Susan picked up 9/10/14
- large # of copies ⇒ originals in a box (too much to keep in this book)

Susan E. Shink
600 West Joy Road
Ann Arbor, MI 48105
seshink@aol.com
August 18, 2014

RECEIVED
AUG 22 2014
NORTHFIELD TOWNSHIP

Northfield Township Office
8350 Main Street, Whitmore Lake, MI 48189

Attn: Howard Fink, Northfield Township Manager and Angela Westover ,Northfield Township Clerk

This is a request under the Freedom of Information Act.

I request that a copy of all records and any writing as defined by the Freedom of Information Act, concerning the following subject matters, be provided to me for the following time periods:

1. All electronic and written communications/documents/records concerning or exchanged between Biltmore Development, LLC (including Biltmore Land, LLC and all relevant business names), its representatives, staff, agents and contract professionals or anyone in anyway associated with it, and Northfield Township elected and appointed representatives, staff, agents and contract professionals.
   Time Period: August 11, 2013 through August 31, 2014

2. All electronic and written communications/documents/records containing the key word "Biltmore," (anywhere within the body of the text or heading), which were exchanged between Northfield Township elected and appointed representatives, staff, agents and contract professionals. ***Time Period: August 31, 2013 through August 31, 2014***

3. All electronic and written communications/documents/records containing the key word "Biltmore," (anywhere within the body of the text or heading), which were exchanged between Carlisle/Wortman, its representatives, staff, agents and contract professionals, and Northfield Township elected and appointed representatives, staff, agents and contract professionals. ***Time Period: August 31, 2013, through August 31, 2014***

4. All citizen letters, which either support or oppose amending the Master Plan, which have been received by Township elected and appointed representatives, staff, agents and contract professionals. ***Time Period: April, 2014, through August 31, 2014***

5. All invoices submitted by Carlisle/Wortman to Northfield Township for the development of the current Northfield Township Master Plan, from the initial planning phases, comprehensively through to the successful adoption of Master Plan.
   Time Period: January 1, 2009 through January 1, 2013

6. All invoices submitted by Carlisle/Wortman to Northfield Township for consultation services related to Biltmore Development, LLC (including Biltmore Land, LLC and all relevant business names or associates). ***Time Period: August 11, 2013 through August 31, 2014***

7. All electronic and written communications/documents/records containing the key word "Biltmore" (anywhere within the body of the text or heading) which were exchanged between the law firm Hooper, Hathaway, Price, Beuche & Wallace, its representatives, staff, agents and contract professionals and Northfield Township elected and appointed representatives, staff, agents and contract professionals. ***Time Period: August 11, 2013 through August 31, 2014***

8. All electronic and written communications/documents/records containing the key word "Biltmore" (anywhere within the body of the text or heading) which were exchanged between Van Esley Real Estate, Inc., its representatives, staff, agents and contract professionals and Northfield Township elected and appointed representatives, staff, agents and contract professionals. ***Time Period: August 11, 2013 through August 31, 2014***
9. *All business calendars/schedules of Northfield Township elected and appointed representatives, staff, agents and contract professionals including engineers and lawyers which contain or reference any meetings, public or non-public, formal or informal, by telephone, in person, or any means, with one another where Biltmore Development, LLC (including Biltmore Land, LLC and all relevant business means, or any developer, was discussed in any capacity.* ***Time Period: August 11, 2013 through August 31, 2014***

10. All electronic and written communications/documents/records containing the key word "Biltmore," (anywhere within the body of the text or heading), which were exchanged between the law firm Hooper, Hathaway, Price, Beuche and Wallace, it's representatives, staff, agents and contract professionals and Northfield Township attorney Paul Burns, and his representatives, staff, agents and contract professionals. ***Time Period: August 11, 2013 through August 31, 2014***

In order to help determine the applicability of fees, you should know that I am an individual seeking this information for personal use, not for any commercial purpose or profit. I have been advised that I am eligible for a full waiver of all fees associated with this request, under MCL 15.234(1), because the information will likely contribute significantly to the public understanding of the operations and activities of our local government. I plan to review this information to gain a better understanding of the interactions that have occurred over time between Northfield Township and the aforementioned parties identified in 1-10 above, and disseminate this information to local citizens who have a critical public interest in educating themselves on these matters. I have absolutely no commercial interest in this disclosure.

If the fees do amount to more than $200.00 I ask that you inform me.

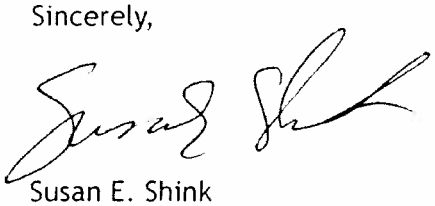
I ask that my request receive expedited processing based on a compelling need. Northfield Township officials are rapidly undergoing proceedings to amend our Master Plan, setting legal precedent regarding the future of our Township's land use and policy. Failure to obtain records on an expedited basis could reasonably be expected to limit the residents' abilities to advocate on vital matters of public policy and interest.

Howard Fink, Township Supervisor, notified residents in July, 2014 that Northfield Township officials use a variety of personal and township email accounts for their township business communications. All of my requests extend to any email account used for any township business communications and includes any deleted emails. Thank you for providing the requested information above from all such comprehensive sources.

I request that the information be provided in written format, organized chronologically by date for each subject matter if possible. If you would like to discuss any aspect of my request, please contact me.

Thank you greatly for your time, assistance and processing of this expedited request.

Sincerely,



Susan E. Shink

cc: Elected and appointed representatives of Northfield Township
Doug Lewan, Carlisle/Wortman

NORTHFIELD TOWNSHIP

OFFICE OF THE CLERK

August 21, 2014

Ms. Susan Shink
600 West Joy Road
Ann Arbor, Michigan 48015

Re: Freedom of Information Act Request

Ms. Shink,

We are in receipt of your Freedom of Information Act request dated August 18, 2014. We are requesting an extension of 10 business days in which to respond to the requests, pursuant to MCL 15.235(2)(d).

Sincerely,

Angela Westover, Clerk
(734) 449-2880 ext. 14
westovera@twp.northfield.mi.us

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 11:14 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: REZONING

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lawrence bellino [mailto:bell7105@msn.com]
Sent: Tuesday, July 29, 2014 10:38 AM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
Subject: REZONING

The Master Plan was the result of community consensus. **It is defensible in court if you follow it.** Change it and you are in peril," said Gene Ragland, a former trustee from Ann Arbor Township which has successfully defended its Master Plan on numerous occasions. "If (the township) changes the master plan so easily, there will be no defense against (future) law suits," he warned.

Jim Nelson added "(The Master Plan) is a promise to residents that their neighborhoods will be protected. Don't break that promise."

Unfortunately, some Board of Trustees members were eager to accept Biltmore's vision.

Township Supervisor Marilyn Engstrom (a local realtor) and Trustee Wayne Dockett (a local pawn shop owner) voiced their support for Biltmore's plan even though Biltmore didn't present a plan.

Let's not let greed and business opportunity cloud our judgement.

YOU ARE REPRESENTATIVES OF THE PEOPLE, KEEP FINANCIAL INTERESTS OUT OF OUR LOCAL POLICIES.

IN GOD WE TRUST

LARRY BELLINO

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 11:13 AM
To: Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto; angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: northfiled twp

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: bdg576@aol.com [mailto:bdg576@aol.com]
Sent: Friday, August 01, 2014 12:58 PM
To: finkh@twp.northfield.mi.us
Subject: northfiled twp

Dear Mr. Fink:
Thank you for considering my opinion on the matter of revising the Master Plan.
I find it disturbing that we might actually change a long-standing township law--one that all of us have had to abide by--just because it gets in the way of a Birmingham company's plans. If we want to allow Biltmore to build more in our township, then they need to respect our ordinances and follow the same process that we all do in proposing plans for development and rezoning in our township. This is not China. This is America, and we do not allow big money and political power to trample our values and disrespect our rules. And if we actually do fold under their pressure and fail to uphold our own laws, then it's game over because we'll have NO defense at all against any lawsuit in the future.

I strongly urge you not to give into this Birmingham heavy-weight and require them to follow the same laws we all do when proposing development in our township. If the Master Plan needs to be revisited and revised, then that sounds like an issue for the ballet and for our vote.

Sincerely,
Bryan Gipson
1035 5 Mile
Whitmore Lake, MI

Bryan Gipson

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 10:58 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: REZONING

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lawrence bellino [mailto:bell7105@msn.com]
Sent: Tuesday, August 19, 2014 2:42 PM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
Subject: FW: REZONING

IT IS QUITE APPARENT THAT ANARCHY HAS ARRIVED IN NORTHFIELD TWP.

IT SEEMS THE INEPTITUDE AND CORRUPTION OF NATIONAL POLITICS HAS FOUND IT'S WAY TO OUR SMALL COMMUNITY.

WHY WON'T YOU LISTEN TO THE WILL OF THE PEOPLE?

YOU MUST REALIZE THAT WE (THE RESIDENTS OF THE TWP.) PUT YOU OFFICE AND WE CAN TAKE YOU OUT.

The Master Plan was the result of community consensus. **It is defensible in court if you follow it.** Change it and you are in peril," said Gene Ragland, a former trustee from Ann Arbor Township which has successfully defended its Master Plan on numerous occasions. "If (the township) changes the master plan so easily, there will be no defense against (future) law suits," he warned.

Jim Nelson added "**(The Master Plan) is a promise to residents that their neighborhoods will be protected. Don't break that promise.**"

Unfortunately, some Board of Trustees members were eager to accept Biltmore's vision.

Township Supervisor Marilyn Engstrom (a local realtor) and Trustee Wayne Dockett (a local pawn shop owner) voiced their *support for Biltmore's plan even though Biltmore didn't present a plan.*

Let's not let greed and business opportunity cloud our judgement.

YOU ARE REPRESENTATIVES OF THE PEOPLE, KEEP FINANCIAL INTERESTS OUT OF OUR LOCAL POLICIES.

IN GOD WE TRUST

LARRY

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 9:50 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Biltmore Developement

fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: HBraunDDSPC@aol.com [mailto:HBraunDDSPC@aol.com]
Sent: Thursday, August 21, 2014 1:44 PM
To: chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com; h3333@sbcglobal.net
Subject: Biltmore Developement

We are against changing Northfield Townships master plan and Biltmore Developement.
Please turn this down.
Traffic, light pollution etc. we say no thank you.

Heidi & Mark Braun

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 9:42 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Northfield Township Master Plan Comments

fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: SharonP107@aol.com [mailto:SharonP107@aol.com]
Sent: Tuesday, August 19, 2014 7:38 PM
To: chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
Subject: Northfield Township Master Plan Comments

I urge each and every one of you to get back on track with our Master Plan. In addition, before any amendments are proposed or made to our Master Plan, you need to have quality meetings with the Northfield residents for their input.

I also understand that the Ann Arbor Township Planning Commission has become a partner, publicly stating their opposition to amending our Master Plan.

I am very disappointed in the current Northfield Township Board where they do not seem to want to listen to the residents of their community. We want to stick with the Master Plan as it stands right now and not allow a money-hungry developer to bully us into giving in to their plans. Our elected officials are to represent US (your community residents), not themselves for their own private/personal gains.

I believe our Master Plan calls for responsible growth, protection of our farmland, limited infrastructures, protects our rural way of life, preserves property values, and assures our property taxes are not impacted by irresponsible developments.

Please listen to the people who elected you and get back on track with our Master Plan.

Regards,

Sharon A. Pratt

Sharon A. Pratt

8530 South Rushton Rd

South Lyon, MI 48178-9618

NORTHFIELD TOWNSHIP

Washtenaw County

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 9:28 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Imagining our potential future

fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Saturday, August 16, 2014 5:07 PM
To: chockleym@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; finkh@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@top.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Subject: Imagining our potential future

Dear Northfield Township Officials:
As a Northfield Township resident living on Five Mile, I don't understand why we would amend the Master Plan or why we're entertaining Biltmore's current proposal to rezone and develop land on **¼ acre** plots (medium density). These are some of the reasons for my confusion, and I desperately hope you will hold at least two public planning meetings that invite input from us residents and answer our questions:

1) At **460 acres, even developing only 300 of them as ¼ plots = 1,200 new households:** with a very modest estimation of **two people and two cars per household**, we are looking at adding *at minimum* **2,400 new residents and their cars** to our infrastructure.
2) If any of these households has school-aged children, these kids would attend Ann Arbor Public Schools. This means that every single one of those additional cars trying to access one of the Ann Arbor schools **has to pass through one of two intersections—ONLY 2,** the Nixon/Dhu Varren intersection and the Barton/Whitmore lake intersection. Both currently 4-way stops.
3) Given the proposals to develop 491 units at Nixon and Dhu Varren, along with 294 apartments across Nixon, that adds **at minimum 1,570 cars to that intersection** (estimating two cars per unit). Nothing would move!
4) In total, the current infrastructure would have to support **3,970 additional cars** (counting the adjacent Ann Arbor developments), and anyone from Biltmore's development heading to their public school would have to pass through one of only two intersections. Rush hour would be a parking lot.
5) How is North Territorial going to handle the additional vehicles joining the rush hours streams onto US 23?
6) Why are we considering destroying unique and rapidly disappearing wetlands when we should be courting developers to revitalize those large stretches of land along US 23, some of it pure rubble (like the lot across from Whitmore Market/Proos Save On)? Those areas are ripe for high-density residential

development, and the downtown businesses and Whitmore Lake Schools would greatly benefit from this influx of new residents.

7) Finally, if we change our Master Plan to accommodate Biltmore's proposal, then we invite endless lawsuits from anyone who has ever been denied their rezoning requests.

With a ***minimum of 3,680 new residents and cars***, *no infrastructure to support them, no students attending our school district, and located by a few service businesses in our township (the gas stations and TSC) and none downtown,* how on earth would we benefit from this plan?
We must direct development where we really need it and preserve what makes us unique.

Please give us residents time and opportunity through public planning meetings to contribute to these plans for our township.

Thank you—Cecilia Infante, Five Mile, Whitmore Lake

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 9:21 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Master Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: chrystyna kozak [mailto:xpkozak@att.net]
Sent: Monday, August 11, 2014 11:49 AM
To: finkh@twp.northfield.mi.us
Subject: Master Plan

We believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

We strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come. Thank you."

Chrystyna Kozak
6449 Hellner Rd.

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 9:21 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Requesting Two Public Discussions on Master Plan Changes

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Katherine Johnson [mailto:kmj@chartermi.net]
Sent: Sunday, August 10, 2014 11:57 AM
To: chockleym@twp.northfield.mi.us; dlewan@cwaplan.com
Cc: engstromm@twp.northfield.mi.us; finkh@twp.northfield.mi.us; thomast@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Subject: Requesting Two Public Discussions on Master Plan Changes

To PC Chairperson Marlene Chockley and Planning Consultant Doug Lewan -

I believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township. This is the way we developed the current Master Plan.

I strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, traffic impact and financial considerations will have massive impacts throughout our community for decades to come.

Thank you for your consideration of my input

Kathy Johnson
7777 Sutton Rd
South, Lyon

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 9:20 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Northfield Township Master Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Cherie Feldpausch [mailto:vanity428@yahoo.com]
Sent: Sunday, August 10, 2014 7:05 PM
To: finkh@twp.northfield.mi.us
Subject: Northfield Township Master Plan

"We believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

We strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come. Thank you."

Sincerely,

Don and Cherie Feldpausch
8165 S. Rushton Rd,
Northfield Township

Howard Fink

From: Kathy Braun [KBraun@dmsax.com]
Sent: Monday, August 25, 2014 9:19 AM
To: Howard Fink
Subject: Automatic reply: Citizen Input on Master Plan

out of office Monday, August 25th

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 9:20 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Citizen Input on Master Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: educare.consulting@gmail.com [mailto:educare.consulting@gmail.com] **On Behalf Of** Kim Phillips-Knope
Sent: Monday, August 11, 2014 9:38 AM
To: engstromm@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; dlewan@cwaplan.com
Subject: Citizen Input on Master Plan

Dear Northfield Township officials,

I am writing as a resident of Northfield Township and a concerned citizen. I believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

I strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come. These charrettes will provide citizens of our community the opportunity to hear from our township leadership on vital questions that have yet to be answered about the impact amending our Master Plan could have not just with the current development being proposed, but with any future developers. Dialogue is a critical step in ensuring everyone in the community feels heard and believes this as a fair process. Open dialogue has been a missing component from communications thus far. I urge you to create meaningful opportunities for citizens to not only voice their opinions and ideas, but to also hear from leadership about important questions that have not been asked or answered publicly (or privately, for that matter).

Thank you for your consideration,

Kim

--

Kim Phillips-Knope, MSW
CAHC Program Consultant, Michigan Department of Community Health
Special Projects Consultant, Michigan Department of Education

Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: kim@rootsofchange.us
Phone: (248) 210-3523 cell

"For one human being to love another; that is perhaps the most difficult of all our tasks, the final and ultimate proof, the work for which all other is but preparation." (Rilke)

Howard Fink

From: HBraunDDSPC@aol.com
Sent: Thursday, August 21, 2014 1:44 PM
To: chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com; h3333@sbcglobal.net
Subject: Biltmore Developement

We are against changing Northfield Townships master plan and Biltmore Developement.
Please turn this down.
Traffic, light pollution etc. we say no thank you.

Heidi & Mark Braun

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Wednesday, August 20, 2014 4:34 PM
To: Doug Lewan
Cc: Howard Fink; Marlene Chockley
Subject: Re: Northfield

Thanks Doug. We'll get right on it.

DJS

David J. Stollman
President
BILTMORE DEVELOPMENT

On Aug 20, 2014, at 4:09 PM, Doug Lewan <dlewan@cwaplan.com> wrote:

David:

As we discussed find the following firms capable of completing a traffic analysis as recommended by the Washtenaw County Road Commission.

Parsons Brinckerhoff – Sarah Binkowski 313-963-5760

FTC & H – Chris Wall 248-324-1338

Mannik & Smith Gene Hartline 419-891-2222

These were given to me by the Road Commission as firms they have worked with and trust. You can tell them that they were recommended by the WCRC for this job.

The range of parcels is extremely varied ranging from 74 total parcels under the current master plan to up to 1475 parcels for the full MDR as you have requested, with multiple options in between if certain parcels are removed and or other zoning options are used. I'm still working on a table of possible densities but your engineer could do the same. I would suggest you contact one of the firms noted above and have them ask what they would need to begin.

With regard to the sewer capacity issue the Township utility director contacted me last week and indicated that he is working with his engineering consultant on a capacity estimate so I believe that issue will be covered.

Regarding the impact analysis I've worked with Sharon Woods of CRE Consultants and she can do the type of analysis we are looking for. Give her a call at 517-290-5531. I don't know any other consultants that are local that can do this type of work, if you have someone else in mind let me know and I'll run it by the Township.

Thanks,

Doug

From: David Stollman [mailto:dstollman@me.com]
Sent: Wednesday, August 20, 2014 11:33 AM
To: Doug Lewan
Subject: Northfield

Hi Doug,

Just following up on our call. You were going to send me two things: a range of densities to be used with the various studies we are to be preparing and 2) a list of companies that would be acceptable for us to use for the various studies. When do you think you will have that information so we can get things moving forward.

Thanks!!

DJS

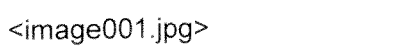
Please note new address below

David J. Stollman
President
Biltmore Development LLC

NEW ADDRESS:
89 Lake Shore Road
Grosse Pointe Farms, MI 48236

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com



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From: Doug Lewan [dlewan@cwaplan.com]
Sent: Wednesday, August 20, 2014 4:09 PM
To: David Stollman
Cc: Howard Fink (finkh@twp.northfield.mi.us); Marlene Chockley
Subject: RE: Northfield

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NEW ADDRESS:
89 Lake Shore Road
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Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com



Howard Fink

From: Kenneth Dignan [kjdignan@gmail.com]
Sent: Tuesday, August 19, 2014 10:06 PM
To: Kenneth James Dignan III
Subject: Fwd: We need your support in Northfield Township

Everyone,

This was sent to the Washtenaw Board of Commissioners. FYI

Ken

Subject: We need your support in Northfield Township

Dear Washtenaw County Board of Commissioners:
You may be aware of the plan to amend the Master Plan of Northfield Township to accommodate the developer Biltmore and their plans to rezone and develop 460 acres of farmlands and wetlands into **¼ acre** residential plots (medium density). These parcels are also located between Joy Rd and North Territorial, along Whitmore Lake road, which is an area with no infrastructure to support the thousands of new residents and their cars, nor could AAPS accommodate the huge population of students they would suddenly be responsible for educating. Can you help us? These are my main concerns:

1) At **460 acres, even developing only 300 of them as ¼ plots = 1,200 new households:** with a very modest estimation of **two people and two cars per household,** we are looking at adding *at minimum* **2,400 new residents and their cars** to our infrastructure.
2) If any of these households has school-aged children, these kids would attend Ann Arbor Public Schools. This means that every single one of those additional cars trying to access one of the Ann Arbor schools **has to pass through one of two intersections—ONLY 2,** the Nixon/Dhu Varren intersection and the Barton/Whitmore lake intersection. Both currently 4-way stops.
3) Given the proposals to develop 491 units at Nixon and Dhu Varren, along with 294 apartments across Nixon, that adds **at minimum 1,570 cars to that intersection** (estimating two cars per unit). Nothing would move!
4) In total, the current infrastructure would have to support **3,970 additional cars** (counting the adjacent Ann Arbor developments), and anyone from Biltmore's development heading to their public school would have to pass through one of only two intersections. Rush hour would be a parking lot.
5) How is North Territorial going to handle the additional vehicles joining the rush hours streams onto US 23?
6) Why are we considering destroying unique and rapidly disappearing wetlands when we should be courting developers to revitalize those large stretches of land along US 23, some of it pure rubble (like the lot across from Whitmore Market/Proos Save On)? Those areas are ripe for high-density residential development, and the downtown businesses and Whitmore Lake Schools would greatly benefit from this influx of new residents.

7) Finally, if we change our Master Plan to accommodate Biltmore's proposal, then we invite endless lawsuits from anyone who has ever been denied their rezoning requests.

We desperately need development along the US 23 corridor, but not in these inaccessible, environmentally valuable areas. Our Planning Commission meeting is tomorrow at 7:00pm in our Township Hall, and our pro-development board of representatives is considering approving the amendment to our Master Plan so Biltmore can move forward with theirs.

As our elected officials, can you help us in any way?

Thank you for your attention.
Cecilia Infante,
1035 Five Mile
Whitmore Lake, MI 48189
734-358-0525

--
Thanks,
Ken Dignan

Howard Fink

From:	SharonP107@aol.com
Sent:	Tuesday, August 19, 2014 7:38 PM
To:	chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
Subject:	Northfield Township Master Plan Comments

I urge each and every one of you to get back on track with our Master Plan. In addition, before any amendments are proposed or made to our Master Plan, you need to have quality meetings with the Northfield residents for their input.

I also understand that the Ann Arbor Township Planning Commission has become a partner, publicly stating their opposition to amending our Master Plan.

I am very disappointed in the current Northfield Township Board where they do not seem to want to listen to the residents of their community. We want to stick with the Master Plan as it stands right now and not allow a money-hungry developer to bully us into giving in to their plans. Our elected officials are to represent US (your community residents), not themselves for their own private/personal gains.

I believe our Master Plan calls for responsible growth, protection of our farmland, limited infrastructures, protects our rural way of life, preserves property values, and assures our property taxes are not impacted by irresponsible developments.

Please listen to the people who elected you and get back on track with our Master Plan.

Regards,

Sharon A. Pratt

Sharon A. Pratt

8530 South Rushton Rd

South Lyon, MI 48178-9618

NORTHFIELD TOWNSHIP

Washtenaw County

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Tuesday, August 19, 2014 5:03 PM
To: jackiotto@yahoo.com; finkh@twp.northfield.mi.us
Subject: Re: Northfield Neighbors Propaganda

This is exactly the method and BS they put out last time around ... as I predicted they will go the same route because it was so successful. They are probably going to try to do another referendum. I hope against hope that the residents have gotten wise to this and their tactics and won't buy it again. They ruined our township for 8 yrs... they should not be permitted to do it again. We need a just as aggressive counter tactic put out there that disputes their outrageous bloviating.

Shameful... but again.... they have been successful in the past.

-----Original Message-----
From: Jacqueline Otto <jackiotto@yahoo.com>
To: Howard Fink <finkh@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>
Sent: Tue, Aug 19, 2014 4:04 pm
Subject: Fw: Northfield Neighbors Propaganda

Wow...Interesting reading. Not many are accessing it though by the counts.

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Tuesday, August 19, 2014 3:24 PM, Kenneth Dignan <kjdignan@gmail.com> wrote:

FYI, here is what the Northfield Neighbors are putting out....

http://s535144918.onlinehome.us/

it can also be reach at:

http://northfieldneighbors.today/

--
Thanks,
Ken Dignan

Howard Fink

From: Jacqueline Otto [jackiotto@yahoo.com]
Sent: Tuesday, August 19, 2014 4:04 PM
To: Howard Fink; Janet Chick
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--
Thanks,
Ken Dignan

Howard Fink

From: Kenneth Dignan [kjdignan@gmail.com]
Sent: Tuesday, August 19, 2014 3:25 PM
To: Kenneth James Dignan III
Subject: Northfield Neighbors Propaganda

FYI, here is what the Northfield Neighbors are putting out....

http://s535144918.onlinehome.us/

it can also be reach at:

http://northfieldneighbors.today/

--
Thanks,
Ken Dignan

Howard Fink

From: lawrence bellino [bell7105@msn.com]
Sent: Tuesday, August 19, 2014 2:42 PM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
Subject: FW: REZONING

IT IS QUITE APPARENT THAT ANARCHY HAS ARRIVED IN NORTHFIELD TWP.

IT SEEMS THE INEPTITUDE AND CORRUPTION OF NATIONAL POLITICS HAS FOUND IT'S WAY TO OUR SMALL COMMUNITY.

WHY WON'T YOU LISTEN TO THE WILL OF THE PEOPLE?

YOU MUST REALIZE THAT WE (THE RESIDENTS OF THE TWP.) PUT YOU OFFICE AND WE CAN TAKE YOU OUT.

The Master Plan was the result of community consensus. **It is defensible in court if you follow it.** Change it and you are in peril," said Gene Ragland, a former trustee from Ann Arbor Township which has successfully defended its Master Plan on numerous occasions. "If (the township) changes the master plan so easily, there will be no defense against (future) law suits," he warned.

Jim Nelson added "**(The Master Plan) is a promise to residents that their neighborhoods will be protected. Don't break that promise.**"

Unfortunately, some Board of Trustees members were eager to accept Biltmore's vision.

Township Supervisor Marilyn Engstrom (a local realtor) and Trustee Wayne Dockett (a local pawn shop owner) voiced their *support for Biltmore's plan even though Biltmore didn't present a plan.*

Let's not let greed and business opportunity cloud our judgement.

YOU ARE REPRESENTATIVES OF THE PEOPLE, KEEP FINANCIAL INTERESTS OUT OF OUR LOCAL POLICIES.

IN GOD WE TRUST

LARRY

Howard Fink

From: writing4all@aol.com
Sent: Saturday, August 16, 2014 5:07 PM
To: chockleym@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; finkh@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@top.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Subject: Imagining our potential future

Dear Northfield Township Officials:
As a Northfield Township resident living on Five Mile, I don't understand why we would amend the Master Plan or why we're entertaining Biltmore's current proposal to rezone and develop land on **¼ acre** plots (medium density). These are some of the reasons for my confusion, and I desperately hope you will hold at least two public planning meetings that invite input from us residents and answer our questions:

1) At **460 acres, even developing only 300 of them as ¼ plots = 1,200 new households:** with a very modest estimation of **two people and two cars per household**, we are looking at adding *at minimum* **2,400 new residents and their cars** to our infrastructure.
2) If any of these households has school-aged children, these kids would attend Ann Arbor Public Schools. This means that every single one of those additional cars trying to access one of the Ann Arbor schools **has to pass through one of two intersections—ONLY 2,** the Nixon/Dhu Varren intersection and the Barton/Whitmore lake intersection. Both currently 4-way stops.
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5) How is North Territorial going to handle the additional vehicles joining the rush hours streams onto US 23?
6) Why are we considering destroying unique and rapidly disappearing wetlands when we should be courting developers to revitalize those large stretches of land along US 23, some of it pure rubble (like the lot across from Whitmore Market/Proos Save On)? Those areas are ripe for high-density residential development, and the downtown businesses and Whitmore Lake Schools would greatly benefit from this influx of new residents.
7) Finally, if we change our Master Plan to accommodate Biltmore's proposal, then we invite endless lawsuits from anyone who has ever been denied their rezoning requests.

With a ***minimum of 3,680 new residents and cars,*** *no infrastructure to support them, no students attending our school district, and located by a few service businesses in our township (the gas stations and TSC) and none downtown,* how on earth would we benefit from this plan?
We must direct development where we really need it and preserve what makes us unique.

Please give us residents time and opportunity through public planning meetings to contribute to these plans for our township.

Thank you—Cecilia Infante, Five Mile, Whitmore Lake

Howard Fink

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Wednesday, August 13, 2014 9:11 AM
To: finkh@twp.northfield.mi.us; Angela Westover
Subject: Important referendum question...

Good morning Howard,

I'm circling back to see if you received from email from last Friday? I'm resending it, and also copying Angela Westover in case she is able to respond more quickly. A few Northfield Township residents are eager to understand the process for bringing a citizen-initiated referendum and look forward to hearing back from your office with these comprehensive details. We greatly appreciate your time and assistance on this matter.

Thank you!

Leigh Ann

---------- Forwarded message ----------
From: **Leigh Ann Phillips-Knope** <la@rootsofchange.us>
Date: Fri, Aug 8, 2014 at 7:26 AM
Subject: Important referendum question...
To: "finkh@twp.northfield.mi.us" <finkh@twp.northfield.mi.us>
Cc: Kim Phillips-Knope <kim@rootsofchange.us>



--
Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

--

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Co-Director, Roots of Change
Ann Arbor, Michigan 48105

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Howard Fink

From: Audrey [itisaud@yahoo.com]
Sent: Tuesday, August 12, 2014 9:31 PM
To: Douglas Lewan; chockleym@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com; engstromm@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us

We believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

Thank you,

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Tuesday, August 12, 2014 8:40 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Finding a new way forward?

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: leighann.yogacreations@gmail.com [mailto:leighann.yogacreations@gmail.com] **On Behalf Of** Leigh Ann Phillips-Knope
Sent: Monday, August 11, 2014 6:38 PM
Cc: Marlene Chockley; Angela Westover; Howard Fink; Jacki Otto; Jacki Otto; Janet Chick; Kathy Braun; Marilyn Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Brad Cousino; Doug Lewan; Ken Dignan; Larry Roman; Sam Iaquinto
Subject: Finding a new way forward?

August 11, 2014

To Northfield Township appointed and elected officials:

I've never attended Northfield Township Planning Commission meetings until now. But I'm incredibly invested in these development issues, and so have been giving up precious time with my two year old son at home to participate in these meetings, communicate with my representatives and fellow residents. I've been extremely disheartened by our township meeting processes, and hope that we can somehow find another way to move forward together.

About 30 residents spoke passionately at last week's meeting, with **28 of them advocating for protection of our farmland and sticking fully with the Master Plan.** Residents voices immense concern about the legal precedent and ramifications of the critical decision before you. We asked you to pause, to hold off on discussions with Biltmore for now, to investigate comprehensively and do your due diligence before moving ahead. **Ann Arbor Township Commissioners even moved swiftly to make a public statement in opposition of amending our plan, warning of the implicit consequences.** What is the harm in slowing all of this down, we asked? And yet, at the end of that meeting, the Planning Commission traveled down its isolated road, even further and faster, moving forward with the amendment process and asking Biltmore to conduct their own reviews/studies/cost of services analysis. Why are you moving ahead so rapidly without us?

I've been deeply troubled by the lack of public discussion/debate amongst our representatives at these meetings. As a facilitator of community groups, I can't understand how this is actually happening. Where are the hard questions? Where is the inquiry? What about truly investigating the

complex issues before us? What about this development might be good for us? What might be harmful? What the heck is Biltmore's proposing anyway? How could this be?

We still have a chance to turn this troubling process around. Several residents asked you last week to please re-engage us, the residents, in the planning process. We deserve to be heard and we have a great deal to contribute. If you are set on reviewing this sub-area, then let's do this cooperatively as a community, and have 2-3 substantive planning sessions led by Carlisle/Wortman. Let's take a step back, and examine the real issues before us, like the original planning process that led to the development of the Master Plan.

As leaders, you have nothing to lose by slowing down and engaging your constituents. **But you have everything to lose by stepping forward without us.**

Thank you,

Leigh Ann Phillips-Knope

--
Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
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Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Tuesday, August 12, 2014 8:40 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Design Charrettes

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: suzyreiki@aol.com [mailto:suzyreiki@aol.com]
Sent: Monday, August 11, 2014 8:13 PM
To: mchockley@rc.net; iaquintosam@twp.northfield.mi.us; cousinob@wp.northfield.mi.us; romanl@wp.northfield.mi.us; dlewan@cwaplan.com; finkh@twp.northfield.mi.us
Cc: engstrom@wp.northfield.mi.us; westovera@wp.northfield.mi.us; braunk@wp.northfield.mi.us; chickj@twp.northfield.mi.us; ottoj@wp.northfield.mi.us; thomast@wp.northfield.mi.us
Subject: Design Charrettes

Dear Planning Commissioners,

I believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

I strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come.

Thank you.

Suzy Wienckowski
5558 Hellner Road
Ann Arbor, MI 48105

Howard Fink

From:	suzyreiki@aol.com
Sent:	Monday, August 11, 2014 8:13 PM
To:	mchockley@rc.net; iaquintosam@twp.northfield.mi.us; cousinob@wp.northfield.mi.us; romanl@wp.northfield.mi.us; dlewan@cwaplan.com; finkh@twp.northfield.mi.us
Cc:	engstrom@wp.northfield.mi.us; westovera@wp.northfield.mi.us; braunk@wp.northfield.mi.us; chickj@twp.northfield.mi.us; ottoj@wp.northfield.mi.us; thomast@wp.northfield.mi.us
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Suzy Wienckowski
5558 Hellner Road
Ann Arbor, MI 48105

Howard Fink

From: lar103@yahoo.com
Sent: Monday, August 11, 2014 6:53 PM
To: Howard Fink
Subject: Suggestions

Howard,

I happen to live adjoining the railroad easement and their trees have died and fallen onto my property often knocking down other trees. This in turn has lead me to pay for removal of trees from my farmable acres, leaving me with less crop yield since they fell during planting season.

My question to you is who and how do I contact the railroad, or is this something the township can deal with through ordinance enforcement?

What I seek is that the railroad remove their trees that are dead from their right of way and desist from just leaving their dead falls do whatever as long as their rails are clear.

Please contact me with your opinion.

Thanks, Larry Roman.
Sent from my iPhone

On Aug 11, 2014, at 11:56 AM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

> FYI
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123
>
> ---
>
> **From:** chrystyna kozak [mailto:xpkozak@att.net]
> **Sent:** Monday, August 11, 2014 11:49 AM
> **To:** finkh@twp.northfield.mi.us
> **Subject:** Master Plan
>
> *We believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.*
>
> *We strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come. Thank you."*
>
> *Chrystyna Kozak*
> *6449 Hellner Rd.*

Howard Fink

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Monday, August 11, 2014 6:38 PM
Cc: Marlene Chockley; Angela Westover; Howard Fink; Jacki Otto; Jacki Otto; Janet Chick; Kathy Braun; Marilyn Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Brad Cousino; Doug Lewan; Ken Dignan; Larry Roman; Sam Iaquinto
Subject: Finding a new way forward?

About 30 residents spoke passionately at last week's meeting, with [illegible] Residents voices immense concern about the legal precedent and ramifications of the critical decision before you. We asked you to pause, to hold off on discussions with Biltmore for now, to investigate comprehensively and do your due diligence before moving ahead. [illegible]

I've been deeply troubled by the lack of public discussion/debate amongst our representatives at these meetings. As a facilitator of community groups, I can't understand how this is actually happening. Where are the hard questions? Where is the inquiry? What about truly investigating the complex issues before us? What about this development might be good for us? What might be harmful? What the heck is Biltmore's proposing anyway? How could this be?

[illegible]

Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that

it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

Howard Fink

From: Jacqueline Otto [jackiotto@yahoo.com]
Sent: Monday, August 11, 2014 4:07 PM
To: Howard Fink
Subject: Re: Proposed Change To The Master Plan For Northfield Township

Knowing General Motors, I'm sure his hand would be slapped for using a corporate email for personal messaging. It would be nice if people used their own words - it would give a stronger message....just saying.

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Monday, August 11, 2014 4:00 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Lee Linville [mailto:lee.linville@gm.com]
Sent: Monday, August 11, 2014 8:41 AM
To: chockleym@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com
Subject: Proposed Change To The Master Plan For Northfield Township

I believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.
I strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come.
I have participated in several past such public information gathering sessions and would welcome the opportunity to do so again on this critical issue.
Thank you

Lee Linville
LGE Base Engine DSE
248 431 9666



GENERAL MOTORS

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Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 11, 2014 4:01 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Proposed Change To The Master Plan For Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Lee Linville [mailto:lee.linville@gm.com]
Sent: Monday, August 11, 2014 8:41 AM
To: chockleym@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com
Subject: Proposed Change To The Master Plan For Northfield Township

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Howard Fink

From: David Gordon [djg392dimples@gmail.com]
Sent: Monday, August 11, 2014 3:37 PM
To: Marlene Chockley
Cc: Angela Westover; Howard Fink; Jacki Otto; Jacki Otto; Janet Chick; Kathy Braun; Marilyn Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Brad Cousino; Doug Lewan; Ken Dignan; Larry Roman; Sam Iaquinto
Subject: Amazing Referendum Turnout overturning the Leland Rezoning - Just the Facts

Hello Marlene:

I just thought you'd be interested in these election figures from the referendum regarding the Leland property rezoning of only 213 acres from farmland to subdivisions. This was on property directly across from the new Whitmore Lake high school.

Precincts #1 & #3
940 (61%) NO
607 (39%) YES

Precinct #2
687 (80%) NO
175 (20%) YES

TOTAL:
1,627 **67.5% NO**
782 **32.5% YES**

More than **60% is a SuperMajority,** which makes 67% what, what's bigger than Super?)

Voter turnout - (2,410 of 5,940) - **more than 40%**, which is **3 to 4 X larger** than average.
A typical off-year election turns out is 10-16% of the voters.

Do you really think township opinion has turned around 180 degrees in less than 10 years?

I believe a SuperMajority of our residents are still against extending sewers into our rural areas, still against subdivisions replacing farms, and above all else are still protective of our quality of life.

It's unfortunate that developers target our farmers and it falls to you, our elected & appointed representatives, to protect us against this assault.

The Mater Plan is the result of many residents with differing viewpoints coming up with a compromise vision - we all got along and the Master Plan was the result. Sticking with the plan isn't a "do nothing" option. Its a positive affirmation for the residents and our vision.

Thank you for your time and consideration.

David Gordon

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 11, 2014 11:57 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: August 6th meeting

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: suzyreiki@aol.com [mailto:suzyreiki@aol.com]
Sent: Sunday, August 10, 2014 9:21 PM
To: mchockley@rc.net; chickj@twp.northfield.mi.us; ken.dignan@wlps.net; iaquintosam@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dlewan@cwaplan.com; finkh@twp.northfield.mi.us
Cc: engstromm@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; chickj@twp.northfield.mi.us
Subject: August 6th meeting

Dear Planning Commission Members,

Below are the comments I delivered at the meeting on August 6th. I am sending them because Chairperson Chockley indicated that letters were read and carefully considered.

From my perspective that was not the case with the spoken comments at the meeting.

There was no indication from anyone on the commission that our concerns and recommendations were heard or considered. The only comment from the chairperson was that there were people on both sides. Well, there were only two that spoke in favor of the Biltmore proposal on August 6 and there were dozens who spoke in opposition.

Is it really possible that not one word spoken by the public gave you something to think about it?

Would it be so difficult to say that our concerns are being heard and taken into consideration?

I am stunned by the ridiculously premature decision you made to proceed with studies conducted by Biltmore themselves. How absurd. These studies must be treated as biased causing the township to then foot the bill for checking the veracity of Biltmore's facts and conclusions. It would be akin to asking Toyota to rate other cars compared to theirs.

If a doctor recommends a complex and costly procedure, don't most of us get a second opinion from another doctor who would not profit from the procedure? It just makes sense to have a neutral party conduct these studies.

You have, with a carelessly made decision, opened this township up to every and any developer demanding that we review our master plan to meet their proposals. You have imperiled any defense we might have had. Pandora's Box has been opened.

And, shockingly, the chairperson doesn't even understand what is going on and believes that no action has taken place. Announcing our "intent to amend" is taking action - very serious action.

I would like to ask that the "no applause request" be enforced universally, not just for people who do not agree with Sam Iaquinto. A request was made at the joint meeting but never enforced. And, there was plenty of applause from folks in favor of this proposal. It smacks of unprofessionalism and bias.

I am also curious if cutting the comments from the public to one minute is going to be standard procedure. It is rude, insulting and gives the impression that the input from the residents is unimportant.

The future of our township is in your hands. I implore you to stick with the plan.

Mr. Lewan was integral to the review of our 2012 adopted plan. I find it curious that he now so readily recommends reviewing it. Was there something flawed with the process he guided?

Commissioner Dignan needs some fact checking regarding the proposed development at Dhu Varren & Nixon Roads. That property has been designated for residential developments since the 1970's. It was not a decision recently made by Ann Arbor Township.

The Trustee from Ann Arbor Township spoke at the meeting in response to your 'intent to amend" going out to all of Washtenaw County. She was doing her job. Considering our future growth in relation to neighboring communities is essential if we wish for them to do the same.

Thank you for taking the time to read and consider my thoughts.

Suzy Wienckowski
5558 Hellner Road
Ann Arbor, MI 48105
734-668-8071

My comments from August 6th.

I have lived in NT for over 25 years.

I am here this evening to again encourage the Planning Commission to stick with our current Master Plan.

In my mind, our current plan is a healing document. It represents the result of thoughtful discussion and input from residents from all areas of the township. It was produced after a difficult time in our community.

Our consensus on the growth we wanted in our township was healing and gave us peace of mind. We all want that, right? We could have peace of mind because we had the discussions, listened to one another, compromised and reached a vision we could all live with.

It is very disheartening to me to see some of the past animosities return.

I wonder if it would be possible to take a nice breath, to take a thoughtful pause. There is no rush to make drastic changes to our Master Plan.

Hundreds of acres around Whitmore Lake were changed from 5-acre agriculture to low and moderate density. These were the areas deemed appropriate for growth.

Surely there are developers out there who would find these properties appealing and profitable.

The parcels in question were chosen to be preserved as large lot residential/agriculture. And, appropriately so.

They are our welcoming southern border, adjoining beautiful properties in Ann Arbor Township. Folks who come to out this way via Whitmore Lake Road often say "Wow, it was like a vacation just driving here."

So now a developer enters the picture with his vision – not our vision.

This is not a question of growth or no growth. It is a question of the right growth in the right place.

And, an issue of who decides – us, the residents who love our community or developers motivated by profit – it's their business.

We can save ourselves a lot of grief by simply following the guidelines in our Master Plan.

The Master Plan is in place so we don't need to have the same discussions over and over again.

Does our planner really think it needs revision already? Why?

It will be up for review in 2017. Let's look at it then or at least let's go through the same process it took to create it to review it now.

Let's save ourselves, all of us, a lot of aggravation and strife and go home with peace of mind this evening because we have defended our Master Plan.

Thank you.

Suzy Wienckowski
5558 Hellner Road
Ann Arbor, MI 48105

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 11, 2014 11:57 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Master Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: chrystyna kozak [mailto:xpkozak@att.net]
Sent: Monday, August 11, 2014 11:49 AM
To: finkh@twp.northfield.mi.us
Subject: Master Plan

We believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

We strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come. Thank you."

Chrystyna Kozak
6449 Hellner Rd.

Howard Fink

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Sent: Monday, August 11, 2014 11:49 AM
To: finkh@twp.northfield.mi.us
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Howard Fink

From: educare.consulting@gmail.com on behalf of Kim Phillips-Knope [kim@rootsofchange.us]
Sent: Monday, August 11, 2014 9:38 AM
To: engstromm@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; dlewan@cwaplan.com
Subject: Citizen Input on Master Plan

Dear Northfield Township officials,

I am writing as a resident of Northfield Township and a concerned citizen. I believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

I strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come. These charrettes will provide citizens of our community the opportunity to hear from our township leadership on vital questions that have yet to be answered about the impact amending our Master Plan could have not just with the current development being proposed, but with any future developers. Dialogue is a critical step in ensuring everyone in the community feels heard and believes this as a fair process. Open dialogue has been a missing component from communications thus far. I urge you to create meaningful opportunities for citizens to not only voice their opinions and ideas, but to also hear from leadership about important questions that have not been asked or answered publicly (or privately, for that matter).

Thank you for your consideration,

Kim

--
Kim Phillips-Knope, MSW
CAHC Program Consultant, Michigan Department of Community Health
Special Projects Consultant, Michigan Department of Education

Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: kim@rootsofchange.us
Phone: (248) 210-3523 cell

"For one human being to love another; that is perhaps the most difficult of all our tasks, the final and ultimate proof, the work for which all other is but preparation." (Rilke)

Howard Fink

From: Lee Linville [lee.linville@gm.com]
Sent: Monday, August 11, 2014 8:41 AM
To: chockleym@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com
Subject: Proposed Change To The Master Plan For Northfield Township

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LGE Base Engine DSE
248 431 9666

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Howard Fink

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Cc:	engstromm@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; chickj@twp.northfield.mi.us
Subject:	August 6th meeting

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5558 Hellner Road
Ann Arbor, MI 48105
734-668-8071

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Thank you.

Suzy Wienckowski
5558 Hellner Road
Ann Arbor, MI 48105

Howard Fink

From: Beverly Patterson [hiddentreasurefarm@gmail.com]
Sent: Sunday, August 10, 2014 8:22 PM
To: engstromm@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Subject: Northfield township

I am a concerned citizen.

I have lived in Northfield Township for over 25 years. I am in my third house here. Why because I love the township and the country side. (5 acre minimum!!)

I believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

I strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come.

Please help us stick with the master plan!

Sincerely,

Beverly Patterson

Howard Fink

From: Cherie Feldpausch [vanity428@yahoo.com]
Sent: Sunday, August 10, 2014 7:05 PM
To: finkh@twp.northfield.mi.us
Subject: Northfield Township Master Plan

"We believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

We strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come. Thank you."

Sincerely,

Don and Cherie Feldpausch
8165 S. Rushton Rd,
Northfield Township

Howard Fink

From:	Katherine Johnson [kmj@chartermi.net]
Sent:	Sunday, August 10, 2014 11:57 AM
To:	chockleym@twp.northfield.mi.us; dlewan@cwaplan.com
Cc:	engstromm@twp.northfield.mi.us; finkh@twp.northfield.mi.us; thomast@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Subject:	Requesting Two Public Discussions on Master Plan Changes

To PC Chairperson Marlene Chockley and Planning Consultant Doug Lewan -

I believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township. This is the way we developed the current Master Plan.

I strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, traffic impact and financial considerations will have massive impacts throughout our community for decades to come.

Thank you for your consideration of my input

Kathy Johnson
7777 Sutton Rd
South, Lyon

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Friday, August 08, 2014 2:12 PM
To: Janet Chick; finkh@twp.northfield.mi.us; mchockley@rc.net
Subject: RE: Bias

Janet:

Good thought. Perhaps firms that are jointly acceptable to Biltmore and the Township.

Doug

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Thursday, August 7, 2014 11:06 AM
To: finkh@twp.northfield.mi.us; mchockley@rc.net; Doug Lewan
Subject: Bias

In order to avoid the appearance of a bias, would it be reasonable to suggest to Biltmore to allow the township to choose who does the three studies they are being asked to conduct? They would still bear the cost. An appearance of a bias will not help their cause.

I know a motion was made but if they offer to do that.. we should be okay. Right?

Thanks, Janet

Janet M.Chick

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Friday, August 08, 2014 10:08 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Website copy for Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Amy Grambeau [mailto:amy@orangeegg.net]
Sent: Friday, August 08, 2014 9:42 AM
To: finkh@twp.northfield.mi.us
Subject: Website copy for Northfield Township

Our family has lived in Northfield Township for 30 years and this is why:

Northfield Township is located halfway between Ann Arbor and Brighton off of U.S. 23, encompassing 36 square miles and home to the area known as Whitmore Lake. Our township boasts extreme beauty, with rolling countryside, centennial farms, and a rural character that feels miles away but only minutes from the City... ... Whether it's to enjoy the many natural features we offer, spend a day on one of our lakes, play golf with a beautiful scenic backdrop, or enjoy our downtown shopping; we invite you to come Explore Northfield.

Does that sound familiar? It is the copy on the home page of your website.

Maybe it will read more like this, ten years after Biltmore:

Welcome to Northfield Township, a neighborhood of Ann Arbor Michigan, where we boast of our beautiful Ann Arbor Lake – formerly called Whitmore Lake - with gated-communities and million dollar McMansions.

Move to Northfield Township where you can shop, dine and visit Downtown Ann Arbor because that is why you moved into one of the densely populated neighborhoods we build in the past 10 years.

We built a zoo, with your increased tax money, in Ann Arbor North – formerly Whitmore Lake – so that you can see the wildlife that used to live here... deer, wild turkeys, opossum, cranes, geese, ducks, eagles, owls, fox, coyotes, raccoons, and farm animals of all types. Our Zoo even has an aquarium so that you can see the fish that used to swim in our lake before there were too many boats.

And, we are business friendly. Future developers to Northfield Township you are free to express your greed for dollars here, just like South Florida, with no sense of master plan (because we don't have one).

Special note: We apologize for the traffic congestion and the myriad of accidents entering the M-14 on-ramp from Whitmore Lake road. Please be patient, we are attempting to pave all the dirt roads in the county so that you can drive faster to wherever you're going in such a hurry. Remember, not to text or check your e-mail while you drive.

The Master Plan is not broken, please do not try to fix it. You are opening Pandora's box.

Sincerely,

Amy Grambeau

5165 Hellner Road

Ann Arbor North (Formerly Northfield Township)

Howard Fink

From: Amy Grambeau [amy@orangeegg.net]
Sent: Friday, August 08, 2014 9:42 AM
To: finkh@twp.northfield.mi.us
Subject: Website copy for Northfield Township

Our family has lived in Northfield Township for 30 years and this is why:

Northfield Township is located halfway between Ann Arbor and Brighton off of U.S. 23, encompassing 36 square miles and home to the area known as Whitmore Lake. Our township boasts extreme beauty, with rolling countryside, centennial farms, and a rural character that feels miles away but only minutes from the City... ... Whether it's to enjoy the many natural features we offer, spend a day on one of our lakes, play golf with a beautiful scenic backdrop, or enjoy our downtown shopping; we invite you to come Explore Northfield.

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Move to Northfield Township where you can shop, dine and visit Downtown Ann Arbor because that is why you moved into one of the densely populated neighborhoods we build in the past 10 years.

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The Master Plan is not broken, please do not try to fix it. You are opening Pandora's box.

Sincerely,

Amy Grambeau

5165 Hellner Road

Ann Arbor North (Formerly Northfield Township)

Howard Fink

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Friday, August 08, 2014 7:27 AM
To: finkh@twp.northfield.mi.us
Cc: Kim Phillips-Knope
Subject: Important referendum question...



--

Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Thursday, August 07, 2014 1:15 PM
To: finkh@twp.northfield.mi.us
Subject: Re: Bias

Hi Howard... if I recall didn't Tetra Tech do a study for that area a couple of years ago? Or am I thinking of another area?

I know. A traffic study would be difficult and without an idea of what is being proposed it will be hard to do an impact study that won't be used negatively if it proves to be inaccurate. If they are simply looking at the number of houses and an impact on the area... is there any way to go middle of the road or worst case scenario?

As far as the aquifers wouldn't that require a geographical survey?

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: 'Janet Chick' <jchick711@aol.com>
Sent: Thu, Aug 7, 2014 1:01 pm
Subject: RE: Bias

Hi Janet,
I think the sewer study should be performed Tetra Tech. As to the other studies, I don't understand how you can do a traffic study or even a fiscal impact study with the information that we have at this time.
Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Thursday, August 07, 2014 11:06 AM
To: finkh@twp.northfield.mi.us; mchockley@rc.net; dlewan@cwaplan.com
Subject: Bias

In order to avoid the appearance of a bias, would it be reasonable to suggest to Biltmore to allow the township to choose who does the three studies they are being asked to conduct? They would still bear the cost. An appearance of a bias will not help their cause.

I know a motion was made but if they offer to do that.. we should be okay. Right?

Thanks, Janet

Janet M.Chick

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Thursday, August 07, 2014 11:06 AM
To: finkh@twp.northfield.mi.us; mchockley@rc.net; dlewan@cwaplan.com
Subject: Bias

In order to avoid the appearance of a bias, would it be reasonable to suggest to Biltmore to allow the township to choose who does the three studies they are being asked to conduct? They would still bear the cost. An appearance of a bias will not help their cause.

I know a motion was made but if they offer to do that.. we should be okay. Right?

Thanks, Janet

Janet M.Chick

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, August 06, 2014 11:30 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Zoning exception request by Biltmore Land, LLC

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: Brian [mailto:bmcewen@gmail.com]
Sent: Wednesday, August 06, 2014 7:47 AM
To: chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us; engstromm@twp.northfield.mi.us
Subject: Zoning exception request by Biltmore Land, LLC

I'm writing to oppose the plan to alter our Master Plan and rezone 460 acres of farmland along Whitmore Lake into high density subdivisions.
The proposal clearly violates Northfield Township's Master Plan, which was was prepared with input from our entire community.

We moved to this township in large part due to the existing zoning and master plan which showed opportunities for sustained, supportable growth.

Development of these properties is available per current zoning: 1 home per 5 acres.

This proposed high-density exception to the master plan would create a city with the population of Whitmore Lake itself in a location without infrastructure to support it.

I ask the township leadership to reject this proposed exception to our current zoning, and I welcome development projects that conform to such.

Thank you;

Brian McEwen
5924 Bedford Pl
734-649-8376c

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, August 06, 2014 11:17 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Opposition to Biltmore's Proposal
Attachments: Biltmore Opp 2.pdf

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Katie Burkhart [mailto:katie.burkhart@yahoo.com]
Sent: Wednesday, August 06, 2014 9:12 AM
To: finkh@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; thomast@twp.northfield.mi.us
Subject: Opposition to Biltmore's Proposal

Attached please find my opposition to Biltmore's request to change the master plan.

Katie Burkhart

August 6, 2014

Via email: finkh@twp.northfield.mi.us

Northfield Township Office
Attn: Howard Fink
8350 Main Street, Suite A
Whitmore Lake, MI 48189

Dear Mr. Fink:

As you are aware from my previous correspondence dated July 16, 2014, I oppose Biltmore Land LLC's request to change Northfield Township's Master Plan. Please let this correspondence serve as my second notice of opposition to Biltmore's plan to change 460 acres of farmland along Whitmore Lake Road into ¼ acre zoning.

I am a lifelong resident of Northfield Township, and I am appalled that Northfield Township leaders would seek to change the Master Plan two years after it was adopted. This 460 acres is currently zoned for farmland or 5 acre home sites, and it should stay that way! In the past, developers have attempted similar changes and the Northfield Township voters have always rejected such changes. I ask that you and the rest of the Northfield Township leaders represent and defend our community's voice by rejecting Biltmore's proposal.

Regards,

K Burkhart

Kathryn L. Burkhart
6187 Nollar Road
Whitmore Lake, MI 48189
734-665-1210

Howard Fink

From: Katie Burkhart [katie.burkhart@yahoo.com]
Sent: Wednesday, August 06, 2014 9:12 AM
To: finkh@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; thomast@twp.northfield.mi.us
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Whitmore Lake, MI 48189

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Regards,

Kathryn L. Burkhart
6187 Nollar Road
Whitmore Lake, MI 48189
734-665-1210

Howard Fink

From: Brian [bmcewen@gmail.com]
Sent: Wednesday, August 06, 2014 7:47 AM
To: chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us; engstromm@twp.northfield.mi.us
Subject: Zoning exception request by Biltmore Land, LLC

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I ask the township leadership to reject this proposed exception to our current zoning, and I welcome development projects that conform to such.

Thank you;

Brian McEwen
5924 Bedford Pl
734-649-8376c

Howard Fink

From: David J Stollman [dstollman@biltmoredevelopment.com]
Sent: Tuesday, August 05, 2014 1:52 PM
To: Howard Fink
Subject: Re: Planning Commission Packet

Hi Howard,

Any news out there? I saw the article on mlive.com. Wasn't bad. Please confirm planning commission meeting for tomorrow night.

DJS

David J. Stollman
President
BILTMORE DEVELOPMENT

On Jul 31, 2014, at 3:44 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

http://www.twp-northfield.org/document_center/PC_Packet_2014_08_06_rev.pdf

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink

From: David Gordon [djg392dimples@gmail.com]
Sent: Sunday, August 03, 2014 2:49 PM
To: Angela Westover; Howard Fink; Jacki Otto; Jacki Otto; Janet Chick; Janet Chick; Kathy Braun; Marilyn Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Brad Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Marlene Chockley; Sam Iaquinto
Subject: Three Unanswered Questions

Dear Northfield Township Representatives, Commissioners and Staff:

I am alarmed about the path the Planning Commission is on and whether it will unintentionally harm our chances of protecting the township from unwanted development in the future.

When Grand/Sakwa sued us; I sat in on depositions; read their court arguments and concluded that everything the PC and Board of Trustees does is precedent-setting and fodder for a lawsuit.

This is troubling because, even though the Biltmore "vision" is wildly incompatible with our current Master Plan, the PC has:

a - Agreed to consider the proposal.

b - Asked the Board of Trustees to hold a joint meeting and raised the possibility that the Master Plan may be flawed.

c - Asked the professional planner to provide a report with guidance and alternatives.

d - Is ready to consider the planner's recommendations this Wednesday.

Are we now committed to repeating these steps whenever a developer comes to town or risk being sued for not treating everyone even-handedly?

My concern is that we haven't asked or answered some fundamental questions before allowing the momentum to build. We've unintentionally put the cart before the horse.

Three questions to answer before procceeding:

Question #1- When does trying to be "fluid and flexible" with the Master Plan cross the line and result in our plan no longer being effective protection against unwanted development? The MP should not be subject to review and revision whenever there's a change in township administration, in national monetary policy, in the housing market or when a land speculator comes to town.

I think it's wise to get a written opinion from Mr. Paul Burns AND from the MTA legal and planning departments on the "slippery slope" question before proceeding.

Question #2 - Is there something fundamentally wrong with our Master Plan and the review process overseen by Carlisle/Wortman? If you agree that the C/W review was professional, defensible & represents our residents, then the only thing wrong here is Biltmore's "vision". There are no "facts" to support the idea that our Master Plan is flawed. Biltmore claims its subdivisions will help the Whitmore Lake schools, the downtown economy and the local farmers. Nearly everyone agrees those are false claims.

Question #3 – Is all "growth" good and isn't smart growth already written into our plan? "You're either growing or you're dying" is old school and not a planning principle. The more current thinking is "adapt or die", and our Master Plan is "adapted" every five years or when warranted by resident-driven initiatives, not by pressure from land speculators and outside developers.

I urge you to reconsider the agenda for Wednesday's PC meeting before we set up a scenario where the township gets in an uproar every time a developer comes knocking. Nobody wants that.

Thank you for your time, your consideration and your service to our community.

Sincerely,

David Gordon

Feel free to call/email and share your thoughts. 734-645-9393

Howard Fink

From: bdg576@aol.com
Sent: Friday, August 01, 2014 12:58 PM
To: finkh@twp.northfield.mi.us
Subject: northfiled twp

Dear Mr. Fink:
Thank you for considering my opinion on the matter of revising the Master Plan.
I find it disturbing that we might actually change a long-standing township law--one that all of us have had to abide by--just because it gets in the way of a Birmingham company's plans. If we want to allow Biltmore to build more in our township, then they need to respect our ordinances and follow the same process that we all do in proposing plans for development and rezoning in our township. This is not China. This is America, and we do not allow big money and political power to trample our values and disrespect our rules. And if we actually do fold under their pressure and fail to uphold our own laws, then it's game over because we'll have NO defense at all against any lawsuit in the future.

I strongly urge you not to give into this Birmingham heavy-weight and require them to follow the same laws we all do when proposing development in our township. If the Master Plan needs to be revisited and revised, then that sounds like an issue for the ballet and for our vote.

Sincerely,
Bryan Gipson
1035 5 Mile
Whitmore Lake, MI

Bryan Gipson

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Thursday, July 31, 2014 3:46 PM
To: Howard Fink
Subject: Re: Planning Commission Packet

Thanks Howard. Just use the @me.com email address. It gets to me quicker.

DJS

Sent from my Verizon iPhone

On Jul 31, 2014, at 3:44 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

> http://www.twp-northfield.org/document_center/PC_Packet_2014_08_06_rev.pdf
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123

Howard Fink

From: mary robinson [m.jarvis.robinson@gmail.com]
Sent: Thursday, July 31, 2014 3:00 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Cc: Scott Robinson; Nan Houtman; li li
Subject: PLEASE say no to rewriting the master plan

We would like to respectfully express our dismay that the leaders of our community are considering changing the master plan that upholds the lifestyle qualities that have drawn and kept our family living in Northfield Twp. for over 30 years. I grew up in Northfield Twp. and my husband and I have stayed to raise our family. We have every intention to retire here as well, as long as it stays the beloved quiet area we love.

I work in Novi and my husband commutes to Warren. In our work-life, we experience on a daily basis the frustrations and hassles of over developed, tightly packed communities. Crime is building, road rage is rampant, and people are disgruntled at not having enough 'breathing room.' For us, coming home from work to Northfield Twp. is a breath of fresh air. It is the reason we have chosen to live here. We are already surrounded by many such communities and I fervently feel that the open spaces, small town atmosphere, quiet roads, clean air and the wildlife of Northfield twp makes us special and unique, and over time, if kept this way, our community will be upheld as a desirable place to live and be an example of how things should be done when planning a healthy and happy community.

Many people who support a change to the Master Plan have stated that Northfield Twp. has stagnated and is anti-progress because the land isn't being built up. Some people have said that some of the land that is optioned by Biltmore isn't farm-able. However, I don't feel that progress should be measured by developing every bit of open land, but rather it should be measured by the increasing the quality of life due to open spaces, clean air and peaceful living.

Therefore, I urge you to oppose the Biltmore's (and any subsequent developers) request to change the current master plan. Once they get their foot in the door, it will soon be slammed wide open and before we know it Northfield Twp. will become another ho-hum, over-developed community just like all the others.

Thank you so much for taking time to listen to our concerns and for representing and RETAINING this unique and special community's interests.

Sincerely,
Mary and Scott Robinson
8276 Earhart Rd.
South Lyon, MI 4817
(248) 470-7954

Howard Fink

From: lawrence bellino [bell7105@msn.com]
Sent: Tuesday, July 29, 2014 10:38 AM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
Subject: REZONING

The Master Plan was the result of community consensus. **It is defensible in court if you follow it.** Change it and you are in peril," said Gene Ragland, a former trustee from Ann Arbor Township which has successfully defended its Master Plan on numerous occasions. "If (the township) changes the master plan so easily, there will be no defense against (future) law suits," he warned.

Jim Nelson added "(The Master Plan) is a promise to residents that their neighborhoods will be protected. Don't break that promise."

Unfortunately, some Board of Trustees members were eager to accept Biltmore's vision.

Township Supervisor Marilyn Engstrom (a local realtor) and Trustee Wayne Dockett (a local pawn shop owner) voiced their support for Biltmore's plan even though Biltmore didn't present a plan.

Let's not let greed and business opportunity cloud our judgement.

YOU ARE REPRESENTATIVES OF THE PEOPLE, KEEP FINANCIAL INTERESTS OUT OF OUR LOCAL POLICIES.

IN GOD WE TRUST

LARRY BELLINO

Howard Fink

From: David J Stollman [dstollman@biltmoredevelopment.com]
Sent: Monday, July 28, 2014 3:23 PM
To: Howard Fink
Subject: Fwd: Northfield Township 460 acres

Hi Howard,

I got your message. See below. Let's talk tomorrow. What time is good for you?

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

Begin forwarded message:

From: "Alfs, Elizabeth" <lizzyalfs@mlive.com>
Subject: Northfield Township 460 acres
Date: July 28, 2014 at 3:13:37 PM EDT
To: "dstollman@BiltmoreDevelopment.com" <dstollman@BiltmoreDevelopment.com>

Hi David:

I plan to write about Biltmore's proposal in Northfield Township. I haven't covered it yet, although it is within Washtenaw County and would impact Ann Arbor – my main coverage area. Can we talk? I have questions for you and want to know more about the process

Lizzy Alfs
Business reporter, The Ann Arbor News
lizzyalfs@mlive.com
734-255-2638 (work)

Howard Fink

From: jchick711@aol.com
Sent: Friday, July 25, 2014 10:31 AM
To: Howard Cell
Subject: Re: Northfield Township

Yes. Is there à good time for you? I have to pick up my dog around noon. Thats my only obligation.

Sent from my HTC

----- Reply message -----
From: "Howard Fink" <finkh@twp.northfield.mi.us>
To: "'Janet Chick'" <jchick711@aol.com>
Subject: Northfield Township
Date: Fri, Jul 25, 2014 8:44 AM

Are you planning on stopping by today?

Howard

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Thursday, July 24, 2014 6:04 PM
To: finkh@twp.northfield.mi.us
Subject: Re: Northfield Township

Good move. We should stay in their line of vision. As things improve economically, with US23 renovations, and any good movement on Northfield's part to develop they will take a longer look I hope.

Janet

Michael Flickinger | Director of Real Estate | Properties | Real Estate

Meijer | 2929 Walker Ave NW | Grand Rapids, MI 49544

P: 708-342-9995 | C: 630-334-6429 |

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: 'Janet Chick' <jchick711@aol.com>
Sent: Thu, Jul 24, 2014 5:56 pm
Subject: FW: Northfield Township

FYI - I left a message on the Biltmore development.

Howard

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Flickinger, Michael [mailto:Michael.Flickinger@meijer.com
<mailto:Michael.Flickinger@meijer.com?>]
Sent: Thursday, July 24, 2014 4:29 PM
To: Jennifer Carlisle
Cc: Howard Fink
Subject: RE: Northfield Township

Howard,

Sorry I have not been able to get back with you this week. No movement on our timeline to build. We will continue to monitor and if something should change, I will let you know. In the meantime, please share any additional positive news as it becomes available.

Thanks!

Michael Flickinger | Director of Real Estate | Properties | Real Estate

Meijer | 2929 Walker Ave NW | Grand Rapids, MI 49544

P: 708-342-9995 | C: 630-334-6429 |

michael.flickinger@meijer.com <mailto:john.doe@meijer.com>

From: Jennifer Carlisle [mailto:Carlislej@twp.northfield.mi.us]
Sent: Thursday, July 24, 2014 3:48 PM
To: Flickinger, Michael
Cc: Howard Fink
Subject: Northfield Township

Hi Michael,

Howard wanted me to follow-up with you on the voicemail he left. He wanted to talk with you regarding the potential development at North Territorial & Whitmore Lake Rd., and to see if that would change anything in the plans for Meijer in that area. Howard can be reached at 734-449-2880 ext. 12.

Thanks,

Jennifer Carlisle

Asst. to Northfield Twp. Mgr.

734-449-2880 ext. 18

carlislej@twp.northfield.mi.us

NOTE: This electronic message and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this message in error, any unauthorized review, use, disclosure, distribution or copying of this message is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Unless expressly stated in this e-mail, nothing in this message should be construed as a digital or electronic signature or writing.

Howard Fink

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Meijer | 2929 Walker Ave NW | Grand Rapids, MI 49544
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To: 'Janet Chick' <jchick711@aol.com>
Sent: Thu, Jul 24, 2014 5:56 pm
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Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Subject: RE: Northfield Township

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Thanks!

Michael Flickinger | Director of Real Estate | Properties | Real Estate
Meijer | 2929 Walker Ave NW | Grand Rapids, MI 49544
P: 708-342-9995 | **C:** 630-334-6429 |
michael.flickinger@meijer.com

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Sent: Thursday, July 24, 2014 3:48 PM

To: Flickinger, Michael
Cc: Howard Fink
Subject: Northfield Township

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Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Thursday, July 24, 2014 3:03 PM
To: 'Howard Fink'
Subject: RE: Planning Commission Meeting

I got the same one.

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Thursday, July 24, 2014 2:59 PM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto; angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Planning Commission Meeting

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Thursday, July 24, 2014 2:49 PM
To: finkh@twp.northfield.mi.us
Subject: Planning Commission Meeting

Dear Northfield Township Manager Fink:
Thank you for taking time to read my email. I know you have the best interests of our Township at heart when looking into this issue of amending the Master Plan. I hope you can understand how those of us who have lived here for decades are concerned about two things in particular: 1) the prospect that the legal document protecting our community might be disregarded to suit the business interests of one company; and 2) the prospect of being forced out by development costs we cannot afford in order to accommodate new residents our infrastructure cannot support. I have researched Biltmore's other subdivisions (especially in Canton and Grand Rapids) and have seen how this New Urbanist style of development is affordable to wealthy individuals, ones who make over double the average American household income. Creating a pocket of economic elites in our community would forever change the social diversity and democracy of our township. To top it off, our suffering school district will gain not one single student from this land development.

I am sympathetic to the calls for development in the face of stagnation that has plagued our township. Partly due to the recession, we have large areas where developers either dropped their work or have left the land vacant of homes (e.g. on Nollar north of Joy, and the gigantic rock pile off 23 across from Whitmore Lake Market). Why are we not courting developers who will turn those wastelands into vibrant mixed residential communities, and preserve what makes our township unique: greenspace. We have endangered wildlife preserves, wetlands of habitats that are increasingly disappearing, and room for farms, horses, and large gardens.

As you listen to Biltmore's proposal to skirt the laws of our Master Plan and the zoning process every company or individual has had to respect, please consider that most of us cannot afford to support the infrastructure, damage to our environment, and loss of a way of life that is rapidly disappearing in Michigan--in fact, our

environment and zoning our principal attraction. Why rezone to such small acreage when we can preserve the current acreage for future residential and agricultural uses that Ann Arbor has recently outlawed. We will have many interested future residents who want to move their hobby farms and small chicken coops or animals to an area nearby that is friendly and will allow them to continue having their children to attend the same schools and they work the same jobs. Northfield Township will be an incredibly desirable place to live, particularly in the future, if we preserve our Master Plan.

Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment.

Regards,
Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7910 - Release Date: 07/24/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Thursday, July 24, 2014 2:59 PM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto; angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Planning Commission Meeting

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

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Regards,
Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

Howard Fink

From: Jacqueline Otto [jackiotto@yahoo.com]
Sent: Wednesday, July 23, 2014 12:54 PM
To: Howard Fink
Subject: Huron Valley Watershed Authority

I was reviewing a little about the HVWA - my major research was about funding. The HVWA is funded by federal Clean Water Act grants, Clean Michigan Initiative grants, private foundations, individual donations, and business partnerships. Current financial supporters of the Middle Huron program are:
Ann Arbor City
Ann Arbor Charter Township
Barton Hills Village
Chelsea City
Dexter Village
Loch Alpine Sanitary Authority/Webster Township
Lodi Township
Pittsfield Charter Township
Scio Township
Superior Charter Township
University of Michigan
Van Buren Charter Township
Washtenaw County
Ypsilanti City
Ypsilanti Charter Township
Do you know if the financial supporters of the program volunteer funding? I find it interesting that Northfield Township has a seat on the board, but doesn't finanically contribute to it...but there are others that are the same as us. There are also some townships that have vacancies, but I wouldn't recommend that. I also found it interesting that the council has 11 staff for the non-profit with the majority being professional developers and planners.

While I understand that HVWA focuses on land use, they also focus on current zoning ordiances that should be amended. I understand your recommendation to township board to have the Planning Commission appoint a representative. I would prefer not to give this opening position to the Planning Commission. Since they also focus existing zoning ordiances, as a representative of the ZBA, I will volunteer to be on the HVWA board. I understand why Susan continued to stay on the board council, but I do not think her agenda supported the agenda of the whole township. Horseshoe Lake is mostly affected by the Huron River and as a major lake in Northfield Township, that lake may not have been equally represented.

Your recommendation for the current township board to appoint or re-appoint a representative is appropriate, but this may be viewed as politically motivated due to Biltmore. The Planning Commission needs to focus on the Biltmore development instead of putting out fires from an appointment on the HVWA. Can you research more what is involved other than monthly meetings?

Thanks,

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Tuesday, July 22, 2014 2:14 PM
To: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Process

Howard:

You have asked me to look into a process that might allow us to protect the Township in case Biltmore walks from this project. All of the zoning processes that we have available to us rely on conformance to the Master Plan. Without an initial change to the Master Plan we cannot employ these processes as outlined below. In fact, I mentioned this at the joint meeting that in my opinion it is not relevant that the developer is Biltmore. The change in density at this location has to make sense to Northfield Township with Biltmore or without them. There may be a way to do this through litigation, but that question would be better answered by Paul Burns.

Please find the following conventional zoning techniques available to Northfield Township along with their relationship to the Master Plan.

1. Standard Rezoning: The applicant could apply for a standard rezoning to a residential density that would permit the type of develop envisioned. If rezoned there is no way the Township can be assured of any certain type of development. Virtually anything permitted in the new district could be built. And like your concern with the master plan change, the land could be sold for a completely different development than may have been described. In a standard rezoning all potential uses must be considered in the decision.

   I would also point out that a standard rezoning must have some "relationship to the adopted Land Use Development Plan of the Township, and of other governmental units where applicable." This reference can be found in Section 68.05.E of the Zoning Ordinance.

   Without a change to the Master Plan I could not support a standard rezoning.

2. Conditional Rezoning: The applicant may apply for a conditional rezoning, allowing the developer to voluntarily offer conditions or even a site plan that might make a rezoning more acceptable to the Township. Some refer to this as "PUD light." However even in this scenario the factors of Section 68.0 must be considered. Section 68.0 is the section noted above that requires a relationship to the current Master Plan.

   This alternative has the same problems with the first. Again I could not support a conditional rezoning that was not in conformance with the current Master Plan.

3. Planned Unit Development: A PUD is a rezoning to a specific plan. This alternative would be the most likely option for the developer but like the other options above requires compatibility with the Township Master Plan. According to Section 52.02.C.6 indicates that the proposed development shall be consistent with the goals of the Township Master Plan. Further, this section states that PUD density "shall not exceed the number of dwelling units permitted in the underlying zoning district or Master Plan." I would note that we allow up to a 25% density bonus as a part of a master plan if certain requirements are met.

   I could not support a PUD plan that is not in conformance with the Master Plan.

4. Cluster or Open Space development. This might be an option for the developer on portions of the site, but the density is based on the underlying zoning.

So, as you can see from the above alternatives, I do not see any different planning and zoning processes that are available to the Township to ensure a certain kind of development at this point. A conditional rezoning and PUD certainly allow for conditions and can be very specific, but must be compatible with the Master Plan. Thus, regardless of who is proposing the development, a change to MDR must make sense for this part of the Township.

It is also very clear that if we are to follow any of the zoning processes above, a change to the Master Plan is the only way to do that. As I read through the current Master Plan it becomes apparent to me of why we are struggling with development in the location proposed. The current Master Plan is written in a way that ensures the type of development and location of development as proposed by Biltmore would not happen. It is simply not compatible with the current goals and policies of the plan and it is all but impossible to make it compatible under the current plan. This not only includes the future land use plan, but also the sewer expansion policy discussed in the plan.

Perhaps a new Master Plan designation is needed to allow for development of this area that is not as strict as the current language? This may come out of our discussions.

In my opinion a change to the Master Plan is the appropriate (only) way that the Biltmore property can be considered for higher density and that is regardless of the ultimate developer. Northfield Township has numerous zoning regulations in place that should protect the Township and allow for reasonable development of this property.

Separate from the discussion about the appropriate process to follow in this case, I would like you to know my thoughts on the proposed change. While still early in the process you should know where I stand moving forward. To get a clear picture of where we are going and to have an understanding of what the implications of density in this area will be I will be recommending that a sewer study be completed to ensure that adequate capacity exists in the system for not only the build-out of a Biltmore like development, but for also the other properties that are currently in the district. A study such as this will also provide some clarity to the developer on what his responsibility might be. The Township might already have this information, but if not Biltmore should pay for such an analysis.

We will also be recommending that at least a basic traffic analysis be completed to help determine what impacts a development like this will cause. If 750 new homes were built for example we would expect approximately 7,500 new trips per day on Whitmore Lake Road. Where are these trips going and how do they impact the system? Biltmore should provide this study and have it reviewed by the Township Engineer. Biltmore should have some information on what improvements to the road system will be required of them if a development is to move forward.

We will be recommending that a cost of services study be completed. This would include both negative and positive impacts. There seemed to be a desire from some Board members for this type of study to help determine the positive effects of growth on the area. Biltmore could provide such a study and have it reviewed by the Township.

While it may seem like we are asking for a lot, the developer is also asking for a lot. This is a part of the Township that was not planned for growth and development for at least 5 years. Without this kind of information it simply becomes a debate of whether we want new growth or not, with no indication of the implication of that growth. We have to provide the Township with an educated basis for making a decision not simply an emotional one made on either side of this argument.

Finally, it should come to no surprise to you that based on the information I've gathered, which is admittedly basic at this point, I am not in favor of changing the Master Plan for the entire area under consideration. Perhaps a step down density pattern would be appropriate going from MDR to LDR, to leaving the southernmost area as AG. I understand that this is early in the process, but I have done a fair amount of research so far and don't believe an entire change to MDR is warranted or wise in this case. This would also require additional property to the north likely the Barbone property and the property just north of the Biltmore site to be included in the MDR category so as not to create an island of LDR and AG.

Perhaps before we speak to David Stollman you and I should discuss this.

Doug

Douglas J. Lewan, AICP, PCP
Managing Director
Carlisle/Wortman Associates, Inc.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
Dlewan@CWAPlan.com

Visit us on the web at www.cwaplan.com



Please consider the environment before printing this email

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 5:15 PM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto; angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Letter
Attachments: Northfield Plan letter.docx; Northfield Plan letter Di Dio.docx

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Kelly Klump [mailto:klump@msu.edu]
Sent: Wednesday, July 16, 2014 4:33 PM
To: finkh@twp.northfield.mi.us
Subject: Letter

Dear Howard,

Please find attached two letters directed to the Northfield Township Planning Committee. If there is someone else I should these letters too, or more information I should be provide, just let me know! Otherwise, many thanks for passing on these letters.

Sincerely,
Kelly

Kelly L. Klump, Ph.D.
Professor and Co-Director of the Michigan State University Twin Registry
Department of Psychology
Michigan State University
316 Physics Rd - Room 107B
East Lansing, MI 48824-1116
PH: 517-432-7281
FAX: 517-432-2476
E-mail: klump@msu.edu

July 16, 2014

Northfield Township Planning Commission
8350 Main St.
Whitmore Lake, MI 48189

Dear Members of the Planning Commission:

I am writing to express my support for growth in Northfield Township. I understand that the Commission is making some difficult, but timely, decisions about developments in the township and revisions to the township's Master Plan. I strongly support and encourage these changes. We need development to sustain our schools, encourage economic growth, and allow our community to thrive.

I grew up in Whitmore Lake, graduated from Whitmore Lake High School, and chose to raise my family in Whitmore Lake. I am committed to this community, but I also realize we must have growth in order to survive. I urge you to resist giving in to the interests of a few and do what is best for the many – controlled, smart growth that will ensure that we can continue to raise our families in our community, send our children to Whitmore Lake schools, and reap all of the benefits or our picturesque, lakeside town.

You have the opportunity to make a difference in the life of this community – please seize that opportunity and support growth in Northfield Township.

Sincerely,



Kelly Klump

July 16, 2014

Northfield Township Planning Commission
8350 Main St.
Whitmore Lake, MI 48189

Dear Members of the Planning Commission:

I am writing to express my strong support for growth in Northfield Township. In the past, the township was governed by a "no growth" board that resulted in stagnation and significantly damaged the reputation of our community. Our schools and businesses took the brunt of these "no growth" policies, and we are now in the position of having to fight to keep our businesses and our children in our community.

We need controlled growth to survive. I sincerely hope that you will support such growth, do all in your power to encourage smart development, and lead our community into a better and brighter future.

Sincerely,

James Di Dio, Jr.

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, July 16, 2014 5:07 PM
To: angiewestover@yahoo.com; 'Burns, Paul'; 'Howard Fink'; 'Jackie Otto'; 'Jackie Otto'; 'Janet Chick'; 'Kathy Braun'; 'Kathy Braun'; 'Marilyn'; 'Marilyn Handloser-Engstrom'; 'Marilyn Handloser-Engstrom'; 'Tracy Thomas'; 'Wayne Dockett'; 'Andrea Darden'; 'Bradley Cousino'; 'Doug Lewan'; 'Ken Dignan'; 'Larry Roman'; 'Sam Iaquinto'
Subject: FW: Biltmore plan

FYI. Erin lives at 8845 Kearney Rd.

-----Original Message-----
From: Deemer Family [mailto:deemerfamily@gmail.com]
Sent: Wednesday, July 16, 2014 4:45 PM
To: mchockley@rc.net
Subject: Biltmore plan

Dear Marlene and Trustees, and residents of Northfield Township, Having grown up in this township, and now raising my own family here, I do care about this community. After college I moved around and lived in a few different areas, and I noticed the effects of massive developments.
Development companies are looking to make money, but they don't care about the community. I am not opposed to reasonable development as needed, but I do not support the Biltmore Land Plan for drastic rezoning and deviation from the township's plan. With such a plan I would foresee just the beginning of sub-urban development- I am certain that substantial commercial development would be right around the corner, with small town stores put out of business. I would hope we could come up with a better, less impersonal plan that has the good of all of us- newcomers and old- in mind.
Thank you,
Erin Deemer

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 4:33 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Opposition to Biltmore Land proposal
Attachments: Biltmore Opp..pdf

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Kathryn Burkhart [mailto:burkhartk@cooley.edu]
Sent: Wednesday, July 16, 2014 4:30 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.uw
Subject: Opposition to Biltmore Land proposal

Dear all:

Attached please find my letter of opposition to Biltmore's current proposal.

Regards,

Katie Burkhart
6187 Nollar Road
Whitmore Lake, MI
734-665-1210

July 16, 2014

Via email: finkh@twp.northfield.mi.us

Northfield Township Office
Attn: Howard Fink
8350 Main St., Ste. A
Whitmore Lake, MI 48189

Dear Mr. Fink:

Please let this correspondence serve as my opposition to the Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions. As a lifetime resident of Northfield Township, I am appalled that Northfield Township leaders would seek to violate Northfield Township's Master Plan.

Northfield Township's Master Plan represents our community's vision for responsible land use and development. Had our township sought to allow subdivisions with densities as high as ¼ acre zoning, it would have been in our Master Plan. I ask that you and the rest of Northfield Township leaders represent and defend our community's voice by rejecting Biltmore's current proposal.

Kind regards,

K Burkhart

Kathryn L. Burkhart
6187 Nollar Road
Whitmore Lake, MI
734-665-1210

July 16, 2014

Via email: finkh@twp.northfield.mi.us

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Attn: Howard Fink
8350 Main St., Ste. A
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Whitmore Lake, MI
734-665-1210

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Kind regards,

K Burkhart

Kathryn L. Burkhart
6187 Nollar Road
Whitmore Lake, MI
734-665-1210

Howard Fink

From: Kathryn Burkhart [burkhartk@cooley.edu]
Sent: Wednesday, July 16, 2014 4:30 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.uw
Subject: Opposition to Biltmore Land proposal
Attachments: Biltmore Opp..pdf

Dear all:

Attached please find my letter of opposition to Biltmore's current proposal.

Regards,

Katie Burkhart
6187 Nollar Road
Whitmore Lake, MI
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July 16, 2014

Via email: finkh@twp.northfield.mi.us

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6187 Nollar Road
Whitmore Lake, MI
734-665-1210

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From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 4:30 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Opposition to Biltmore Land Proposal
Attachments: Biltmore Opposition.pdf

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Katie Burkhart [mailto:katie.burkhart@yahoo.com]
Sent: Wednesday, July 16, 2014 4:22 PM
To: finkh@twp.northfield.mi.us; engstromm@twp.northfield.mi.us
Subject: Opposition to Biltmore Land Proposal

Dear Mr. Fink:

Attached find my letter of opposition to Biltmore's current proposal.

Regards,

Katie Burkhart
6187 Nollar Road
Whitmore Lake, MI 48189
734-665-1210

July 16, 2014

Via email: finkh@twp.northfield.mi.us

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July 16, 2014

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Kind regards,

Kathryn L. Burkhart

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Sent: Wednesday, July 16, 2014 4:22 PM
To: finkh@twp.northfield.mi.us; engstromm@twp.northfield.mi.us
Subject: Opposition to Biltmore Land Proposal
Attachments: Biltmore Opposition.pdf

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K Burkhart

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July 16, 2014

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Kind regards,

K Burkhart

Kathryn L. Burkhart

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, July 16, 2014 3:51 PM
To: Kathy Manley; Jennifer Carlisle
Cc: Howard Fink
Subject: FW: I support Northfield Township Growth

Please add this to the group of letters.
Marlene

From: Laura Watenpool [mailto:laurawatenpool@yahoo.com]
Sent: Wednesday, July 16, 2014 12:38 PM
To: finkh@twp.northfield.mi.us; courant.online@gmail.com
Subject: I support Northfield Township Growth

I am in support of Northfield Township growth.
I am in support of Small Town Revitalization.
My name is Laura Watenpool. I moved to Whitmore Lake in 2012, pregnant at the time with my husband and young daughter. I have never lived in a small town and it took research and trusting my husband to move. Everyday, I am amazed at the opportunities that I become aware of and the hidden gems that just need community support to allow them to flourish.
Whitmore Lake is our "Diamond in the Rough".
I believe it's the ideal place to live. Nestled between Ann Arbor and Brighton and with direct access to the highway, we chose the area for it's small town values and access to the lake yet saw the growth possibilities that have yet to take hold in Northfield Township. We have an opportunity to develop a planned community before the pressure of forced development takes hold.
In two years, I've asked questions about empty businesses and watched a few close their doors. Their clientele has diminished because the area is not gaining new developments. We need to support those that are still here by bringing more people. More people means more money and more jobs. It's a vicious cycle but Northfield Township can harness and revitalize.
How do we bring more people? By providing an infrastructure that can support itself. Southeast Michigan is a commuter area. If we encourage small town revitalization and growth, we are encouraging the commuters to be able to stay and buy local. Residents could still have the freedom to visit other communities such as Brighton and Ann Arbor for specialized goods and services but the convenience of being able to come home and relax without a trip for their everyday needs. Distance of daily uses and requirements directly impacts the decision of people moving to the area. As you increase travel times, you increase resource wastes including money, time and personal health. Less time commuting for "needs" equals more freedom to an individual's time.
Small town growth most importantly impacts our property values and schools. We are on the verge of a major decision of annexing with Ann Arbor or maintaining our current separate school system. Either way, growth allows us to support the budgets and prevents the state from taking over our schools without our input. If people desire to move to our area because of it's amenities, they are encouraging property value increasing, in turn providing more budget for all public facets (including our schools).
We cannot continue to think of what we "used to be" ...we need to think about "what could be". Whitmore Lake could be a diamond and the shining example of small town revitalization.
I support the growth of Northfield Township.
Laura Watenpool

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 3:42 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: I support Northfield Township Growth

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Laura Watenpool [mailto:laurawatenpool@yahoo.com]
Sent: Wednesday, July 16, 2014 12:38 PM
To: finkh@twp.northfield.mi.us; courant.online@gmail.com
Subject: I support Northfield Township Growth

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We cannot continue to think of what we "used to be" …we need to think about "what could be".
Whitmore Lake could be a diamond and the shining example of small town revitalization.
I support the growth of Northfield Township.
Laura Watenpool

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Wednesday, July 16, 2014 2:57 PM
To: Janet Chick; finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; kjdignan@gmail.com; lar103 @yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: RE: Biltmore Plan

All:

I will bring individual copies of the current zoning map and current master plan map as requested by Marlene Chockley as well as acreages dedicated to each designation on both maps. With regard to existing land cover maps, SEMCOG has changed the way they provide this information and it is not useful for our current discussion especially with regard to any comparison with our existing maps. The existing land use maps contained in the Master Plan are still a useful guide for general discussion.

Doug

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Wednesday, July 16, 2014 2:12 PM
To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; Doug Lewan; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Biltmore Plan

One more thing to keep in mind. As of 2007 85% of Northfield was active agriculture or in an undeveloped state. Residential including Single Family, Multiple Family and Manufactured Homes was 15%, per our 2012 Master Plan. It may have changed a bit since then. Doug is bringing current totals if we have them.

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Karen Dilbone [mailto:kdilbone@ameritech.net]
Sent: Wednesday, July 16, 2014 10:09 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Plan

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Karen Dilbone
6230 Hellner Road
Ann Arbor, MI 481055

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, July 16, 2014 2:15 PM
To: Kathy Manley; Jennifer Carlisle
Cc: Howard Fink
Subject: More letters
Attachments: FW: Project on Whitmore Lake Road (6.88 KB); FW: Comments to the PC/Board on Biltmore Development LLC's Amendment Req... (35.1 KB); Biltmore Development Proposal (8.79 KB); FW: Sustainable growth (10.0 KB); FW: UPDATED Version: Bring Growth to Northfield Township (9.81 KB); FW: (5.91 KB); FW: Positive Growth for Northfield Township (8.36 KB); FW: Positive Growth (20.4 KB); FW: (5.90 KB); FW: (8.08 KB); FW: (6.77 KB)

Here are the last of the letters for the meeting tonight.
Thanks for doing this.
Marlene

Marlene Chockley
Chair, Northfield Township Planning Commission
Cell 734 730-0795
Email mchockley@rc.net

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 9:14 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Project on Whitmore Lake Road

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Angela Westover [mailto:westovera@twp.northfield.mi.us]
Sent: Tuesday, July 15, 2014 11:23 PM
To: Howard Fink
Subject: Fwd: Project on Whitmore Lake Road

Angie

Begin forwarded message:

> **From:** Randy Bizer <randybizermsw@yahoo.com>
> **Date:** July 15, 2014 at 4:23:28 PM EDT
> **To:** <westovera@twp.northfield.mi.us>
> **Cc:** <anniebizer@yahoo.com>
> **Subject: Project on Whitmore Lake Road**
>
> Hello Angela,
> Just a short email to express my concern about a proposed large scale construction in our township.
> Please be faithful to the master plan and keep our township rural.
> Thank you,
>
> Randy Bizer
> 9186 Sunny Oaks Drive
> South Lyon (Northfield Twsp.), MI 48178

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 6:14 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Comments to the PC/Board on Biltmore Development LLC's Amendment Request
Attachments: Comments to Biltmore Development LLC.docx; _Certification_.htm

Follow Up Flag: Follow up
Flag Status: Completed

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: jennifer.n.delisle@gmail.com [mailto:jennifer.n.delisle@gmail.com]
Sent: Wednesday, July 09, 2014 10:49 PM
To: Howard Fink
Subject: Comments to the PC/Board on Biltmore Development LLC's Amendment Request

Dear Howard,

I'm not sure of the proper procedure for this, but I have prepared some written comments to the members of the Planning Commission and Board regarding Biltmore Development LLC's "Northfield Township Master Plan Map Amendment Request" (see attached). Please let me know if I should submit in some other way.

Thanks and best regards,

Jennifer

Howard Fink

From: educare.consulting@gmail.com on behalf of Kim Phillips-Knope [kim@rootsofchange.us]
Sent: Monday, July 14, 2014 10:59 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com
Subject: Biltmore Development Proposal

To Northfield Township Planning Commission and Board of Trustees:

I'm a township resident, writing with strong opposition to Biltmore Land's proposal to construct high-density subdivisions within our agricultural areas.

I've been studying our Master Plan, reading minutes from your recent meetings and talking with other residents. I find myself deeply concerned on several levels:

- ·We spent two years to create a model Master Plan, which details the optimal land use policy for our community. While it may be an evolving document, the purpose and integrity of this document should remain intact and be a guiding force for any future changes in 2017. Recommendations should certainly not be altered based on the desires of outside developers seeking to profit from our prime preservation land and location in the Ann Arbor school district.

- **Our Township's planning process should be based on our Master Plan's purpose/vision.** By hearing Biltmore's call for this amendment—which clearly violates nearly every recommendation for the use of our Southwest Corridor--we are engaging in unnecessary process, and wasting our time and resources. If Biltmore is a good community partner, as they have been referenced, we can invite them to submit a plan that is fully in line with our community's vision. Biltmore and all future developers should be advised to respect our Master Plan, comply with the recommended areas for development, and work within it—not dictate drastic change from the outside.

This is the first opportunity we have to follow our Master Plan regarding a large-scale development. *Why would we abandoned it now, when it is most needed?*

We have every reason to say No to Biltmore immediately, learn from this experience, and ask that developers submit responsible plans for our growth which follow our values. My additional hope is that our future processes as a township will center around actually administering the Master Plan we created and adopted. This is an outstanding Master Plan within which we can take pride as a community.

Thank you for hearing my concerns and opposition to rezoning or amending the Master Plan.

Sincerely,

Kim Phillips

5720 Earhart Road

Ann Arbor, MI 48105

--

Kim Phillips-Knope, MSW
CAHC Program Consultant, Michigan Department of Community Health
Special Projects Consultant, Michigan Department of Education

Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: kim@rootsofchange.us
Phone: (248) 210-3523 cell

"For one human being to love another; that is perhaps the most difficult of all our tasks, the final and ultimate proof, the work for which all other is but preparation." (Rilke)

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 9:14 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Sustainable growth

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: sandra.klump@charter.net [mailto:sandra.klump@charter.net]
Sent: Wednesday, July 16, 2014 6:26 AM
To: finkh@twp.northfield.mi.us
Subject: Sustainable growth

July 15, 2014

Northfield Township Planning Commission
8350 Main St.
Whitmore Lake, MI 48189

Dear Members of the Planning Commission,

I began coming to Whitmore Lake back in the 1940's as a little girl visiting my grandparents' cottage every summer weekend, and I have been a permanent resident of Whitmore Lake for well over 40 years. I marvel at all of the resources we have here—our picturesque lake, our prime location, our great community citizens, our beautiful high school and sports facilities—and wonder why we are not prospering. I look around to other small communities and see what we COULD become—a beautifully unique, vibrant, small lakefront community whose residents are dedicated to making this a place full of community pride. Instead, I see stagnation and a lack of vision on the part of the people we appoint to move our community forward.

I urge you, the members of the Planning Commission, to take the steps necessary to get this community moving toward what we COULD BE. I don't want us to be a Brighton or an Ann Arbor. I want us to be a community united toward the goal of being a place where people can continue to proudly raise families and enjoy the benefits of our bountiful resources. YOU can help make this happen by enabling the kind of sustainable growth that will help propel us toward the fulfillment of this vision.

I believe in Whitmore Lake and I want us to survive as a community. We can only achieve this through growth. Lack of growth hurts our families, our businesses, our local government, our schools, and our community spirit. Yes, change can be scary, but a lack of positive action is even scarier. Please do what you have the power to do to help move us forward!

Sincerely,

Sandra Klump
9474 Lake Pointe Drive
Whitmore Lake, MI 48189

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, July 14, 2014 3:10 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: UPDATED Version: Bring Growth to Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: charlieo168@aol.com [mailto:charlieo168@aol.com]
Sent: Monday, July 14, 2014 2:08 PM
To: finkh@twp.northfield.mi.us
Subject: UPDATED Version: Bring Growth to Northfield Township

To Whom It May Concern:

I am writing to express my full support for growth in Northfield Township. For far too long any attempt to bring both economic and residential growth to the area have been shut down, and this drought needs to end. Up until recently, the anti-growth sentiment has given us a bad reputation making it hard to attract businesses and developers into the community. It is having the most devastating impact on our schools and its enrollment which is the backbone of any small community.

Due to the recession and previous successful attempts to block growth, our population has dwindled, and we desperately need more families to move here so that the enrollment does not continue to decline. We moved here 14 years ago, and I can't think of a better place to raise a family.

Those who oppose growth of any sort do so on the basis that they feel the town will become too crowded, and they want their "space." They moved here years ago and built a house just like myself, but they feel that they should be the last people allowed to do so. Outside of these reasons, the economic and residential opportunities far outweigh any negative reason that growth would bring to this area. This town is a diamond in the rough with so much potential. Our location between both Ann Arbor and Brighton anchored by an all-sports lake make this an ideal spot to build homes. We can't afford to lose more families, and unfortunately that is what is happening.

There are many people in this community who embrace economic and residential development, and it's time our voices are heard as well. This is a great town, and I want to see it thrive and become even better. The time has come for growth in Northfield Township, and that time is now.

Sincerely,

Charlie Otterman

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Sunday, July 13, 2014 9:28 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Ann Lama [mailto:aelama@yahoo.com]
Sent: Saturday, July 12, 2014 8:55 PM
To: finkh@twp.northfield.mi.us
Subject:

I SUPPORT GROWTH~!!!!!!!!!!!!!!!!!!!!!!!!!!

Ann Lama

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Version: 2014.0.4716 / Virus Database: 3986/7844 - Release Date: 07/12/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Sunday, July 13, 2014 9:28 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Positive Growth for Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Saturday, July 12, 2014 9:24 PM
To: finkh@twp.northfield.mi.us
Cc: hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us
Subject: Positive Growth for Northfield Township

Dear Howard and Planning Board Members:

I have been a community member for the past 16 years and am also a teacher at Whitmore Lake Schools. Since the economy took a hit and compounded by having the Northfield Neighbors as board members, I have seen this town deteriorate. People have moved out because there is nothing here for them. We have no jobs for people or homes to grow into. The few subdivisions that we do have in our community, the homes are no bigger than 1500 square feet. We need a variety types of homes in this town. Additionally, people have to drive at least to Brighton or Ann Arbor for any type of employment. Bringing growth to our community will bring jobs, raise home values, and give more tax money for our community. This is only a win-win situation.

I have always considered Whitmore Lake a 'diamond in the rough'. Right now, we have the opportunity to make our diamond shine. You have the opportunity to undo the damage that the Northfield neighbors have done to this community. In the schools, we have seen the affects of families moving away for better opportunities. It's devasting! Please consider growth opportunities for the betterment of Northfield Township.

Thank you,
Carolyn Otterman
10181 Whitmore Bay

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Version: 2014.0.4716 / Virus Database: 3986/7844 - Release Date: 07/12/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 9:47 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Positive Growth
Attachments: Growth in WL.docx; _Certification_.htm

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lmmsu@charter.net [mailto:lmmsu@charter.net]
Sent: Wednesday, July 16, 2014 9:40 AM
To: finkh@twp.northfield.mi.us
Subject: Positive Growth

Good Morning Mr. Fink

Not sure if I can make the meeting tonight, but I wanted to send a letter voicing my opinion. Let me know if you have trouble opening the document. I can drop it off at the township buiklding if need be.

Thanks
Leslie McCall

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:46 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Wednesday, July 16, 2014 10:36 AM
To: finkh@twp.northfield.mi.us
Subject:

Please include my statement in support of controlled growth in Northfield Township.
Concerned Northfield Township resident,
Melissa Bair Westhoven

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:46 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Wednesday, July 16, 2014 10:37 AM
To: finkh@twp.northfield.mi.us
Subject:

I have been a proud resident of Whitmore Lake for well over 40 years. I marvel at all of the wonderful resources we have here—our picturesque lake, our prime location, our great community residents, our beautiful high school and sports facilities—and wonder why we are not prospering. I look around to other small communities and see what we COULD become—a beautifully unique, vibrant, small lakefront community whose residents are dedicated to making this a place full of community pride. Instead, I see stagnation and a lack of vision on the part of the people we appoint to move our community forward. I don't want us to become a Brighton or an Ann Arbor. I want us to be a community united toward the goal of being a place where people can continue to proudly raise families and enjoy the benefits of our bountiful resources. I believe in Whitmore Lake and I want us to survive as a community. We can only achieve this through growth. Lack of growth hurts our families, our businesses, our local government, our schools, and our community spirit. Yes, change can be scary, but a lack of positive action is even scarier.

Sincerely,

Sandi Klump

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:43 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Wednesday, July 16, 2014 10:36 AM
To: finkh@twp.northfield.mi.us
Subject:

I support growth in Northfield Township in order to support our schools and jump start our business district. Growth will mean more economic opportunities for our businesses and property owners. Most importantly, it will mean that the children in our district have the same opportunities as children in other districts in terms of attending school in their community and having basic (i.e., elementary art) as well as advanced (advanced placement courses) offerings for their education. The time for growth is now.

Kelly L. Klump

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Comments to Biltmore Development LLC's "Northfield Township Master Plan Map Amendment Request"

July 9, 2014

Prepared by Jennifer DeLisle, 7441 Spencer Rd.

To be clear from the outset: Biltmore is asking you to change almost five hundred acres on the future land use map (p. 41 of the Master Plan) from agricultural (5 acre minimum), to medium density residential land use (4 dwelling units per acre, if they succeed in running sewer to it). This is a density increase of 2,000%. It is an outrageous request. And if you agree to amend the Master Plan as requested – or even in a smaller, less drastic way – there is no going back. Once the Master Plan is amended, it will be a slam-dunk to rezone the properties in question.

This is not fair to the residents of our township, who have participated in the planning process in good faith; it is not fair to the residents of the Southwest Sub-area – 3, who have bought and maintained their properties in reliance on our Master Plan; and it is most especially not fair to those located immediately adjacent to the parcels carved out by Biltmore, who will be forced out of their properties as their rural way of life is destroyed by construction, traffic, loss of the natural environment, and possible tax increases and sewer assessments.

This request is an insult to the township. It insinuates that all of the work that has gone into creating our Master Plan is subject to the whims of a developer who wishes to make big bucks at the expense of our quality of life (and probably also at our expense as taxpayers). We have a Master Plan. Stick with it. If Biltmore wishes to develop within Northfield Township, our current Master Plan provides for more than enough property where such development is appropriate.

You have more power now than you will have at any other point in the process. Use that power for good. Uphold the rights of the citizens of our own community, not developers who will pocket the profits as they destroy a treasured way of life for many township residents. I have been in your shoes. I know it's difficult to say "no" flat-out and definitively. But in this case, it's the right thing to do and it's up to you to be brave enough to do it. The cards are stacked in favor of the developer, but you have this one moment to say, "thanks, but no thanks. We will amend our Master Plan on our own schedule, when the time is right. And that time is not now."

Master Plan

As per page one of the Master Plan, it "provides a single, comprehensive view of the community's desire for the future." Biltmore is asking you to fundamentally alter that

view, which is based on years of work by the Planning Commission and substantial input from the township's residents.

The Master Plan is also supposed to "provide[] a stable, long-term basis for decision-making." Please do not sweep aside years of work and consensus-building just because someone looking to make a profit asks you to jettison that vision for their own benefit.

I would like to remind you of what our Master Plan currently states.

> **Northfield Township Goals**
>
> The following statements reflect the primary goals of Northfield Township:
>
> - Maintain the rural character and preserve the local characteristics of Northfield Township including a viable, stable agricultural industry by encouraging the retention and preservation of farmland and agricultural production as well as the preservation of general open space in the undeveloped areas of the Township.
> - Systematically preserve open spaces and greenways to maintain the quality of life in Northfield Township, to preserve critical environmental areas, and to maintain rural character.
> - Guide residential development in a manner which will create, preserve and enhance a quality living environment for existing and future Township residents.

(see p. 15). I could go on quot from the general goals and policies stated in our Master Plan, but there is definitely not a place where it says "unless a developer comes along that wants to completely re-write our goals and policies so they can make money."

The specific "Development Strategies" listed in the Master Plan for Southwest Sub-area – 3 include:

> 1. Preserve open space, woodlands and natural features with conservation easements throughout the Southeast [sic] Sub-area.
> 2. Preserve remaining farmland as active farms or open space.
> 3. Continue to control and plan for future residential growth by requiring clustered development by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, and trail requirements.
> 4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture.

5. Discourage extension of public sewer service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.

(see p. 29). The list goes on, but it is all about open space and farmland preservation – NOT development of densely-platted subdivisions. If you look at the natural features map for the Southwest Sub-area (see p. 31), you will see that the Biltmore proposal is for the most part forested wetland and woodland, except for the parcels at the far southeast corner. This land, if it is buildable at all, contains exactly those natural features the Township has pledged to preserve.

I would finally like to remind you of the planning fair comments contained in the Master Plan with respect to the Southwest Sub-area -3:

Agriculture:

- Preserve farmland, put money into it. Keep five acre zoning (helps preserve working farms). All road paving include bike lanes. Any development include transfer of development rights, preservation of development rights. Identify and preserve wildlife corridors. Work with county to have them purchase natural areas. Work with greenbelt to preserve farms. Try to limit new residential development to preserve farmland, avoid infrastructure expansion.
- Farmland preservation.
- Rural character preservation throughout western section of Township, including North Territorial.
- Rural character maintained.
- Maintain farmland.

Development - Residential

- 5+ acre expectancy upon purchase by residents
- No less than 1-acre residences.
- If development, clusters and open space.
- Maintain 5-acre density.
- Cluster residential not needed.
- 5 to 2 acre density
- Cluster needed.

Development – General

- Tight boundary of development at N. Territorial / 23
- Prohibit sprawl – create firm boundaries.

Natural Features / Open Space Preservation/Recreation

- Greenbelt preservation/expansion.

- Wetland preservation.
- No additional light pollution.
- Bicycle paths on Whitmore Lake Road.
- Connect whole Township via bike path.
- Bike path and walking path
- Park and rec area.
- Dog park.
- Preserve wetlands.
- Dark skies – yes.
- Greenbelt – yes.
- Maintain hunting ability.
- Preserve wildlife.

Utilities / Roads

- Minimize traffic congestion.
- No extension of municipal sewer/water.
- No widening of Whitmore Lake Road.
- Developers pay from [sic] infrastructure improvements.
- Repair N. Territorial and 23 bridge.
- Keep Whitmore Lake 2 lanes – bike lanes!
- No city water/sewer in rural areas.

Miscellaneous

- Preserve existing character.
- Facilitate zoning/planning/cooperation with Ann Arbor Township.
- Don't turn into Canton or Brighton.
- Safety.
- Development or improvements done professionally.

The Biltmore proposal is quite simply contradictory to our entire Master Plan and the expressed wishes of our community members.

Possible Annexation of Whitmore Lake Public Schools by Ann Arbor Public Schools

Biltmore wishes to develop the area in question because it is located within the Ann Arbor Public Schools district. Quite simply, developers are not interested in Whitmore Lake Public Schools. You can argue that they are making a mistake, but that doesn't change the fact that a development within the Ann Arbor Public Schools boundaries is much more desirable.

With the annexation proposal currently being considered, a great deal of the township would become part of the Ann Arbor Public Schools district, and would therefore

become of much greater interest to developers. There are areas of the township that are better suited – and currently zoned – for residential development. Those areas are closer to Whitmore Lake and would be more appropriate locations for suburban development. Development in these locations would be much more likely to fuel the commercial development in downtown Whitmore Lake that many in the township would like to see.

Until the decision has been made as to whether the annexation will move forward, it is not the time to reconsider our master plan.

Roads

We don't need to do a traffic study to tell us that Whitmore Lake Road, Joy Road, N. Territorial Road, and the two nearest entrances to US-23 (N. Territorial and Barton Drive) cannot reasonably handle the additional traffic. Substantial back-ups are already occurring at the Whitmore Lake Road/N. Territorial intersection. This may be improved in the future with the construction of roundabouts – but it may not. A further issue is that these properties are all in the Wines/Forsythe/Skyline boundaries. One of the easiest ways to get to those schools is on Joy Road to Maple Road – rural, gravel roads poorly suited to handle the traffic that would result from such dense development.

Imagine thousands of new trips on these roads every day. Now imagine that people might start clamoring for road improvements. The costs of improving these roads and intersections will fall to us as taxpayers – via the county and state funds based on the taxes we all pay – not the developer. The developer can be required to add a turning lane into the subdivision if we're lucky, but they cannot be required to provide the fixes that would be required to handle the additional traffic that development would bring.

Taxes

Biltmore is waving the promise of taxes flowing into the township's coffers. They probably didn't mention that they sued Northville Township over the payment of taxes on land that they were developing there. The upshot was a decision from the Michigan Supreme Court stating that they do not need to pay increased taxes on the land as they develop it. They can put in roads, sewer, water, electricity and phone lines, and continue to pay the same taxes as they would were the land undeveloped. The improvements to the land can only be taxed as each individual parcel is sold. This decision made it cheaper for developers to 'bank' property. Maybe they'll develop it now, maybe they'll develop it in twenty years – but the township isn't going to get a sudden influx of taxes. Ask your experts.

My bet is that Biltmore hopes to ram through this drastic change to our Master Plan and them to hold on to this land for some time. Look at the surrounding businesses north of

the proposed development on Whitmore Lake Road. Does it look like the entry to a high-end subdivision? I am betting that they are counting on substantial changes to the area, forced in part by re-zoning a large chunk of the Southwest Sub-area – 3. A Biltmore development would not provide the township any additional tax money for quite some time, if ever, and of course all those houses might require the construction of a new fire station or other amenities that might come at the expense of the township's current residents, as well as additional police and fire staffing and other township services.

The Domino Effect

The Biltmore proposal, if you look at it, is quite piecemeal. There are cutouts where landowners most likely did not wish to sell to a developer. Those people bought property that was zoned agricultural and that was to remain that way as per the township's master plan. You might think that they would be free to continue using their properties while the land around them is being developed, but this has unfortunately been shown over and over to be incorrect.

Here is a quick primer on the purposes of agricultural zoning:

> The purpose of agricultural zoning is to protect farmland from incompatible uses that would adversely affect the long-term economic viability of the area within the region. Zoning accomplishes this purpose in several ways.
>
> First, zoning protects agricultural land by minimizing land use conflicts and precluding land use controversies. As municipalities grow, the influx of non-agricultural land uses to previously agricultural areas often creates conflict between the faming activities . . . . The segregation of land uses minimizes the number of non-farming landowners impacted by farming activities and reduces the conflicts that arise between farming and non-farming neighbors.
>
> Second, agricultural zoning maintains the vitality of the agricultural sector by retaining a critical mass of agricultural land. Scattered development of non-agricultural buildings often interferes with an agricultural operation's ability to maintain an effective operation, not only by creating a physical obstacle to performing activities efficiently, but also because it diminishes the strength of the overall agricultural community. Non-farm development interferes with the efficient administration of farm duties and diminishes the overall strength of the agricultural community.
>
> Third, effective agricultural zoning ordinances protect prime agricultural soils. Obviously, a dynamic agricultural sector requires soils amendable

> to food production for human and animal consumption. Not all communities contain such valuable soils, however, and many communities contain them in a limited supply. By preserving for agricultural use those soils that are most suitable for agriculture and directing other development to non-suitable soils, zoning maintains in continued use perhaps the most vital ingredient of a healthy agricultural community.

(See "Agricultural Zoning" by David Kruft, at http://law.psu.edu/_file/aglaw/Agricultural_Zoning.pdf

The Biltmore proposal is, quite simply, bad planning. As you know from the years of work put into developing the current Master Plan, density changes should be gradual. Agricultural uses should be sheltered. Dense development does not belong in the middle of an agricultural area, putting the rest of that area at risk of no longer being able to carry out agricultural uses.

What if there is another economic downturn?

Such a sizeable development is a risky proposition. What happens if there is another economic downturn? Might we be left with destroyed natural features and a partially-developed eyesore? Other townships in the area were left with such monstrosities after the last downturn. This development would likely be held by a thinly-capitalized subsidiary that could easily be left to go bankrupt should the development climate head south, leaving the township with wrecked land and unpaid taxes.

Here is a quotation from an article dated December 20, 2007 titled "Distressed Oakland residential properties yield deals": "'National builders have a lot to do with the state of this economy,' Long said. 'They get options for large tracts of land, which impacts the prices, and in essence shut out other builders. But when things take a downturn, they walk away from their deposit because they have the capital to be able to do that.'" http://blog.mlive.com/oak_business_review/2007/12/distressed_residential_propert.html

And here is a link to an article about properties going to auction in Washtenaw County this summer – including three partially completed developments. http://www.mlive.com/business/ann-arbor/index.ssf/2014/06/washtenaw_county_tax_foreclosu_3.html Take a good look at the pictures of the partially-completed, blighted developments.

The development proposed by Biltmore is massive, given that there were only 461 single-family building permits in all of Washtenaw County last year. The size alone makes the development extremely risky, and I'm afraid that risk will be borne by the township, taxpayers and any future residents of the development. If Biltmore were to

start development and then the economy were to go down again, they could simply walk away, and we would be left with the wreck.

Doug Lewan's experience with Biltmore Development LLC in Scio Township

In researching this project, I learned that Biltmore has also been working with Doug Lewan in Scio Township on a similar (albeit much smaller) project. See http://www.annarbor.com/business-review/new-construction-323-single-family-homes-proposed-off-staebler-road/. From the comments on annarbor.com, it seems as though this project might not have been welcomed amongst the residents of Scio Township. I would appreciate a summary from Mr. Lewan as to the status of that project and what happened there.

Conclusion

I would like to conclude by stating that I am not 'anti-development' – but I am against development of property zoned agricultural. Once this land is gone, we can never get it back. I am for development in downtown Ann Arbor. I am for development in Detroit. I am for development in those areas of Northfield Township zoned for development, especially those close to downtown Whitmore Lake, where neighboring residents and businesses would welcome development. But it is not fair to ruin the way of life for those residents of our township who chose to live in areas zoned agricultural and protected under our Master Plan. A lot of consensus-building went into the creation of our Master Plan, and your agreement to amend that plan based on the request of a developer would destroy that consensus. I ask you to act courageously, and in the best interests of our township as a whole, by refusing to take the bait offered by Biltmore Development LLC.

We've already seen what happens when you bend to the will of a developer in violation of the wishes of the majority of the residents of the township. The time is now – just say no.

Howard Fink

From: educare.consulting@gmail.com on behalf of Kim Phillips-Knope [kim@rootsofchange.us]
Sent: Monday, July 14, 2014 10:59 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com
Subject: Biltmore Development Proposal

To Northfield Township Planning Commission and Board of Trustees:

I'm a township resident, writing with strong opposition to Biltmore Land's proposal to construct high-density subdivisions within our agricultural areas.

I've been studying our Master Plan, reading minutes from your recent meetings and talking with other residents. I find myself deeply concerned on several levels:

- We spent two years to create a model Master Plan, which details the optimal land use policy for our community. While it may be an evolving document, the purpose and integrity of this document should remain intact and be a guiding force for any future changes in 2017. Recommendations should certainly not be altered based on the desires of outside developers seeking to profit from our prime preservation land and location in the Ann Arbor school district.

- **Our Township's planning process should be based on our Master Plan's purpose/vision.** By hearing Biltmore's call for this amendment—which clearly violates nearly every recommendation for the use of our Southwest Corridor--we are engaging in unnecessary process, and wasting our time and resources. If Biltmore is a good community partner, as they have been referenced, we can invite them to submit a plan that is fully in line with our community's vision. Biltmore and all future developers should be advised to respect our Master Plan, comply with the recommended areas for development, and work within it—not dictate drastic change from the outside.

This is the first opportunity we have to follow our Master Plan regarding a large-scale development. *Why would we abandoned it now, when it is most needed?*

We have every reason to say No to Biltmore immediately, learn from this experience, and ask that developers submit responsible plans for our growth which follow our values. My additional hope is that our future processes as a township will center around actually administering the Master Plan we created and adopted. This is an outstanding Master Plan within which we can take pride as a community.

Thank you for hearing my concerns and opposition to rezoning or amending the Master Plan.

Sincerely,

Kim Phillips

5720 Earhart Road

Ann Arbor, MI 48105

--

Kim Phillips-Knope, MSW
CAHC Program Consultant, Michigan Department of Community Health
Special Projects Consultant, Michigan Department of Education

Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: kim@rootsofchange.us
Phone: (248) 210-3523 cell

"For one human being to love another; that is perhaps the most difficult of all our tasks, the final and ultimate proof, the work for which all other is but preparation." (Rilke)

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 9:14 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Sustainable growth

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: sandra.klump@charter.net [mailto:sandra.klump@charter.net]
Sent: Wednesday, July 16, 2014 6:26 AM
To: finkh@twp.northfield.mi.us
Subject: Sustainable growth

July 15, 2014

Northfield Township Planning Commission
8350 Main St.
Whitmore Lake, MI 48189

Dear Members of the Planning Commission,

I began coming to Whitmore Lake back in the 1940's as a little girl visiting my grandparents' cottage every summer weekend, and I have been a permanent resident of Whitmore Lake for well over 40 years. I marvel at all of the resources we have here—our picturesque lake, our prime location, our great community citizens, our beautiful high school and sports facilities—and wonder why we are not prospering. I look around to other small communities and see what we COULD become—a beautifully unique, vibrant, small lakefront community whose residents are dedicated to making this a place full of community pride. Instead, I see stagnation and a lack of vision on the part of the people we appoint to move our community forward.

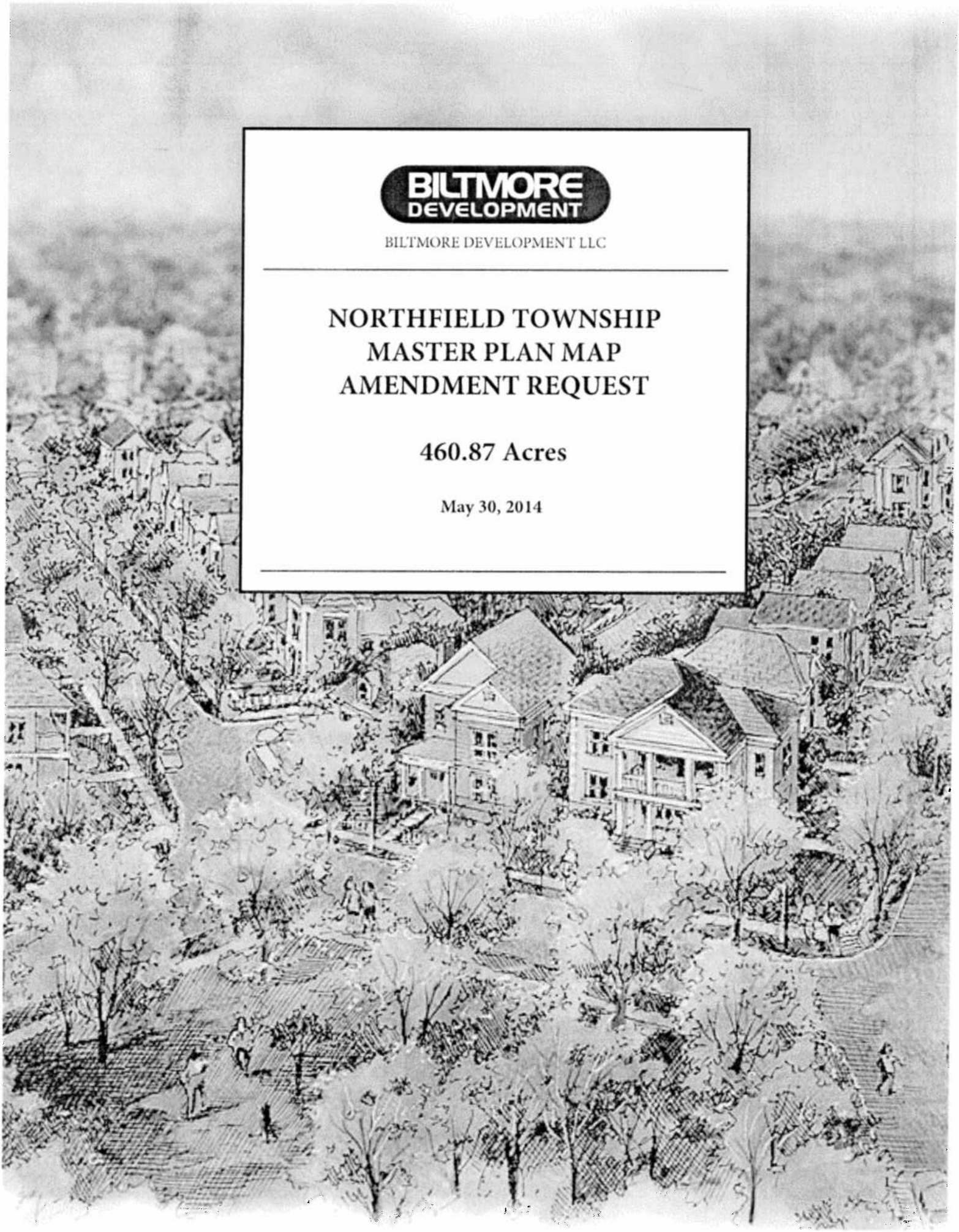
I urge you, the members of the Planning Commission, to take the steps necessary to get this community moving toward what we COULD BE. I don't want us to be a Brighton or an Ann Arbor. I want us to be a community united toward the goal of being a place where people can continue to proudly raise families and enjoy the benefits of our bountiful resources. YOU can help make this happen by enabling the kind of sustainable growth that will help propel us toward the fulfillment of this vision.

I believe in Whitmore Lake and I want us to survive as a community. We can only achieve this through growth. Lack of growth hurts our families, our businesses, our local government, our schools, and our community spirit. Yes, change can be scary, but a lack of positive action is even scarier. Please do what you have the power to do to help move us forward!

Sincerely,

Sandra Klump
9474 Lake Pointe Drive
Whitmore Lake, MI 48189

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14



BILTMORE DEVELOPMENT

BILTMORE DEVELOPMENT LLC

NORTHFIELD TOWNSHIP MASTER PLAN MAP AMENDMENT REQUEST

460.87 Acres

May 30, 2014

BILTMORE LAND LLC

555 S. Old Woodward, #1409
Birmingham, Michigan 48009
Phone: 248.563.5800
Email: dstollman@me.com

May 29, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Request for Amendment of Master Plan Map***

Dear Mr. Fink:

This letter is our formal request that Northfield Township amend its Master Plan map for future land use to designate the nine parcels depicted on Exhibit 1 (the "Parcels") as MDR - Medium Density Residential (1/4 to 1 Ac.). The Parcels are highlighted in yellow on Exhibit 1 and identified as Parcel A through Parcel I. The nine Parcels are owned by seven separate owners; two of the owners own two Parcels.

As shown on Exhibit 1, the Parcels are in Sections 29 and 32, west of US-23. The Parcel Identification Numbers for each Parcel, and the names and addresses of each Parcel owner, are attached as Exhibit 2. Biltmore Land LLC is the contract purchaser of each Parcel. Each Parcel owner has consented to Biltmore filing and processing for approval applications for the development of the Parcel. The consents are attached as Exhibit 3.

The amendment of the Northfield Township Master Plan map for future land use to designate the Parcels as MDR is supported by, without limitation, the following:

- Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.

- The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.

- Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.

- The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

- The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.

- Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.

In summary, we ask that Northfield Township process for approval and approve the MDR designation of the Parcels, which will increase the Township's tax base, strengthen businesses in the downtown area as well as locally sourced agriculture and enhance the local economy.

If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE LAND LLC

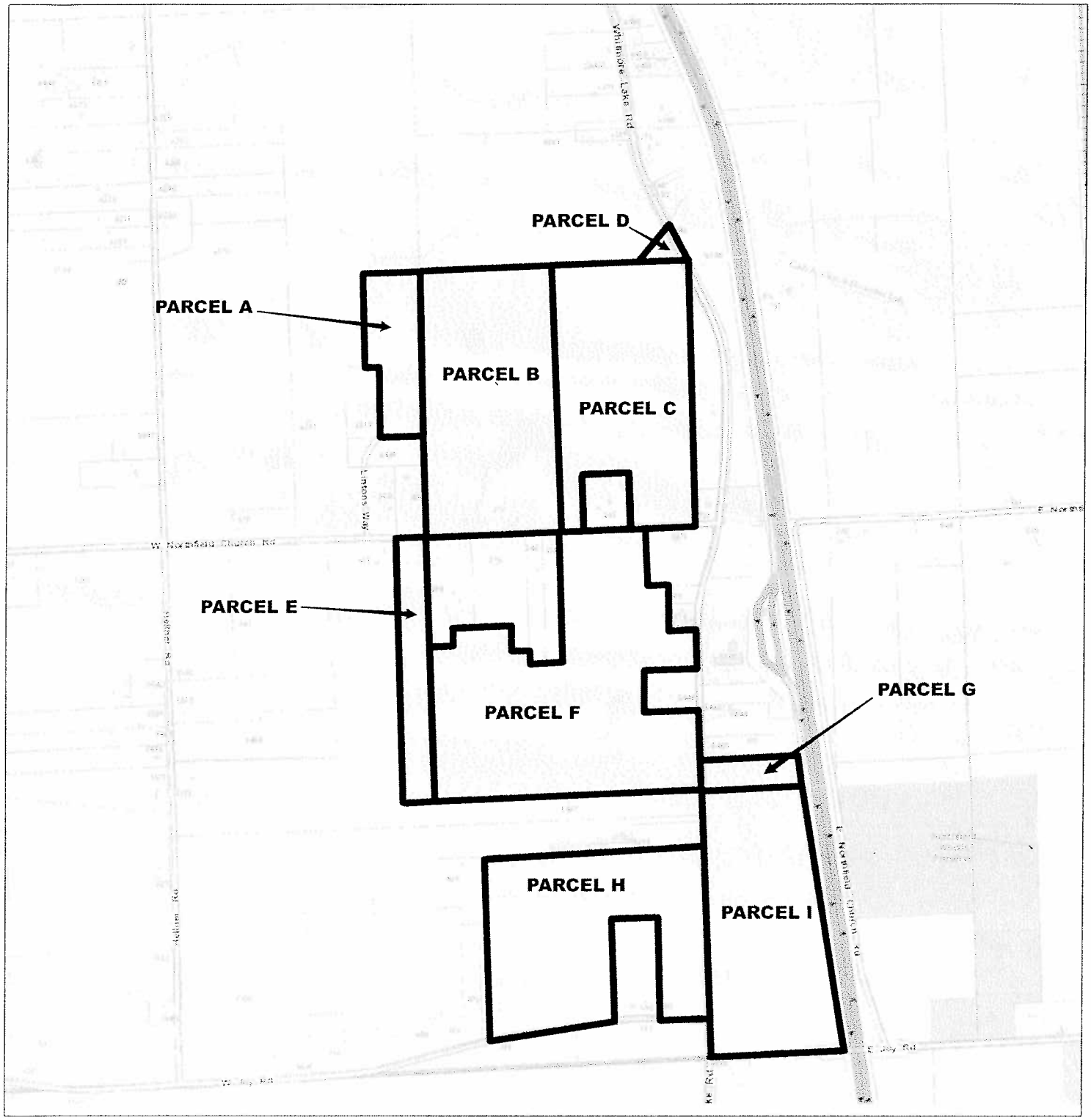
By: _____
David J. Stollman, its Manager

DJS/kk

cc: Douglas J. Lewan, Community Planner, PCP, AICP (w/ attachments)

Attachments
Exhibit 1 – Depiction of Parcels Proposed for MDR Designation
Exhibit 2 – List of Parcel Nos., with the name and address of each Parcel Owner
Exhibit 3 – Consents of the Owner of each Parcel

EXHIBIT 1


PARCEL D
PARCEL A
PARCEL B
PARCEL C
PARCEL E
PARCEL F
PARCEL G
PARCEL H
PARCEL I

BILTMORE DEVELOPMENT

EXHIBIT 2

PARCEL A

OWNER:	NOBLE, ROBERT L & ALAINA
PROPERTY ADDRESS:	LINTON WAY ANN ARBOR , MI 48105
PARCEL #:	B -02-30-400-007
OWNER ADDRESS:	6124 SWAN LAKE ROMULUS , MI 48174
ACREAGE:	19.04

PARCEL B

OWNER:	BRAUN JOYCE M (TRUST)
PROPERTY ADDRESS:	370 W NORTHFIELD CHURCH RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-300-002
OWNER ADDRESS:	5155 JENNINGS RD ANN ARBOR , MI 48105
ACREAGE:	80.00

PARCEL C

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-29-300-004
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	74.0

PARCEL D

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	6107 WHITMORE LAKE RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-200-013
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	1.96

PARCEL E

OWNER:	RAUPAGH PAUL R & BRYNN W
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-31-100-010
OWNER ADDRESS:	5445 HELLNER RD. ANN ARBOR , MI 48105
ACREAGE:	20.01

PARCEL F

OWNER:	PHEASANT HOLLOW ASSOCIATES, LLC
PROPERTY ADDRESS:	5355 WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-200-012
OWNER ADDRESS:	451 E WILSON PONTIAC , MI 48341
ACREAGE:	111.67

PARCEL G

OWNER:	VACHHER S PREHLAD TRUST & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-100-016
OWNER ADDRESS:	42814 OATYER CT ASHBURN , VA 20148
ACREAGE:	6.63

PARCEL H

OWNER:	KRAAY LIMITED PARTNERSHIP
PROPERTY ADDRESS:	80 W JOY RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-300-008
OWNER ADDRESS:	5021 GAMTON COURT CHARLOTTE , NC 28226
ACREAGE:	76.35

PARCEL I

OWNER:	VACHHER (PREHLAD S) & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-400-002
OWNER ADDRESS:	47237 BEACHCREST CT PLYMOUTH , MI 48170
ACREAGE:	71.12

TOTAL ACREAGE:	460.78

EXHIBIT 3
PARCEL A

To Whom It May Concern:

We own the property legally described as Parcel No B-02-30-400-007, comprising 19.04 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: May 29, 2014

EXHIBIT 3
PARCEL B

To Whom It May Concern:

We own the property whose address is 370 W Northfield Church Road, containing approximately 80 +/- acres, being Parcel No. B-02-29-300-002 and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Joyce M. Braun, as Trustee of the Joyce M. Braun Trust under Trust Agreement dated January 30, 1996, as amended

Date: May 10, 2014

EXHIBIT 3
PARCEL C & D

To Whom It May Concern:

We own the property legally described as Parcel No(s). B-02-29-300-004 and B-02-29-200-013 comprising 75.96 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Kleinschmidt Family Limited Partnership

By: _____
Charles A. Kleinschmidt
Its: Agent

Date: 5/8/14

EXHIBIT 3
PARCEL E

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-31-100-010, comprising 20.01 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Bryan W. Raycraft

Paul K Raycraft

Date: May 28, 2014

EXHIBIT 3
PARCEL F

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-200-012 whose address is 5355 Whitmore Lake Road, Ann Arbor Michigan 48105, comprising 111.67 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

By: _____

Date: 5/24/14

EXHIBIT 3
PARCELS G & I

To Whom It May Concern:

We own the property legally described as Parcel Nos. B-02-32-400-002 and B-02-32-100-016 comprising 77.75 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to the terms of that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: _____

EXHIBIT 3
PARCEL H

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-300-008 whose street address is 80 W Joy Road, Ann Arbor, MI 48105, comprising 76.35 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

KRAAY LIMITED PARTNERSHIP

Deck Kraay - Trustee

Ryan Kraay - Trustee

Date: 5/23/2014

Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road · ann arbor, mi 48105

16 July 2014

Northfield Township Board of Trustees and Planning Commission
c/o Mr. Howard Fink
Township Manager
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189

Re: Biltmore Land's request to change Northfield's Master Plan

Dear members of the Northfield Township's Board of Trustees and Planning Commission;

You have before you a request to alter Northfield Township's Master Plan to allow nine specific parcels to be developed for single family residential use to a density of up to one house per quarter acre lot. They are currently zoned to be at least 5 acres per residence. I am writing today to ask that you turn down this request as Northfield Township has clearly determined your preference for this acreage at a time when you were unburdened by a developer's proposal and you clearly voted that you would not like these parcels developed to this density.

For background, I am a practicing architect, with work experience in a number of arenas including planning and housing projects. I am a pro-development urbanist, who believes strongly in increasing the densities of our cities. However, what is being proposed for these 460 acres will not achieve the goals the developer says they will achieve and goes against good planning concepts understood today.

I am also not a resident of Northfield Township. I live two miles south of this proposed development. As such I will be impacted little but that is not relevant. What is relevant is the following:

1. Your master plan is your communication to not only your residents, but it is also your communication to your surrounding communities, your municipal neighbors, as to what your values are regarding your township and how you see the future in your township. Your community, through your Planning Commission, adopted a master plan just two years ago charged with considering the coming decades, and your community said 5 acres is an acceptable minimum for these lots.

2. As an active member in the community I have contributed to master plan and zoning discussions in a number of the surrounding townships, as well as Ann Arbor, and am very familiar with the issues up and down Whitmore Lake Road. I am also familiar with many of the proposals that have been pitched along this corridor in the past and know that despite the fact that "the economic climate is improving" plopping 1,000 or so houses in an agricultural / rural corridor is just bad planning. Doing this will 'preserve and enhance' nothing; it is the definition of sprawl.

3. As has been pointed out to you in letters from others, the addition of houses to a municipality does not automatically result in an increased tax benefit. The more residents you have, the more municipal responsibility you also have. And many times the cost to provide the necessary services for a residence is not fully covered by that resident's taxes.

Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road · ann arbor, mi 48105

4. The developer has made the statement that this development "will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses." What they did not point out is that all of the parcels, with the possible exception of parcel 'D' which is just 2 acres, is in the Ann Arbor Public School District. This means that the children who were to live in this development would go to Wines, Forsythe and Skyline; schools located in the city of Ann Arbor. The result will be that these families will identify with, and spend their time and money, in Ann Arbor. So yes, this development will support and strengthen the existing downtown area; the existing downtown area of Ann Arbor.

The following is from Northfield Township's Master Plan under *"How is this Plan to be used"* (emphasis added).

1. It is a general statement of the Township's goals and policies and provides a single, comprehensive view of the ***community's desire for the future****.*

2. It serves as an ***aid in daily decision-making****. The goals and policies outlined in this Plan guide Planning Commissioners and Township Board of Trustees in their deliberations on zoning, subdivisions, capital improvements, and other matters relating to land use and development. The Master Plan provides a stable, long-term basis for decision-making.*

5. Finally, this Master Plan serves as an educational tool and ***gives*** *citizens, property owners,* ***developers****, and adjacent communities* ***a clear indication of the Township's direction for the future.***

The above makes it clear how the Master Plan is to be used by both the township and the developer. The below is just one of the appropriate paragraphs to be heeded by both (again emphasis added).

"The rural pattern is comprised of low density residential uses, agricultural uses and operations, protected conservation districts, as well as wetlands and other sensitive environmental areas. ***New residential development should be minimized*** *in order to maintain viable units of agricultural production, rural character, and open spaces. These areas are located primarily in the Northeast, Southwest and the Southeast Sub-areas.* ***Where residential development would occur, the preferred form of development is an open space or cluster residential development****."*

Thank you for considering my thoughts.

Sincerely,
Charles Bultman, architect *LLC*



Charles Bultman A. I. A.,
President

Comments to Biltmore Development LLC's "Northfield Township Master Plan Map Amendment Request"

July 9, 2014

Prepared by Jennifer DeLisle, 7441 Spencer Rd.

To be clear from the outset: Biltmore is asking you to change almost five hundred acres on the future land use map (p. 41 of the Master Plan) from agricultural (5 acre minimum), to medium density residential land use (4 dwelling units per acre, if they succeed in running sewer to it). This is a density increase of 2,000%. It is an outrageous request. And if you agree to amend the Master Plan as requested – or even in a smaller, less drastic way – there is no going back. Once the Master Plan is amended, it will be a slam-dunk to rezone the properties in question.

This is not fair to the residents of our township, who have participated in the planning process in good faith; it is not fair to the residents of the Southwest Sub-area – 3, who have bought and maintained their properties in reliance on our Master Plan; and it is most especially not fair to those located immediately adjacent to the parcels carved out by Biltmore, who will be forced out of their properties as their rural way of life is destroyed by construction, traffic, loss of the natural environment, and possible tax increases and sewer assessments.

This request is an insult to the township. It insinuates that all of the work that has gone into creating our Master Plan is subject to the whims of a developer who wishes to make big bucks at the expense of our quality of life (and probably also at our expense as taxpayers). We have a Master Plan. Stick with it. If Biltmore wishes to develop within Northfield Township, our current Master Plan provides for more than enough property where such development is appropriate.

You have more power now than you will have at any other point in the process. Use that power for good. Uphold the rights of the citizens of our own community, not developers who will pocket the profits as they destroy a treasured way of life for many township residents. I have been in your shoes. I know it's difficult to say "no" flat-out and definitively. But in this case, it's the right thing to do and it's up to you to be brave enough to do it. The cards are stacked in favor of the developer, but you have this one moment to say, "thanks, but no thanks. We will amend our Master Plan on our own schedule, when the time is right. And that time is not now."

Master Plan

As per page one of the Master Plan, it "provides a single, comprehensive view of the community's desire for the future." Biltmore is asking you to fundamentally alter that

view, which is based on years of work by the Planning Commission and substantial input from the township's residents.

The Master Plan is also supposed to "provide[] a stable, long-term basis for decision-making." Please do not sweep aside years of work and consensus-building just because someone looking to make a profit asks you to jettison that vision for their own benefit.

I would like to remind you of what our Master Plan currently states.

> **Northfield Township Goals**
>
> The following statements reflect the primary goals of Northfield Township:
>
> - Maintain the rural character and preserve the local characteristics of Northfield Township including a viable, stable agricultural industry by encouraging the retention and preservation of farmland and agricultural production as well as the preservation of general open space in the undeveloped areas of the Township.
> - Systematically preserve open spaces and greenways to maintain the quality of life in Northfield Township, to preserve critical environmental areas, and to maintain rural character.
> - Guide residential development in a manner which will create, preserve and enhance a quality living environment for existing and future Township residents.

(see p. 15). I could go on quot from the general goals and policies stated in our Master Plan, but there is definitely not a place where it says "unless a developer comes along that wants to completely re-write our goals and policies so they can make money."

The specific "Development Strategies" listed in the Master Plan for Southwest Sub-area – 3 include:

1. Preserve open space, woodlands and natural features with conservation easements throughout the Southeast [sic] Sub-area.
2. Preserve remaining farmland as active farms or open space.
3. Continue to control and plan for future residential growth by requiring clustered development by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, and trail requirements.
4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture.

5. Discourage extension of public sewer service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.

(see p. 29). The list goes on, but it is all about open space and farmland preservation – NOT development of densely-platted subdivisions. If you look at the natural features map for the Southwest Sub-area (see p. 31), you will see that the Biltmore proposal is for the most part forested wetland and woodland, except for the parcels at the far southeast corner. This land, if it is buildable at all, contains exactly those natural features the Township has pledged to preserve.

I would finally like to remind you of the planning fair comments contained in the Master Plan with respect to the Southwest Sub-area -3:

Agriculture:

- Preserve farmland, put money into it. Keep five acre zoning (helps preserve working farms). All road paving include bike lanes. Any development include transfer of development rights, preservation of development rights. Identify and preserve wildlife corridors. Work with county to have them purchase natural areas. Work with greenbelt to preserve farms. Try to limit new residential development to preserve farmland, avoid infrastructure expansion.
- Farmland preservation.
- Rural character preservation throughout western section of Township, including North Territorial.
- Rural character maintained.
- Maintain farmland.

Development - Residential

- 5+ acre expectancy upon purchase by residents
- No less than 1-acre residences.
- If development, clusters and open space.
- Maintain 5-acre density.
- Cluster residential not needed.
- 5 to 2 acre density
- Cluster needed.

Development – General

- Tight boundary of development at N. Territorial / 23
- Prohibit sprawl – create firm boundaries.

Natural Features / Open Space Preservation/Recreation

- Greenbelt preservation/expansion.

- Wetland preservation.
- No additional light pollution.
- Bicycle paths on Whitmore Lake Road.
- Connect whole Township via bike path.
- Bike path and walking path
- Park and rec area.
- Dog park.
- Preserve wetlands.
- Dark skies – yes.
- Greenbelt – yes.
- Maintain hunting ability.
- Preserve wildlife.

Utilities / Roads

- Minimize traffic congestion.
- No extension of municipal sewer/water.
- No widening of Whitmore Lake Road.
- Developers pay from [sic] infrastructure improvements.
- Repair N. Territorial and 23 bridge.
- Keep Whitmore Lake 2 lanes – bike lanes!
- No city water/sewer in rural areas.

Miscellaneous

- Preserve existing character.
- Facilitate zoning/planning/cooperation with Ann Arbor Township.
- Don't turn into Canton or Brighton.
- Safety.
- Development or improvements done professionally.

The Biltmore proposal is quite simply contradictory to our entire Master Plan and the expressed wishes of our community members.

Possible Annexation of Whitmore Lake Public Schools by Ann Arbor Public Schools

Biltmore wishes to develop the area in question because it is located within the Ann Arbor Public Schools district. Quite simply, developers are not interested in Whitmore Lake Public Schools. You can argue that they are making a mistake, but that doesn't change the fact that a development within the Ann Arbor Public Schools boundaries is much more desirable.

With the annexation proposal currently being considered, a great deal of the township would become part of the Ann Arbor Public Schools district, and would therefore

become of much greater interest to developers. There are areas of the township that are better suited – and currently zoned – for residential development. Those areas are closer to Whitmore Lake and would be more appropriate locations for suburban development. Development in these locations would be much more likely to fuel the commercial development in downtown Whitmore Lake that many in the township would like to see.

Until the decision has been made as to whether the annexation will move forward, it is not the time to reconsider our master plan.

Roads

We don't need to do a traffic study to tell us that Whitmore Lake Road, Joy Road, N. Territorial Road, and the two nearest entrances to US-23 (N. Territorial and Barton Drive) cannot reasonably handle the additional traffic. Substantial back-ups are already occurring at the Whitmore Lake Road/N. Territorial intersection. This may be improved in the future with the construction of roundabouts – but it may not. A further issue is that these properties are all in the Wines/Forsythe/Skyline boundaries. One of the easiest ways to get to those schools is on Joy Road to Maple Road – rural, gravel roads poorly suited to handle the traffic that would result from such dense development.

Imagine thousands of new trips on these roads every day. Now imagine that people might start clamoring for road improvements. The costs of improving these roads and intersections will fall to us as taxpayers – via the county and state funds based on the taxes we all pay – not the developer. The developer can be required to add a turning lane into the subdivision if we're lucky, but they cannot be required to provide the fixes that would be required to handle the additional traffic that development would bring.

Taxes

Biltmore is waving the promise of taxes flowing into the township's coffers. They probably didn't mention that they sued Northville Township over the payment of taxes on land that they were developing there. The upshot was a decision from the Michigan Supreme Court stating that they do not need to pay increased taxes on the land as they develop it. They can put in roads, sewer, water, electricity and phone lines, and continue to pay the same taxes as they would were the land undeveloped. The improvements to the land can only be taxed as each individual parcel is sold. This decision made it cheaper for developers to 'bank' property. Maybe they'll develop it now, maybe they'll develop it in twenty years – but the township isn't going to get a sudden influx of taxes. Ask your experts.

My bet is that Biltmore hopes to ram through this drastic change to our Master Plan and them to hold on to this land for some time. Look at the surrounding businesses north of

the proposed development on Whitmore Lake Road. Does it look like the entry to a high-end subdivision? I am betting that they are counting on substantial changes to the area, forced in part by re-zoning a large chunk of the Southwest Sub-area – 3. A Biltmore development would not provide the township any additional tax money for quite some time, if ever, and of course all those houses might require the construction of a new fire station or other amenities that might come at the expense of the township's current residents, as well as additional police and fire staffing and other township services.

The Domino Effect

The Biltmore proposal, if you look at it, is quite piecemeal. There are cutouts where landowners most likely did not wish to sell to a developer. Those people bought property that was zoned agricultural and that was to remain that way as per the township's master plan. You might think that they would be free to continue using their properties while the land around them is being developed, but this has unfortunately been shown over and over to be incorrect.

Here is a quick primer on the purposes of agricultural zoning:

> The purpose of agricultural zoning is to protect farmland from incompatible uses that would adversely affect the long-term economic viability of the area within the region. Zoning accomplishes this purpose in several ways.
>
> First, zoning protects agricultural land by minimizing land use conflicts and precluding land use controversies. As municipalities grow, the influx of non-agricultural land uses to previously agricultural areas often creates conflict between the faming activities . . . . The segregation of land uses minimizes the number of non-farming landowners impacted by farming activities and reduces the conflicts that arise between farming and non-farming neighbors.
>
> Second, agricultural zoning maintains the vitality of the agricultural sector by retaining a critical mass of agricultural land. Scattered development of non-agricultural buildings often interferes with an agricultural operation's ability to maintain an effective operation, not only by creating a physical obstacle to performing activities efficiently, but also because it diminishes the strength of the overall agricultural community. Non-farm development interferes with the efficient administration of farm duties and diminishes the overall strength of the agricultural community.
>
> Third, effective agricultural zoning ordinances protect prime agricultural soils. Obviously, a dynamic agricultural sector requires soils amendable

> to food production for human and animal consumption. Not all communities contain such valuable soils, however, and many communities contain them in a limited supply. By preserving for agricultural use those soils that are most suitable for agriculture and directing other development to non-suitable soils, zoning maintains in continued use perhaps the most vital ingredient of a healthy agricultural community.

(See "Agricultural Zoning" by David Kruft, at http://law.psu.edu/_file/aglaw/Agricultural_Zoning.pdf

The Biltmore proposal is, quite simply, bad planning. As you know from the years of work put into developing the current Master Plan, density changes should be gradual. Agricultural uses should be sheltered. Dense development does not belong in the middle of an agricultural area, putting the rest of that area at risk of no longer being able to carry out agricultural uses.

What if there is another economic downturn?

Such a sizeable development is a risky proposition. What happens if there is another economic downturn? Might we be left with destroyed natural features and a partially-developed eyesore? Other townships in the area were left with such monstrosities after the last downturn. This development would likely be held by a thinly-capitalized subsidiary that could easily be left to go bankrupt should the development climate head south, leaving the township with wrecked land and unpaid taxes.

Here is a quotation from an article dated December 20, 2007 titled "Distressed Oakland residential properties yield deals": "'National builders have a lot to do with the state of this economy,' Long said. 'They get options for large tracts of land, which impacts the prices, and in essence shut out other builders. But when things take a downturn, they walk away from their deposit because they have the capital to be able to do that.'" http://blog.mlive.com/oak_business_review/2007/12/distressed_residential_propert.html

And here is a link to an article about properties going to auction in Washtenaw County this summer – including three partially completed developments. http://www.mlive.com/business/ann-arbor/index.ssf/2014/06/washtenaw_county_tax_foreclosu_3.html Take a good look at the pictures of the partially-completed, blighted developments.

The development proposed by Biltmore is massive, given that there were only 461 single-family building permits in all of Washtenaw County last year. The size alone makes the development extremely risky, and I'm afraid that risk will be borne by the township, taxpayers and any future residents of the development. If Biltmore were to

start development and then the economy were to go down again, they could simply walk away, and we would be left with the wreck.

Doug Lewan's experience with Biltmore Development LLC in Scio Township

In researching this project, I learned that Biltmore has also been working with Doug Lewan in Scio Township on a similar (albeit much smaller) project. See http://www.annarbor.com/business-review/new-construction-323-single-family-homes-proposed-off-staebler-road/. From the comments on annarbor.com, it seems as though this project might not have been welcomed amongst the residents of Scio Township. I would appreciate a summary from Mr. Lewan as to the status of that project and what happened there.

Conclusion

I would like to conclude by stating that I am not 'anti-development' – but I am against development of property zoned agricultural. Once this land is gone, we can never get it back. I am for development in downtown Ann Arbor. I am for development in Detroit. I am for development in those areas of Northfield Township zoned for development, especially those close to downtown Whitmore Lake, where neighboring residents and businesses would welcome development. But it is not fair to ruin the way of life for those residents of our township who chose to live in areas zoned agricultural and protected under our Master Plan. A lot of consensus-building went into the creation of our Master Plan, and your agreement to amend that plan based on the request of a developer would destroy that consensus. I ask you to act courageously, and in the best interests of our township as a whole, by refusing to take the bait offered by Biltmore Development LLC.

We've already seen what happens when you bend to the will of a developer in violation of the wishes of the majority of the residents of the township. The time is now – just say no.

Planning Commission / Township Board Joint Meeting
Consideration of "Sub-Plan" Amendment

Outline of Joint Meeting

1 Meeting Outcomes

- Determine if the Township should review and adopt a "sub-plan" for a geographic area less than the entire Township, due to unique physical characteristics that warrant more intensive planning.
- Make a determination what if anything has changed since the adoption of the current Master Plan in 2012 to warrant the review of a sub-plan of the Master Plan.
- Provide direction to the Planning Commission for either moving forward with a change or staying with current plan. General scope of change should be determined.

2 Review Area Under Consideration

- Review general purpose of a Master Plan pursuant to the Michigan Planning Enabling Act
- Master Plan sub-plan review and adoption pursuant to Michigan Planning Enabling Act
- Review of land area under consideration.
- Acreage under consideration.
- Review of existing physical conditions, including significant natural areas, land-use potential, and existing housing .
- Review of current zoning.
- Review of current Master Plan.

3 Determination of Scope of Sub-Plan

- If desirable to review a sub-plan of the Master Plan, what is the scope of the change? The scope has at least two elements:
    1. Land area of the sub-area.
    2. Residential Density taking into account the unique features of sub-area.

  Decision on the above two items should be based on what makes sense for the sub-area.

4 Implications and Additional Information

The following studies may assist the Planning Commission and Board in making any decision to change the Master Plan. A change to the Master Plan within the subject area will cause a significant change in the development pattern of the Township:

- Traffic analysis to determine impacts on Whitmore Lake Road and adjoining roadway intersections.
- Sewer capacity study. Impacts on this area in relation to other areas of the Township should be considered.
- Fiscal Impact Analysis. This study would take into account the impacts to tax base and costs of a potential residential development of the scope proposed.

5 Outcomes and Future Direction

The Planning Commission and Township Board will be asked to comment on the following items to determine we are on the right track in this effort:

- Determination if sub-area planning should move forward.
- Determination if additional studies are required, i.e. traffic, sewer, fiscal impact, and environmental impacts.
- If it is determined that some sub-area plan should move forward, what is the scope of that sub-area planning effort, i.e. geographic area, and residential density.

The results will be provided at the next scheduled Planning Commission meeting along with any next steps in this process.

NORTHFIELD TOWNSHIP PLANNING COMMISSION
NORTHFIELD TOWNSHIP BOARD OF TRUSTEES
NOTICE OF JOINT MEETING
July 16, 2014 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189

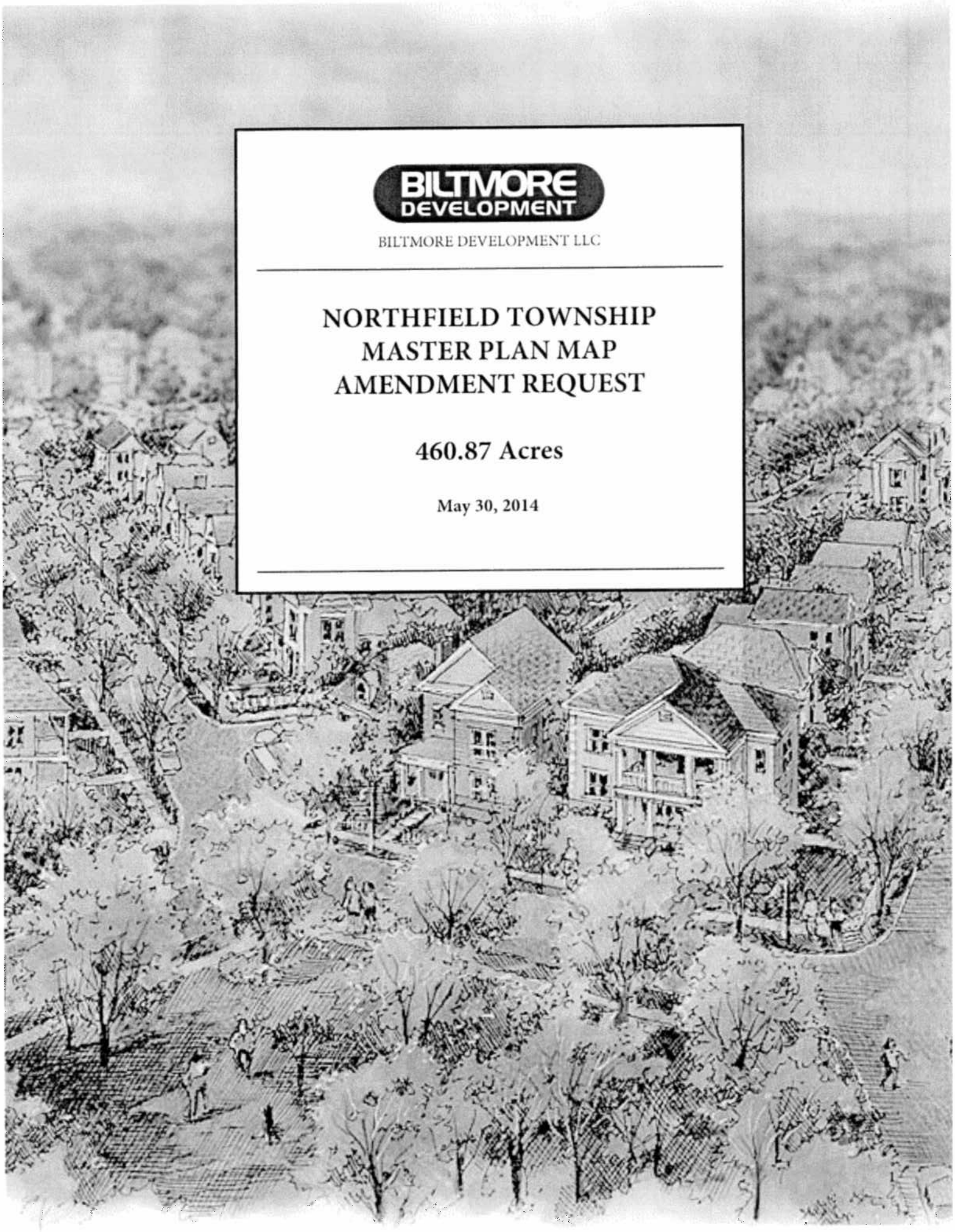
AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. CALL TO THE PUBLIC
6. CORRESPONDENCE
7. REPORTS
   - A. Board of Trustees Report
   - B. ZBA
   - C. Staff Report
   - D. Planning Consultant Report
8. PUBLIC HEARINGS
9. OLD BUSINESS
10. NEW BUSINESS
11. MINUTES: July 2, 2014 Regular Meeting
12. POLICY REVIEW AND DISCUSSION

    Review of Issues and Policy Discussion concerning undertaking a Potential Master Plan Amendment for the Whitmore Lake Road corridor in the Southwest Sub-area
13. COMMENTS FROM THE COMMISSIONERS
14. CALL TO THE PUBLIC
15. ANNOUNCEMENT: Next Regular Meeting – August 6, 2014
16. ADJOURNMENT

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

P.O. Box 576 8350 Main Street, Whitmore Lake, MI 48189-0576 Telephone: (734) 449-5000 Fax: (734) 449 –0123
Website: www.twp.northfield.mi.us



BILTMORE DEVELOPMENT

BILTMORE DEVELOPMENT LLC

NORTHFIELD TOWNSHIP MASTER PLAN MAP AMENDMENT REQUEST

460.87 Acres

May 30, 2014

BILTMORE LAND LLC

555 S. Old Woodward, #1409
Birmingham, Michigan 48009
Phone: 248.563.5800
Email: dstollman@me.com

May 29, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Request for Amendment of Master Plan Map***

Dear Mr. Fink:

This letter is our formal request that Northfield Township amend its Master Plan map for future land use to designate the nine parcels depicted on Exhibit 1 (the "Parcels") as MDR - Medium Density Residential (1/4 to 1 Ac.). The Parcels are highlighted in yellow on Exhibit 1 and identified as Parcel A through Parcel I. The nine Parcels are owned by seven separate owners; two of the owners own two Parcels.

As shown on Exhibit 1, the Parcels are in Sections 29 and 32, west of US-23. The Parcel Identification Numbers for each Parcel, and the names and addresses of each Parcel owner, are attached as Exhibit 2. Biltmore Land LLC is the contract purchaser of each Parcel. Each Parcel owner has consented to Biltmore filing and processing for approval applications for the development of the Parcel. The consents are attached as Exhibit 3.

The amendment of the Northfield Township Master Plan map for future land use to designate the Parcels as MDR is supported by, without limitation, the following:

- Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.

- The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.

- Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.

- The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

- The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.

- Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.

In summary, we ask that Northfield Township process for approval and approve the MDR designation of the Parcels, which will increase the Township's tax base, strengthen businesses in the downtown area as well as locally sourced agriculture and enhance the local economy.

If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE LAND LLC

By: _____
David J. Stollman, its Manager

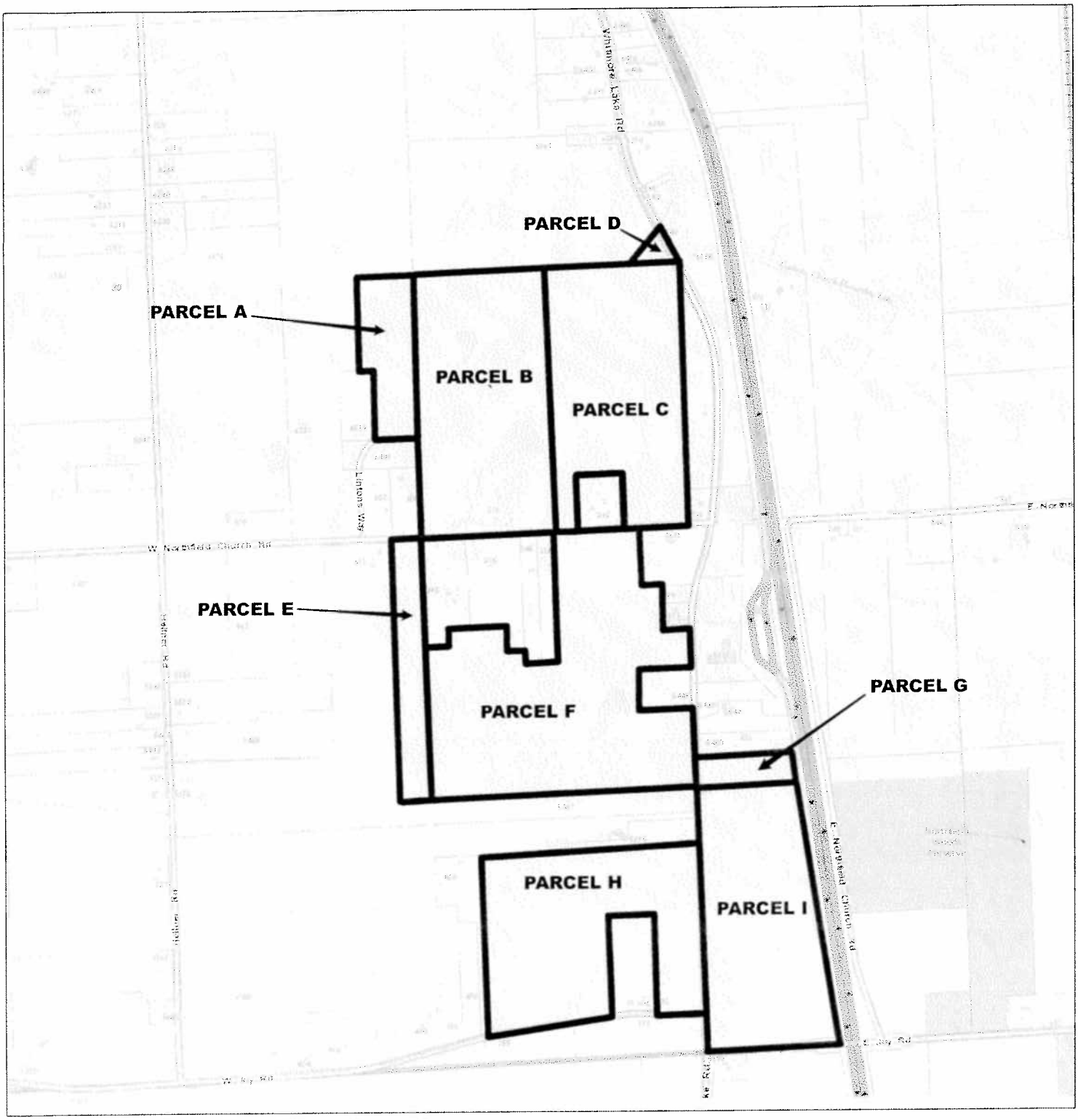
DJS/kk

cc: Douglas J. Lewan, Community Planner, PCP, AICP (w/ attachments)

Attachments
Exhibit 1 – Depiction of Parcels Proposed for MDR Designation
Exhibit 2 – List of Parcel Nos., with the name and address of each Parcel Owner
Exhibit 3 – Consents of the Owner of each Parcel

BILTMORE DEVELOPMENT

EXHIBIT 1



BILTMORE DEVELOPMENT

EXHIBIT 2

PARCEL A

OWNER:	NOBLE, ROBERT L & ALAINA
PROPERTY ADDRESS:	LINTON WAY ANN ARBOR , MI 48105
PARCEL #:	B -02-30-400-007
OWNER ADDRESS:	6124 SWAN LAKE ROMULUS , MI 48174
ACREAGE:	19.04

PARCEL B

OWNER:	BRAUN JOYCE M (TRUST)
PROPERTY ADDRESS:	370 W NORTHFIELD CHURCH RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-300-002
OWNER ADDRESS:	5155 JENNINGS RD ANN ARBOR , MI 48105
ACREAGE:	80.00

PARCEL C

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-29-300-004
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	74.0

PARCEL D

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	6107 WHITMORE LAKE RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-200-013
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	1.96

PARCEL E

OWNER:	RAUPAGH PAUL R & BRYNN W
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-31-100-010
OWNER ADDRESS:	5445 HELLNER RD. ANN ARBOR , MI 48105
ACREAGE:	20.01

PARCEL F

OWNER:	PHEASANT HOLLOW ASSOCIATES, LLC
PROPERTY ADDRESS:	5355 WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-200-012
OWNER ADDRESS:	451 E WILSON PONTIAC , MI 48341
ACREAGE:	111.67

PARCEL G

OWNER:	VACHHER S PREHLAD TRUST & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-100-016
OWNER ADDRESS:	42814 OATYER CT ASHBURN , VA 20148
ACREAGE:	6.63

PARCEL H

OWNER:	KRAAY LIMITED PARTNERSHIP
PROPERTY ADDRESS:	80 W JOY RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-300-008
OWNER ADDRESS:	5021 GAMTON COURT CHARLOTTE , NC 28226
ACREAGE:	76.35

PARCEL I

OWNER:	VACHHER (PREHLAD S) & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-400-002
OWNER ADDRESS:	47237 BEACHCREST CT PLYMOUTH , MI 48170
ACREAGE:	71.12

TOTAL ACREAGE:	460.78

EXHIBIT 3
PARCEL A

To Whom It May Concern:

We own the property legally described as Parcel No B-02-30-400-007, comprising 19.04 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: May 29, 2014

EXHIBIT 3
PARCEL B

To Whom It May Concern:

We own the property whose address is 370 W Northfield Church Road, containing approximately 80 +/- acres, being Parcel No. B-02-29-300-002 and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Joyce M. Braun, as Trustee of the Joyce M. Braun Trust under Trust Agreement dated January 30, 1996, as amended

Date: May 10, 2014

EXHIBIT 3
PARCEL C & D

To Whom It May Concern:

We own the property legally described as Parcel No(s). B-02-29-300-004 and B-02-29-200-013 comprising 75.96 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Kleinschmidt Family Limited Partnership

By: _____
Charles A. Kleinschmidt
Its: Agent

Date: 5/8/14

EXHIBIT 3
PARCEL E

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-31-100-010, comprising 20.01 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Benjamin W. Rampolla

Paul K. Rampolla

Date: May 28, 2014

EXHIBIT 3
PARCEL F

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-200-012 whose address is 5355 Whitmore Lake Road, Ann Arbor Michigan 48105, comprising 111.67 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

By: _____

Date: 5/24/14

EXHIBIT 3
PARCELS G & I

To Whom It May Concern:

We own the property legally described as Parcel Nos. B-02-32-400-002 and B-02-32-100-016 comprising 77.75 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to the terms of that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: _____

EXHIBIT 3
PARCEL H

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-300-008 whose street address is 80 W Joy Road, Ann Arbor, MI 48105, comprising 76.35 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

KRAAY LIMITED PARTNERSHIP

Dick Kraay - Trustee

Ryan Kraay - Trustee

Date: 5/23/2014

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, July 14, 2014 3:10 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: UPDATED Version: Bring Growth to Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: charlieo168@aol.com [mailto:charlieo168@aol.com]
Sent: Monday, July 14, 2014 2:08 PM
To: finkh@twp.northfield.mi.us
Subject: UPDATED Version: Bring Growth to Northfield Township

To Whom It May Concern:

I am writing to express my full support for growth in Northfield Township. For far too long any attempt to bring both economic and residential growth to the area have been shut down, and this drought needs to end. Up until recently, the anti-growth sentiment has given us a bad reputation making it hard to attract businesses and developers into the community. It is having the most devastating impact on our schools and its enrollment which is the backbone of any small community.

Due to the recession and previous successful attempts to block growth, our population has dwindled, and we desperately need more families to move here so that the enrollment does not continue to decline. We moved here 14 years ago, and I can't think of a better place to raise a family.

Those who oppose growth of any sort do so on the basis that they feel the town will become too crowded, and they want their "space." They moved here years ago and built a house just like myself, but they feel that they should be the last people allowed to do so. Outside of these reasons, the economic and residential opportunities far outweigh any negative reason that growth would bring to this area. This town is a diamond in the rough with so much potential. Our location between both Ann Arbor and Brighton anchored by an all-sports lake make this an ideal spot to build homes. We can't afford to lose more families, and unfortunately that is what is happening.

There are many people in this community who embrace economic and residential development, and it's time our voices are heard as well. This is a great town, and I want to see it thrive and become even better. The time has come for growth in Northfield Township, and that time is now.

Sincerely,

Charlie Otterman

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, July 14, 2014 3:10 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: UPDATED Version: Bring Growth to Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: charlieo168@aol.com [mailto:charlieo168@aol.com]
Sent: Monday, July 14, 2014 2:08 PM
To: finkh@twp.northfield.mi.us
Subject: UPDATED Version: Bring Growth to Northfield Township

To Whom It May Concern:

I am writing to express my full support for growth in Northfield Township. For far too long any attempt to bring both economic and residential growth to the area have been shut down, and this drought needs to end. Up until recently, the anti-growth sentiment has given us a bad reputation making it hard to attract businesses and developers into the community. It is having the most devastating impact on our schools and its enrollment which is the backbone of any small community.

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There are many people in this community who embrace economic and residential development, and it's time our voices are heard as well. This is a great town, and I want to see it thrive and become even better. The time has come for growth in Northfield Township, and that time is now.

Sincerely,

Charlie Otterman

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Sunday, July 13, 2014 9:28 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Ann Lama [mailto:aelama@yahoo.com]
Sent: Saturday, July 12, 2014 8:55 PM
To: finkh@twp.northfield.mi.us
Subject:

I SUPPORT GROWTH~!!!!!!!!!!!!!!!!!!!!!!!!!!

Ann Lama

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Version: 2014.0.4716 / Virus Database: 3986/7844 - Release Date: 07/12/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Sunday, July 13, 2014 9:28 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Positive Growth for Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Saturday, July 12, 2014 9:24 PM
To: finkh@twp.northfield.mi.us
Cc: hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us
Subject: Positive Growth for Northfield Township

Dear Howard and Planning Board Members:

I have been a community member for the past 16 years and am also a teacher at Whitmore Lake Schools. Since the economy took a hit and compounded by having the Northfield Neighbors as board members, I have seen this town deteriorate. People have moved out because there is nothing here for them. We have no jobs for people or homes to grow into. The few subdivisions that we do have in our community, the homes are no bigger than 1500 square feet. We need a variety types of homes in this town. Additionally, people have to drive at least to Brighton or Ann Arbor for any type of employment. Bringing growth to our community will bring jobs, raise home values, and give more tax money for our community. This is only a win-win situation.

I have always considered Whitmore Lake a 'diamond in the rough'. Right now, we have the opportunity to make our diamond shine. You have the opportunity to undo the damage that the Northfield neighbors have done to this community. In the schools, we have seen the affects of families moving away for better opportunities. It's devasting! Please consider growth opportunities for the betterment of Northfield Township.

Thank you,
Carolyn Otterman
10181 Whitmore Bay

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Version: 2014.0.4716 / Virus Database: 3986/7844 - Release Date: 07/12/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 9:47 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Positive Growth
Attachments: Growth in WL.docx; _Certification_.htm

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lmmsu@charter.net [mailto:lmmsu@charter.net]
Sent: Wednesday, July 16, 2014 9:40 AM
To: finkh@twp.northfield.mi.us
Subject: Positive Growth

Good Morning Mr. Fink

Not sure if I can make the meeting tonight, but I wanted to send a letter voicing my opinion. Let me know if you have trouble opening the document. I can drop it off at the township buikIding if need be.

Thanks
Leslie McCall

July 16, 2014

Dear Mr. Fink,

I am writing this letter in regards to the lack of growth in Northfield Township. I think most people would agree we enjoy the small town atmosphere we have here. Unfortunately, if we continue down this path Whitmore Lake will be a "ghost town."

The agenda of the anti-growth crowd is beginning to impact our community. The lack of funding to our schools is causing parents to make tough choices about their children's education and where they will live. This will then impact home values, businesses and ultimately the revenue the community needs to continue to exist.

I have lived in Whitmore Lake for almost 14 years with my husband and three sons. We have seen money wasted, costly lawsuits, and nasty politics which have given us nothing but a bad reputation.

Our community is at cross-roads. Continue down the same path or take the path that will allow our town to be the great place we all know it is. We CAN do this!!

Leslie McCall

8991 Lake Pine Dr.

July 16, 2014

Dear Mr. Fink,

I am writing this letter in regards to the lack of growth in Northfield Township. I think most people would agree we enjoy the small town atmosphere we have here. Unfortunately, if we continue down this path Whitmore Lake will be a "ghost town."

The agenda of the anti-growth crowd is beginning to impact our community. The lack of funding to our schools is causing parents to make tough choices about their children's education and where they will live. This will then impact home values, businesses and ultimately the revenue the community needs to continue to exist.

I have lived in Whitmore Lake for almost 14 years with my husband and three sons. We have seen money wasted, costly lawsuits, and nasty politics which have given us nothing but a bad reputation.

Our community is at cross-roads. Continue down the same path or take the path that will allow our town to be the great place we all know it is. We CAN do this!!

Leslie McCall

8991 Lake Pine Dr.

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:46 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Wednesday, July 16, 2014 10:36 AM
To: finkh@twp.northfield.mi.us
Subject:

Please include my statement in support of controlled growth in Northfield Township.
Concerned Northfield Township resident,
Melissa Bair Westhoven

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:46 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Wednesday, July 16, 2014 10:37 AM
To: finkh@twp.northfield.mi.us
Subject:

I have been a proud resident of Whitmore Lake for well over 40 years. I marvel at all of the wonderful resources we have here—our picturesque lake, our prime location, our great community residents, our beautiful high school and sports facilities—and wonder why we are not prospering. I look around to other small communities and see what we COULD become—a beautifully unique, vibrant, small lakefront community whose residents are dedicated to making this a place full of community pride. Instead, I see stagnation and a lack of vision on the part of the people we appoint to move our community forward. I don't want us to become a Brighton or an Ann Arbor. I want us to be a community united toward the goal of being a place where people can continue to proudly raise families and enjoy the benefits of our bountiful resources. I believe in Whitmore Lake and I want us to survive as a community. We can only achieve this through growth. Lack of growth hurts our families, our businesses, our local government, our schools, and our community spirit. Yes, change can be scary, but a lack of positive action is even scarier.

Sincerely,

Sandi Klump

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:43 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Wednesday, July 16, 2014 10:36 AM
To: finkh@twp.northfield.mi.us
Subject:

I support growth in Northfield Township in order to support our schools and jump start our business district. Growth will mean more economic opportunities for our businesses and property owners. Most importantly, it will mean that the children in our district have the same opportunities as children in other districts in terms of attending school in their community and having basic (i.e., elementary art) as well as advanced (advanced placement courses) offerings for their education. The time for growth is now.

Kelly L. Klump

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Wednesday, July 16, 2014 2:12 PM
To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Biltmore Plan

One more thing to keep in mind. As of 2007 85% of Northfield was active agriculture or in an undeveloped state. Residential including Single Family, Multiple Family and Manufactured Homes was 15%, per our 2012 Master Plan. It may have changed a bit since then. Doug is bringing current totals if we have them.

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Karen Dilbone [mailto:kdilbone@ameritech.net]
Sent: Wednesday, July 16, 2014 10:09 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Plan

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Karen Dilbone
6230 Hellner Road
Ann Arbor, MI 481055

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, July 16, 2014 1:50 PM
To: Kathy Manley; Jennifer Carlisle
Cc: Howard Fink
Subject: Letters for tonight
Attachments: FW: Opposition to Biltmore Development (4.23 KB); FW: Biltmore Proposal (2.95 KB); FW: Proposal by Biltmore Land, LLC (3.45 KB); FW: Proposed Development (2.71 KB); FW: Proposal by Biltmore Land, LLC (2.63 KB); FW: Terribly concerned and looking for your action. (2.95 KB); FW: Proposal by Biltmore Land, LLC (2.63 KB); FW: Proposal by Biltmore Land, LLC (2.66 KB); FW: Biltmore Land LLC proposal (2.45 KB); FW: Biltmore Land LLC plan (2.77 KB); FW: Subject: Proposal by Biltmore Land, LLC (2.66 KB); FW: Biltmore Land LLC Master Plan Change Request for Northfield Township (3.60 KB); FW: Proposal by Biltmore Land, LLC (2.87 KB); FW: Proposal to Amend the Master Plan (5.40 KB); FW: Proposal by Biltmore Land, LLC (3.07 KB); FW: Reasons To Stop Biltmore (4.62 KB); FW: Please Oppose Biltmore's Unlawful Development of Our Community (3.12 KB); FW: Master Plan Change Requested by Biltmore Land, LLC (3.37 KB); FW: Proposal by Biltmore Land, LLC (2.86 KB); FW: Please save our nature here in Whitmore Lake! (2.92 KB); FW: Please Respect the Master Plan - Please Reject the Biltmore Land LLC... (2.78 KB); FW: Biltmore Plan (2.65 KB); FW: Biltmore Development LLC (3.24 KB)

Hi Kathy and Jennifer,

These letters need to be compiled into one document and printed for the meeting tonight. We'll need 15 copies. I'll have a few more to add shortly. Please double-side and staple them together.
Thank you.

Marlene

Marlene Chockley
Chair, Northfield Township Planning Commission
Cell 734 730-0795
Email mchockley@rc.net

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:19 PM
To: mchockley@rc.net
Subject: FW: Opposition to Biltmore Development

Follow Up Flag: Follow up
Flag Status: Flagged

From: leighann.yogacreations@gmail.com [leighann.yogacreations@gmail.com] on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Friday, July 11, 2014 11:00 AM
Subject: Opposition to Biltmore Development

July 11, 2014

To Northfield Township Planning Commission and Board of Trustees:

I'm a township resident, writing with strong opposition to Biltmore Land's proposal to construct high-density subdivisions within our agricultural areas.

I've been studying our Master Plan, reading minutes from your recent meetings and talking with other residents. I find myself deeply concerned on several levels:

* We spent two years to create a model Master Plan, which details the optimal land use policy for our community. While it may be an evolving document, the purpose and integrity of this document should remain intact and be a guiding force for any future changes in 2017. Recommendations should certainly not be altered based on the desires of outside developers seeking to profit from our prime preservation land and location in the Ann Arbor school district.

* Our Township's planning process should be based on our Master Plan's purpose/vision. By hearing Biltmore's call for this amendment—which clearly violates nearly every recommendation for the use of our Southwest Corridor--we are engaging in unnecessary process, and wasting our time and resources. If Biltmore is a good community partner, as they have been referenced, we can invite them to submit a plan that is fully in line with our community's vision. Biltmore and all future developers should be advised to respect our Master Plan, comply with the recommended areas for development, and work within it—not dictate drastic change from the outside.
This is the first opportunity we have to follow our Master Plan regarding a large-scale development.
Why would we abandoned it now, when it is most needed?

We have every reason to say No to Biltmore immediately, learn from this experience, and ask that developers submit responsible plans for our growth which follow our values. My additional hope is that our future processes as a township will center around formally administering the Master Plan you created and adopted. This is an outstanding Master Plan within which we can take pride as a community.

Thank you for hearing my concerns and opposition to rezoning and/or amending the Master Plan.

Sincerely,

Leigh Ann Knope
5720 Earhart Road
Ann Arbor, MI 48105

--
Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us<http://www.rootsofchange.us/>
Email: la@rootsofchange.us<mailto:la@rootsofchange.us>
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:19 PM
To: mchockley@rc.net
Subject: FW: Biltmore Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jennifer Raybourn [jennifer.raybourn@gmail.com]
Sent: Friday, July 11, 2014 3:40 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Biltmore Proposal

I oppose the Biltmore plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I moved to Northfield Township in 1998 to get away from the traffic and congestion rampant in most of SE Michigan, yet still be close enough to my work in Dearborn. I love the rural atmosphere: the corn fields, the horse farms, the meandering roads, the singing birds. If I wanted to live in Southfield or Novi or Canton or even Brighton, I would go there. But they have allowed too much growth and too much density to creep in. We must stay vigilant and prevent that happening to our wonderful community,

Please immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

--
Jennifer R. Raybourn
7786 Carrie Lane
Northfield Township

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:19 PM
To: mchockley@rc.net
Subject: FW: Proposal by Biltmore Land, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

From: Deb B [kaczara13@gmail.com]
Sent: Friday, July 11, 2014 5:55 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Proposal by Biltmore Land, LLC

Dear Board members:
I was a previous Zoning Administrator for our township (about 20 yrs ago.. during the Don Pennington era). I KNOW he talked to me about the IMPORTANCE of the Master Plan and ADHERING TO IT!!! It sets the priorities for the township and keeps certain areas protected (such as Agriculture) from development. I know at the time, the sewer issue was halted to prevent a trailer park going in. Additional development cuts back on needed agriculture resources, as well as mindfulness of traffic, streets, the 23 corridor is already a mess! And then the need for more schools and additional taxes there. All in all its a BAD idea! This township is small and the neighboring roads, police, fire, and schools cant support it. I know this is the "game" developers play to try to CHANGE the Master plan so they can then petition for a development. Stay the course! Keep the MP in place as is!

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

--
Deb Broomham (formerly Deb Kaczmarczyk a previous Zoning administrator)
4488 7 Mile Rd
South Lyon
734 645 5072
kaczara13@gmail.com<mailto:kaczara13@gmail.com>

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Checked by AVG - www.avg.com

Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:18 PM
To: mchockley@rc.net
Subject: FW: Proposed Development

Follow Up Flag: Follow up
Flag Status: Flagged

From: Ellen Dennis [m.ellen.dennis@gmail.com]
Sent: Friday, July 11, 2014 8:03 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Proposed Development

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Ellen Dennis
3901 Six Mile Rd.
South Lyon, MI 48178 (This is in Northfield Township)

734-649-7603

No virus found in this message.
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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:18 PM
To: mchockley@rc.net
Subject: FW: Proposal by Biltmore Land, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

From: Tony Morfino [tmorfino@charter.net]
Sent: Friday, July 11, 2014 8:37 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Tony Morfino
4617 Six Mile Rd
Northfield Township, Michigan 48178

No virus found in this message.
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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:18 PM
To: mchockley@rc.net
Subject: FW: Terribly concerned and looking for your action.

Follow Up Flag: Follow up
Flag Status: Flagged

From: M. Miche Suboski [Miche@KaiBusiness.com]
Sent: Friday, July 11, 2014 9:29 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Terribly concerned and looking for your action.

To whom it may concern:

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Sincerely,
Margaret M. Suboski
90 W. Joy Road
Ann Arbor, MI 48105
Miche@KaiBusiness.com<mailto:Miche@KaiBusiness.com>
586.929.4782

My purpose is to help others to identify possibilities, choose one and make it happen.

Miche@KaiBusiness.com<mailto:Miche@KaiBusiness.com>
586.929.4782

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:17 PM
To: mchockley@rc.net
Subject: FW: Proposal by Biltmore Land, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

From: SharonP107@aol.com [SharonP107@aol.com]
Sent: Friday, July 11, 2014 11:25 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Proposal by Biltmore Land, LLC

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Signed,

Sharon Pratt
Sharon Pratt
8530 S Rushton Rd
South Lyon, MI 48178-9618

No virus found in this message.
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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:17 PM
To: mchockley@rc.net
Subject: FW: Proposal by Biltmore Land, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

From: William Quarton [q108@earthlink.net]
Sent: Saturday, July 12, 2014 9:47 AM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

William B Quarton
6660 N Maple Rd
548 0853

No virus found in this message.
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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:17 PM
To: mchockley@rc.net
Subject: FW: Biltmore Land LLC proposal

Follow Up Flag: Follow up
Flag Status: Flagged

From: Joshua Barclay [joshuabarclay@earthlink.net]
Sent: Saturday, July 12, 2014 11:10 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Biltmore Land LLC proposal

Please immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

It is important to maintain the current quality and environment that our master plan was put in place to protect.

Thanks for your efforts to preserve the beauty of our region.

Joshua Barclay
4445 Valentine Rd
Whitmore Lake, MI 48189

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:17 PM
To: mchockley@rc.net
Subject: FW: Biltmore Land LLC plan

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jerry Lustig [jlustig@prodigy.net]
Sent: Sunday, July 13, 2014 9:34 AM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Biltmore Land LLC plan

Dear Planning Commission and Board of Trustees;

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice, we've been down this road before and we're still here. We still don't want this kind of development.

Jerry Lustig
2530 7-Mile Rd.
South Lyon, MI 48178
734-449-9299
galustig@yahoo.com

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Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:14 PM
To: mchockley@rc.net
Subject: FW: Subject: Proposal by Biltmore Land, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

From: Laura Wojtys [laurawo@umich.edu]
Sent: Sunday, July 13, 2014 1:12 PM
To: Marlene Chockley
Subject: Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Laura Wojtys
6235 Hellner Road
(734) 474-8613

Thank you!

Your Northfield Neighbors
For more information or to be removed from our list, please email us at:northfieldneighborsmi@yahoo.com<mailto:northfieldneighborsmi@yahoo.com>

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Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:10 PM
To: mchockley@rc.net
Subject: FW: Biltmore Land LLC Master Plan Change Request for Northfield Township

Follow Up Flag: Follow up
Flag Status: Flagged

From: Lee Linville [lee.linville@gm.com]
Sent: Monday, July 14, 2014 7:44 AM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Biltmore Land LLC Master Plan Change Request for Northfield Township

I am opposed to the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions (as high as ¼ acre zoning with sewers). The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

There are plenty of areas in the township where developers can accomplish their development goals while working within the existing Master Plan. The Master Plan was carefully crafted and updated based on several public hearing sessions that I personally attended and provided my input into.

Thank you for representing and defending our community's vision and voice.

Sincerely, Lee Linville
7515 South Kearney Road
Whitmore Lake, Mi. 48189

Lee Linville
LGE Base Engine DSE
248 431 9666
[cid:image001.jpg@01CF434C.ADE05750]

Nothing in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message.

Confidentiality Note: This message is intended only for the person or entity to which it is addressed. It may contain confidential and/or privileged material. Any review, transmission, dissemination or other use, or taking of any action in reliance upon this message by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this message in error, please contact the sender and delete it from your computer.

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:09 PM
To: mchockley@rc.net
Subject: FW: Proposal by Biltmore Land, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

From: Kathy Johnson [kmj@chartermi.net]
Sent: Monday, July 14, 2014 7:34 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Proposal by Biltmore Land, LLC

To the Board and Planning Commission

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

We have had many long and hard discussions to set the vision of our township and altering the plan at this point seems counterproductive. Many of is moved here to have the space the 5 acres grants not be be in a subdivision.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Regards,

Kathy Johnson
7777 Sutton Rd
South Lyon
734-449-5579

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:08 PM
To: mchockley@rc.net
Subject: FW: Proposal to Amend the Master Plan

Follow Up Flag: Follow up
Flag Status: Flagged

From: George Hansen [hansen.g.c@att.net]
Sent: Monday, July 14, 2014 10:46 PM
To: Marlene Chockley
Subject: Proposal to Amend the Master Plan

Ms. Chockley,

I am writing to you to express my opposition to the Proposal to Amend the Master Plan of Northfield Township.

When my wife and I were looking for a place to live, and we had narrowed our search, we reviewed the previous Master Plan to ensure that our expectations of where we wanted to live were in sync with the community that we were planning to move to. We followed with interest the process that lead our township officials to come up with the latest Master Plan which was approved in 2012. We feel that this proposal would go against the stated goals of the Master Plan.

For instance this is from Page 4:
Statement of Mission and Purpose
To provide efficient and effective Township services, through comprehensive planning based on long-term systematic principles that foster an open, honest, responsive government. To do this in an environment that provides for maximum services provided in a fiscally conservative manner.

2 years doesn't seem very long term.

It would seem that if this is the plan that our Township has adopted, we should at least give it a chance to be worked, before we tear up a significant portion of it in chasing an idea from a developer, that admittedly during the June 4th meeting could decide to walk away at any time.

The issues I see with this specific plan to amend the Master Plan are these:

- Although the sewer is planned to move down Whitmore Lake Road. The Master Plan is very specific in stating that "Discourage extension of public sewer service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture." It would further seem that a this set of parcels has a significant amount of Wetland Acreage, over 150 acres has been inventoried by the DEQ and identified as Forested Wetland.
The Runoff Coefficient for a Forested Wetland is 0.05, for comparison a neighborhood would have a Runoff Coefficient of around 0.5. This would imply that as rain flows through a Forested Wetland it takes considerably longer to make its way to any drainage. The impact on this development to the Wetland would be significant, and being that this entire development resides in the Horseshoe Lake Basin, the residents of Horseshoe Lake would be impacted by increased flow rates into the Lake. Considering that the Lake is only 85 acres and more than

150 acres of Forested Wetlands could be impacted, either through Mitigation [which would need to be done at a 2 to 1 ratio due to Part 303 of the Wetlands Protection Act], or elimination [and paying the maximum fine, which would still be less that mitigation 300 acres outside of the Horseshoe Lake Basin].

- Whitmore Lake Road is a "Minor Artery", and has sees it's most significant traffic when there are incidents on US 23. There is no planned improvement for Whitmore Lake Road by the county. The Southern most interchange is at Barton Hills / M14. This interchange is currently not up to Federal Standards, and is currently inadequate to support existing traffic. Any significant change to this interchange would require a significant investment from MDOT [$20 - $50 million] due to issues relating to property acquistion [including park land from the City of Ann Arbor]. For this reason alone, MDOT has avoided doing anything more that maintenance of the existing ramps.
To the North the interchange of N. Territorial and US23 is expected to be replaced in 2016 with a 2 lane bridge with a sidewalk. This is considered not considered a capacity project. The current bridge is rated in "SERIOUS"
condition and the bridge has been posted with a lower than standard load rating.
The main intersection to the west of the interchange was recently upgraded with "Smart" lights to improve traffic flow through this area. Adding significant traffic through this corridor will impact current residents and businesses, and negatively impact motorists perceptions of the area as a whole.

Considering all the issues listed above, plus the fact that the developer could walk away from this proposal without delivering any development. It seems that the only entity assuming risk on this project is the Township, and the current residents on the Southwest Sub Area.

I think we would all like to see more people building houses, and moving into our township.

It is my belief that they should do so under the same rules, and plan that we have all agreed on in 2012.

Thank you.

George Hansen
6519 Linton Way
Ann Arbor, MI 48105

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Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:07 PM
To: mchockley@rc.net
Subject: FW: Proposal by Biltmore Land, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

From: Laurie Daniels [lauriegaudior@yahoo.com]
Sent: Saturday, July 12, 2014 2:34 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development. It is because of this master plan that my family moved here in the first place. We wanted a quiet, safe place to raise our family. I realize that many commission officers only look at the revenue that the proposed housing will bring in. Unfortunately, they turn a blind eye to the increase of crime that comes with infusing that many houses that close together in such a short time.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan. We enjoy Northfield township for what it is, not the township clone that Biltmore is trying to turn it into.

Thank you for representing and defending our community's vision and voice.

Laurie Nelson-Daniels
8082 Mason Lane
Whitmore Lake, Mi 48189
lauriegaudior@yahoo.com

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:07 PM
To: mchockley@rc.net
Subject: FW: Reasons To Stop Biltmore

Follow Up Flag: Follow up
Flag Status: Flagged

From: Elizabeth Hutton [erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Reasons To Stop Biltmore

Dear Northfield Township Leaders,

Please do uphold our township ordinances and please do NOT violate the law.
Please stop Biltmore's development of our lovely community. Please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing.
Please do NOT violate the law.

If obeying the law is not enough reason for you to do the right thing, then here are more reasons:

A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WiLL LOSE IN THE LONG RUN??

If we support the few to sell their land in the following significant ways

1. then we are no longer a democracy. We are an oligarchy-- a nice word for dictatorship.
2. Development would add a minimum of 1500 cars but more likely not 3000+ to the already congested traffic on Highway 23. We have enough traffic congestion on 23. WE DON'T NEED ANYMORE CARS ON THAT MAJOR ARTERY. Do you want your family or yourself commuting on 23 with even more congestion than the terrible congestion we now have?

3. YOUR OWN PROPERTY VALUES WILL DECREASE because our community will lose the beautiful open space "feel" that attracts people here in the 1st place.

4. 4 homes per acre will increase our population too much too fast. Feasibility studies in the past showed conclusively that the tax base WILL NOT KEEP UP WITH THE DEMANDS ON COMMUNITY SERVICE NEEDS [police and fire] and that will INCREASE YOUR OWN PROPERTY Taxes. Do you want YOUR PROPERTY TAXES to increase?!?!? Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU Will LOSE IN THE LONG RUN??

5. You open the township coffers up to a major lawsuit which will cost us taxpayers and too much money.

6. Under the ordinance, the landowners can still sell their land. Why do you have to allow them to violate the law in the process?

In short, again, please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing.

Thank you!
Sincerely,
Elizabeth Hutton

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:07 PM
To: mchockley@rc.net
Subject: FW: Please Oppose Biltmore's Unlawful Development of Our Community

Follow Up Flag: Follow up
Flag Status: Flagged

From: C. Mann [graceeagle@yahoo.com]
Sent: Tuesday, July 15, 2014 12:22 AM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Please Oppose Biltmore's Unlawful Development of Our Community

Dear Leaders of Our Community:

Please make this simple: just obey the ordinance and tell Biltmore and the landowners who want to sell their land to obey the ordinance, too. This creates a win-win for all:

1. Landowners can still sell their land and 2. Biltmore can still develop the land [1 home per 5 acres] and 3. the majority of township citizens can rest assured the community will keep its beauty, open spaces, quiet small town appearance and feel because 4. NO ONE IS ABOVE THE LAW and EVERYONE IS OBEYING THE LAW.

If that is not enough, then:

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Thank you!

Sincerely,
C. Mann of Northfield Township

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:07 PM
To: mchockley@rc.net
Subject: FW: Master Plan Change Requested by Biltmore Land, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

From: Thomas Zelenock [tzelenock@gmail.com]
Sent: Tuesday, July 15, 2014 12:02 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Master Plan Change Requested by Biltmore Land, LLC

Northfield Township Officials and Appointees:

I am very much against the proposed changes to the master plan requested by Biltmore Land, LLC. There is an established process for updating and changing the master plan. That process includes thoughtful deliberations, consultations with experts, and substantial input from the public. After all it is our Township. Drastic changes to the master plan in response to a developer's request are not part of the process.

The Township residents should expect that their elected and appointed officials will adhere to the existing master plan and work within established procedures at the appropriate time to update the plan. Residents also rightly expect their elected and appointed officials to act in accordance with the residents' interests and desires. The planning process provides a mechanism for residents' desires to be made clear. Drastically altering the master plan in response to a developer's request makes a mockery of the entire planning process. Altering the plan in this manner would undermine the Township's ability to defend the plan in court when needed. It also calls into question the good faith under which the current master plan was supposedly created.

I ask that our elect and appointed officials put the concerns of the Township residents first. In this instance the best way to do that is by adhering to the current master plan and rejecting changes to it.

Thomas J. Zelenock
PO Box 441
1440 Six Mile Road
Whitmore Lake, MI 48189

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:06 PM
To: mchockley@rc.net
Subject: FW: Proposal by Biltmore Land, LLC

Follow Up Flag: Follow up
Flag Status: Flagged

From: John Hufford [johnthuff83@gmail.com]
Sent: Tuesday, July 15, 2014 3:19 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Proposal by Biltmore Land, LLC

Hello:

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

We moved to Northfield Township over 10 years ago precisely because its Master Plan committed to preserving rural space and feel was so appealing and attractive to us: Please don't change it now!!.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

John Hufford
Address: 5285 Tamarack Trail, Ann Arbor, MI, 48105
Phone: 734-769-0144

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:06 PM
To: mchockley@rc.net
Subject: FW: Please save our nature here in Whitmore Lake!

Follow Up Flag: Follow up
Flag Status: Flagged

From: Phoenix111968 . [manifest5x1@gmail.com]
Sent: Tuesday, July 15, 2014 3:36 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Please save our nature here in Whitmore Lake!

Dear Northfield Township Supervisor, Marilyn Engstrom

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development.

I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan.

Thank you for representing and defending our community's voice.

I appreciate nature and the ecosystem here and that is why I chose to live in this township. Please do not let urban sprawl ruin the delicate balance and the beauty of our woods in Whitmore Lake.

Sincerely,

Anne Duffy

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:06 PM
To: mchockley@rc.net
Subject: FW: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

From: Clay Raybourn [clay.raybourn@gmail.com]
Sent: Wednesday, July 16, 2014 6:07 AM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Signed,

Clayton Raybourn
7786 Carrie Lane
South Lyon, MI 48178
(248) 486-8047

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:06 PM
To: mchockley@rc.net
Subject: FW: Biltmore Plan

Follow Up Flag: Follow up
Flag Status: Flagged

From: Karen Dilbone [kdilbone@ameritech.net]
Sent: Wednesday, July 16, 2014 10:09 AM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Biltmore Plan

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Karen Dilbone
6230 Hellner Road
Ann Arbor, MI 481055

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Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:05 PM
To: mchockley@rc.net
Subject: FW: Biltmore Development LLC

Follow Up Flag: Follow up
Flag Status: Flagged

From: mmaliarik@yahoo.com [mmaliarik@yahoo.com]
Sent: Wednesday, July 16, 2014 12:15 PM
To: Marlene Chockley
Subject: Biltmore Development LLC

Dear Commissioners
I am unfortunately unable to attend tonights July 16th 2014 Planning Commission meeting, but would like to express my opposition to the amendment of the Township Master Plan in order to accomodate a single developer.

Several years ago, I observed the Planning Commission's excellent process to develop and upgrade the Master Plan (MP) for the township. I believe they did an excellent job of balancing development with environmental and infrastructure factors.

The current proposal by Biltmore contains many points that directly conflict with the MP. I have read many of the letters already sent to the Planning commission containing detailed analyses, reports from the Huron River Watershed Council, and well written critiques of the Biltmore proposal.

Rather than reiterating each point, I wish to say that I agree that this proposal will have a negative impact on the township infrastructure (roads, sewers, schoools), and finances of the township.
In addition the environmental impact increase in light, noise and air pollution, negative effects on existing wetlands, and loss of rural ambience are major factors in my opposition.

I have lived in this township 14 years, and have seen unscrupulous developers come and go. I have seen the lawsuits come and go as well. There are developers out there who are willing to work with a township to maintain a reasonable size and environment.

I encourage the planning commission to deny this proposal. I do not mind development, but it should comply with the Master Plan, so thoughtfully written.

Thank you for your time,
Mary Maliarik
5894 Earhart Rd

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Laura Watenpool [laurawatenpool@yahoo.com]
Sent: Wednesday, July 16, 2014 12:38 PM
To: finkh@twp.northfield.mi.us; courant.online@gmail.com
Subject: I support Northfield Township Growth

I am in support of Northfield Township growth.
I am in support of Small Town Revitalization.
My name is Laura Watenpool. I moved to Whitmore Lake in 2012, pregnant at the time with my husband and young daughter. I have never lived in a small town and it took research and trusting my husband to move. Everyday, I am amazed at the opportunities that I become aware of and the hidden gems that just need community support to allow them to flourish.
Whitmore Lake is our "Diamond in the Rough".
I believe it's the ideal place to live. Nestled between Ann Arbor and Brighton and with direct access to the highway, we chose the area for it's small town values and access to the lake yet saw the growth possibilities that have yet to take hold in Northfield Township. We have an opportunity to develop a planned community before the pressure of forced development takes hold.
In two years, I've asked questions about empty businesses and watched a few close their doors. Their clientele has diminished because the area is not gaining new developments. We need to support those that are still here by bringing more people. More people means more money and more jobs. It's a vicious cycle but Northfield Township can harness and revitalize.
How do we bring more people? By providing an infrastructure that can support itself. Southeast Michigan is a commuter area. If we encourage small town revitalization and growth, we are encouraging the commuters to be able to stay and buy local. Residents could still have the freedom to visit other communities such as Brighton and Ann Arbor for specialized goods and services but the convenience of being able to come home and relax without a trip for their everyday needs. Distance of daily uses and requirements directly impacts the decision of people moving to the area. As you increase travel times, you increase resource wastes including money, time and personal health. Less time commuting for "needs" equals more freedom to an individual's time.
Small town growth most importantly impacts our property values and schools. We are on the verge of a major decision of annexing with Ann Arbor or maintaining our current separate school system. Either way, growth allows us to support the budgets and prevents the state from taking over our schools without our input. If people desire to move to our area because of it's amenities, they are encouraging property value increasing, in turn providing more budget for all public facets (including our schools).
We cannot continue to think of what we "used to be" ...we need to think about "what could be".
Whitmore Lake could be a diamond and the shining example of small town revitalization.
I support the growth of Northfield Township.
Laura Watenpool

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Wednesday, July 16, 2014 12:11 PM
To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Biltmore Master Plan Change request

What percentage of Northfield is designated as AG and what percentage of the AG area is the proposed Biltmore project?

Thank you, Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Master Plan Change request

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: burk44@charter.net [mailto:burk44@charter.net]
Sent: Wednesday, July 16, 2014 10:08 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Master Plan Change request

Dear Township Officials

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. I am unable to attend the meeting due to previous commitments that can't be changed. The proposal clearly violates Northfield Township's Master Plan which was a team effort to create that involved resident input, and represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately **reject** Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Please remember you represent the residents and please defend our community's vision and voice.

Regards

M K Burkhart and L G Burkhart
6187 Nollar Rd

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Wednesday, July 16, 2014 12:12 PM
To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Biltmore Master Plan Change request

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-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Master Plan Change request

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: burk44@charter.net [mailto:burk44@charter.net]
Sent: Wednesday, July 16, 2014 10:08 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Master Plan Change request

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I ask that you, our Northfield Township leadership, immediately **reject** Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Please remember you represent the residents and please defend our community's vision and voice.

Regards

M K Burkhart and L G Burkhart
6187 Nollar Rd

Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road • ann arbor, mi 48105

16 July 2014

Northfield Township Board of Trustees and Planning Commission
c/o Mr. Howard Fink
Township Manager
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189

Re: Biltmore Land's request to change Northfield's Master Plan

Dear members of the Northfield Township's Board of Trustees and Planning Commission;

You have before you a request to alter Northfield Township's Master Plan to allow nine specific parcels to be developed for single family residential use to a density of up to one house per quarter acre lot. They are currently zoned to be at least 5 acres per residence. I am writing today to ask that you turn down this request as Northfield Township has clearly determined your preference for this acreage at a time when you were unburdened by a developer's proposal and you clearly voted that you would not like these parcels developed to this density.

For background, I am a practicing architect, with work experience in a number of arenas including planning and housing projects. I am a pro-development urbanist, who believes strongly in increasing the densities of our cities. However, what is being proposed for these 460 acres will not achieve the goals the developer says they will achieve and goes against good planning concepts understood today.

I am also not a resident of Northfield Township. I live two miles south of this proposed development. As such I will be impacted little but that is not relevant. What is relevant is the following:

1. Your master plan is your communication to not only your residents, but it is also your communication to your surrounding communities, your municipal neighbors, as to what your values are regarding your township and how you see the future in your township. Your community, through your Planning Commission, adopted a master plan just two years ago charged with considering the coming decades, and your community said 5 acres is an acceptable minimum for these lots.

2. As an active member in the community I have contributed to master plan and zoning discussions in a number of the surrounding townships, as well as Ann Arbor, and am very familiar with the issues up and down Whitmore Lake Road. I am also familiar with many of the proposals that have been pitched along this corridor in the past and know that despite the fact that "the economic climate is improving" plopping 1,000 or so houses in an agricultural / rural corridor is just bad planning. Doing this will 'preserve and enhance' nothing; it is the definition of sprawl.

3. As has been pointed out to you in letters from others, the addition of houses to a municipality does not automatically result in an increased tax benefit. The more residents you have, the more municipal responsibility you also have. And many times the cost to provide the necessary services for a residence is not fully covered by that resident's taxes.

Charles Bultman
architect

cbultman @ flash.net
734 214 0810

55 underdown road · ann arbor, mi 48105

4. The developer has made the statement that this development "will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses." What they did not point out is that all of the parcels, with the possible exception of parcel 'D' which is just 2 acres, is in the Ann Arbor Public School District. This means that the children who were to live in this development would go to Wines, Forsythe and Skyline; schools located in the city of Ann Arbor. The result will be that these families will identify with, and spend their time and money, in Ann Arbor. So yes, this development will support and strengthen the existing downtown area; the existing downtown area of Ann Arbor.

The following is from Northfield Township's Master Plan under *"How is this Plan to be used"* (emphasis added).

1. It is a general statement of the Township's goals and policies and provides a single, comprehensive view of the ***community's desire for the future****.*

2. It serves as an ***aid in daily decision-making****. The goals and policies outlined in this Plan guide Planning Commissioners and Township Board of Trustees in their deliberations on zoning, subdivisions, capital improvements, and other matters relating to land use and development. The Master Plan provides a stable, long-term basis for decision-making.*

5. Finally, this Master Plan serves as an educational tool and ***gives*** *citizens, property owners,* ***developers****, and adjacent communities* ***a clear indication of the Township's direction for the future.***

The above makes it clear how the Master Plan is to be used by both the township and the developer. The below is just one of the appropriate paragraphs to be heeded by both (again emphasis added).

"The rural pattern is comprised of low density residential uses, agricultural uses and operations, protected conservation districts, as well as wetlands and other sensitive environmental areas. ***New residential development should be minimized*** *in order to maintain viable units of agricultural production, rural character, and open spaces. These areas are located primarily in the Northeast, Southwest and the Southeast Sub-areas.* ***Where residential development would occur, the preferred form of development is an open space or cluster residential development****."*

Thank you for considering my thoughts.

Sincerely,
Charles Bultman, architect *LLC*



Charles Bultman A. I. A.,
President

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:47 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore proposal for Northfield Township
Attachments: let-Northville Biltmore proposal.pdf

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: C Bultman [mailto:cbultman@flash.net]
Sent: Wednesday, July 16, 2014 9:48 AM
To: finkh@twp.northfield.mi.us; carlislej@twp.northfield.mi.us
Subject: Biltmore proposal for Northfield Township

Mr. Fink, Ms. Carlisle

I am unable to attend tonight's meeting due to a conflict with an HDC meeting in another jurisdiction. Please forward my letter (attached) to the Northfield Township Board of Trustees and the Planning Commission.

Thank you for your assistance
Chuck Bultman

Charles Bultman, architect
55 Underdown Road
Ann Arbor, MI 48105
734.214.0810

cbultman@flash.net

Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road · ann arbor, mi 48105

16 July 2014

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c/o Mr. Howard Fink
Township Manager
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189

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Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road · ann arbor, mi 48105

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5. Finally, this Master Plan serves as an educational tool and ***gives*** *citizens, property owners,* ***developers****, and adjacent communities* ***a clear indication of the Township's direction for the future.***

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Thank you for considering my thoughts.

Sincerely,
Charles Bultman, architect *LLC*



Charles Bultman A. I. A.,
President

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:46 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Master Plan Change request

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: burk44@charter.net [mailto:burk44@charter.net]
Sent: Wednesday, July 16, 2014 10:08 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Master Plan Change request

Dear Township Officials

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. I am unable to attend the meeting due to previous commitments that can't be changed. The proposal clearly violates Northfield Township's Master Plan which was a team effort to create that involved resident input, and represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately **reject** Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Please remember you represent the residents and please defend our community's vision and voice.

Regards

M K Burkhart and L G Burkhart
6187 Nollar Rd

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Subject: FW: Biltmore Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Karen Dilbone [mailto:kdilbone@ameritech.net]
Sent: Wednesday, July 16, 2014 10:09 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Plan

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I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Karen Dilbone
6230 Hellner Road
Ann Arbor, MI 481055

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:46 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Wednesday, July 16, 2014 10:36 AM
To: finkh@twp.northfield.mi.us
Subject:

Please include my statement in support of controlled growth in Northfield Township.
Concerned Northfield Township resident,
Melissa Bair Westhoven

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:46 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Wednesday, July 16, 2014 10:37 AM
To: finkh@twp.northfield.mi.us
Subject:

I have been a proud resident of Whitmore Lake for well over 40 years. I marvel at all of the wonderful resources we have here—our picturesque lake, our prime location, our great community residents, our beautiful high school and sports facilities—and wonder why we are not prospering. I look around to other small communities and see what we COULD become—a beautifully unique, vibrant, small lakefront community whose residents are dedicated to making this a place full of community pride. Instead, I see stagnation and a lack of vision on the part of the people we appoint to move our community forward. I don't want us to become a Brighton or an Ann Arbor. I want us to be a community united toward the goal of being a place where people can continue to proudly raise families and enjoy the benefits of our bountiful resources. I believe in Whitmore Lake and I want us to survive as a community. We can only achieve this through growth. Lack of growth hurts our families, our businesses, our local government, our schools, and our community spirit. Yes, change can be scary, but a lack of positive action is even scarier.

Sincerely,

Sandi Klump

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:43 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Wednesday, July 16, 2014 10:36 AM
To: finkh@twp.northfield.mi.us
Subject:

I support growth in Northfield Township in order to support our schools and jump start our business district. Growth will mean more economic opportunities for our businesses and property owners. Most importantly, it will mean that the children in our district have the same opportunities as children in other districts in terms of attending school in their community and having basic (i.e., elementary art) as well as advanced (advanced placement courses) offerings for their education. The time for growth is now.

Kelly L. Klump

Howard Fink

From: Carolyn Otterman [ottermac74@aol.com]
Sent: Wednesday, July 16, 2014 10:37 AM
To: finkh@twp.northfield.mi.us

[illegible]

Howard Fink

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To: finkh@twp.northfield.mi.us

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Kelly L. Klump

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From: Carolyn Otterman [ottermac74@aol.com]
Sent: Wednesday, July 16, 2014 10:36 AM
To: finkh@twp.northfield.mi.us

Please include my statement in support of Lakeland Trends in Northfield Township
Concerned Northfield Township Resident
Melissa Earl Hardman

Howard Fink

From: Karen Dilbone [kdilbone@ameritech.net]
Sent: Wednesday, July 16, 2014 10:09 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Plan

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

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Subject: Biltmore Master Plan Change request

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Please remember you represent the residents and please defend our community's vision and voice.

Regards

M K Burkhart and L G Burkhart
6187 Nollar Rd

Howard Fink

From: C Bultman [cbultman@flash.net]
Sent: Wednesday, July 16, 2014 9:48 AM
To: finkh@twp.northfield.mi.us; carlislej@twp.northfield.mi.us
Subject: Biltmore proposal for Northfield Township
Attachments: let-Northville Biltmore proposal.pdf

Mr. Fink, Ms. Carlisle

I am unable to attend tonight's meeting due to a conflict with an HDC meeting in another jurisdiction. Please forward my letter (attached) to the Northfield Township Board of Trustees and the Planning Commission.

Thank you for your assistance
Chuck Bultman

Charles Bultman, architect
55 Underdown Road
Ann Arbor, MI 48105
734.214.0810

cbultman@flash.net

Charles Bultman
architect

cbultman @ flash.net
734 214 0810

55 underdown road · ann arbor, mi 48105

16 July 2014

Northfield Township Board of Trustees and Planning Commission
c/o Mr. Howard Fink
Township Manager
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189

Re: Biltmore Land's request to change Northfield's Master Plan

Dear members of the Northfield Township's Board of Trustees and Planning Commission;

You have before you a request to alter Northfield Township's Master Plan to allow nine specific parcels to be developed for single family residential use to a density of up to one house per quarter acre lot. They are currently zoned to be at least 5 acres per residence. I am writing today to ask that you turn down this request as Northfield Township has clearly determined your preference for this acreage at a time when you were unburdened by a developer's proposal and you clearly voted that you would not like these parcels developed to this density.

For background, I am a practicing architect, with work experience in a number of arenas including planning and housing projects. I am a pro-development urbanist, who believes strongly in increasing the densities of our cities. However, what is being proposed for these 460 acres will not achieve the goals the developer says they will achieve and goes against good planning concepts understood today.

I am also not a resident of Northfield Township. I live two miles south of this proposed development. As such I will be impacted little but that is not relevant. What is relevant is the following:

1. Your master plan is your communication to not only your residents, but it is also your communication to your surrounding communities, your municipal neighbors, as to what your values are regarding your township and how you see the future in your township. Your community, through your Planning Commission, adopted a master plan just two years ago charged with considering the coming decades, and your community said 5 acres is an acceptable minimum for these lots.

2. As an active member in the community I have contributed to master plan and zoning discussions in a number of the surrounding townships, as well as Ann Arbor, and am very familiar with the issues up and down Whitmore Lake Road. I am also familiar with many of the proposals that have been pitched along this corridor in the past and know that despite the fact that "the economic climate is improving" plopping 1,000 or so houses in an agricultural / rural corridor is just bad planning. Doing this will 'preserve and enhance' nothing; it is the definition of sprawl.

3. As has been pointed out to you in letters from others, the addition of houses to a municipality does not automatically result in an increased tax benefit. The more residents you have, the more municipal responsibility you also have. And many times the cost to provide the necessary services for a residence is not fully covered by that resident's taxes.

Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road • ann arbor, mi 48105

4. The developer has made the statement that this development "will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses." What they did not point out is that all of the parcels, with the possible exception of parcel 'D' which is just 2 acres, is in the Ann Arbor Public School District. This means that the children who were to live in this development would go to Wines, Forsythe and Skyline; schools located in the city of Ann Arbor. The result will be that these families will identify with, and spend their time and money, in Ann Arbor. So yes, this development will support and strengthen the existing downtown area; the existing downtown area of Ann Arbor.

The following is from Northfield Township's Master Plan under *"How is this Plan to be used"* (emphasis added).

1. It is a general statement of the Township's goals and policies and provides a single, comprehensive view of the ***community's desire for the future****.*

2. It serves as an ***aid in daily decision-making****. The goals and policies outlined in this Plan guide Planning Commissioners and Township Board of Trustees in their deliberations on zoning, subdivisions, capital improvements, and other matters relating to land use and development. The Master Plan provides a stable, long-term basis for decision-making.*

5. Finally, this Master Plan serves as an educational tool and ***gives*** *citizens, property owners,* ***developers****, and adjacent communities* ***a clear indication of the Township's direction for the future.***

The above makes it clear how the Master Plan is to be used by both the township and the developer. The below is just one of the appropriate paragraphs to be heeded by both (again emphasis added).

"The rural pattern is comprised of low density residential uses, agricultural uses and operations, protected conservation districts, as well as wetlands and other sensitive environmental areas. ***New residential development should be minimized*** *in order to maintain viable units of agricultural production, rural character, and open spaces. These areas are located primarily in the Northeast, Southwest and the Southeast Sub-areas.* ***Where residential development would occur, the preferred form of development is an open space or cluster residential development****."*

Thank you for considering my thoughts.

Sincerely,
Charles Bultman, architect *LLC*



Charles Bultman A. I. A.,
President

Charles Bultman
architect

cbultman • flash.net
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55 underdown road • ann arbor, mi 48105

16 July 2014

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c/o Mr. Howard Fink
Township Manager
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189

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Sincerely,
Charles Bultman, architect *LLC*



Charles Bultman A. I. A.,
President

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 9:47 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Positive Growth
Attachments: Growth in WL.docx

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lmmsu@charter.net [mailto:lmmsu@charter.net]
Sent: Wednesday, July 16, 2014 9:40 AM
To: finkh@twp.northfield.mi.us
Subject: Positive Growth

Good Morning Mr. Fink

Not sure if I can make the meeting tonight, but I wanted to send a letter voicing my opinion. Let me know if you have trouble opening the document. I can drop it off at the township buikIding if need be.

Thanks
Leslie McCall

July 16, 2014

Dear Mr. Fink,

I am writing this letter in regards to the lack of growth in Northfield Township. I think most people would agree we enjoy the small town atmosphere we have here. Unfortunately, if we continue down this path Whitmore Lake will be a "ghost town."

The agenda of the anti-growth crowd is beginning to impact our community. The lack of funding to our schools is causing parents to make tough choices about their children's education and where they will live. This will then impact home values, businesses and ultimately the revenue the community needs to continue to exist.

I have lived in Whitmore Lake for almost 14 years with my husband and three sons. We have seen money wasted, costly lawsuits, and nasty politics which have given us nothing but a bad reputation.

Our community is at cross-roads. Continue down the same path or take the path that will allow our town to be the great place we all know it is. We CAN do this!!

Leslie McCall

8991 Lake Pine Dr.

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Wednesday, July 16, 2014 9:45 AM
To: finkh@twp.northfield.mi.us
Subject: Re: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

Looks like a form letter went out??

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 9:14 am
Subject: FW: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Clay Raybourn [mailto:clay.raybourn@gmail.com]
Sent: Wednesday, July 16, 2014 6:07 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

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I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Signed,

Clayton Raybourn
7786 Carrie Lane

South Lyon, MI 48178
(248) 486-8047

Howard Fink

From: lmmsu@charter.net
Sent: Wednesday, July 16, 2014 9:40 AM
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I am writing this letter in regards to the lack of growth in Northfield Township. I think most people would agree we enjoy the small town atmosphere we have here. Unfortunately, if we continue down this path Whitmore Lake will be a "ghost town."

The agenda of the anti-growth crowd is beginning to impact our community. The lack of funding to our schools is causing parents to make tough choices about their children's education and where they will live. This will then impact home values, businesses and ultimately the revenue the community needs to continue to exist.

I have lived in Whitmore Lake for almost 14 years with my husband and three sons. We have seen money wasted, costly lawsuits, and nasty politics which have given us nothing but a bad reputation.

Our community is at cross-roads. Continue down the same path or take the path that will allow our town to be the great place we all know it is. We CAN do this!!

Leslie McCall

8991 Lake Pine Dr.

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 9:15 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Clay Raybourn [mailto:clay.raybourn@gmail.com]
Sent: Wednesday, July 16, 2014 6:07 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Signed,

Clayton Raybourn
7786 Carrie Lane
South Lyon, MI 48178
(248) 486-8047

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 9:14 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Project on Whitmore Lake Road

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Angela Westover [mailto:westovera@twp.northfield.mi.us]
Sent: Tuesday, July 15, 2014 11:23 PM
To: Howard Fink
Subject: Fwd: Project on Whitmore Lake Road

Angie

Begin forwarded message:

> **From:** Randy Bizer <randybizermsw@yahoo.com>
> **Date:** July 15, 2014 at 4:23:28 PM EDT
> **To:** <westovera@twp.northfield.mi.us>
> **Cc:** <anniebizer@yahoo.com>
> **Subject: Project on Whitmore Lake Road**
>
> Hello Angela,
> Just a short email to express my concern about a proposed large scale construction in our township.
> Please be faithful to the master plan and keep our township rural.
> Thank you,
>
> Randy Bizer
> 9186 Sunny Oaks Drive
> South Lyon (Northfield Twsp.), MI 48178

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 9:14 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Sustainable growth

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: sandra.klump@charter.net [mailto:sandra.klump@charter.net]
Sent: Wednesday, July 16, 2014 6:26 AM
To: finkh@twp.northfield.mi.us
Subject: Sustainable growth

July 15, 2014

Northfield Township Planning Commission
8350 Main St.
Whitmore Lake, MI 48189

Dear Members of the Planning Commission,

I began coming to Whitmore Lake back in the 1940's as a little girl visiting my grandparents' cottage every summer weekend, and I have been a permanent resident of Whitmore Lake for well over 40 years. I marvel at all of the resources we have here—our picturesque lake, our prime location, our great community citizens, our beautiful high school and sports facilities—and wonder why we are not prospering. I look around to other small communities and see what we COULD become—a beautifully unique, vibrant, small lakefront community whose residents are dedicated to making this a place full of community pride. Instead, I see stagnation and a lack of vision on the part of the people we appoint to move our community forward.

I urge you, the members of the Planning Commission, to take the steps necessary to get this community moving toward what we COULD BE. I don't want us to be a Brighton or an Ann Arbor. I want us to be a community united toward the goal of being a place where people can continue to proudly raise families and enjoy the benefits of our bountiful resources. YOU can help make this happen by enabling the kind of sustainable growth that will help propel us toward the fulfillment of this vision.

I believe in Whitmore Lake and I want us to survive as a community. We can only achieve this through growth. Lack of growth hurts our families, our businesses, our local government, our schools, and our community spirit. Yes, change can be scary, but a lack of positive action is even scarier. Please do what you have the power to do to help move us forward!

Sincerely,

Sandra Klump
9474 Lake Pointe Drive
Whitmore Lake, MI 48189

Howard Fink

From: sandra.klump@charter.net
Sent: Wednesday, July 16, 2014 6:26 AM
To: finkh@twp.northfield.mi.us
Subject: Sustainable growth

July 15, 2014

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8350 Main St.
Whitmore Lake, MI 48189

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Sincerely,

Sandra Klump
9474 Lake Pointe Drive
Whitmore Lake, MI 48189

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Wednesday, July 16, 2014 6:22 AM
To: jackiotto@yahoo.com; hmarilyn@yahoo.com; finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Interesting read

I appreciate the information Mr. Gordon provided. We received something similar from another resident in that area back when we were updating the Master Plan. Not the same study but something similar relating to farmland.

Personally a more objective study would make me more comfortable. While I respect the information, as I interpreted it, the paper was done to support a position.

Thank you for your thoughtful commentary Jacki. Good points.

Janet

-----Original Message-----
From: Jacqueline Otto <jackiotto@yahoo.com>
To: jchick711 <jchick711@aol.com>; marilyn handloser <hmarilyn@yahoo.com>; Howard Cell <finkh@twp.northfield.mi.us>; angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Jackie Otto <ottoj@twp.northfield.mi.us>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Lar <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tue, Jul 15, 2014 10:45 pm
Subject: Re: Interesting read

According to the letter that David Gordan provided to the Planning Commission siting a Meta-Analysis of Cost of Community Service Studies. If you haven't had a chance to read the report, the report sites some interesting facts that I would like to share that Mr. Gordon doesn't mention in his letter:

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- Although COCS studies often frame municipal land-use debates, the results of these studies have not been rigorously evaluated to determine the factors that contribute to differing results.

According to the report, the COCS report was never meant to be used in a vaccumm as the only document to determine landuse as Mr. Gordon presented.

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Tuesday, July 15, 2014 9:06 PM, "jchick711@aol.com" <jchick711@aol.com> wrote:

So basically he is taking crédit for him and his cohorts duping our résidents and costing the township thousands of dollars? Incredible.

Sent from my HTC

----- Reply message -----
From: "marilyn handloser" <hmarilyn@yahoo.com>
To: "Howard Fink" <finkh@twp.northfield.mi.us>, "angiewestover@yahoo.com" <angiewestover@yahoo.com>, "Burns, Paul" <burns@peblaw.net>, "Jackie Otto" <jackiotto@yahoo.com>, "Jackie Otto" <ottoj@twp.northfield.mi.us>, "Janet Chick" <jchick711@aol.com>, "Kathy Braun" <kbraun@dmsax.com>, "Kathy Braun" <kathysuebraun@gmail.com>, "Marilyn Handloser-Engstrom" <engstromm@twp.northfield.mi.us>, "Marilyn Handloser-Engstrom" <marilyn_engstrom@yahoo.com>, "Tracy Thomas" <tstplc12@gmail.com>, "Wayne Dockett" <dockettw@twp.northfield.mi.us>, "Andrea Darden" <andreabdarden@gmail.com>, "Bradley Cousino" <brad.cousino@live.com>, "Doug Lewan" <dlewan@cwaplan.com>, "Ken Dignan" <kjdignan@gmail.com>, "Larry Roman" <lar103@yahoo.com>, "Marlene Chockley" <mchockley@rc.net>, "Sam Iaquinto" <samiaquinto@charter.net>
Subject: Interesting read
Date: Tue, Jul 15, 2014 2:30 PM

A friend of mine was doing some research and ran across this information. I thought you might like to read it.

So, I've been doing some research online and started reading about the attempt to have Northfield Twp join the Greenbelt back in 2010 and came across this gem of a comment. I know it's a few years old, but I still had to share. I was especially surprised to read the parts about his "group" "stopping development at all costs" and the best part "Hell, we even stopped a major development from starting by getting a referendum placed on the ballot, and getting it passed. Though I can't take all the credit for it, our position was brillant in that we convinced people that if the door is propped open, the horses will charge on through and there will be no stopping things. But hey, we did leave a little bit of a mess for the current board to try and get through. All in the plan."

22.By David G
January
13, 2010 at 9:54 pm | permalinkAs one of the previous board members of

Northfield Township, I helped to fight for the Greenbelt expansion into the township. Myself and the other like-minded board members even went as far as to delay and postpone any possilbe development that was presented before us in the hopes that monies would have been available in the commission's budget to purchase the developmental rights along the areas we thought were most prone to development, but alas, the economy had a sudden downturn and we as township administrators didn't have any funds to match as contibutions.

You see, we understood,
as many of the Conservancy do, that there is no such thing as smart growth. If we want to make sure that our farm spaces are preserved, the only real way to do this is to prevent growth. Basically, if growth starts, it is self perpetuating. Once a community starts to get money from tax revenues of develpoed property, it is like a drug. They only want more and more. That's why the group I helped to form, and which I was a part of during my 4 years on the board, decided in our infancy to stop develpoment at all costs. Why get hooked on the drug of money? Hell, we even stopped a major development from starting by getting a referendum placed on the ballot, and getting it passed. Though I can't take all the credit for it, our position was brillant in that we convinced people that if the door is propped open, the horses will charge on through and there will be no stopping things. But hey, we did leave a little bit of a mess for the
current board to try and get through. All in the plan.

So
as you can tell, I am a staunch supporter of keeping the open spaces open. Living in Northfield Township has made me realize that I like things the way they are. No need for change. I'd really like to see everyone of my neighbors sell their develpomental right to the Greenbelt Commission. As a matter of fact, I really don't care that there is not a single pharmacy in the town that I live. I can just get in my car and drive 10 or 15 minutes into Ann Arbor or Brighton. And I really am glad there is no hardware store or lumber yard in my town. It keeps the traffic down and helps me see the stars at night, since having someting like that would do nothing but pollute the night sky with lights. As a matter of fact, I'd love to see flowers planted all the way down the median of US-23 into Ann Arbor, just as a reminder of how beautiful our past has been.

And in closing, I really have disdain for the
current Northfield Township Board. Not only have they succeeded in strengthing the townships finances (A- bond ratings), which we were never able to do, but they are actually encouraging development to occur, which I, and those of like mind , tried desperately to keep out. I hate to say it, but it may be time for me to think about moving up north, where I know open spaces will be perserved for ever.

Marilyn Handloser Engstrom
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click hereto see why we chose Marilyn!"

Visit my website at http://www.marilynhandloser.com/ to search for the entire MLS homes in Southeast Michigan! Each RE/MAX office is independently owned and operated.

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sender, any person who receives this information is prohibited from disclosing, copying, distributing, and/or using it. If you have received this communication in error, please immediately delete it and all copies, and promptly notify the sender. Nothing in this communication is intended to operate as an electronic signature under applicable law.

From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From:Elizabeth Hutton [mailto:erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Reasons To Stop Biltmore

Dear Northfield Township Leaders,

Please do uphold our township ordinances and please do NOT violate the law. Please stop Biltmore's development of our lovely community. Please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing. Please do NOT violate the law.

If obeying the law is not enough reason for you to do the right thing, then here are more reasons:

A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these

reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

If we support the few to sell their land in the following significant ways
A. then we are no longer a democracy. We are an oligarchy-- a nice word for dictatorship.
B. Development would add a minimum of 1500 cars but more likely not 3000+ to the already congested traffic on Highway 23. We have enough traffic congestion on 23. WE DON'T NEED ANYMORE CARS ON THAT MAJOR ARTERY. Do you want your family or yourself commuting on 23 with even more congestion than the terrible congestion we now have?
C. YOUR OWN PROPERTY VALUES WILL DECREASE because our community will lose the beautiful open space "feel" that attracts people here in the 1st place.
D. 4 homes per acre will increase our population too much too fast. Feasibility studies in the past showed conclusively that the tax base WILL NOT KEEP UP WITH THE DEMANDS ON COMMUNITY SERVICE NEEDS [police and fire] and that will INCREASE YOUR OWN PROPERTY Taxes. Do you want YOUR PROPERTY TAXES to increase?!?!? Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??
E. You open the township coffers up to a major lawsuit which will cost us taxpayers and too much money.
F. Under the ordinance, the landowners can still sell their land. Why do you have to allow them to violate the law in the process?

In short, again, please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing.

Thank you!
Sincerely,
Elizabeth Hutton

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Clayton Raybourn
7786 Carrie Lane
South Lyon, MI 48178
(248) 486-8047

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Sent: Tuesday, July 15, 2014 11:23 PM
To: Howard Fink
Subject: Fwd: Project on Whitmore Lake Road

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> **From:** Randy Bizer <randybizermsw@yahoo.com>
> **Date:** July 15, 2014 at 4:23:28 PM EDT
> **To:** <westovera@twp.northfield.mi.us>
> **Cc:** <anniebizer@yahoo.com>
> **Subject: Project on Whitmore Lake Road**
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> Hello Angela,
> Just a short email to express my concern about a proposed large scale construction in our township.
> Please be faithful to the master plan and keep our township rural.
> Thank you,
>
> Randy Bizer
> 9186 Sunny Oaks Drive
> South Lyon (Northfield Twsp.), MI 48178

Howard Fink

From: Jacqueline Otto [jackiotto@yahoo.com]
Sent: Tuesday, July 15, 2014 10:46 PM
To: jchick711@aol.com; marilyn handloser; Howard Cell; angiewestover@yahoo.com; Burns, Paul; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Lar; Marlene Chockley; Sam Iaquinto
Subject: Re: Interesting read

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Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

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Sent from my HTC

----- Reply message -----
From: "marilyn handloser" <hmarilyn@yahoo.com>

To: "Howard Fink" <finkh@twp.northfield.mi.us>, "angiewestover@yahoo.com" <angiewestover@yahoo.com>, "Burns, Paul" <burns@peblaw.net>, "Jackie Otto" <jackiotto@yahoo.com>, "Jackie Otto" <ottoj@twp.northfield.mi.us>, "Janet Chick" <jchick711@aol.com>, "Kathy Braun" <kbraun@dmsax.com>, "Kathy Braun" <kathysuebraun@gmail.com>, "Marilyn Handloser-Engstrom" <engstromm@twp.northfield.mi.us>, "Marilyn Handloser-Engstrom" <marilyn_engstrom@yahoo.com>, "Tracy Thomas" <tstplc12@gmail.com>, "Wayne Dockett" <dockettw@twp.northfield.mi.us>, "Andrea Darden" <andreabdarden@gmail.com>, "Bradley Cousino" <brad.cousino@live.com>, "Doug Lewan" <dlewan@cwaplan.com>, "Ken Dignan" <kjdignan@gmail.com>, "Larry Roman" <lar103@yahoo.com>, "Marlene Chockley" <mchockley@rc.net>, "Sam Iaquinto" <samiaquinto@charter.net>
Subject: Interesting read
Date: Tue, Jul 15, 2014 2:30 PM

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Marilyn Handloser Engstrom
Associate Broker
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Office: (248) 348-3000
Fax: (248) 347-1169

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From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From:Elizabeth Hutton [mailto:erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Reasons To Stop Biltmore

Dear Northfield Township Leaders,

Please do uphold our township ordinances and please do NOT violate the law. Please stop Biltmore's development of our lovely community. Please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing. Please do NOT violate the law.

If obeying the law is not enough reason for you to do the right thing, then here are more reasons:

A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

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Thank you!
Sincerely,
Elizabeth Hutton

Howard Fink

From: jchick711@aol.com
Sent: Tuesday, July 15, 2014 9:07 PM
To: marilyn handloser; Howard Cell; angiewestover@yahoo.com; Burns, Paul; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: Re: Interesting read

So basically he is taking crédit for him and his cohorts duping our résidents and costing the township thousands of dollars? Incredible.

Sent from my HTC

----- Reply message -----
From: "marilyn handloser" <hmarilyn@yahoo.com>
To: "Howard Fink" <finkh@twp.northfield.mi.us>, "angiewestover@yahoo.com" <angiewestover@yahoo.com>, "Burns, Paul" <burns@peblaw.net>, "Jackie Otto" <jackiotto@yahoo.com>, "Jackie Otto" <ottoj@twp.northfield.mi.us>, "Janet Chick" <jchick711@aol.com>, "Kathy Braun" <kbraun@dmsax.com>, "Kathy Braun" <kathysuebraun@gmail.com>, "Marilyn Handloser-Engstrom" <engstromm@twp.northfield.mi.us>, "Marilyn Handloser-Engstrom" <marilyn_engstrom@yahoo.com>, "Tracy Thomas" <tstplc12@gmail.com>, "Wayne Dockett" <dockettw@twp.northfield.mi.us>, "Andrea Darden" <andreabdarden@gmail.com>, "Bradley Cousino" <brad.cousino@live.com>, "Doug Lewan" <dlewan@cwaplan.com>, "Ken Dignan" <kjdignan@gmail.com>, "Larry Roman" <lar103@yahoo.com>, "Marlene Chockley" <mchockley@rc.net>, "Sam Iaquinto" <samiaquinto@charter.net>
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To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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Howard Fink

From: HBraunDDSPC@aol.com
Sent: Tuesday, July 15, 2014 4:29 PM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Development

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Heidi Braun D.D.S.
5510 Helner Road
Ann Arbor, Mi 48105
hbraunddspc@aol.com

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Tuesday, July 15, 2014 3:41 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Please save our nature here in Whitmore Lake!

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Phoenix111968 . [mailto:manifest5x1@gmail.com]
Sent: Tuesday, July 15, 2014 3:36 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Please save our nature here in Whitmore Lake!

Dear Northfield Township Supervisor, Marilyn Engstrom

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development.

I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan.

Thank you for representing and defending our community's voice.

I appreciate nature and the ecosystem here and that is why I chose to live in this township. Please do not let urban sprawl ruin the delicate balance and the beauty of our woods in Whitmore Lake.

Sincerely,

Anne Duffy

Howard Fink

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Sent: Tuesday, July 15, 2014 3:41 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Proposal by Biltmore Land, LLC

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: John Hufford [mailto:johnthuff83@gmail.com]
Sent: Tuesday, July 15, 2014 3:19 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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We moved to Northfield Township over 10 years ago precisely because its Master Plan committed to preserving rural space and feel was so appealing and attractive to us: Please don't change it now!!.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

John Hufford

Address: 5285 Tamarack Trail, Ann Arbor, MI, 48105

Phone: 734-769-0144

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To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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From: John Hufford [johnthuff83@gmail.com]
Sent: Tuesday, July 15, 2014 3:19 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

Hello:

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

We moved to Northfield Township over 10 years ago precisely because its Master Plan committed to preserving rural space and feel was so appealing and attractive to us: Please don't change it now!!.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

John Hufford

Address: 5285 Tamarack Trail, Ann Arbor, MI, 48105

Phone: 734-769-0144

Howard Fink

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Tuesday, July 15, 2014 2:31 PM
To: Howard Fink; angiewestover@yahoo.com; Burns, Paul; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: Interesting read

A friend of mine was doing some research and ran across this information. I thought you might like to read it.

Marilyn Handloser Engstrom
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click *here* to see why we chose Marilyn!"

Visit my website at www.MarilynHandloser.com to search for the entire MLS homes in Southeast Michigan! Each RE/MAX office is independently owned and operated.

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From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

Howard Fink
Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Elizabeth Hutton [mailto:erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Reasons To Stop Biltmore

Dear Northfield Township Leaders,

Please do uphold our township ordinances and please do NOT violate the law. Please stop Biltmore's development of our lovely community. Please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing. Please do NOT violate the law.

If obeying the law is not enough reason for you to do the right thing, then here are more reasons:

A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

If we support the few to sell their land in the following significant ways
A. then we are no longer a democracy. We are an oligarchy-- a nice word for dictatorship.
B. Development would add a minimum of 1500 cars but more likely not 3000+ to the already congested traffic on Highway 23. We have enough traffic congestion on 23. WE DON'T NEED ANYMORE CARS ON THAT MAJOR ARTERY. Do you want your family or yourself commuting on 23 with even more congestion than the terrible congestion we now have?

c. YOUR OWN PROPERTY VALUES WILL DECREASE because our community will lose the beautiful open space "feel" that attracts people here in the 1st place.
d. 4 homes per acre will increase our population too much too fast. Feasibility studies in the past showed conclusively that the tax base WILL NOT KEEP UP WITH THE DEMANDS ON COMMUNITY SERVICE NEEDS [police and fire] and that will INCREASE YOUR OWN PROPERTY Taxes. Do you want YOUR PROPERTY TAXES to increase?!?!? Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??
e. You open the township coffers up to a major lawsuit which will cost us taxpayers and too much money.
f. Under the ordinance, the landowners can still sell their land. Why do you have to allow them to violate the law in the process?

In short, again, please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing.

Thank you!
Sincerely,
Elizabeth Hutton

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Tuesday, July 15, 2014 9:27 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Proposal by Biltmore Land, LLC

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Kathy Johnson [mailto:kmj@chartermi.net]
Sent: Monday, July 14, 2014 7:35 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Regards,

Kathy Johnson
7777 Sutton Rd
South Lyon
734-449-5579

Howard Fink

From: Jacqueline Otto [jackiotto@yahoo.com]
Sent: Tuesday, July 15, 2014 9:10 AM
To: Howard Fink
Subject: Please Print - Responses to Biltmore
Attachments: Opposed - Responses to Biltmore.xlsx

Howard,

Can you print the attached for me? I plan to stop by and pick up the packet today. I've been doing some research in response to the negative email responses. You can also print a copy for yourself.

I'm not working today and tomorrow and won't have access to a printer.

Thanks,

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

Response on Biltmore Proposed

Name	Address	Comment
Jerry Lustig	2530 7 Mile Road, South Lyon	The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development. We've been down this road before...we still don't want this kind of development.
Kim Phillips	5720 Earhart Road, Ann Arbor	While it may be an evolving document....should remain intact and be a guiding force. Recommendations should certainly not be altered based on the desires of outside developers seeking to profit from our prime preservation land and location in the Ann Arbor School district.
		Violates nearly every recommendation for the use of our Southwest Corridor – we are engaging in unnecessary process – wating our time and resources. We can invite them to submit a plan that is fully in line with our community's vision.
Jenifer DeLisle	Spencer Road, Ann Arbor	Pg 41 of MP – 5 acre minimum (Keep 5 acre zoning)

Not fair – to residents of Southwest Sub-area 3, those who own properties reliance on the Master Plan, and those adjacent to carved out parcels.
Pg 1 of MP – provides a single, comprehensive view of the community's desire for the future.
Viable, stable agricultural industry
Preserve Open spaces and greenways to maintain the quality of life – preserves woodland and natural features
Preserve remaining farmland as active farms or open space
Requiring clustered development implementing tree preservation, subdivision open space, parkland, and trail requirements
Proposal is for the most part forested wetland and woodland, except for SE corner

		Development – 5 acre expectancy, no less than 1 acre residences, clusters and open space, maintain 5 acre density, cluster residential not needed , 5 to 2 acre density, cluster needed
		Greenbelt preservation/expansion
		Utilities/Roads – no city water/sewer in rural areas
		Roads: developers pay (SIC) infrastructure improvements, repair N. Territorial and 23 Bridge
		Miscellaneous – facilitate zoning/planning/cooperation with A2 Twp.
		Annexation of Whitmore Lake Schools
		Primer of Agricultural Zoning
Greg Grambeau	5165 Hellner Road Ann Arbor, MI	This type of development was democratically and dramatically voted down
		There is other land designated for development, not farmland
		Residential Development Costs more in services then it provides in taxes

Development

Facts
Taken from other township Master Plan descriptions (*Northfield Township should also have the same disclaimer*):
A comprehensive plan is not meant to be a static, unchanging document," it reads. "As positions and trends change over time, the township should be ready to modify procedures to help ensure that the needs of the entire community are being met.
A Master Plan should not be thought of as "static" – a Master Plan should be a fluid document, which changes with growth and a community's vision – what the residents envision and support for the future of the Township.
http://www.michigantownships.org/landuse.asp
A **master plan** guides the overall direction of where land uses are most appropriate by considering local and regional assets, needs and opportunities, as well as development patterns driven by market forces and infrastructure improvements.
Placemaking is another emerging set of activities that build on existing assets in rural and urban communities to create more economically competitive and resilient communities. This is done by focusing on public and private improvements that make an area more attractive to new residents, talented workers, and new businesses. Rural and urban communities that work together on regional placemaking projects have the potential to make the entire area more competitive for jobs in the global New Economy.
Future land use – low density clustered single-family residential development where a minimum of 50% of buildable area is permanently preserved for open space.

How is this fair to the people who own the land and want to sell to Biltmore?
The Master Land Use Plan and the zoning ordiance and map are two separate documents – zoning is one of the many legal tools used to implement the Master Land Use Plan. Is there anything in our zoning that prohibits the change in a zoning area - has there been other Agricultural areas rezoned, ie Leland Subdivision?
Are there viable farms on these properties?
Traditional neighborhood development, also known as compact or walkable development, concentrates neighborhood density, allowing room for large open space areas. Neighborhoods that feature open spaces, parks and greenbelts have higher home sale prices, enhanced marketability and often faster sales or leases than conventional development. Source: http://www.americantrails.org/resources/economics/Economic-Benefits-Trails-Open-Space-Walkable-Community.html
Is this land that is prospectively acquired by Biltmore actually being farmed?
Traditional neighborhood development, also known as compact or walkable development, concentrates neighborhood density, allowing room for large open space areas. Neighborhoods that feature open spaces, parks and greenbelts have higher home sale prices, enhanced marketability and often faster sales or leases than conventional development. Source: http://www.americantrails.org/resources/economics/Economic-Benefits-Trails-Open-Space-Walkable-Community.html
Cluster Development can be medium density or low impact density that includes open space

These bullets were responses of a survey – comments taken by people that live in the SW Sub-area 3
Greenbelt preservation – Washtenaw County GB program – Hefner and North Church Road
Utilities – No "leapfrogging" of township areas to provide municipal services should be disfavored [part of Master Plan]. Due to the Whitmore Lake Road SAD, there would not be any leapfrogging
Roads – N. Territorial and 23 Bridge is part of the Hwy 23 project already designated for repair
Ann Arbor Township is not considered in the Master Plan
Biltmore Development and Annexation of WLS are two separate issues.
If the land is not being farmed or designated for preservation, what is it being used for?
Where? When? How?
Where is development designated in other areas of the township? Is the land prospectively acquired by Biltmore currently being farmed?
How is this justified? Compact, walkable development, which preserves open space and concentrates development on smaller lots, also provides financial benefits to municipalities related to lower infrastructure costs. Large-lot suburban development patterns require roads, water supply and sewer services that become more costly when extended over greater distances.
Source: http://www.americantrails.org/resources/economics/Economic-Benefits-Trails-Open-Space-Walkable-Community.html

Howard Fink

From: Jacqueline Otto [jackiotto@yahoo.com]
Sent: Tuesday, July 15, 2014 12:46 AM
To: Howard Fink
Subject: The Proposed Biltmore Property

Howard,

As I am reading these emails regarding Biltmore the one question keeps standing out for me - regarding the land that Biltmore is acquiring, is any of this land farmed today by their owners or rented out to farm? And if it is rented out to farm, has any of these farmers offered to acquire this land? I would be very interested in knowing if this land is just vacant or it's actually being farmed. It doesn't make a difference on my decision, but it will make a difference on how I will respond to such comments. Can you research this for me? Thanks,

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

Howard Fink

From: C. Mann [graceeagle@yahoo.com]
Sent: Tuesday, July 15, 2014 12:23 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Please Oppose Biltmore's Unlawful Development of Our Community

Dear Leaders of Our Community:

Please make this simple: just obey the ordinance and tell Biltmore and the landowners who want to sell their land to obey the ordinance, too. This creates a win-win for all:

1. Landowners can still sell their land
and
2. Biltmore can still develop the land [1 home per 5 acres]
and
3. the majority of township citizens can rest assured the community will keep its beauty, open spaces, quiet small town appearance and feel
4. NO ONE IS ABOVE THE LAW and EVERYONE IS OBEYING THE LAW.

If that is not enough, then:

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Thank you!

Sincerely,
C. Mann of Hometown Township

Howard Fink

From: Elizabeth Hutton [erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Reasons To Stop Biltmore

Dear Northfield Township Leaders,

Please do uphold our township ordinances and please do NOT violate the law. Please stop Biltmore's development of our lovely community. Please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing. Please do NOT violate the law.

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A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

If we support the few to sell their land in the following significant ways

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B. Development would add a minimum of 1500 cars but more likely not 3000+ to the already congested traffic on Highway 23. We have enough traffic congestion on 23. WE DON'T NEED ANYMORE CARS ON THAT MAJOR ARTERY. Do you want your family or yourself commuting on 23 with even more congestion than the terrible congestion we now have?
C. YOUR OWN PROPERTY VALUES WILL DECREASE because our community will lose the beautiful open space "feel" that attracts people here in the 1st place.

D. 4 homes per acre will increase our population too much too fast. Feasibility studies in the past showed conclusively that the tax base WILL NOT KEEP UP WITH THE DEMANDS ON COMMUNITY SERVICE NEEDS [police and fire] and that will INCREASE YOUR OWN PROPERTY Taxes. Do you want YOUR PROPERTY TAXES to increase?!?!? Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

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F. Under the ordinance, the landowners can still sell their land. Why do you have to allow them to violate the law in the process?

In short, again, please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing.

Thank you!
Sincerely,
Elizabeth Hutton

Howard Fink

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Monday, July 14, 2014 10:09 PM
To: finkh@twp.northfield.mi.us
Cc: Kim Phillips-Knope
Subject: Re: Opposition to Biltmore Development

Hi again Howard,

When you send those numbers over, could you please let me know if the addendum, the Comprehensive Community Survey analysis is included in the total cost? If not, thanks very much for providing that figure separately.

Thanks!

Leigh Ann

On Mon, Jul 14, 2014 at 4:02 PM, Leigh Ann Phillips-Knope <la@rootsofchange.us> wrote:
Hi there Howard,

I wanted to circle back and see if you received my message below? I was hoping to hear back on the total consulting cost of the master plan--from the two year project period, as well as initial planning stages and follow up costs.

I appreciate your time and inquiry with Carlisle Wortman to get that figure for me.

Thank you!

Leigh Ann

On Friday, July 11, 2014, Leigh Ann Phillips-Knope <la@rootsofchange.us> wrote:

Hi Howard,

Thank you for sharing my letter with all officials making decisions about the development. I also appreciate you emailing me the total costs associated with creating the Master Plan--including costs during that primary two year period, as well as the preliminary planning and follow up costs associated with the project.

Thank you!

Leigh Ann

To Northfield Township Planning Commission and Board of Trustees:

I'm a township resident, writing with strong opposition to Biltmore Land's proposal to construct high-density subdivisions within our agricultural areas.

I've been studying our Master Plan, reading minutes from your recent meetings and talking with other residents. I find myself deeply concerned on several levels:

- We spent two years to create a model Master Plan, which details the optimal land use policy for our community. While it may be an evolving document, the purpose and integrity of this document should remain intact and be a guiding force for any future changes in 2017. Recommendations should certainly not be altered based on the desires of outside developers seeking to profit from our prime preservation land and location in the Ann Arbor school district.

- **Our Township's planning process should be based on our Master Plan's purpose/vision.** By hearing Biltmore's call for this amendment—which clearly violates nearly every recommendation for the use of our Southwest Corridor--we are engaging in unnecessary process, and wasting our time and resources. If Biltmore is a good community partner, as they have been referenced, we can invite them to submit a plan that is fully in line with our community's vision. Biltmore and all future developers should be advised to respect our Master Plan, comply with the recommended areas for development, and work within it—not dictate drastic change from the outside.
-

This is the first opportunity we have to follow our Master Plan regarding a large-scale development.

Why would we abandoned it now, when it is most needed?

We have every reason to say No to Biltmore immediately, learn from this experience, and ask that developers submit responsible plans for our growth which follow our values. My additional hope is that our future processes as a township will center around actually administering the Master Plan you created and adopted. This is an outstanding Master Plan within which we can take pride as a community.

Thank you for hearing my concerns and opposition to rezoning or amending the Master Plan.

Sincerely,

Leigh Ann

5720 Earhart Road

Ann Arbor, MI 48105

--

Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

--

Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
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Phone: (248) 981-6858 cell

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Co-Director, Roots of Change
Ann Arbor, Michigan 48105

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Sent: Monday, July 14, 2014 7:35 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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Regards,

Kathy Johnson
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South Lyon
734-449-5579

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Sent: Monday, July 14, 2014 4:02 PM
To: finkh@twp.northfield.mi.us
Cc: Kim Phillips-Knope
Subject: Opposition to Biltmore Development

Hi there Howard,

I wanted to circle back and see if you received my message below? I was hoping to hear back on the total consulting cost of the master plan--from the two year project period, as well as initial planning stages and follow up costs.

I appreciate your time and inquiry with Carlisle Wortman to get that figure for me.

Thank you!

Leigh Ann

On Friday, July 11, 2014, Leigh Ann Phillips-Knope <la@rootsofchange.us> wrote:

Hi Howard,

Thank you for sharing my letter with all officials making decisions about the development. I also appreciate you emailing me the total costs associated with creating the Master Plan--including costs during that primary two year period, as well as the preliminary planning and follow up costs associated with the project.

Thank you!

Leigh Ann

To Northfield Township Planning Commission and Board of Trustees:

I'm a township resident, writing with strong opposition to Biltmore Land's proposal to construct high-density subdivisions within our agricultural areas.

I've been studying our Master Plan, reading minutes from your recent meetings and talking with other residents. I find myself deeply concerned on several levels:

- · We spent two years to create a model Master Plan, which details the optimal land use policy for our community. While it may be an evolving document, the purpose and integrity of this document should remain intact and be a guiding force for any future changes in 2017. Recommendations should certainly not be altered based on the desires of outside developers seeking to profit from our prime preservation land and location in the Ann Arbor school district.

- · **Our Township's planning process should be based on our Master Plan's purpose/vision.** By hearing Biltmore's call for this amendment—which clearly violates nearly every recommendation for the use of our Southwest Corridor--we are engaging in unnecessary process, and wasting our time and resources. If Biltmore is a good community partner, as they have been referenced, we can invite them to submit a plan that is fully in line with our community's vision. Biltmore and all future developers should be advised to respect our Master Plan, comply with the recommended areas for development, and work within it—not dictate drastic change from the outside.
-

This is the first opportunity we have to follow our Master Plan regarding a large-scale development.

Why would we abandoned it now, when it is most needed?

We have every reason to say No to Biltmore immediately, learn from this experience, and ask that developers submit responsible plans for our growth which follow our values. My additional hope is that our future processes as a township will center around actually administering the Master Plan you created and adopted. This is an outstanding Master Plan within which we can take pride as a community.

Thank you for hearing my concerns and opposition to rezoning or amending the Master Plan.

Sincerely,

Leigh Ann

5720 Earhart Road

Ann Arbor, MI 48105

--
Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

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Dr. Maya Angelou, 2013

Howard Fink

From: charlieo168@aol.com
Sent: Monday, July 14, 2014 1:57 PM
To: finkh@twp.northfield.mi.us
Subject: Bring Growth To Northfield Township!

To Whom It May Concern:

I am writing to express my full support for growth in Northfield Township. For far too long any attempt to bring both economic and residential growth to the area have been shut down, and this drought needs to end. Up until recently, the anti-growth sentiment has given us a bad reputation making it hard to attract businesses and developers into the community. It is having the most devastating impact on our schools and its enrollment which is the backbone of any small community.

Due to the recession and previous successful attempts to block growth, our population has dwindled, and we desperately need more families to move here so the state does not dissolve Whitmore Lake Schools. We moved here 14 years ago, and I can't think of a better place to raise a family. It saddens me to think our school could close and many people would lose their jobs as a result.

Those who oppose growth of any sort do so on the basis that they feel the town will become too crowded, and they want their "space." They moved here years ago and built a house just like myself, but they feel that they should be the last people allowed to do so. Outside of these reasons, the economic and residential opportunities far outweigh any negative reason that growth would bring to this area. This town is a diamond in the rough with so much potential. Our location between both Ann Arbor and Brighton anchored by an all-sports lake make this an ideal spot to build homes. We can't afford to lose more families, and unfortunately that is what is happening.

There are many people in this community who embrace economic and residential development, and it's time our voices are heard as well. This is a great town, and I want to see it thrive and become even better. The time has come for growth in Northfield Township, and that time is now.

Sincerely,

Charlie Otterman

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, July 14, 2014 11:13 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Development Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: educare.consulting@gmail.com [mailto:educare.consulting@gmail.com] **On Behalf Of** Kim Phillips-Knope
Sent: Monday, July 14, 2014 10:59 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com
Subject: Biltmore Development Proposal

To Northfield Township Planning Commission and Board of Trustees:

I'm a township resident, writing with strong opposition to Biltmore Land's proposal to construct high-density subdivisions within our agricultural areas.

I've been studying our Master Plan, reading minutes from your recent meetings and talking with other residents. I find myself deeply concerned on several levels:

- We spent two years to create a model Master Plan, which details the optimal land use policy for our community. While it may be an evolving document, the purpose and integrity of this document should remain intact and be a guiding force for any future changes in 2017. Recommendations should certainly not be altered based on the desires of outside developers seeking to profit from our prime preservation land and location in the Ann Arbor school district.

- **Our Township's planning process should be based on our Master Plan's purpose/vision.** By hearing Biltmore's call for this amendment—which clearly violates nearly every recommendation for the use of our Southwest Corridor--we are engaging in unnecessary process, and wasting our time and resources. If Biltmore is a good community partner, as they have been referenced, we can invite them to submit a plan that is fully in line with our community's vision. Biltmore and all future developers should be advised to respect our

Master Plan, comply with the recommended areas for development, and work within it—not dictate drastic change from the outside.

This is the first opportunity we have to follow our Master Plan regarding a large-scale development. *Why would we abandoned it now, when it is most needed?*

We have every reason to say No to Biltmore immediately, learn from this experience, and ask that developers submit responsible plans for our growth which follow our values. My additional hope is that our future processes as a township will center around actually administering the Master Plan we created and adopted. This is an outstanding Master Plan within which we can take pride as a community.

Thank you for hearing my concerns and opposition to rezoning or amending the Master Plan.

Sincerely,

Kim Phillips

5720 Earhart Road

Ann Arbor, MI 48105

--

Kim Phillips-Knope, MSW
CAHC Program Consultant, Michigan Department of Community Health
Special Projects Consultant, Michigan Department of Education

Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: kim@rootsofchange.us
Phone: (248) 210-3523 cell

"For one human being to love another; that is perhaps the most difficult of all our tasks, the final and ultimate proof, the work for which all other is but preparation." (Rilke)

Howard Fink

From: educare.consulting@gmail.com on behalf of Kim Phillips-Knope [kim@rootsofchange.us]
Sent: Monday, July 14, 2014 10:59 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com
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Howard Fink

From: Angie [angiewestover@yahoo.com]
Sent: Monday, July 14, 2014 10:34 AM
To: Howard Fink
Subject: Re: Proposed Development

Yes, that will work. See you then.

Angie

> On Jul 14, 2014, at 10:22 AM, Howard Fink <finkh@twp.northfield.mi.us> wrote:
>
> Is it possible you could do 3:30. I have a parks and rec meeting at
> 4:30 and want to make sure they don't overlap.
> Howard
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123
>
>
> -----Original Message-----
> From: Angie [mailto:angiewestover@yahoo.com]
> Sent: Monday, July 14, 2014 10:13 AM
> To: Howard Fink
> Subject: Re: Proposed Development
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>> Fax: (734) 449-0123
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>>
>> -----Original Message-----
>> From: Angie [mailto:angiewestover@yahoo.com]
>> Sent: Monday, July 14, 2014 9:51 AM
>> To: Howard Fink
>> Subject: Re: Proposed Development
>>
>> No, no need, just trying to plan my day. How long do you think we'll

>> need today?
>>
>> Angie
>>
>>>> On Jul 14, 2014, at 9:44 AM, Howard Fink
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>>> Phone: (734) 449-2880 x 12
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>>> From: Angie Westover [mailto:angiewestover@yahoo.com]
>>> Sent: Monday, July 14, 2014 9:42 AM
>>> To: Howard Fink
>>> Subject: RE: Proposed Development
>>>
>>> Sounds good. How late are you planning on being in the office today?
>>>
>>> Thanks,
>>>
>>> Angie
>>>
>>>
>>> ----------
>>> On Mon, 7/14/14, Howard Fink <finkh@twp.northfield.mi.us> wrote:
>>>
>>> Subject: RE: Proposed Development
>>> To: "'Angie'" <angiewestover@yahoo.com>
>>> Date: Monday, July 14, 2014, 9:30 AM
>>>
>>> #yiv4794480837
>>> #yiv4794480837 --
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>>> _filtered #yiv4794480837 {panose-1:2 4 5 3 5 4 6 3 2 4;} _filtered
>>> #yiv4794480837 {font-family:Calibri;panose-1:2 15
>>> 5 2 2 2 4 3 2 4;}
>>> _filtered #yiv4794480837 {font-family:Tahoma;panose-1:2 11
>>> 6 4 3 5 4 4 2 4;}
>>> _filtered #yiv4794480837 {font-family:Consolas;panose-1:2
>>> 11 6 9 2 2 4 3 2 4;}
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>>> li.yiv4794480837MsoNormal, #yiv4794480837
>>> div.yiv4794480837MsoNormal

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>>> span.yiv4794480837MsoHyperlinkFollowed
>>> {color:purple;text-decoration:underline;}
>>> #yiv4794480837 pre
>>> {margin:0in;margin-bottom:.0001pt;font-size:10.0pt;}
>>> #yiv4794480837 p.yiv4794480837MsoAcetate, #yiv4794480837
>>> li.yiv4794480837MsoAcetate, #yiv4794480837
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>>> #yiv4794480837 span.yiv4794480837emailstyle17 {color:#1F497D;}
>>> #yiv4794480837 span.yiv4794480837EmailStyle22 {color:#1F497D;}
>>> #yiv4794480837 span.yiv4794480837EmailStyle23 {color:#1F497D;}
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>>> Whitmore Lake, MI 48189
>>> Phone:
>>> (734) 449-2880 x 12
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>>> 449-0123 From: Angie
>>> [mailto:angiewestover@yahoo.com]
>>> Sent: Monday, July 14, 2014 9:20 AM
>>> To: Howard Fink
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>>> Development Thanks, Howard. I am
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>>> Manager8350 Main St., Ste. A
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>>> Phone:
>>> (734) 449-2880 x 12
>>> Fax: (734)
>>> 449-0123 From: WESTOVER, ANGELA D [mailto:aw6971@att.com]
>>>
>>> Sent: Sunday, July 13, 2014 7:33
>>> PM
>>> To: Howard Fink
>>> Subject: Re: FW: Proposed
>>> Development Hi
>>> Howard, Can you please
>>> update your contacts to list angiewestover@yahoo.com as my personal

>>> email address? These are all coming into my work inbox. Thanks,
>>> Angie WestoverAT&T Business ServicesMobility Service
>>> Manageraw6971@att.com248-219-6903 Howard Fink
>>> <finkh@twp.northfield.mi.us>
>>> wrote: Hi Everyone, I will be sending out a number of emails I have
>>> received from residents regarding the Biltmore development. If you
>>> are checking your Township emails they will be duplicates, but since
>>> the planning commission received their emails recently and some
>>> board members check their personal accounts more regularly, I
>>> thought it best to resend them all to my distribution list to ensure
>>> that you received them. Look forward to seeing everyone Wednesday.
>>> Also, please note that the Parks and Recreation Board is holding a
>>> community meeting regarding the creation of the Parks and Rec Master
>>> Plan on Tuesday at 7:00 pm and everyone is welcome. Howard Howard
>>> FinkNorthfield Township
>>> Manager8350 Main St., Ste. A
>>> Whitmore Lake, MI 48189
>>> Phone:
>>> (734) 449-2880 x 12
>>> Fax: (734)
>>> 449-0123 From: Ellen Dennis [mailto:m.ellen.dennis@gmail.com]
>>>
>>> Sent: Friday, July 11, 2014 8:04
>>> PM
>>> To: engstromm@twp.northfield.mi.us;
>>> chockleym@twp.northfield.mi.us;
>>> finkh@twp.northfield.mi.us;
>>> braunk@twp.northfield.mi.us;
>>> thomast@twp.northfield.mi.us;
>>> ottoj@twp.northfield.mi.us;
>>> chickj@twp.northfield.mi.us;
>>> dardena@twp.northfield.mi.us;
>>> cousinob@twp.northfield.mi.us;
>>> romanl@twp.northfield.mi.us;
>>> dignank@twp.northfield.mi.us;
>>> iaquintosam@twp.northfield.mi.us;
>>> dlewan@cwaplan.com;
>>> dockettw@twp.northfield.mi.us
>>> Subject: Proposed
>>> Development "I'm writing to oppose
>>> the Biltmore Land LLC plan to alter our Master Plan and allow
>>> rezoning of
>>> 460 acres of farmland along Whitmore Lake into high density
> subdivisions.
>>> The proposal clearly violates Northfield Township's Master Plan
>>> which represents our community's vision for responsible land use and
>> development.
>>>
>>> I ask
>>> that you, our Northfield Township leadership, immediately reject
>>> Biltmore's current proposal and any future proposals by Biltmore or
>>> other developers which are not fully in line with our Master Plan.
>>>
>>> Thank you for representing and defending our community's vision and
>>> voice."Ellen Dennis3901 Six Mile Rd.South Lyon, MI 48178 (This is
>>> in Northfield
>>> Township) 734-649-7603
>

Howard Fink

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>> span.yiv4794480837MsoHyperlinkFollowed
>>   {color:purple;text-decoration:underline;}
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>> Manageraw6971@att.com248-219-6903 Howard Fink
>> <finkh@twp.northfield.mi.us>
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>> Also, please note that the Parks and Recreation Board is holding a
>> community meeting regarding the creation of the Parks and Rec Master
>> Plan on Tuesday at 7:00 pm and everyone is welcome. Howard Howard
>> FinkNorthfield Township
>> Manager8350 Main St., Ste. A
>> Whitmore Lake, MI 48189
>> Phone:
>> (734) 449-2880 x 12
>> Fax: (734)
>> 449-0123 From: Ellen Dennis [mailto:m.ellen.dennis@gmail.com]
>>

>> Sent: Friday, July 11, 2014 8:04
>> PM
>> To: engstromm@twp.northfield.mi.us;
>> chockleym@twp.northfield.mi.us;
>> finkh@twp.northfield.mi.us;
>> braunk@twp.northfield.mi.us;
>> thomast@twp.northfield.mi.us;
>> ottoj@twp.northfield.mi.us;
>> chickj@twp.northfield.mi.us;
>> dardena@twp.northfield.mi.us;
>> cousinob@twp.northfield.mi.us;
>> romanl@twp.northfield.mi.us;
>> dignank@twp.northfield.mi.us;
>> iaquintosam@twp.northfield.mi.us;
>> dlewan@cwaplan.com;
>> dockettw@twp.northfield.mi.us
>> Subject: Proposed
>> Development "I'm writing to oppose
>> the Biltmore Land LLC plan to alter our Master Plan and allow
>> rezoning of
>> 460 acres of farmland along Whitmore Lake into high density subdivisions.
>> The proposal clearly violates Northfield Township's Master Plan
>> which represents our community's vision for responsible land use and
> development.
>>
>> I ask
>> that you, our Northfield Township leadership, immediately reject
>> Biltmore's current proposal and any future proposals by Biltmore or
>> other developers which are not fully in line with our Master Plan.
>>
>> Thank you for representing and defending our community's vision and
>> voice."Ellen Dennis3901 Six Mile Rd.South Lyon, MI 48178 (This is
>> in Northfield
>> Township) 734-649-7603
>
>
>

Howard Fink

From: Angie [angiewestover@yahoo.com]
Sent: Monday, July 14, 2014 9:51 AM
To: Howard Fink
Subject: Re: Proposed Development

No, no need, just trying to plan my day. How long do you think we'll need today?

Angie

> On Jul 14, 2014, at 9:44 AM, Howard Fink <finkh@twp.northfield.mi.us> wrote:
>
> Until 5:15 - 5:30. There is a school board meeting at 5:30 that I
> plan on attending.
>
> I can stay latter if you need me to.
>
> Howard
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123
>
> -----Original Message-----
> From: Angie Westover [mailto:angiewestover@yahoo.com]
> Sent: Monday, July 14, 2014 9:42 AM
> To: Howard Fink
> Subject: RE: Proposed Development
>
> Sounds good. How late are you planning on being in the office today?
>
> Thanks,
>
> Angie
>
>
> ---
> On Mon, 7/14/14, Howard Fink <finkh@twp.northfield.mi.us> wrote:
>
> Subject: RE: Proposed Development
> To: "'Angie'" <angiewestover@yahoo.com>
> Date: Monday, July 14, 2014, 9:30 AM
>
> #yiv4794480837
> #yiv4794480837 --
>
> _filtered #yiv4794480837 {font-family:Helvetica;panose-1:2
> 11 6 4 2 2 2 2 2 4;}
> _filtered #yiv4794480837 {panose-1:2 4 5 3 5 4 6 3 2 4;} _filtered
> #yiv4794480837 {font-family:Calibri;panose-1:2 15
> 5 2 2 2 4 3 2 4;}
> _filtered #yiv4794480837 {font-family:Tahoma;panose-1:2 11
> 6 4 3 5 4 4 2 4;}

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> 11 6 9 2 2 4 3 2 4;}
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> #yiv4794480837 a:link, #yiv4794480837
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> li.yiv4794480837MsoAcetate, #yiv4794480837 div.yiv4794480837MsoAcetate
> {margin:0in;margin-bottom:.0001pt;font-size:8.0pt;}
> #yiv4794480837 span.yiv4794480837HTMLPreformattedChar
> {font-family:Consolas;}
> #yiv4794480837 span.yiv4794480837BalloonTextChar
> {}
> #yiv4794480837 span.yiv4794480837emailstyle17
> {color:#1F497D;}
> #yiv4794480837 span.yiv4794480837EmailStyle22
> {color:#1F497D;}
> #yiv4794480837 span.yiv4794480837EmailStyle23
> {color:#1F497D;}
> #yiv4794480837 .yiv4794480837MsoChpDefault
> {font-size:10.0pt;}
> _filtered #yiv4794480837 {margin:1.0in 1.0in 1.0in 1.0in;}
> #yiv4794480837 div.yiv4794480837WordSection1
> {}
> #yiv4794480837 That is fine. There are number of items coming up and
> I want to try to get you up speed. I will do my best to give the
> pros and cons of each. Howard Howard FinkNorthfield Township
> Manager8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone:
> (734) 449-2880 x 12
> Fax: (734)
> 449-0123 From: Angie
> [mailto:angiewestover@yahoo.com]
> Sent: Monday, July 14, 2014 9:20 AM
> To: Howard Fink
> Subject: Re: Proposed
> Development Thanks, Howard. I am
> planning on coming in today, but won't be able to make it in until
> this afternoon. Thanks,
>
> Angie
> On Jul 14,
> 2014, at 8:35 AM, Howard Fink <finkh@twp.northfield.mi.us>
> wrote:Sorry Angie. Change made. Also, are you coming in today at
> some point. There are a number of items I want to chat with you
> about.Howard Howard FinkNorthfield Township
> Manager8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone:

> (734) 449-2880 x 12
> Fax: (734)
> 449-0123 From: WESTOVER, ANGELA D [mailto:aw6971@att.com]
>
> Sent: Sunday, July 13, 2014 7:33
> PM
> To: Howard Fink
> Subject: Re: FW: Proposed
> Development Hi
> Howard, Can you please
> update your contacts to list angiewestover@yahoo.com as my personal
> email address? These are all coming into my work inbox. Thanks,
> Angie WestoverAT&T Business ServicesMobility Service
> Manageraw6971@att.com248-219-6903 Howard Fink
> <finkh@twp.northfield.mi.us>
> wrote: Hi Everyone, I will be sending out a number of emails I have
> received from residents regarding the Biltmore development. If you
> are checking your Township emails they will be duplicates, but since
> the planning commission received their emails recently and some board
> members check their personal accounts more regularly, I thought it
> best to resend them all to my distribution list to ensure that you
> received them. Look forward to seeing everyone Wednesday. Also,
> please note that the Parks and Recreation Board is holding a
> community meeting regarding the creation of the Parks and Rec Master
> Plan on Tuesday at 7:00 pm and everyone is welcome. Howard Howard
> FinkNorthfield Township
> Manager8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone:
> (734) 449-2880 x 12
> Fax: (734)
> 449-0123 From: Ellen Dennis [mailto:m.ellen.dennis@gmail.com]
>
> Sent: Friday, July 11, 2014 8:04
> PM
> To: engstromm@twp.northfield.mi.us;
> chockleym@twp.northfield.mi.us;
> finkh@twp.northfield.mi.us;
> braunk@twp.northfield.mi.us;
> thomast@twp.northfield.mi.us;
> ottoj@twp.northfield.mi.us;
> chickj@twp.northfield.mi.us;
> dardena@twp.northfield.mi.us;
> cousinob@twp.northfield.mi.us;
> romanl@twp.northfield.mi.us;
> dignank@twp.northfield.mi.us;
> iaquintosam@twp.northfield.mi.us;
> dlewan@cwaplan.com;
> dockettw@twp.northfield.mi.us
> Subject: Proposed
> Development "I'm writing to oppose
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> rezoning of
> 460 acres of farmland along Whitmore Lake into high density subdivisions.
> The proposal clearly violates Northfield Township's Master Plan which
> represents our community's vision for responsible land use and development.
>
> I ask

> that you, our Northfield Township leadership, immediately reject
> Biltmore's current proposal and any future proposals by Biltmore or
> other developers which are not fully in line with our Master Plan.
>
> Thank you for representing and defending our community's vision and
> voice."Ellen Dennis3901 Six Mile Rd.South Lyon, MI 48178 (This is in
> Northfield
> Township) 734-649-7603
>
>
>

Howard Fink

From: Angie Westover [angiewestover@yahoo.com]
Sent: Monday, July 14, 2014 9:42 AM
To: Howard Fink
Subject: RE: Proposed Development

Sounds good. How late are you planning on being in the office today?

Thanks,

Angie

On Mon, 7/14/14, Howard Fink <finkh@twp.northfield.mi.us> wrote:

Subject: RE: Proposed Development
To: "'Angie'" <angiewestover@yahoo.com>
Date: Monday, July 14, 2014, 9:30 AM


```
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 _filtered #yiv4794480837 {font-family:Calibri;panose-1:2 15
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#yiv4794480837 div.yiv4794480837MsoNormal
     {margin:0in;margin-bottom:.0001pt;font-size:12.0pt;}
#yiv4794480837 a:link, #yiv4794480837
span.yiv4794480837MsoHyperlink
     {color:blue;text-decoration:underline;}
#yiv4794480837 a:visited, #yiv4794480837 span.yiv4794480837MsoHyperlinkFollowed
     {color:purple;text-decoration:underline;}
#yiv4794480837 pre
     {margin:0in;margin-bottom:.0001pt;font-size:10.0pt;}
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#yiv4794480837 div.yiv4794480837MsoAcetate
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#yiv4794480837 span.yiv4794480837HTMLPreformattedChar
     {font-family:Consolas;}
#yiv4794480837 span.yiv4794480837BalloonTextChar
     {}
#yiv4794480837 span.yiv4794480837emailstyle17
     {color:#1F497D;}
#yiv4794480837 span.yiv4794480837EmailStyle22
     {color:#1F497D;}
#yiv4794480837 span.yiv4794480837EmailStyle23
     {color:#1F497D;}
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#yiv4794480837 .yiv4794480837MsoChpDefault
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Fax: (734)
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Sent: Monday, July 14, 2014 9:20 AM
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Sent: Sunday, July 13, 2014 7:33
PM
To: Howard Fink
Subject: Re: FW: Proposed
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update your contacts to list angiewestover@yahoo.com as my personal email address? These are all coming into my work inbox. Thanks, Angie WestoverAT&T Business ServicesMobility Service
Manageraw6971@att.com248-219-6903 Howard Fink <finkh@twp.northfield.mi.us>
wrote: Hi Everyone, I will be sending out a number of emails I have received from residents regarding the Biltmore development. If you are checking your Township emails they will be duplicates, but since the planning commission received their emails recently and some board members check their personal accounts more regularly, I thought it best to resend them all to my distribution list to ensure that you received them. Look forward to seeing everyone Wednesday. Also, please note that the Parks and Recreation Board is holding a community meeting regarding the creation of the Parks and Rec Master Plan on Tuesday at 7:00 pm and everyone is welcome. Howard Howard FinkNorthfield Township
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Whitmore Lake, MI 48189
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Fax: (734)
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Sent: Friday, July 11, 2014 8:04
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To: engstromm@twp.northfield.mi.us;
chockleym@twp.northfield.mi.us;
finkh@twp.northfield.mi.us;
braunk@twp.northfield.mi.us;
thomast@twp.northfield.mi.us;
ottoj@twp.northfield.mi.us;
chickj@twp.northfield.mi.us;
dardena@twp.northfield.mi.us;
cousinob@twp.northfield.mi.us;
romanl@twp.northfield.mi.us;
dignank@twp.northfield.mi.us;
iaquintosam@twp.northfield.mi.us;
dlewan@cwaplan.com;
dockettw@twp.northfield.mi.us
Subject: Proposed
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I ask
that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."Ellen Dennis3901 Six Mile Rd.South Lyon, MI 48178 (This is in Northfield
Township) 734-649-7603

Howard Fink

From: Angie [angiewestover@yahoo.com]
Sent: Monday, July 14, 2014 9:20 AM
To: Howard Fink
Subject: Re: Proposed Development

Thanks, Howard. I am planning on coming in today, but won't be able to make it in until this afternoon.

Thanks,

Angie

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> Sorry Angie. Change made.
> Also, are you coming in today at some point. There are a number of items I want to chat with you about.
> Howard
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123
>
> ---
>
> **From:** WESTOVER, ANGELA D [mailto:aw6971@att.com]
> **Sent:** Sunday, July 13, 2014 7:33 PM
> **To:** Howard Fink
> **Subject:** Re: FW: Proposed Development
>
> Hi Howard,
>
> Can you please update your contacts to list angiewestover@yahoo.com as my personal email address? These are all coming into my work inbox.
>
> Thanks,
>
> Angie Westover
> AT&T Business Services
> Mobility Service Manager
> aw6971@att.com
> 248-219-6903
>
> Howard Fink <finkh@twp.northfield.mi.us> wrote:
>
> Hi Everyone,
>
> I will be sending out a number of emails I have received from residents regarding the Biltmore development. If you are checking your Township emails they will be duplicates, but since the planning commission received their emails recently and some board members check their personal accounts more regularly, I thought it best to resend them all to my distribution list to ensure that you received them. Look forward to seeing everyone Wednesday. Also, please note that the Parks and Recreation

Board is holding a community meeting regarding the creation of the Parks and Rec Master Plan on Tuesday at 7:00 pm and everyone is welcome.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Ellen Dennis [mailto:m.ellen.dennis@gmail.com]
Sent: Friday, July 11, 2014 8:04 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposed Development

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Ellen Dennis
3901 Six Mile Rd.
South Lyon, MI 48178 (This is in Northfield Township)

734-649-7603

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, July 14, 2014 8:42 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Land LLC Master Plan Change Request for Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Lee Linville [mailto:lee.linville@gm.com]
Sent: Monday, July 14, 2014 7:44 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Land LLC Master Plan Change Request for Northfield Township

I am opposed to the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions (as high as ¼ acre zoning with sewers). The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

There are plenty of areas in the township where developers can accomplish their development goals while working within the existing Master Plan. The Master Plan was carefully crafted and updated based on several public hearing sessions that I personally attended and provided my input into.

Thank you for representing and defending our community's vision and voice.

Sincerely, Lee Linville
7515 South Kearney Road
Whitmore Lake, Mi. 48189

Lee Linville
LGE Base Engine DSE
248 431 9666

GENERAL MOTORS

Nothing in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message.

Confidentiality Note: This message is intended only for the person or entity to which it is addressed. It may contain confidential and/or privileged material. Any review, transmission, dissemination or other use, or taking of any action in reliance upon this message by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this message in error, please contact the sender and delete it from your computer.

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, July 14, 2014 8:41 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: suzyreiki@aol.com [mailto:suzyreiki@aol.com]
Sent: Sunday, July 13, 2014 10:55 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Proposal

Dear Township Officials,

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Suzy Wienckowski
5558 Hellner Rd.
Ann Arbor, MI 48105
734-668-8071
SuzyReiki@aol.com

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, July 14, 2014 8:14 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Proposal by Biltmore Land, LLC

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Gregory [mailto:greg.grambeau@live.com]
Sent: Sunday, July 13, 2014 7:17 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

To:
engstromm@twp.northfield.mi.us, chockleym@twp.northfield.mi.us, finkh@twp.northfield.mi.us, braunk@twp.northfield.mi.us, thomast@twp.northfield.mi.us, ottoj@twp.northfield.mi.us, chickj@twp.northfield.mi.us, dardena@twp.northfield.mi.us, cousinob@twp.northfield.mi.us, romanl@twp.northfield.mi.us, dignank@twp.northfield.mi.us, iaquintosam@twp.northfield.mi.us, dlewan@cwaplan.com, dockettw@twp.northfield.mi.us,

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Sincerely,
Gregory K. Grambeau

5165 Hellner Road
Ann Arbor, MI 48105
734-355-7484
Greg.Grambeau@live.com

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, July 14, 2014 8:14 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Subject: Proposal by Biltmore Land, LLC

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Laura Wojtys [mailto:laurawo@umich.edu]
Sent: Sunday, July 13, 2014 1:13 PM
To: finkh@twp.northfield.mi.us
Subject: Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Laura Wojtys
6235 Hellner Road
(734) 474-8613

Thank you!

Your Northfield Neighbors
For more information or to be removed from our list, please email us at:northfieldneighborsmi@yahoo.com

Howard Fink

From: Lee Linville [lee.linville@gm.com]
Sent: Monday, July 14, 2014 7:44 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Land LLC Master Plan Change Request for Northfield Township

I am opposed to the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions (as high as ¼ acre zoning with sewers). The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

There are plenty of areas in the township where developers can accomplish their development goals while working within the existing Master Plan. The Master Plan was carefully crafted and updated based on several public hearing sessions that I personally attended and provided my input into.

Thank you for representing and defending our community's vision and voice.

Sincerely, Lee Linville
7515 South Kearney Road
Whitmore Lake, Mi. 48189

Lee Linville
LGE Base Engine DSE
248 431 9666



GENERAL MOTORS

Nothing in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message.

Confidentiality Note: This message is intended only for the person or entity to which it is addressed. It may contain confidential and/or privileged material. Any review, transmission, dissemination or other use, or taking of any action in reliance upon this message by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this message in error, please contact the sender and delete it from your computer.

Howard Fink

From: suzyreiki@aol.com
Sent: Sunday, July 13, 2014 10:55 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Proposal

Dear Township Officials,

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Suzy Wienckowski
5558 Hellner Rd.
Ann Arbor, MI 48105
734-668-8071
SuzyReiki@aol.com

Howard Fink

From: WESTOVER, ANGELA D [aw6971@att.com]
Sent: Sunday, July 13, 2014 7:33 PM
To: Howard Fink
Subject: Re: FW: Proposed Development

Hi Howard,

Can you please update your contacts to list angiewestover@yahoo.com as my personal email address? These are all coming into my work inbox.

Thanks,

Angie Westover
AT&T Business Services
Mobility Service Manager
aw6971@att.com
248-219-6903

Howard Fink <finkh@twp.northfield.mi.us> wrote:

Hi Everyone,

I will be sending out a number of emails I have received from residents regarding the Biltmore development. If you are checking your Township emails they will be duplicates, but since the planning commission received their emails recently and some board members check their personal accounts more regularly, I thought it best to resend them all to my distribution list to ensure that you received them. Look forward to seeing everyone Wednesday. Also, please note that the Parks and Recreation Board is holding a community meeting regarding the creation of the Parks and Rec Master Plan on Tuesday at 7:00 pm and everyone is welcome.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Ellen Dennis [mailto:m.ellen.dennis@gmail.com]
Sent: Friday, July 11, 2014 8:04 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposed Development

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any

future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Ellen Dennis
3901 Six Mile Rd.
South Lyon, MI 48178 (This is in Northfield Township)

734-649-7603

Howard Fink

From: Gregory [greg.grambeau@live.com]
Sent: Sunday, July 13, 2014 7:17 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

To:
engstromm@twp.northfield.mi.us, chockleym@twp.northfield.mi.us, finkh@twp.northfield.mi.us, braunk@twp.northfield.mi.us, thomast@twp.northfield.mi.us, ottoj@twp.northfield.mi.us, chickj@twp.northfield.mi.us, dardena@twp.northfield.mi.us, cousinob@twp.northfield.mi.us, romanl@twp.northfield.mi.us, dignank@twp.northfield.mi.us, iaquintosam@twp.northfield.mi.us, dlewan@cwaplan.com, dockettw@twp.northfield.mi.us,

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Sincerely,
Gregory R. Grambeau
[illegible]
[illegible]
[illegible]
Greg.Grambeau@live.com

Howard Fink

From: Laura Wojtys [laurawo@umich.edu]
Sent: Sunday, July 13, 2014 1:13 PM
To: finkh@twp.northfield.mi.us
Subject: Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Laura Wojtys
6235 Hellner Road
(734) 474-8613

Thank you!

Your Northfield Neighbors
For more information or to be removed from our list, please email us at:northfieldneighborsmi@yahoo.com

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Sunday, July 13, 2014 9:37 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Land LLC plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Jerry Lustig [mailto:jlustig@prodigy.net]
Sent: Sunday, July 13, 2014 9:34 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Land LLC plan

Dear Planning Commission and Board of Trustees;

*I'm writing to **oppose** the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.*

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice, we've been down this road before and we're still here. We still don't want this kind of development.

Jerry Lustig
2530 7-Mile Rd.
South Lyon, MI 48178
734-449-9299
galustig@yahoo.com

Howard Fink

From: Jerry Lustig [jlustig@prodigy.net]
Sent: Sunday, July 13, 2014 9:34 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Land LLC plan

Dear Planning Commission and Board of Trustees;

*I'm writing to **oppose** the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.*

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice, we've been down this road before and we're still here. We still don't want this kind of development.

Jerry Lustig
2530 7-Mile Rd.
South Lyon, MI 48178
734-449-9299
galustig@yahoo.com

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Sunday, July 13, 2014 9:29 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Proposal by Biltmore Land, LLC

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Laurie Daniels [mailto:lauriegaudior@yahoo.com]
Sent: Saturday, July 12, 2014 2:35 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development. It is because of this master plan that my family moved here in the first place. We wanted a quiet, safe place to raise our family. I realize that many commission officers only look at the revenue that the proposed housing will bring in. Unfortunately, they turn a blind eye to the increase of crime that comes with infusing that many houses that close together in such a short time.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan. We enjoy Northfield township for what it is, not the township clone that Biltmore is trying to turn it into.

Thank you for representing and defending our community's vision and voice.

Laurie Nelson-Daniels
8082 Mason Lane
Whitmore Lake, Mi 48189
lauriegaudior@yahoo.com

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Sunday, July 13, 2014 9:29 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Land LLC proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: Joshua Barclay [mailto:joshuabarclay@earthlink.net]
Sent: Saturday, July 12, 2014 11:10 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Land LLC proposal

Please immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

It is important to maintain the current quality and environment that our master plan was put in place to protect.

Thanks for your efforts to preserve the beauty of our region.

Joshua Barclay
4445 Valentine Rd
Whitmore Lake, MI 48189

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Sunday, July 13, 2014 9:28 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Positive Growth for Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Saturday, July 12, 2014 9:24 PM
To: finkh@twp.northfield.mi.us
Cc: hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us
Subject: Positive Growth for Northfield Township

Dear Howard and Planning Board Members:

I have been a community member for the past 16 years and am also a teacher at Whitmore Lake Schools. Since the economy took a hit and compounded by having the Northfield Neighbors as board members, I have seen this town deteriorate. People have moved out because there is nothing here for them. We have no jobs for people or homes to grow into. The few subdivisions that we do have in our community, the homes are no bigger than 1500 square feet. We need a variety types of homes in this town. Additionally, people have to drive at least to Brighton or Ann Arbor for any type of employment. Bringing growth to our community will bring jobs, raise home values, and give more tax money for our community. This is only a win-win situation.

I have always considered Whitmore Lake a 'diamond in the rough'. Right now, we have the opportunity to make our diamond shine. You have the opportunity to undo the damage that the Northfield neighbors have done to this community. In the schools, we have seen the affects of families moving away for better opportunities. It's devasting! Please consider growth opportunities for the betterment of Northfield Township.

Thank you,
Carolyn Otterman
10181 Whitmore Bay

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Sunday, July 13, 2014 9:28 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW:

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Ann Lama [mailto:aelama@yahoo.com]
Sent: Saturday, July 12, 2014 8:55 PM
To: finkh@twp.northfield.mi.us
Subject:

I SUPPORT GROWTH~!!!!!!!!!!!!!!!!!!!!!!!!!!!

Ann Lama

Howard Fink

From: Joshua Barclay [joshuabarclay@earthlink.net]
Sent: Saturday, July 12, 2014 11:10 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Land LLC proposal

Please immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

It is important to maintain the current quality and environment that our master plan was put in place to protect.

Thanks for your efforts to preserve the beauty of our region.

Joshua Barclay
4445 Valentine Rd
Whitmore Lake, MI 48189

Howard Fink

From: Carolyn Otterman [ottermac74@aol.com]
Sent: Saturday, July 12, 2014 9:24 PM
To: finkh@twp.northfield.mi.us
Cc: hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us
Subject: Positive Growth for Northfield Township

Dear Howard and Planning Board Members:

I have been a community member for the past 16 years and am also a teacher at Whitmore Lake Schools. Since the economy took a hit and compounded by having the Northfield Neighbors as board members, I have seen this town deteriorate. People have moved out because there is nothing here for them. We have no jobs for people or homes to grow into. The few subdivisions that we do have in our community, the homes are no bigger than 1500 square feet. We need a variety types of homes in this town. Additionally, people have to drive at least to Brighton or Ann Arbor for any type of employment. Bringing growth to our community will bring jobs, raise home values, and give more tax money for our community. This is only a win-win situation.

I have always considered Whitmore Lake a 'diamond in the rough'. Right now, we have the opportunity to make our diamond shine. You have the opportunity to undo the damage that the Northfield neighbors have done to this community. In the schools, we have seen the affects of families moving away for better opportunities. It's devasting! Please consider growth opportunities for the betterment of Northfield Township.

Thank you,
Carolyn Otterman
10181 Whitmore Bay

Howard Fink

From: Ann Lama [aelama@yahoo.com]
Sent: Saturday, July 12, 2014 8:55 PM
To: finkh@twp.northfield.mi.us

I SUPPORT GROWTH~!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Ann Lama

Howard Fink

From: Laurie Daniels [lauriegaudior@yahoo.com]
Sent: Saturday, July 12, 2014 2:35 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

Laurie Nelson-Daniels
8082 Mason Lane
Whitmore Lake, Mi 48189
lauriegaudior@yahoo.com

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 10:36 AM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto; angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'
Subject: FW: Fwd: Northfield Under Attack by Large Developer - Again!

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: CKleinschmidt [mailto:ck1939@sbcglobal.net]
Sent: Saturday, July 12, 2014 10:02 AM
To: Howard Fink
Subject: Fw: Fwd: Northfield Under Attack by Large Developer - Again!

Howard
I'm sure you have seen this. It was emailed to my son's CPA inviting signatures to oppose Biltmore. My son also reported seeing a fancy billboard on southbound US23 saying "Build in Northfield"
Chuck
.

----- Forwarded Message -----
From: Steve Kleinschmidt <Steve.Kleinschmidt@kleinschmidtinsurance.com>
To: Pops <Ck1939@sbcglobal.net>
Sent: Saturday, July 12, 2014 9:33 AM
Subject: Fwd: Northfield Under Attack by Large Developer - Again!

Fyi

Steve Kleinschmidt

-------- Original Message --------
Subject: FW: Northfield Under Attack by Large Developer - Again!
From: Michael Kaslik <kaslikpc@comcast.net>
To: Steve Kleinschmidt <Steve.Kleinschmidt@kleinschmidtinsurance.com>
CC:

FYI, I probably got this because of Dave Gordon. Mike

PS,See you tomorrow at Radrick.
Mike

In accordance with Internal Revenue Service Circular 230, we advise you that any discussion of a federal tax issue in this communication is not intended or written to be used, and it cannot be used, by any recipient, for the purpose of avoiding penalties that may be imposed on the recipient under United States federal tax laws, or promoting, marketing or recommending to another person any transaction or matter addressed in this communication. Confidentiality Notice: This electronic mail transmission is intended for the use of the individual or entity to which it is addressed and may contain confidential information belonging to the sender, which is protected by the attorney-client privilege. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by e-mail and delete the original message. Thank you for your cooperation.

From: Northfield Neighbors [mailto:northfieldneighborsmi@yahoo.com]
Sent: Tuesday, July 08, 2014 6:21 PM
To: Northfield Neighbors
Subject: Northfield Under Attack by Large Developer - Again!

Hello Neighbor:

This time the developer - Biltmore Land LLC of Birmingham - is trying a new tactic.

Instead of asking for a rezoning, Biltmore is asking that the Planning Commission "correct the vision" of our 2012 Master Plan and allow up to 1/4-acre housing on 460 acres of prime farmland, woodland and wetland along more than a mile of Whitmore Lake Road starting at our southern border. If the Master Plan is changed, there will be no way to stop a rezoning.

Click on this link to sign a petition opposing this scheme.

Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions?recruiter=2569311&utm_campaign=petition_invitation&utm_medium=email&utm_source=share_petition>

[Image removed by sender. image]<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions?recruiter=2569311&utm_campaign=petition_invitation&utm_medium=email&utm_source=share_petition>

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We strongly oppose the Biltmore Land LLC plan to transform 460 acres of farmland along Whitmore Lake Road into subdivisions with densities as high as...

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Preview by Yahoo

If this isn't stopped, it will set a terrible precedent and gut the Master Plan. It will open the entire township to more sewer extensions, subdivisions and likely result in higher taxes, terrible traffic congestion and degrade our quality of life. None of the homes in this proposed subdivision are in the Whitmore Lake School District.

We're Northfield, not Southfield.

There is a joint Board of Trustee/Planning Commission meeting scheduled for July 16th, 7pm at the Township Hall, 8350 Main St., Whitmore Lake. Please attend and send a loud, clear message.

Act now!
Your Ever Vigilant Northfield Neighbors

The Information contained in this message is privileged and confidential. It is intended only to be read by the individual or entity named above or their designee. Unless you are the named addressee or an authorized designee, you may not copy or use it, or disclose it to anyone else. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any

form, is strictly prohibited. If you receive this message in error, please immediately notify the sender

and delete or destroy any copy of this message.

Howard Fink

From: CKleinschmidt [ck1939@sbcglobal.net]
Sent: Saturday, July 12, 2014 10:02 AM
To: Howard Fink
Subject: Fw: Fwd: Northfield Under Attack by Large Developer - Again!

Howard
I'm sure you have seen this. It was emailed to my son's CPA inviting signatures to oppose Biltmore. My son also reported seeing a fancy billboard on southbound US23 saying "Build in Northfield"
Chuck
.

----- Forwarded Message -----
From: Steve Kleinschmidt <Steve.Kleinschmidt@kleinschmidtinsurance.com>
To: Pops <Ck1939@sbcglobal.net>
Sent: Saturday, July 12, 2014 9:33 AM
Subject: Fwd: Northfield Under Attack by Large Developer - Again!

Fyi

Steve Kleinschmidt

-------- Original Message --------
Subject: FW: Northfield Under Attack by Large Developer - Again!
From: Michael Kaslik <kaslikpc@comcast.net>
To: Steve Kleinschmidt <Steve.Kleinschmidt@kleinschmidtinsurance.com>
CC:

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Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Saturday, July 12, 2014 10:00 AM
To: finkh@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net; angela.westover@att.com; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us
Subject: Land Use Density

This one I think speaks to what we are looking at...
www.unc.edu/~shashi/Infrastructure/landusedensity.html

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>; angela.westover <angela.westover@att.com>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Sat, Jul 12, 2014 5:38 am
Subject: FW: Proposal by Biltmore Land, LLC

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Tony Morfino [mailto:tmorfino@charter.net]
Sent: Friday, July 11, 2014 8:38 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Tony Morfino
4617 Six Mile Rd
Northfield Township, Michigan 48178

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Saturday, July 12, 2014 9:56 AM
To: finkh@twp.northfield.mi.us; angela.westover@att.com; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: A link to review when considering development

I found this informative and helpful. You may like it as well. If you have any other information that can be shared to help us when considering developments I would welcome that as well. Our decisions need to be made on verifiable information. I have been looking for that.

www.unc.edu/~baerk/sustainability/main.htm

Thanks, Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angela.westover <angela.westover@att.com>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Sat, Jul 12, 2014 5:47 am
Subject: FW: Biltmore Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: Judy Crookes [mailto:jacrookes@sbcglobal.net]
Sent: Friday, July 11, 2014 7:29 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Proposal

Dear Northfield Township Leader,

I have already written to you regarding my feelings about the Biltmore

Proposal, but I did want to write again and reinforce my feelings by joining with my neighbors in their opposition. Altering our Master Plan to satisfy a mega builder doesn't make much sense to me. If we really believe in it, then we should maintain our appreciation for the thoughtful creation and respect that we have for those (perhaps you?) put into the Plan. I appreciated dedication when we purchased our five acres - the minimum that could be purchased based under the current Master Plan.

Our Personal Master Plan was to live on five quiet acres with neighbors who also had/have the same Plan. Please take into consideration the fact that all of us respected the plan and purchased our acreage based on the fact that we felt a deep trust for the leaders of Northfield Township. Please uphold that trust.

Thank you,
Judy A. Crookes
500 W Northfield Church Road
Ann Arbor, MI 48105

Howard Fink

From: William Quarton [q108@earthlink.net]
Sent: Saturday, July 12, 2014 9:47 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

William B Quarton

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 8:10 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'
Cc: 'Marlene Chockley'
Attachments: FW: Planning Commission (500 KB); FW: Biltmore Plan (12.7 KB); FW: Biltmore dev (5.00 KB)

Hi Everyone,

I believe this is the last of the Letters that were previously sent to the planning commission. Hope everyone has an enjoyable weekend.

Howard

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 02, 2014 9:04 AM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Planning Commission
Attachments: Biltmore.docx

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Judy Crookes [mailto:jacrookes@sbcglobal.net]
Sent: Tuesday, July 01, 2014 2:40 PM
To: finkh@twp.northfield.mi.us
Subject: Planning Commission

RE: BILTMORE PROPOSAL

Dear Mr. Fink,

The enrichment and development of all the people who live and work in Northfield Township will play an important role in your decisions surrounding the Biltmore Proposal - and the way in which you will vote. We live on Northfield Church Road and will be directly affected by those decisions since we live in Northfield Township and our property borders one of the parcels. Therefore, we would like to add our thoughts to your decision process.

1. As you know, the current zoning is Agricultural, as was our land. Although we are not opposed to development, we do feel that the current Master Plan – which took a lot of hours and hard work – represents the vision of the Township as a whole and should be respected as such.
2. Should the need to change lead us down a different path we feel that acreage requirements for any development should remain the same – 5 acres. This would maintain property values for Northfield Township's current property owners.
3. Wetlands, woodlands, and animal life are abundant within the zones of the proposal. Our Township's respect for these important assets will be appreciated by our children and grandchildren and should be at the top of our list of considerations. Where will all the animals go? For instance, the wetland in Parcel B has several resident female snapping turtles - shells at 18" wide - we can send you pictures. They "cross the boundary" between properties and lay eggs on our land every June. Where will these "Grand Old Dames" go?

4. Northfield Township should be comfortable and ready to expand services to an increased population. Will the increased tax base pay for Fire and Police services? Where will these families shop? Go to school?
5. Would Whitmore Lake Road be ready to handle the increased traffic? As it stands now, when there is an accident on 23, Whitmore Lake Road becomes the "get around it" solution. Will Rt 23 be ready to handle the increased traffic or, for that matter, the exit ramp traffic? When we increase asphalt surfaces, what will happen with all the run off from storms? We currently have many power outages...is the grid ready to handle an increased population?
6. If there are sewer lines put in, will current property owners, who already have paid for the appropriate and required sewage systems have to link with a town system? Will they have to bear the financial burden a second time?
7. A gas line will soon run to and be a part of our property. We have, along with other families, made the decision to bear the financial burden of the main gas line installation on Northfield Church Rd. Will we be compensated for that financial output when Biltmore benefits?

We have confidence that you will carefully consider this proposal, that you will make decisions based on the needs of ALL Northfield Township residents and that you will be proud of the resolutions to problems as they arise. The size of the Biltmore organization should not intimidate us - or our needs! Nor should it force us to change our current Master Plan. Please fight for the integrity of our Township!

Sincerely,
Bill and Judy Crookes
500 W Northfield Church Rd

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, June 18, 2014 8:47 AM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Gregory [mailto:greg.grambeau@live.com]
Sent: Tuesday, June 17, 2014 11:31 AM
To: finkh@twp.northfield.mi.us
Subject: Biltmore Plan

Howard,

As a long time resident of Northfield Township (32 years), I have a few comments regarding the Biltmore Proposal, thanks for taking the time to review them.

We have had this discussion in the township and this type of development was democratically and dramatically voted down. Please govern as you've been directed by your constituents. To do anything else is just wrong, and wrong on many levels.

Biltmore justifies their proposal with the dot points below, my responses are highlighted in yellow.

• Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
- While the infrastructure may be nearby, it is not in the area, and does not "directly" support this proposal. There is land already designated in the Master Plan that has that infrastructure available, use that land, not farmland.

• The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
- Residential Development costs more in services then it provides in taxes, this proposal and subsequent development will hurt the economic situation of the township.

• Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
- The area designated by Biltmore is all in the Ann Arbor School District, this development will not significantly increase the downtown area traffic or increase the demand for services. All of these folks will be

going to Ann Arbor for school activities, shopping and entertainment. To believe that this proposal will improve the economic climate of the downtown area is pure folly!

• The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.
- See above, the impact to agricultural products will be minimal.

The traffic impact on Whitmore Lake Road will quite significant and not at all pleasant. The expressway interchanges at both N. Territorial and Barton/Whitmore Lake Rd., will be a disaster! Those two interchanges while already deeply flawed will be stressed to the breaking point. Please do not allow that to happen.

This proposal is nothing more than a money grab and does not support what our community has reviewed, voted on, and the lifestyle that we moved to Northfield Township to have. Many of us moved from city to escape exactly this type of developement.

Support the existing Master Plan!

Tell Biltmore that this plan is not consistent with what our community is seeking.

Please do the right thing!!

Best Regards,
Greg

Gregory K. Grambeau
5165 Hellner Rd.
Ann Arbor, MI 48105
greg.grambeau@live.com
734 355-7484 - cell

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, June 18, 2014 8:45 AM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore dev

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Heidi Braun [mailto:h3333@sbcglobal.net]
Sent: Tuesday, June 17, 2014 3:55 PM
To: finkh@twp.northfield.mi.us
Subject: Fwd: Biltmore dev

Sent from my iPhone
H.D.Braun,D.D.S.

Begin forwarded message:

> **From:** Heidi Braun <h3333@sbcglobal.net>
> **Date:** June 17, 2014 at 8:38:00 AM EDT
> **To:** "mchockley@rc.net" <mchockley@rc.net>
> **Subject: Biltmore dev**
>
> I am against this development proposal. I would only approve in areas zoned such. Please stick with our current development plan in beautiful Northfield township where we live.
> Traffic, light pollution, noise. Please say No to this!
> Thank you,
> Heidi D Braun, 5510 Hellner Rd, Ann Arbor, 48105
>
> Sent from my iPhone
> H.D.Braun,D.D.S.

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6. If there are sewer lines put in, will current property owners, who already have paid for the appropriate and required sewage systems have to link with a town system? Will they have to bear the financial burden a second time?
7. A gas line will soon run to and be a part of our property. We have, along with other families, made the decision to bear the financial burden of the main gas line installation on Northfield Church Rd. Will we be compensated for that financial output when Biltmore benefits?

We have confidence that you will carefully consider this proposal, that you will make decisions based on the needs of ALL Northfield Township residents and that you will be proud of the resolutions to problems as they arise. The size of the Biltmore organization should not intimidate us - or our needs! Nor should it force us to change our current Master Plan. Please fight for the integrity of our Township!

Sincerely,
Bill and Judy Crookes
500 W Northfield Church Rd

Howard Fink

From: jennifer.n.delisle@gmail.com
Sent: Saturday, July 12, 2014 7:11 AM
To: 'Howard Fink'
Subject: RE: Comments to the PC/Board on Biltmore Development LLC's Amendment Request

Thank you! I will be a facilitator Tuesday if needed. We never got to discuss and prepare for the meeting, though.

Jennifer

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 6:17 AM
To: jennifer.n.delisle@gmail.com
Subject: RE: Comments to the PC/Board on Biltmore Development LLC's Amendment Request

Hi Jennifer,
I forwarded the document to my distribution list for all planning commission and BOT members (which includes their personal emails – to ensure they receive it) – so you are all set. It did not get in the packet because I did not have a chance to forward all the emails until this morning. (Saturday at 6:00 am). It's been a very hectic week. Hope to see you at the community meeting on Tuesday (would you like to be a facilitator?).
Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: jennifer.n.delisle@gmail.com [mailto:jennifer.n.delisle@gmail.com]
Sent: Wednesday, July 09, 2014 10:49 PM
To: Howard Fink
Subject: Comments to the PC/Board on Biltmore Development LLC's Amendment Request

Dear Howard,

I'm not sure of the proper procedure for this, but I have prepared some written comments to the members of the Planning Commission and Board regarding Biltmore Development LLC's "Northfield Township Master Plan Map Amendment Request" (see attached). Please let me know if I should submit in some other way.

Thanks and best regards,

Jennifer

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 6:14 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Comments to the PC/Board on Biltmore Development LLC's Amendment Request
Attachments: Comments to Biltmore Development LLC.docx

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: jennifer.n.delisle@gmail.com [mailto:jennifer.n.delisle@gmail.com]
Sent: Wednesday, July 09, 2014 10:49 PM
To: Howard Fink
Subject: Comments to the PC/Board on Biltmore Development LLC's Amendment Request

Dear Howard,

I'm not sure of the proper procedure for this, but I have prepared some written comments to the members of the Planning Commission and Board regarding Biltmore Development LLC's "Northfield Township Master Plan Map Amendment Request" (see attached). Please let me know if I should submit in some other way.

Thanks and best regards,

Jennifer

Comments to Biltmore Development LLC's "Northfield Township Master Plan Map Amendment Request"

July 9, 2014

Prepared by Jennifer DeLisle, 7441 Spencer Rd.

To be clear from the outset: Biltmore is asking you to change almost five hundred acres on the future land use map (p. 41 of the Master Plan) from agricultural (5 acre minimum), to medium density residential land use (4 dwelling units per acre, if they succeed in running sewer to it). This is a density increase of 2,000%. It is an outrageous request. And if you agree to amend the Master Plan as requested – or even in a smaller, less drastic way – there is no going back. Once the Master Plan is amended, it will be a slam-dunk to rezone the properties in question.

This is not fair to the residents of our township, who have participated in the planning process in good faith; it is not fair to the residents of the Southwest Sub-area – 3, who have bought and maintained their properties in reliance on our Master Plan; and it is most especially not fair to those located immediately adjacent to the parcels carved out by Biltmore, who will be forced out of their properties as their rural way of life is destroyed by construction, traffic, loss of the natural environment, and possible tax increases and sewer assessments.

This request is an insult to the township. It insinuates that all of the work that has gone into creating our Master Plan is subject to the whims of a developer who wishes to make big bucks at the expense of our quality of life (and probably also at our expense as taxpayers). We have a Master Plan. Stick with it. If Biltmore wishes to develop within Northfield Township, our current Master Plan provides for more than enough property where such development is appropriate.

You have more power now than you will have at any other point in the process. Use that power for good. Uphold the rights of the citizens of our own community, not developers who will pocket the profits as they destroy a treasured way of life for many township residents. I have been in your shoes. I know it's difficult to say "no" flat-out and definitively. But in this case, it's the right thing to do and it's up to you to be brave enough to do it. The cards are stacked in favor of the developer, but you have this one moment to say, "thanks, but no thanks. We will amend our Master Plan on our own schedule, when the time is right. And that time is not now."

Master Plan

As per page one of the Master Plan, it "provides a single, comprehensive view of the community's desire for the future." Biltmore is asking you to fundamentally alter that

view, which is based on years of work by the Planning Commission and substantial input from the township's residents.

The Master Plan is also supposed to "provide[] a stable, long-term basis for decision-making." Please do not sweep aside years of work and consensus-building just because someone looking to make a profit asks you to jettison that vision for their own benefit.

I would like to remind you of what our Master Plan currently states.

> **Northfield Township Goals**
>
> The following statements reflect the primary goals of Northfield Township:
>
> - Maintain the rural character and preserve the local characteristics of Northfield Township including a viable, stable agricultural industry by encouraging the retention and preservation of farmland and agricultural production as well as the preservation of general open space in the undeveloped areas of the Township.
> - Systematically preserve open spaces and greenways to maintain the quality of life in Northfield Township, to preserve critical environmental areas, and to maintain rural character.
> - Guide residential development in a manner which will create, preserve and enhance a quality living environment for existing and future Township residents.

(see p. 15). I could go on quot from the general goals and policies stated in our Master Plan, but there is definitely not a place where it says "unless a developer comes along that wants to completely re-write our goals and policies so they can make money."

The specific "Development Strategies" listed in the Master Plan for Southwest Sub-area – 3 include:

1. Preserve open space, woodlands and natural features with conservation easements throughout the Southeast [sic] Sub-area.
2. Preserve remaining farmland as active farms or open space.
3. Continue to control and plan for future residential growth by requiring clustered development by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, and trail requirements.
4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture.

5. Discourage extension of public sewer service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.

(see p. 29). The list goes on, but it is all about open space and farmland preservation – NOT development of densely-platted subdivisions. If you look at the natural features map for the Southwest Sub-area (see p. 31), you will see that the Biltmore proposal is for the most part forested wetland and woodland, except for the parcels at the far southeast corner. This land, if it is buildable at all, contains exactly those natural features the Township has pledged to preserve.

I would finally like to remind you of the planning fair comments contained in the Master Plan with respect to the Southwest Sub-area -3:

Agriculture:

- Preserve farmland, put money into it. Keep five acre zoning (helps preserve working farms). All road paving include bike lanes. Any development include transfer of development rights, preservation of development rights. Identify and preserve wildlife corridors. Work with county to have them purchase natural areas. Work with greenbelt to preserve farms. Try to limit new residential development to preserve farmland, avoid infrastructure expansion.
- Farmland preservation.
- Rural character preservation throughout western section of Township, including North Territorial.
- Rural character maintained.
- Maintain farmland.

Development - Residential

- 5+ acre expectancy upon purchase by residents
- No less than 1-acre residences.
- If development, clusters and open space.
- Maintain 5-acre density.
- Cluster residential not needed.
- 5 to 2 acre density
- Cluster needed.

Development – General

- Tight boundary of development at N. Territorial / 23
- Prohibit sprawl – create firm boundaries.

Natural Features / Open Space Preservation/Recreation

- Greenbelt preservation/expansion.

- Wetland preservation.
- No additional light pollution.
- Bicycle paths on Whitmore Lake Road.
- Connect whole Township via bike path.
- Bike path and walking path
- Park and rec area.
- Dog park.
- Preserve wetlands.
- Dark skies – yes.
- Greenbelt – yes.
- Maintain hunting ability.
- Preserve wildlife.

Utilities / Roads

- Minimize traffic congestion.
- No extension of municipal sewer/water.
- No widening of Whitmore Lake Road.
- Developers pay from [sic] infrastructure improvements.
- Repair N. Territorial and 23 bridge.
- Keep Whitmore Lake 2 lanes – bike lanes!
- No city water/sewer in rural areas.

Miscellaneous

- Preserve existing character.
- Facilitate zoning/planning/cooperation with Ann Arbor Township.
- Don't turn into Canton or Brighton.
- Safety.
- Development or improvements done professionally.

The Biltmore proposal is quite simply contradictory to our entire Master Plan and the expressed wishes of our community members.

Possible Annexation of Whitmore Lake Public Schools by Ann Arbor Public Schools

Biltmore wishes to develop the area in question because it is located within the Ann Arbor Public Schools district. Quite simply, developers are not interested in Whitmore Lake Public Schools. You can argue that they are making a mistake, but that doesn't change the fact that a development within the Ann Arbor Public Schools boundaries is much more desirable.

With the annexation proposal currently being considered, a great deal of the township would become part of the Ann Arbor Public Schools district, and would therefore

become of much greater interest to developers. There are areas of the township that are better suited – and currently zoned – for residential development. Those areas are closer to Whitmore Lake and would be more appropriate locations for suburban development. Development in these locations would be much more likely to fuel the commercial development in downtown Whitmore Lake that many in the township would like to see.

Until the decision has been made as to whether the annexation will move forward, it is not the time to reconsider our master plan.

Roads

We don't need to do a traffic study to tell us that Whitmore Lake Road, Joy Road, N. Territorial Road, and the two nearest entrances to US-23 (N. Territorial and Barton Drive) cannot reasonably handle the additional traffic. Substantial back-ups are already occurring at the Whitmore Lake Road/N. Territorial intersection. This may be improved in the future with the construction of roundabouts – but it may not. A further issue is that these properties are all in the Wines/Forsythe/Skyline boundaries. One of the easiest ways to get to those schools is on Joy Road to Maple Road – rural, gravel roads poorly suited to handle the traffic that would result from such dense development.

Imagine thousands of new trips on these roads every day. Now imagine that people might start clamoring for road improvements. The costs of improving these roads and intersections will fall to us as taxpayers – via the county and state funds based on the taxes we all pay – not the developer. The developer can be required to add a turning lane into the subdivision if we're lucky, but they cannot be required to provide the fixes that would be required to handle the additional traffic that development would bring.

Taxes

Biltmore is waving the promise of taxes flowing into the township's coffers. They probably didn't mention that they sued Northville Township over the payment of taxes on land that they were developing there. The upshot was a decision from the Michigan Supreme Court stating that they do not need to pay increased taxes on the land as they develop it. They can put in roads, sewer, water, electricity and phone lines, and continue to pay the same taxes as they would were the land undeveloped. The improvements to the land can only be taxed as each individual parcel is sold. This decision made it cheaper for developers to 'bank' property. Maybe they'll develop it now, maybe they'll develop it in twenty years – but the township isn't going to get a sudden influx of taxes. Ask your experts.

My bet is that Biltmore hopes to ram through this drastic change to our Master Plan and them to hold on to this land for some time. Look at the surrounding businesses north of

the proposed development on Whitmore Lake Road. Does it look like the entry to a high-end subdivision? I am betting that they are counting on substantial changes to the area, forced in part by re-zoning a large chunk of the Southwest Sub-area – 3. A Biltmore development would not provide the township any additional tax money for quite some time, if ever, and of course all those houses might require the construction of a new fire station or other amenities that might come at the expense of the township's current residents, as well as additional police and fire staffing and other township services.

The Domino Effect

The Biltmore proposal, if you look at it, is quite piecemeal. There are cutouts where landowners most likely did not wish to sell to a developer. Those people bought property that was zoned agricultural and that was to remain that way as per the township's master plan. You might think that they would be free to continue using their properties while the land around them is being developed, but this has unfortunately been shown over and over to be incorrect.

Here is a quick primer on the purposes of agricultural zoning:

> The purpose of agricultural zoning is to protect farmland from incompatible uses that would adversely affect the long-term economic viability of the area within the region. Zoning accomplishes this purpose in several ways.
>
> First, zoning protects agricultural land by minimizing land use conflicts and precluding land use controversies. As municipalities grow, the influx of non-agricultural land uses to previously agricultural areas often creates conflict between the faming activities . . . . The segregation of land uses minimizes the number of non-farming landowners impacted by farming activities and reduces the conflicts that arise between farming and non-farming neighbors.
>
> Second, agricultural zoning maintains the vitality of the agricultural sector by retaining a critical mass of agricultural land. Scattered development of non-agricultural buildings often interferes with an agricultural operation's ability to maintain an effective operation, not only by creating a physical obstacle to performing activities efficiently, but also because it diminishes the strength of the overall agricultural community. Non-farm development interferes with the efficient administration of farm duties and diminishes the overall strength of the agricultural community.
>
> Third, effective agricultural zoning ordinances protect prime agricultural soils. Obviously, a dynamic agricultural sector requires soils amendable

> to food production for human and animal consumption. Not all communities contain such valuable soils, however, and many communities contain them in a limited supply. By preserving for agricultural use those soils that are most suitable for agriculture and directing other development to non-suitable soils, zoning maintains in continued use perhaps the most vital ingredient of a healthy agricultural community.

(See "Agricultural Zoning" by David Kruft, at http://law.psu.edu/_file/aglaw/Agricultural_Zoning.pdf

The Biltmore proposal is, quite simply, bad planning. As you know from the years of work put into developing the current Master Plan, density changes should be gradual. Agricultural uses should be sheltered. Dense development does not belong in the middle of an agricultural area, putting the rest of that area at risk of no longer being able to carry out agricultural uses.

What if there is another economic downturn?

Such a sizeable development is a risky proposition. What happens if there is another economic downturn? Might we be left with destroyed natural features and a partially-developed eyesore? Other townships in the area were left with such monstrosities after the last downturn. This development would likely be held by a thinly-capitalized subsidiary that could easily be left to go bankrupt should the development climate head south, leaving the township with wrecked land and unpaid taxes.

Here is a quotation from an article dated December 20, 2007 titled "Distressed Oakland residential properties yield deals": "'National builders have a lot to do with the state of this economy,' Long said. 'They get options for large tracts of land, which impacts the prices, and in essence shut out other builders. But when things take a downturn, they walk away from their deposit because they have the capital to be able to do that.'" http://blog.mlive.com/oak_business_review/2007/12/distressed_residential_propert.html

And here is a link to an article about properties going to auction in Washtenaw County this summer – including three partially completed developments. http://www.mlive.com/business/ann-arbor/index.ssf/2014/06/washtenaw_county_tax_foreclosu_3.html Take a good look at the pictures of the partially-completed, blighted developments.

The development proposed by Biltmore is massive, given that there were only 461 single-family building permits in all of Washtenaw County last year. The size alone makes the development extremely risky, and I'm afraid that risk will be borne by the township, taxpayers and any future residents of the development. If Biltmore were to

start development and then the economy were to go down again, they could simply walk away, and we would be left with the wreck.

Doug Lewan's experience with Biltmore Development LLC in Scio Township

In researching this project, I learned that Biltmore has also been working with Doug Lewan in Scio Township on a similar (albeit much smaller) project. See http://www.annarbor.com/business-review/new-construction-323-single-family-homes-proposed-off-staebler-road/. From the comments on annarbor.com, it seems as though this project might not have been welcomed amongst the residents of Scio Township. I would appreciate a summary from Mr. Lewan as to the status of that project and what happened there.

Conclusion

I would like to conclude by stating that I am not 'anti-development' – but I am against development of property zoned agricultural. Once this land is gone, we can never get it back. I am for development in downtown Ann Arbor. I am for development in Detroit. I am for development in those areas of Northfield Township zoned for development, especially those close to downtown Whitmore Lake, where neighboring residents and businesses would welcome development. But it is not fair to ruin the way of life for those residents of our township who chose to live in areas zoned agricultural and protected under our Master Plan. A lot of consensus-building went into the creation of our Master Plan, and your agreement to amend that plan based on the request of a developer would destroy that consensus. I ask you to act courageously, and in the best interests of our township as a whole, by refusing to take the bait offered by Biltmore Development LLC.

We've already seen what happens when you bend to the will of a developer in violation of the wishes of the majority of the residents of the township. The time is now – just say no.

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 6:10 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: REZONING

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lawrence bellino [mailto:bell7105@msn.com]
Sent: Thursday, July 10, 2014 11:54 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com; dockettw@twp.northfield.mi.u
Subject: FW: REZONING

IN GOD WE TRUST

LARRY

From: bell7105@msn.com
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com; dockettw@twp.northfield.mi.us
Subject: REZONING
Date: Thu, 10 Jul 2014 08:25:38 -0400

To:
engstromm@twp.northfield.mi.us, mchockley@rc.net, finkh@twp.northfield.mi.us, braunk@twp.northfield.mi.us, thomast@twp.northfield.mi.us, ottoj@twp.northfield.mi.us, chickj@twp.northfield.mi.us, dlewan@cwaplan.com, andreabdarden@gmail.com, sjdignan@gmail.com, sjiaquinto@gmail.com, dockettw@twp.northfield.mi.us,

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Signed,

Your name; LAWRENCE BELLINO
Street Address; 7105 VINTAGE DRIVE
Contact Information; BELL7105@MSN.COM

IN GOD WE TRUST

LARRY

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 5:49 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Proposal

fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Jennifer Raybourn [mailto:jennifer.raybourn@gmail.com]
Sent: Friday, July 11, 2014 3:40 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Proposal

I oppose the Biltmore plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I moved to Northfield Township in 1998 to get away from the traffic and congestion rampant in most of SE Michigan, yet still be close enough to my work in Dearborn. I love the rural atmosphere: the corn fields, the horse farms, the meandering roads, the singing birds. If I wanted to live in Southfield or Novi or Canton or even Brighton, I would go there. But they have allowed too much growth and too much density to creep in. We must stay vigilant and prevent that happening to our wonderful community,

Please immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

--
Jennifer R. Raybourn
7786 Carrie Lane
Northfield Township

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 5:48 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Proposal by Biltmore Land, LLC

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Deb B [mailto:kaczara13@gmail.com]
Sent: Friday, July 11, 2014 5:56 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

Dear Board members:
I was a previous Zoning Administrator for our township (about 20 yrs ago.. during the Don Pennington era). I KNOW he talked to me about the IMPORTANCE of the Master Plan and ADHERING TO IT!!! It sets the priorities for the township and keeps certain areas protected (such as Agriculture) from development. I know at the time, the sewer issue was halted to prevent a trailer park going in. Additional development cuts back on needed agriculture resources, as well as mindfulness of traffic, streets, the 23 corridor is already a mess! And then the need for more schools and additional taxes there. All in all its a BAD idea! This township is small and the neighboring roads, police, fire, and schools cant support it. I know this is the "game" developers play to try to CHANGE the Master plan so they can then petition for a development. Stay the course! Keep the MP in place as is!

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

--
Deb Broomham (formerly Deb Kaczmarczyk a previous Zoning administrator)
4488 7 Mile Rd
South Lyon
734 645 5072

kaczara13@gmail.com

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 5:48 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: Judy Crookes [mailto:jacrookes@sbcglobal.net]
Sent: Friday, July 11, 2014 7:29 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Proposal

Dear Northfield Township Leader,

I have already written to you regarding my feelings about the Biltmore Proposal, but I did want to write again and reinforce my feelings by joining with my neighbors in their opposition. Altering our Master Plan to satisfy a mega builder doesn't make much sense to me. If we really believe in it, then we should maintain our appreciation for the thoughtful creation and respect that we have for those (perhaps you?) put into the Plan. I appreciated dedication when we purchased our five acres - the minimum that could be purchased based under the current Master Plan.

Our Personal Master Plan was to live on five quiet acres with neighbors who also had/have the same Plan. Please take into consideration the fact that all of us respected the plan and purchased our acreage based on the fact that we felt a deep trust for the leaders of Northfield Township. Please uphold that trust.

Thank you,
Judy A. Crookes
500 W Northfield Church Road
Ann Arbor, MI 48105

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 5:48 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Proposal by Biltmore Land, LLC

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: SharonP107@aol.com [mailto:SharonP107@aol.com]
Sent: Friday, July 11, 2014 11:25 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Signed,

Sharon Pratt
Sharon Pratt
8530 S Rushton Rd
South Lyon, MI 48178-9618

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 5:47 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Proposed Development

Hi Everyone,

I will be sending out a number of emails I have received from residents regarding the Biltmore development. If you are checking your Township emails they will be duplicates, but since the planning commission received their emails recently and some board members check their personal accounts more regularly, I thought it best to resend them all to my distribution list to ensure that you received them. Look forward to seeing everyone Wednesday. Also, please note that the Parks and Recreation Board is holding a community meeting regarding the creation of the Parks and Rec Master Plan on Tuesday at 7:00 pm and everyone is welcome.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Ellen Dennis [mailto:m.ellen.dennis@gmail.com]
Sent: Friday, July 11, 2014 8:04 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposed Development

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Ellen Dennis
3901 Six Mile Rd.
South Lyon, MI 48178 (This is in Northfield Township)

734-649-7603

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 5:39 AM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto; angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'
Subject: FW: Proposal by Biltmore Land, LLC

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Tony Morfino [mailto:tmorfino@charter.net]
Sent: Friday, July 11, 2014 8:38 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Tony Morfino
4617 Six Mile Rd
Northfield Township, Michigan 48178

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Saturday, July 12, 2014 5:39 AM
To: angela.westover@att.com; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Terribly concerned and looking for your action.

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: M. Miche Suboski [mailto:Miche@KaiBusiness.com]
Sent: Friday, July 11, 2014 9:29 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Terribly concerned and looking for your action.

To whom it may concern:

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Sincerely,
Margaret M. Suboski
90 W. Joy Road
Ann Arbor, MI 48105
Miche@KaiBusiness.com
586.929.4782

My purpose is to help others to identify possibilities,
choose one and make it happen.

Miche@KaiBusiness.com
586.929.4782

Howard Fink

From: SharonP107@aol.com
Sent: Friday, July 11, 2014 11:25 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

Sharon Pratt

Sharon Pratt

Howard Fink

From: M. Miche Suboski [Miche@KaiBusiness.com]
Sent: Friday, July 11, 2014 9:29 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Terribly concerned and looking for your action.

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Sincerely,
Margaret M. Suboski
90 W. Joy Road
Ann Arbor, MI 48105
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586.929.4782

My purpose is to help others to identify possibilities,
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Miche@KaiBusiness.com
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Howard Fink

From: Tony Morfino [tmorfino@charter.net]
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To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

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Tony Morfino
4617 Six Mile Rd
Northfield Township, Michigan 48178

Howard Fink

From: Ellen Dennis [m.ellen.dennis@gmail.com]
Sent: Friday, July 11, 2014 8:04 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposed Development

Ellen Dennis
3901 Six Mile Rd.
South Lyon, MI 48178 (This is in Northfield Township)

734-649-7603

Howard Fink

From: Judy Crookes [jacrookes@sbcglobal.net]
Sent: Friday, July 11, 2014 7:29 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Proposal

Dear Northfield Township Leader,

I have already written to you regarding my feelings about the Biltmore Proposal, but I did want to write again and reinforce my feelings by joining with my neighbors in their opposition. Altering our Master Plan to satisfy a mega builder doesn't make much sense to me. If we really believe in it, then we should maintain our appreciation for the thoughtful creation and respect that we have for those (perhaps you?) put into the Plan. I appreciated dedication when we purchased our five acres - the minimum that could be purchased based under the current Master Plan.

Our Personal Master Plan was to live on five quiet acres with neighbors who also had/have the same Plan. Please take into consideration the fact that all of us respected the plan and purchased our acreage based on the fact that we felt a deep trust for the leaders of Northfield Township. Please uphold that trust.

Thank you,
Judy A. Crookes
500 W Northfield Church Road
Ann Arbor, MI 48105

Howard Fink

From: Deb B [kaczara13@gmail.com]
Sent: Friday, July 11, 2014 5:56 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

Dear Board members:
I was a previous Zoning Administrator for our township (about 20 yrs ago.. during the Don Pennington era). I KNOW he talked to me about the IMPORTANCE of the Master Plan and ADHERING TO IT!!! It sets the priorities for the township and keeps certain areas protected (such as Agriculture) from development. I know at the time, the sewer issue was halted to prevent a trailer park going in. Additional development cuts back on needed agriculture resources, as well as mindfulness of traffic, streets, the 23 corridor is already a mess! And then the need for more schools and additional taxes there. All in all its a BAD idea! This township is small and the neighboring roads, police, fire, and schools cant support it. I know this is the "game" developers play to try to CHANGE the Master plan so they can then petition for a development. Stay the course! Keep the MP in place as is!

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

--
Deb Broomham (formerly Deb Kaczmarczyk a previous Zoning administrator)
4488 7 Mile Rd
South Lyon
734 645 5072
kaczara13@gmail.com

Howard Fink

From: Jennifer Raybourn [jennifer.raybourn@gmail.com]
Sent: Friday, July 11, 2014 3:40 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Proposal

I oppose the Biltmore plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I moved to Northfield Township in 1998 to get away from the traffic and congestion rampant in most of SE Michigan, yet still be close enough to my work in Dearborn. I love the rural atmosphere: the corn fields, the horse farms, the meandering roads, the singing birds. If I wanted to live in Southfield or Novi or Canton or even Brighton, I would go there. But they have allowed too much growth and too much density to creep in. We must stay vigilant and prevent that happening to our wonderful community,

Please immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

--
Jennifer R. Raybourn
7786 Carrie Lane
Northfield Township

Howard Fink

From: jennifer.n.delisle@gmail.com
Sent: Friday, July 11, 2014 12:19 PM
To: Howard Fink
Cc: Jennifer Carlisle
Subject: RE: Comments to the PC/Board on Biltmore Development LLC's Amendment Request

Dear Howard,

I don't want to be a pain, but will my comments to the Biltmore proposal be going out to the members of the Planning Commission and Board? If not, I would like to send myself to be sure that people get a chance to review them before next week's meeting. I could not possibly address all these issues in 3 minutes at the meeting.

Best regards,

Jennifer

From: jennifer.n.delisle@gmail.com [mailto:jennifer.n.delisle@gmail.com]
Sent: Wednesday, July 09, 2014 10:49 PM
To: Howard Fink
Subject: Comments to the PC/Board on Biltmore Development LLC's Amendment Request

Dear Howard,

I'm not sure of the proper procedure for this, but I have prepared some written comments to the members of the Planning Commission and Board regarding Biltmore Development LLC's "Northfield Township Master Plan Map Amendment Request" (see attached). Please let me know if I should submit in some other way.

Thanks and best regards,

Jennifer

Howard Fink

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Friday, July 11, 2014 10:01 AM
To: finkh@twp.northfield.mi.us
Cc: Kim Phillips-Knope
Subject: Opposition to Biltmore Development

Hi Howard,

Thank you for sharing my letter with all officials making decisions about the development. I also appreciate you emailing me the total costs associated with creating the Master Plan--including costs during that primary two year period, as well as the preliminary planning and follow up costs associated with the project.

Thank you!

Leigh Ann

To Northfield Township Planning Commission and Board of Trustees:

I'm a township resident, writing with strong opposition to Biltmore Land's proposal to construct high-density subdivisions within our agricultural areas.

I've been studying our Master Plan, reading minutes from your recent meetings and talking with other residents. I find myself deeply concerned on several levels:

- · We spent two years to create a model Master Plan, which details the optimal land use policy for our community. While it may be an evolving document, the purpose and integrity of this document should remain intact and be a guiding force for any future changes in 2017. Recommendations should certainly not be altered based on the desires of outside developers seeking to profit from our prime preservation land and location in the Ann Arbor school district.

- · **Our Township's planning process should be based on our Master Plan's purpose/vision.** By hearing Biltmore's call for this amendment—which clearly violates nearly every recommendation for the use of our Southwest Corridor--we are engaging in unnecessary process, and wasting our time and resources. If Biltmore is a good community partner, as they have been referenced, we can invite them to submit a plan that is fully in line with our community's vision. Biltmore and all future developers should be advised to respect our Master Plan, comply with the recommended areas for development, and work within it—not dictate drastic change from the outside.
-

This is the first opportunity we have to follow our Master Plan regarding a large-scale development.

Why would we abandoned it now, when it is most needed?

We have every reason to say No to Biltmore immediately, learn from this experience, and ask that developers submit responsible plans for our growth which follow our values. My additional hope is that our future processes as a township will center around actually administering the Master Plan you created and adopted. This is an outstanding Master Plan within which we can take pride as a community.

Thank you for hearing my concerns and opposition to rezoning or amending the Master Plan.

Sincerely,

Leigh Ann

5720 Earhart Road

Ann Arbor, MI 48105

--

Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

Howard Fink

From: djgordon61 [djg392dimples@gmail.com]
Sent: Thursday, July 10, 2014 11:06 PM
To: Howard Fink
Subject: Re: Planning Commission emails

Thank you.

Sent from my iPhone

On Jul 10, 2014, at 5:57 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

> Emails are on the website under the planning commission tabs. Please let me know if there are any technical issues. Sorry this took too long.
>
> Howard
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123
>
> ---
>
> **From:** David Gordon [mailto:djg392dimples@gmail.com]
> **Sent:** Monday, July 07, 2014 4:32 PM
> **To:** Howard Fink
> **Subject:** Re: Planning Commission emails
>
> Thanks.
>
> On Monday, July 7, 2014, Howard Fink <finkh@twp.northfield.mi.us> wrote:
>
> I am sorry. I do not, as I did not follow up on this appropriately on my first effort. I will follow up on this tomorrow morning.
>
> Howard
>
> Howard Fink
>
> Northfield Township Manager
>
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123

From: David Gordon [mailto:djg392dimples@gmail.com]
Sent: Monday, July 07, 2014 4:21 PM
To: Howard Fink
Subject: Planning Commission emails

Hi Howard:

Do you have an estimate on how much longer it is going to take to get the emails of the Planning Commissioners onto the township website?

David Gordon

Howard Fink

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Thursday, July 10, 2014 11:06 AM
To: Marlene Chockley; engstromm@twp.northfield.mi.us
Cc: Howard Fink; Doug Lewan
Subject: Re: Agenda and Outline for the Joint Meeting - Need input

I think it looks good but have on suggestion. I would put #12 as close to the top as possible. Even before reports if you can. I believe you are going to have a good crowd for this item and I would hate for them to wait too long. I think you might not have enough seats for everyone.

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click *here* to see why we chose Marilyn!"

Visit my website at www.MarilynHandloser.com to search for the entire MLS homes in Southeast Michigan! Each RE/MAX office is independently owned and operated.

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From: Marlene Chockley <mchockley@rc.net>
To: Marilyn Handloser Engstrom <hmarilyn@yahoo.com>; engstromm@twp.northfield.mi.us
Cc: Howard Fink <finkh@twp.northfield.mi.us>; Doug Lewan <dlewan@cwaplan.com>
Sent: Thursday, July 10, 2014 9:38 AM
Subject: Agenda and Outline for the Joint Meeting - Need input

Hi Marilyn,
Doug and I worked on this agenda and outline for the joint meeting. Do you have anything you would like to add or edit? We will ask Biltmore to present their concept plan for the area before we get into the outline topics.
I'll ask everyone to bring their copies of the current Master Plan.

Please call me after you get a chance to consider this. I'm hoping to get the packets out this afternoon.

Thank you! I'm looking forward to talking soon.

Marlene

P.S. If you want to grab coffee, I'm also happy to meet you wherever.

Marlene Chockley
Chair, Northfield Township Planning Commission
Cell 734 730-0795
Email mchockley@rc.net

Howard Fink

From: Helen Holbrook [holbrookh@ewashtenaw.org]
Sent: Thursday, July 10, 2014 2:06 PM
To: Howard Fink
Subject: FW: Emails for Northfield Township PC members

Good afternoon,

I sent a note to Mary on this earlier today. The requested ids already exist for all the people in the list. If passwords need to be reset for anyone, please let me know.

Helen Holbrook
Washtenaw County Help Desk
(734) 222-3737

From: Mary Kendall
Sent: Wednesday, July 09, 2014 4:40 PM
To: I-helpdesk
Subject: Emails for Northfield Township PC members

Helen:

Could you please copy our Township Manager, Howard Fink on the request for emails for our Planning Commission members? Thank you very much. Howard's email is: finkh@twp.northfield.mi.us

Planning Commission Members

Janet Chick
Marlene Chockley
Brad Cousino
Ken Dignan
Sam Iaquinto
Larry Roman

Thanks,
Mary Kendall
NORTHFIELD TOWNSHIP
8350 Main Street
Whitmore Lake, MI 48189
(734) 449-2880 ext. 10
(734) 449-0123 fax
kendallm@twp.northfield.mi.us

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Thursday, July 10, 2014 2:05 PM
To: Kathy Manley
Cc: Howard Fink
Subject: Letters for the packet
Attachments: AudreyDeMarois.PDF; Bill&JudyCrookes.pdf; CeciliaInfante.pdf; CraigWarburton.pdf; DavidGordon.pdf; GregGrambeau.pdf; HeidiBraun.pdf; LawrenceBellino.pdf; LenoreZelenock.pdf; MarkBraun.pdf; MKBurkhart.pdf; RichardDilbone.pdf; SueShink.pdf; SueShinkNote2.pdf; SuzyWienckowski.pdf

Hi Kathy,

Here are the letters I've received for the packet for the joint meeting. Please assemble them into one document and print them off 2 sided to preserve paper. Howard will also need a packet so you will need to prepare 7 for the commissioners and 6 for the BOT (since Janet is on the PC) and 3 more (one for Howard, one for Lisa, and one for Doug). I'll have a couple of more that need to be scanned when I get there.
Call with questions.
Thanks.

Marlene

Marlene Chockley
Chair, Northfield Township Planning Commission
Cell 734 730-0795
Email mchockley@rc.net

Audrey DeMarois
6163 Hellner Road
Ann Arbor, Michigan 48105
(734) 330-8521

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189
(734) 449-2880

June 18, 2014

Dear Commissioners:

I regret my absence at tonight's meeting, but I wanted to share my thoughts about the proposed changes to our Northfield Township Master Plan. I plan to be present at future meetings, if the planning commission seriously considers the Biltmore Development LLC proposal.

I urge you to kindly inform Biltmore Development LLC that its plan for these 460 acres does not match that of the Township Master Plan. I recently moved to Northfield Township (15 acres) from Birmingham, MI. When I moved here it was because of the thorough, well thought out recently adopted Master Plan. How many others want to move here if "master plans" are susceptible to change when a developer wants to make money on our community's fertile farmland?

While I was not living here in 2012, I understand that the residents and the commission came together to develop our master plan. I appreciate that a lot of expense and hours were spent to develop the long-range plan we have today. After careful review of our Master Plan http://www.twp-northfield.org/Master_Plan_FINAL_6_17_13.pdf, it is evident that thoughtful consideration was painstakingly addressed on the very points that Biltmore Development LLC is claiming.

Specifically:
#1 Biltmore: Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
If Biltmore Development LLC is granted an amendment our Master Plan, the development will increase light pollution, sound pollution, crime, traffic jams and potholes.

This proposed giant subdivision has little or no infrastructure. By allowing for ¼-acre zoning, we could see easily 1,000+ houses in this area. Extending sewers to the southern end of our township is not and has never been part of our Master Plan. This is raw farmland, wetland and woodland.

#2 Biltmore: The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
Yes, the Township's tax base would increase with more housing, but the cost of providing services would also increase. It is known that it costs more to provide services to housing projects than is collected in taxes.

#3 Biltmore: Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.

Yes, more houses equal more people. But how does this strengthen the existing Whitmore Lake downtown area? New residents are very unlikely to send their children to Whitmore Lake schools because they will be paying Ann Arbor School taxes. As a parent, I know that I orient my life to where I work and to where my children go to school. Ann Arbor would see the increased demand for goods and services; not Whitmore Lake.

#4 Biltmore: The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.
I don't understand Biltmore's point. Other than the revenue from the sale of farmland, how is it supporting farmers by turning farmland into subdivision?

#5 Biltmore: The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.
I feel strongly that turning cropland, wetlands and woods into subdivisions does NOT enhance the quality of life for the current residents. Future township residents will be thanking us for preserving farmland now.

#5 Biltmore: Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.
I have yet to see *how* Biltmore proposes to accomplish their plan to preserve open space and view corridors within the ¼ acre parcels.

I welcome Biltmore or other developers that embrace our master plan to build houses on 5 acre parcels. I believe it would be wonderful for the Township and would have my total support. I simply don't see any benefit to the Biltmore proposal.

Thank you for your thoughtful consideration of my opinions. Again, plan to see me at future meetings, if the planning commission seriously considers the Biltmore Development LLC plan.

Most sincerely,

Audrey DeMarois

Audrey DeMarois

Marlene Chockley

From: Gregory <greg.grambeau@live.com>
Sent: Tuesday, June 17, 2014 11:26 AM
To: Mchockley@rc.net
Subject: Biltmore Plan

Hi Marlene,
I have a few comments regarding the Biltmore Proposal, thanks for taking the time to review them.

We have had this discussion in the township and this type of development was democratically and dramatically voted down. Please govern as you've been directed by your constituents. To do anything else is just wrong, and wrong on many levels.

Biltmore justifies their proposal with the dot points below, my responses are highlighted in yellow.

• Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
- While the infrastructure may be nearby, it is not in the area, and does not "directly" support this proposal. There is land already designated in the Master Plan that has that infrastructure available, use that land, not farmland.

• The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
- Residential Development costs more in services then it provides in taxes, this proposal and subsequent development will hurt the economic situation of the township.

• Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
- The area designated by Biltmore is all in the Ann Arbor School District, this development will not significantly increase the downtown area traffic or increase the demand for services. All of these folks will be going to Ann Arbor for school activities, shopping and entertainment. To believe that this proposal will improve the economic climate of the downtown area is pure folly!

• The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.
- See above, the impact to agricultural products will be minimal.

The traffic impact on Whitmore Lake Road will quite significant and not at all pleasant. The expressway interchanges at both N. Territorial and Barton/Whitmore Lake Rd., will be a disaster! Those two interchanges while already deeply flawed will be stressed to the breaking point. Please do not allow that to happen.

This proposal is nothing more than a money grab and does not support what our community has reviewed, voted on, and the lifestyle that we moved to Northfield Township to have. Many of us moved from city to escape exactly this type of developement.

Support the existing Master Plan!

Tell Biltmore that this plan is not consistent with what our community is seeking.

Please do the right thing!!

Best Regards,
Greg

Gregory K. Grambeau
5165 Hellner Rd.
Ann Arbor, MI 48105
greg.grambeau@live.com
734 355-7484 - cell

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Audrey DeMarois
6163 Hellner Road
Ann Arbor, Michigan 48105
(734) 330-8521

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189
(734) 449-2880

June 18, 2014

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Thank you for your thoughtful consideration of my opinions. Again, plan to see me at future meetings, if the planning commission seriously considers the Biltmore Development LLC plan.

Most sincerely,

Audrey DeMarois

Audrey DeMarois

RE: BILTMORE PROPOSAL

The enrichment and development of all the people who live and work in Northfield Township will play an important role in your decisions surrounding the Biltmore Proposal - and the way in which you will vote. We live on Northfield Church Road and will be directly affected by those decisions since we live in Northfield Township and our property borders one of the parcels. Therefore, we would like to add our thoughts to your decision process.

1. As you know, the current zoning is Agricultural, as was our land. Although we are not opposed to development, we do feel that the current Master Plan – which took a lot of hours and hard work – represents the vision of the Township as a whole and should be respected as such.
2. Should the need to change lead us down a different path we feel that acreage requirements for any development should remain the same – 5 acres. This would maintain property values for Northfield Township's current property owners.
3. Wetlands, woodlands, and animal life are abundant within the zones of the proposal. Our Township's respect for these important assets will be appreciated by our children and grandchildren and should be at the top of our list of considerations. Where will all the animals go? For instance, the wetland in Parcel B has several resident female snapping turtles - shells at 18" wide - we can send you pictures. They "cross the boundary" between properties and lay eggs on our land every June. Where will these "Grand Old Dames" go?
4. Northfield Township should be comfortable and ready to expand services to an increased population. Will the increased tax base pay for Fire and Police services? Where will these families shop? Go to school?
5. Would Whitmore Lake Road be ready to handle the increased traffic? As it stands now, when there is an accident on 23, Whitmore Lake Road becomes the "get around it" solution. Will Rt 23 be ready to handle the increased traffic or, for that matter, the exit ramp traffic? When we increase asphalt surfaces, what will happen with all the run off from storms? We currently have many power outages...is the grid ready to handle an increased population?
6. If there are sewer lines put in, will current property owners, who already have paid for the appropriate and required sewage systems have to link with a town system? Will they have to bear the financial burden a second time?
7. A gas line will soon run to and be a part of our property. We have, along with other families, made the decision to bear the financial burden of the main gas line installation on Northfield Church Rd. Will we be compensated for that financial output when Biltmore benefits?

We have confidence that you will carefully consider this proposal, that you will make decisions based on the needs of ALL Northfield Township residents and that you will be proud of the resolutions to problems as they arise. The size of the Biltmore organization should not intimidate us - or our needs! Nor should it force us to change our current Master Plan. Please fight for the integrity of our Township!

Sincerely,
Bill and Judy Crookes
500 W Northfield Church Rd

Marlene Chockley

From: writing4all@aol.com
Sent: Wednesday, June 18, 2014 6:37 PM
To: mchockley@rc.net
Subject: Biltmore Land LCC

Dear Ms. Chockley:
Thank you for taking time to read my email. I know you have the best interests of our Township at heart when looking into this issue of rezoning the master plan. I hope you can understand how those of us who have lived here for decades are concerned about being forced out by costs we cannot afford in order to accommodate new residents our infrastructure cannot support. To top it off, our suffering school district will gain not one single student from this land development. Already we have a vacant land development off Noller north of Joy and a gigantic rock pile off 23 across from Witmore lake Market that has yet to be developed. Please, consider that most of us cannot afford to support the infrastructure, damage to our environment, and loss of a way of life that is rapidly disappearing and unique to our area---in fact, our environment and zoning is the attraction. Why rezone to such small acreage when we can preserve the current acreage for future residential and agricultural uses that Ann Arbor has recently outlawed. We will have many interested future residents who want to move their hobby farms and small chicken coops or animals to an area nearby that is friendly and will allow them to continue having their children to attended the same schools and they work the same jobs. Northfield Township will be an incredibly desirable place to live, particularly in the future, if we preserve our master plan. Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment. I wish I could attend this evening's meeting but I am taking care of family out of town for the next month or two. Regards, Cecilia Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

Sent from my iPhone

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Version: 2014.0.4592 / Virus Database: 3972/7699 - Release Date: 06/18/14

Marlene Chockley

From: Craig Warburton <craig@bjwgroup.com>
Sent: Tuesday, June 17, 2014 1:30 PM
To: mchockley@rc.net
Cc: 'Brenda Warburton'; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; ken.dignan@wlps.net; finkh@twp.northfield.mi.us; dlewan@cswaplan.com
Subject: Re: Biltmore Homes

Ms. Chockley,
I have read the minutes from your Planning commission meeting of June 4, 2014 and found your comment about the severity of the requested Master Plan Amendment request from Biltmore to be spot on! This is a major request for an abrupt change in zoning. This is NOT brought by a township resident and represents such a significant change in area. It would seem all it takes is a request from a developer to alter the very nature of our homes and homeland. The proposed area is natural wetland and farmland that must be maintained. I cannot help but believe the value of the homes now conforming to the 5 acre minimum will plummet. Our east border will meet 100% of parcel H's west border. Although it is not yet clear how many new neighbors we will get along our driveway, the possibility exists for it to me many.

Mr. Iaquinto said "it costs the township nothing to listen and see...." Immediately after making the motion to employ the township planning commission to draft a report. The Planning Commission has already given too much endorsement to this ridiculous approach on the sanctity of Northfield Township.

I found the minutes confusing as it referenced the Biltmore Proposal as correspondence but also indicated the applicants engineer was on site and accompanied the correspondence with personal input and a question and answer format with commissioners. This was not appropriate.

I urge you to exercise the leadership your position carries and work to reject the Biltmore Master Plan Amendment request as not in keeping with the master plan for the township. They must be held to the same minimum property requirements as exists today. I request that the planning commission look to protect the residents that live on our township, not work to provide profit mechanisms for out of town developers at the expense of our precious rural township.

Just say no.

Sincerely,
Craig P Warburton
450 west Joy Road
Ann Arbor, MI 48105
734-649-7110 (cell)

Craig Warburton
Austin & Warburton
214 West Kingsley Street
Ann Arbor, MI 48103
734-663-7151 voice
734-665-3994 facsimile

Marlene Chockley

From: David Gordon <djg392dimples@gmail.com>
Sent: Tuesday, June 17, 2014 3:42 PM
To: Marlene Chockley
Subject: Biltmore Land LLC "correction" to our Master Plan

Hello Marlene:

You know I'm opposed to the Biltmore suggestion for many reasons. Matter of fact, I can't think of a single good reason for entertaining their "correction" to our Master Plan. Our plan is a good one, represents the vision of our residents, and is defensible.

The only idea I'd like to suggest to you is this:

- The Planning Commission has no obligation to spend time and effort on this request. It is perfectly within your rights to simply let Biltmore Land LLC know that their vision is "inconsistent" with our Master Plan.

A strong, clear, quick decision lets developers know that we stand by our plan. And it avoids putting our residents through another ugly fight over an issue that's already been settled.

Less than 10 years ago this community voted 2-1 (a super majority) to reject a rezoning that would have turned farmland into subdivisions. The message was clear - farmland needs to be preserved and sprawl is to be avoided.

Thank you for your time, your hard work and your genuine willingness to serve.

David Gordon

Planner & Trustee Emeritus

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Marlene Chockley

From: Gregory <greg.grambeau@live.com>
Sent: Tuesday, June 17, 2014 11:26 AM
To: Mchockley@rc.net
Subject: Biltmore Plan

Hi Marlene,
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Biltmore justifies their proposal with the dot points below, my responses are highlighted in yellow.

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Support the existing Master Plan!

Tell Biltmore that this plan is not consistent with what our community is seeking.

Please do the right thing!!

Best Regards,
Greg

Gregory K. Grambeau
5165 Hellner Rd.
Ann Arbor, MI 48105
greg.grambeau@live.com
734 355-7484 - cell

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Marlene Chockley

From: Heidi Braun <h3333@sbcglobal.net>
Sent: Tuesday, June 17, 2014 8:38 AM
To: mchockley@rc.net
Subject: Biltmore dev

I am against this development proposal. I would only approve in areas zoned such. Please stick with our current development plan in beautiful Northfield township where we live.
Traffic, light pollution, noise. Please say No to this!
Thank you,
Heidi D Braun, 5510 Hellner Rd, Ann Arbor, 48105

Sent from my iPhone
H.D.Braun,D.D.S.

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Marlene Chockley

From: lawrence bellino <bell7105@msn.com>
Sent: Thursday, July 10, 2014 8:26 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com; dockettw@twp.northfield.mi.us
Subject: REZONING

To:
engstromm@twp.northfield.mi.us, mchockley@rc.net, finkh@twp.northfield.mi.us, braunk@twp.northfield.mi.us, thomast@twp.northfield.mi.us, ottoj@twp.northfield.mi.us, chickj@twp.northfield.mi.us, dlewan@cwaplan.com, andreabdarden@gmail.com, sjdignan@gmail.com, sjiaquinto@gmail.com, dockettw@twp.northfield.mi.us,

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Signed,

Your name; LAWRENCE BELLINO
Street Address; 7105 VINTAGE DRIVE
Contact Information; BELL7105@MSN.COM

IN GOD WE TRUST

LARRY

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June 17, 2014

Lenore Zelenock
1440 Six Mile
Whitmore Lake, MI 48189

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189

Dear Planning Commission Members, Township Planner, and Township Manager,

Recently, as a community, countless hours were spent to develop a cohesive Master Plan. There were many workshops to get input from all members of Northfield Township; lake residents, rural resident and town residents. The result was a comprehensive Plan which was agreed upon and approved at a Public Hearing.

I respectively request Biltmore Land LLC and the Northfield Township Planning Commission members to adhere to our Master Plan.

If Biltmore Land LLC would have proposed a development in accordance to our Master Plan, we would be having meetings to review site-plans instead of having meetings to change our Master Plan.

If Biltmore Land LLC were to develop according to our Master Plan on Whitmore Lake Road, this would be very beneficial to the Whitmore Lake School District. In my opinion, it is highly unlikely tax payers paying Ann Arbor school taxes and in one of the best school districts in the State, will send their children to Whitmore Lake schools.

If our Master Plan is changed and Biltmore Land LLC changes its plan, the Master Plan has been altered and we just don't know what we would get.

If our Master Plan is changed for this developer, it will need to be changed for all.

Planning is the key to success. Let's have success and execute our Master Plan.

Sincerely,

Lenore M. Zelenock
1440 Six Mile, Whitmore Lake
tlzteam@yahoo.com
734-395-6983

Marlene Chockley

From: Mark Braun <markbraun7@gmail.com>
Sent: Wednesday, June 18, 2014 8:19 AM
To: mchockley@rc.net
Subject: development plans

Dear Ms. Chockley,

My wife and I are residents of Northfield Township, owning our property since 1990. We were drawn to the Township,its 5 acre minimum, and the many facets of good living that are part of a rural area. We are in favor of the very thorough and well thought out Master Plan that is in place currently. We are not in favor of the proposed development that is at odds with this accepted plan. Growth in our township can occur in other ways that are more in line with our current Master Plan, in the areas that infrastructure is in place to support it.

We have learned that the return on investment by townships in developing rural areas often falls short of what is returned in taxes; there are plenty of examples that support that claim, and I am concerned that we may fall victim to a similar outcome. I am not in favor of the certain increase in traffic, the noise created, or many of the other elements that are always a part of new development in rural areas.

I recall that voters in our Township already made clear their concerns regarding the large scale development of the rural areas that are clearly not consistent with the agreed upon Master Plan we've agreed to abide by.
My wife and I expect that there may be developers making overtures to our Township, but we also expect that our elected representatives use our excellent guidelines that are agreed upon and in place, not saying yes to a significant departure from those agreed upon plans.

Thanks for your consideration of our viewpoint,

Mark Braun

Mark Braun / Mr.B
Blues pianist and founder of Mr. B's Joybox Express, a 501(c)(3) that raises funds for organizations that provide arts and athletics programming for kids.

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Marlene Chockley

From: burk44@charter.net
Sent: Wednesday, June 18, 2014 3:29 PM
To: finkh@twp.northfield.mi.us
Cc: mchockley@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; ken.dignan@wlps.net
Subject: Biltmore Proposal

Dear Public Official

I was very alarmed to hear that yet again Northfield Township officials are entertaining a proposal that is in direct conflict with how the residents of the township have said, repeatedly, they want their township to be. I an not available to be personally at the meeting this evening but I want to share my concern.

Northfield township residents have stated in meetings and at the polls they want a township that is rural in character. They **DO NOT** want cookie cutter subdivisions destroying the rural character of the township.

As a former Northfield township ZBA member (for over 20 years) I have heard township residents state this rural desire. I recognize that a great deal of work goes into a Master Plan and that plan has residential growth in the 7 mile extension area NOT out on Whitmore Lake rd.

The residents of this township have taken past officials to task and required referendum votes that have overturned every attempt to change zoning at allow cookie cutter subdivisions. (early 1980's with Maisel, more recently with the Leland property)

Help me understand how this proposal benefits the current residents of Northfield township in any manner? This township doesn't have the infrastructure to support 1/4 acre lots.

Why can't you officials listen to the voice of the residents and work **with** rather than **against** the residents.. Be creative have something more than 1/4 acre plots... get component construction homes like Wausua or Arrow interested, so people could have a quality home on an attractive piece of property at a very reasonable cost.

Where is the concept that public officials are to represent the will of the majority of residents not the ones making the proposal?

A Very Concern Resident

M K Burkhart
6187 Nollar Rd

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Marlene Chockley

From: R Dilbone <rdilbone@ameritech.net>
Sent: Tuesday, June 17, 2014 10:48 PM
To: chickj@twp.northfield.mi.us; andreadarden@gmail.com; kjdignan@gmail.com; finkh@twp.northfield.mi.us; dlewan@cwaplan.com; mchockley@rc.net; sjiaquinto@gmail.com
Subject: Biltmore development plan is a mistake

It has come to my attention that a developer is proposing a new 1/4 - 1 acre development project in Northfield on Whitmorelake Road. As a resident behind this location I would like to express my discontentment with this proposal. A similar proposal was attempted a couple years back and failed which should be the same outcome for this endeavor. SAY NO TO HIGH DENSITY IN THIS AREA AND CONFORM TO CURRENT MASTER PLAN.

It is not the concept of new growth through additional residential housing but rather the extremely high density under consideration. It is not my understanding that this type of growth will decrease the cost of township services or provide any better quality of life in this area. On the contrary I believe the cost of local services would increase and don't believe anyone on the board is prepared to provide a written guarantee backed by a escrow for all current residents to ensure increased services costs would not prevail from this type of growth.

The residential area surrounding the proposed construction is immune to light and sound pollution and this type of development would deteriorate the current natural setting for this section of the township. Living in this section of the township offers the benefit of observing a natural setting evenings and nights, unaltered by the haze or light interference that comes from a high volume of homes, street lights and traffic.

How would all this development support septics and wells unless it is suspected a sewer extension can be provided without a increase in services costs. Even at that there is still the masses of runoff, detergents from washing cars, oil drippings from leaky cars and lawn mowers that has the potential to seep into our ground water. The current soils in this area are to a large degree clay which provides poor drainage. Where would the decreased absorption capacity be handled, in my basement? You can't put up a large quantity of homes, 1/4-1 acre lots and not affect the surrounding areas. PAY ATTENTION TO THE CURRENT MASTER PLAN AND TURN DOWN THIS TYPE OF HIGH DENSITY DEVELOPMENT.

In closing let me remind you all that the township has a fine Master Plan that was developed at extensive cost and consideration and provided for proper growth in the appropriate locations. The Township representatives should be focusing their efforts on adhering to this plan and looking to grow the areas considered by the plan and not looking to entertain the false hopes and promises of high density developers that want to alter the Master Plan .

Richard Dilbone
rdilbone@ameritech.net

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4592 / Virus Database: 3972/7696 - Release Date: 06/17/14

Marlene Chockley

From: Sue Shink <seshink@aol.com>
Sent: Wednesday, June 18, 2014 2:19 PM
To: Marlene Chockley; Andrea Darden; Janet Chick; Ken Dignan
Subject: Biltmore Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission Members,

Thank you for serving on the Planning Commission and representing the interests of our community.

Please do not make a decision granting Biltmore's request tonight. Although Biltmore may have been working toward this proposal for awhile, for many of us bordering the proposed development t site, we have only just learned of the proposal. Many, if not all of us, hope that you will turn down the request to change our Growth Management Plan and Zoning. This development in this spot is not good for our community.

I am on my way home from a previously scheduled trip to San Francisco. I would like to have the opportunity to make a professional quality presentation to the Planning Commission regarding this development. I have been consulting with the HuronRiver Watershed Council and also will consult with other professionals in this field.

This proposed development would radically change the nature of our neighborhood, increasing traffic on our already dusty and pot-hole laden road. It will change the water flow patterns and affect farming and wildlife negatively. It may lower the value of our homes and increase costs to our community. It is a disaster for our beautiful neighborhood. Please support us and allow us a presentation slot on the agenda at the next meeting.

Sincerely,

Susan E. Shink
600 West Joy Road
Ann Arbor, MI 48105

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Checked by AVG - www.avg.com
Version: 2014.0.4592 / Virus Database: 3972/7699 - Release Date: 06/18/14

Marlene Chockley

From: seshink@aol.com
Sent: Tuesday, June 17, 2014 1:30 PM
To: mchockley@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; ken.dignan@wlps.net; finkh@twp.northfield.mi.us; dlewan@cwaplan.com
Cc: kolsson@hrwc.org
Subject: Fwd: RE: Sewer policy
Attachments: QuickAerialMapNorthfield.pdf; QuickMasterPlanMapNorthfield.pdf; QuickSensitiveAreasMapNorthfield.pdf; QuickSewerMapNorthfield.pdf; QuickZoningMapNorthfield.pdf; _Certification_.txt

Dear Planning Commission Members,

Attached please find maps and materials from Kris Olsson of the Huron Watershed Council. She created these maps from existing information, including our Growth Management Plan. They show that the property proposed to be developed by Biltmore contains sensitive lands and hydric soils.They also show that the request of Biltmore is inconsistent with our Growth Management Plan. Please review these maps and materials before making any decision on Biltmore's requests. Our township is a member of the Huron River Watershed Council and these maps are one of the benefits.

Also, not all of the members of the Planning Commission have publicly available email addresses. Would you please share this information with those members? They are Larry Roman, Brad Cousino, and Sam Iaquinto.

Thank you for your consideration,

Sincerely,

Susan E. Shink
Northfield Township Representative to the Huron River Watershed Council

-----Original Message-----
From: Kris Olsson <kolsson@HRWC.ORG>
To: Sue Shink <seshink@aol.com>
Cc: Ric Lawson <rlawson@HRWC.ORG>; Elizabeth Riggs <eriggs@HRWC.ORG>; Laura Rubin <lrubin@HRWC.ORG>
Sent: Thu, Jun 12, 2014 9:06 am
Subject: RE: Sewer policy

Sue, I have created some quick maps to get a perspective of the proposed master plan change, just FYI or for distribution to your group and/or the PC/Board. Kris Olsson Huron River Watershed Council1100 N. Main Suite 210Ann Arbor, MI 48104734-769-5123 x607 "To maintain the Huron River watershed's health in the face of increased population, we must change current patterns of development by encouraging higher density where infrastructure already exists, and holding onto our natural areas so they can continue to provide the ecological services necessary to maintain quality of water, air, land, and life." "The days where we're just building sprawl forever, those days are over." -- President Barack Obama

Here is the master plan's goals for Southwest Sub Area 3, where this is located (right?):S o u t h w e s t S u b - a r e a – 3This sub-area is bisected by the U.S. 23 corridor, and encompasses aportion of the U.S.
23 / North Territorial Road interchange. This sub-areamaintains both large tracts of vacant land for open space or agricultural useand areas were water and sewer services are available for future residential,industrial and commercial development adjacent to the U.S.
23 corridor.Characteristics· Existing land uses include active agriculture and farmstead,woodland and wetland, and single-family residential.· Large tracts of vacant land are intact throughout this sub-areapresenting opportunities for open space preservation.· U.S. 23 and Whitmore Lake Road are the paved primarily roads inthis sub-area.· Large contiguous areas of woodlands and wetlands are locatedwithin this sub-area. Development Strategies1. Preserve open space, woodlands and natural features withconservation easements throughout the Southeast Sub-area.2. Preserve remaining farmland as active farms or open space.3.
Continue to control and plan for future residential growth by requiringclustered development by implementing policies regarding treepreservation and management, subdivision open spacerequirements, parkland, and trail requirements.4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture5. Discourage extension of public sewer service into areas of theTownship ideally situated and conditioned for open space andnatural features preservation and agriculture.6. Establish programs that maintain the viability of agricultural productsthrough new and expanding markets for locally grown products suchas community supported agriculture, organic food and agri-tourismand non-traditional uses that preserve the character of the area.7. Preserve open space and natural features with a priority onenvironmentally sensitive areas to preserve view-sheds alongroadways.8. Ensure that new residential development is compatible in densityand character to existing residences and neighborhoods in theimmediate area.9. Allow for a mix of service, office and residential uses in the northwestcorner of this sub-area as it relates to the U.S. 23 / North TerritorialRoad interchange.10.
Coordinate with the State and Washtenaw County for farmlandpreservation.11. Coordinate with Washtenaw County for parkland and open spaceacquisition and development. Design Guidelines1. Maintain and develop greenway corridors such as wildlife passages,creek beds, and woodlands to and from natural features. NORTHFIELD TOWNSHIP MASTER PLAN 30JULY 20122. It is strongly suggested that all new residential development to beclustered to allow continued recreational and agricultural use andopen space preservation of the remainder of the acreage.3. Promote Low Impact Development (LID) techniques for storm-watermanagement such as bio-swales or other best managementpractices.4. Promote Leadership in Energy and Environment Design (LEED)techniques for architecture and site design.5. Maintain open views along roadways and enhance with additionalplantings of native trees, shrubs, grasses, and perennials.6. Protect key vistas along rural roads.7. Carefully site entrance drives and subdivision entrances.8.
Separate cars from pedestrians and provide pathways connectingsubdivisions.

Kris OlssonHuron River Watershed Council1100 N. Main Suite 210Ann Arbor, MI 48104734-769-5123 x607<image001.jpg>

"To maintain the Huron River watershed's health in the face of increased population, we must change current patterns of development by encouraging higher density where infrastructure already exists, and holding onto our natural areas so they can continue to provide the ecological services necessary to maintain quality of water, air, land, and life." "The days where we're just building sprawl forever, those days are over." -- President Barack Obama

Marlene Chockley

From:	suzyreiki@aol.com
Sent:	Wednesday, June 18, 2014 12:57 PM
To:	mchockley@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; Ken.Dignan@wlps.net
Subject:	Biltmore Proposal

Dear Planning Commissioner,

I am writing to let you know that I oppose the Biltmore Proposal.

Our current Master Plan is well thought out regarding areas that are appropriate for growth and development and represents the resident's vision. I encourage you to support our current plan and preserve the quality of life so enjoyed by our residents.

This type of development was strongly opposed and voted down by 60% of the voters in 2008.

The property in the Biltmore Proposal is not in the Whitmore Lake school district and has no infrastructure in the area. The highway interchanges, bridges and roads accessing this property are not built to handle the amount of traffic this development would generate. The state of Michigan cannot even maintain the roads it has let alone maintain new ones.

There are many, many studies that indicate that residential development costs more in services than it generates in tax revenue.

We can save us all a great deal of time and aggravation by simply, politely telling Biltmore that their plan is not consistent with our Master Plan.

Thank you for your time,
Suzy Wienckowski
5558 Hellner Rd.

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Version: 2014.0.4592 / Virus Database: 3972/7699 - Release Date: 06/18/14

Howard Fink

From: lawrence bellino [bell7105@msn.com]
Sent: Thursday, July 10, 2014 11:54 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com; dockettw@twp.northfield.mi.u
Subject: FW: REZONING

IN GOD WE TRUST

LARRY

From: bell7105@msn.com
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com; dockettw@twp.northfield.mi.us
Subject: REZONING
Date: Thu, 10 Jul 2014 08:25:38 -0400

To:
engstromm@twp.northfield.mi.us, mchockley@rc.net, finkh@twp.northfield.mi.us, braunk@twp.northfield.mi.us, thomast@twp.northfield.mi.us, ottoj@twp.northfield.mi.us, chickj@twp.northfield.mi.us, dlewan@cwaplan.com, andreabdarden@gmail.com, sjdignan@gmail.com, sjiaquinto@gmail.com, dockettw@twp.northfield.mi.us,

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Signed,

Your name; LAWRENCE BELLINO
Street Address; 7105 VINTAGE DRIVE
Contact Information; BELL7105@MSN.COM

IN GOD WE TRUST

LARRY

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Thursday, July 10, 2014 9:39 AM
To: Marilyn Handloser Engstrom; engstromm@twp.northfield.mi.us
Cc: Howard Fink; Doug Lewan
Subject: Agenda and Outline for the Joint Meeting - Need input
Attachments: Joint Meeting Outline 7-9-14.pdf; PCAGENDA-July.16.2014.doc

Hi Marilyn,

Doug and I worked on this agenda and outline for the joint meeting. Do you have anything you would like to add or edit? We will ask Biltmore to present their concept plan for the area before we get into the outline topics.
I'll ask everyone to bring their copies of the current Master Plan.

Please call me after you get a chance to consider this. I'm hoping to get the packets out this afternoon.

Thank you! I'm looking forward to talking soon.

Marlene

P.S. If you want to grab coffee, I'm also happy to meet you wherever.

Marlene Chockley
Chair, Northfield Township Planning Commission
Cell 734 730-0795
Email mchockley@rc.net

Planning Commission / Township Board Joint Meeting
Consideration of "Sub-Plan" Amendment

Outline of Joint Meeting

1 Meeting Outcomes

- Determine if the Township should review and adopt a "sub-plan" for a geographic area less than the entire Township, due to unique physical characteristics that warrant more intensive planning.
- Make a determination what if anything has changed since the adoption of the current Master Plan in 2012 to warrant the review of a sub-plan of the Master Plan.
- Provide direction to the Planning Commission for either moving forward with a change or staying with current plan. General scope of change should be determined.

2 Review Area Under Consideration

- Review general purpose of a Master Plan pursuant to the Michigan Planning Enabling Act
- Master Plan sub-plan review and adoption pursuant to Michigan Planning Enabling Act
- Review of land area under consideration.
- Acreage under consideration.
- Review of existing physical conditions, including significant natural areas, land-use potential, and existing housing .
- Review of current zoning.
- Review of current Master Plan.

3 Determination of Scope of Sub-Plan

- If desirable to review a sub-plan of the Master Plan, what is the scope of the change? The scope has at least two elements:
    1. Land area of the sub-area.
    2. Residential Density taking into account the unique features of sub-area.

  Decision on the above two items should be based on what makes sense for the sub-area.

4 IMPLICATIONS AND ADDITIONAL INFORMATION

The following studies may assist the Planning Commission and Board in making any decision to change the Master Plan. A change to the Master Plan within the subject area will cause a significant change in the development pattern of the Township:

- Traffic analysis to determine impacts on Whitmore Lake Road and adjoining roadway intersections.
- Sewer capacity study. Impacts on this area in relation to other areas of the Township should be considered.
- Fiscal Impact Analysis. This study would take into account the impacts to tax base and costs of a potential residential development of the scope proposed.

5 OUTCOMES AND FUTURE DIRECTION

The Planning Commission and Township Board will be asked to comment on the following items to determine we are on the right track in this effort:

- Determination if sub-area planning should move forward.
- Determination if additional studies are required, i.e. traffic, sewer, fiscal impact, and environmental impacts.
- If it is determined that some sub-area plan should move forward, what is the scope of that sub-area planning effort, i.e. geographic area, and residential density.

The results will be provided at the next scheduled Planning Commission meeting along with any next steps in this process.

NORTHFIELD TOWNSHIP PLANNING COMMISSION
NORTHFIELD TOWNSHIP BOARD OF TRUSTEES
NOTICE OF JOINT MEETING
July 16, 2014 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. CALL TO THE PUBLIC
6. CORRESPONDENCE
7. REPORTS
   - A. Board of Trustees Report
   - B. ZBA
   - C. Staff Report
   - D. Planning Consultant Report
8. PUBLIC HEARINGS
9. OLD BUSINESS
10. NEW BUSINESS
11. MINUTES: July 2, 2014 Regular Meeting
12. POLICY REVIEW AND DISCUSSION

    Review of Issues and Policy Discussion concerning undertaking a Potential Master Plan Amendment for the Whitmore Lake Road corridor in the Southwest Sub-area
13. COMMENTS FROM THE COMMISSIONERS
14. CALL TO THE PUBLIC
15. ANNOUNCEMENT: Next Regular Meeting – August 6, 2014
16. ADJOURNMENT

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

P.O. Box 576 8350 Main Street, Whitmore Lake, MI 48189-0576 Telephone: (734) 449-5000 Fax: (734) 449 –0123
Website: www.twp.northfield.mi.us

Planning Commission / Township Board Joint Meeting
Consideration of "Sub-Plan" Amendment

Outline of Joint Meeting

1 Meeting Outcomes

- Determine if the Township should review and adopt a "sub-plan" for a geographic area less than the entire Township, due to unique physical characteristics that warrant more intensive planning.
- Make a determination what if anything has changed since the adoption of the current Master Plan in 2012 to warrant the review of a sub-plan of the Master Plan.
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- If desirable to review a sub-plan of the Master Plan, what is the scope of the change? The scope has at least two elements:
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4 Implications and Additional Information

The following studies may assist the Planning Commission and Board in making any decision to change the Master Plan. A change to the Master Plan within the subject area will cause a significant change in the development pattern of the Township:

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- Sewer capacity study. Impacts on this area in relation to other areas of the Township should be considered.
- Fiscal Impact Analysis. This study would take into account the impacts to tax base and costs of a potential residential development of the scope proposed.

5 Outcomes and Future Direction

The Planning Commission and Township Board will be asked to comment on the following items to determine we are on the right track in this effort:

- Determination if sub-area planning should move forward.
- Determination if additional studies are required, i.e. traffic, sewer, fiscal impact, and environmental impacts.
- If it is determined that some sub-area plan should move forward, what is the scope of that sub-area planning effort, i.e. geographic area, and residential density.

The results will be provided at the next scheduled Planning Commission meeting along with any next steps in this process.

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Thursday, July 10, 2014 9:28 AM
To: 'Doug Lewan'; 'Howard Fink'
Subject: RE: Joint Meeting Outline
Attachments: PCAGENDA-July.16.2014.doc

Howard,

Please email it to Paul ASAP. I'll email it to Marilyn and see what she says. If we can get this settled, I'll be in late morning or early afternoon to meet with Kathy to get the materials out.

Marlene

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Thursday, July 10, 2014 9:13 AM
To: Howard Fink; 'Marlene Chockley'
Subject: RE: Joint Meeting Outline

Howard & Marlene:

I'll be in Scio all day today and have only limited availability to talk as they have me booked. E-mail will be the best way to communicate with me today, but I will have my cell and will answer if I'm able.

Doug

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Wednesday, July 9, 2014 5:45 PM
To: 'Marlene Chockley'
Cc: Doug Lewan
Subject: RE: Joint Meeting Outline

Tomorrow then, if possible – I think that Marilyn needs to see it and I know that Paul would like a bit of input before this goes out.

Thanks

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Marlene Chockley [mailto:mchockley@rc.net]
Sent: Wednesday, July 09, 2014 5:37 PM
To: 'Howard Fink'; 'Doug Lewan'
Subject: RE: Joint Meeting Outline

When do you propose we talk? The packets should go out tomorrow.

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Wednesday, July 09, 2014 5:26 PM
To: 'Doug Lewan'
Cc: 'Marlene Chockley'
Subject: RE: Joint Meeting Outline

Doug and Marlene,
I think this outline needs to be discussed a bit.
Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Wednesday, July 09, 2014 5:15 PM
To: Marlene Chockley
Cc: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Joint Meeting Outline

Marlene:

As discussed here is the outline I would like to follow for the joint meeting. Please put this in the packets for both the PC and BOT. Any questions please let me know.

Doug

Douglas J. Lewan, AICP, PCP
Managing Director
Carlisle/Wortman Associates, Inc.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
Dlewan@CWAPlan.com

Visit us on the web at www.cwaplan.com


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NORTHFIELD TOWNSHIP PLANNING COMMISSION
NORTHFIELD TOWNSHIP BOARD OF TRUSTEES
NOTICE OF JOINT MEETING
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8350 Main Street, Whitmore Lake, MI 48189

AGENDA

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3. ROLL CALL
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P.O. Box 576 8350 Main Street, Whitmore Lake, MI 48189-0576 Telephone: (734) 449-5000 Fax: (734) 449 –0123
Website: www.twp.northfield.mi.us

Howard Fink

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Subject: RE: Joint Meeting Outline

Howard & Marlene:

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Cc: Doug Lewan
Subject: RE: Joint Meeting Outline

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Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Sent: Wednesday, July 09, 2014 5:37 PM
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Howard Fink
Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Doug Lewan [mailto:dlewan@cwaplan.com]
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Cc: Howard Fink (finkh@twp.northfield.mi.us)
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Doug

Douglas J. Lewan, AICP, PCP
Managing Director
Carlisle/Wortman Associates, Inc.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
Dlewan@CWAPlan.com

Visit us on the web at www.cwaplan.com



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Howard Fink

From: lawrence bellino [bell7105@msn.com]
Sent: Thursday, July 10, 2014 8:26 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com; dockettw@twp.northfield.mi.us
Subject: REZONING

To:
engstromm@twp.northfield.mi.us, mchockley@rc.net, finkh@twp.northfield.mi.us, braunk@twp.northfield.mi.us, thomast@twp.northfield.mi.us, ottoj@twp.northfield.mi.us, chickj@twp.northfield.mi.us, dlewan@cwaplan.com, andreabdarden@gmail.com, sjdignan@gmail.com, sjiaquinto@gmail.com, dockettw@twp.northfield.mi.us,

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Signed,

Your name; LAWRENCE BELLINO
Street Address; 7105 VINTAGE DRIVE
Contact Information; **BELL7105@MSN.COM**

IN GOD WE TRUST

LARRY

Howard Fink

From: lawrence bellino [bell7105@msn.com]
Sent: Thursday, July 10, 2014 8:26 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com; dockettw@twp.northfield.mi.us
Subject: REZONING

To:
engstromm@twp.northfield.mi.us, mchockley@rc.net, finkh@twp.northfield.mi.us, braunk@twp.northfield.mi.us, thomast@twp.northfield.mi.us, ottoj@twp.northfield.mi.us, chickj@twp.northfield.mi.us, dlewan@cwaplan.com, andreabdarden@gmail.com, sjdignan@gmail.com, sjiaquinto@gmail.com, dockettw@twp.northfield.mi.us,

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Signed,

Your name; LAWRENCE BELLINO
Street Address; 7105 VINTAGE DRIVE
Contact Information; **BELL7105@MSN.COM**

IN GOD WE TRUST

LARRY

Howard Fink

From: jennifer.n.delisle@gmail.com
Sent: Wednesday, July 09, 2014 10:49 PM
To: Howard Fink
Subject: Comments to the PC/Board on Biltmore Development LLC's Amendment Request
Attachments: Comments to Biltmore Development LLC.docx

Dear Howard,

I'm not sure of the proper procedure for this, but I have prepared some written comments to the members of the Planning Commission and Board regarding Biltmore Development LLC's "Northfield Township Master Plan Map Amendment Request" (see attached). Please let me know if I should submit in some other way.

Thanks and best regards,

Jennifer

Comments to Biltmore Development LLC's "Northfield Township Master Plan Map Amendment Request"

July 9, 2014

Prepared by Jennifer DeLisle, 7441 Spencer Rd.

To be clear from the outset: Biltmore is asking you to change almost five hundred acres on the future land use map (p. 41 of the Master Plan) from agricultural (5 acre minimum), to medium density residential land use (4 dwelling units per acre, if they succeed in running sewer to it). This is a density increase of 2,000%. It is an outrageous request. And if you agree to amend the Master Plan as requested – or even in a smaller, less drastic way – there is no going back. Once the Master Plan is amended, it will be a slam-dunk to rezone the properties in question.

This is not fair to the residents of our township, who have participated in the planning process in good faith; it is not fair to the residents of the Southwest Sub-area – 3, who have bought and maintained their properties in reliance on our Master Plan; and it is most especially not fair to those located immediately adjacent to the parcels carved out by Biltmore, who will be forced out of their properties as their rural way of life is destroyed by construction, traffic, loss of the natural environment, and possible tax increases and sewer assessments.

This request is an insult to the township. It insinuates that all of the work that has gone into creating our Master Plan is subject to the whims of a developer who wishes to make big bucks at the expense of our quality of life (and probably also at our expense as taxpayers). We have a Master Plan. Stick with it. If Biltmore wishes to develop within Northfield Township, our current Master Plan provides for more than enough property where such development is appropriate.

You have more power now than you will have at any other point in the process. Use that power for good. Uphold the rights of the citizens of our own community, not developers who will pocket the profits as they destroy a treasured way of life for many township residents. I have been in your shoes. I know it's difficult to say "no" flat-out and definitively. But in this case, it's the right thing to do and it's up to you to be brave enough to do it. The cards are stacked in favor of the developer, but you have this one moment to say, "thanks, but no thanks. We will amend our Master Plan on our own schedule, when the time is right. And that time is not now."

Master Plan

As per page one of the Master Plan, it "provides a single, comprehensive view of the community's desire for the future." Biltmore is asking you to fundamentally alter that

view, which is based on years of work by the Planning Commission and substantial input from the township's residents.

The Master Plan is also supposed to "provide[] a stable, long-term basis for decision-making." Please do not sweep aside years of work and consensus-building just because someone looking to make a profit asks you to jettison that vision for their own benefit.

I would like to remind you of what our Master Plan currently states.

> **Northfield Township Goals**
>
> The following statements reflect the primary goals of Northfield Township:
>
> - Maintain the rural character and preserve the local characteristics of Northfield Township including a viable, stable agricultural industry by encouraging the retention and preservation of farmland and agricultural production as well as the preservation of general open space in the undeveloped areas of the Township.
> - Systematically preserve open spaces and greenways to maintain the quality of life in Northfield Township, to preserve critical environmental areas, and to maintain rural character.
> - Guide residential development in a manner which will create, preserve and enhance a quality living environment for existing and future Township residents.

(see p. 15). I could go on quot from the general goals and policies stated in our Master Plan, but there is definitely not a place where it says "unless a developer comes along that wants to completely re-write our goals and policies so they can make money."

The specific "Development Strategies" listed in the Master Plan for Southwest Sub-area – 3 include:

1. Preserve open space, woodlands and natural features with conservation easements throughout the Southeast [sic] Sub-area.
2. Preserve remaining farmland as active farms or open space.
3. Continue to control and plan for future residential growth by requiring clustered development by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, and trail requirements.
4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture.

5. Discourage extension of public sewer service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.

(see p. 29). The list goes on, but it is all about open space and farmland preservation – NOT development of densely-platted subdivisions. If you look at the natural features map for the Southwest Sub-area (see p. 31), you will see that the Biltmore proposal is for the most part forested wetland and woodland, except for the parcels at the far southeast corner. This land, if it is buildable at all, contains exactly those natural features the Township has pledged to preserve.

I would finally like to remind you of the planning fair comments contained in the Master Plan with respect to the Southwest Sub-area -3:

Agriculture:

- Preserve farmland, put money into it. Keep five acre zoning (helps preserve working farms). All road paving include bike lanes. Any development include transfer of development rights, preservation of development rights. Identify and preserve wildlife corridors. Work with county to have them purchase natural areas. Work with greenbelt to preserve farms. Try to limit new residential development to preserve farmland, avoid infrastructure expansion.
- Farmland preservation.
- Rural character preservation throughout western section of Township, including North Territorial.
- Rural character maintained.
- Maintain farmland.

Development - Residential

- 5+ acre expectancy upon purchase by residents
- No less than 1-acre residences.
- If development, clusters and open space.
- Maintain 5-acre density.
- Cluster residential not needed.
- 5 to 2 acre density
- Cluster needed.

Development – General

- Tight boundary of development at N. Territorial / 23
- Prohibit sprawl – create firm boundaries.

Natural Features / Open Space Preservation/Recreation

- Greenbelt preservation/expansion.

- Wetland preservation.
- No additional light pollution.
- Bicycle paths on Whitmore Lake Road.
- Connect whole Township via bike path.
- Bike path and walking path
- Park and rec area.
- Dog park.
- Preserve wetlands.
- Dark skies – yes.
- Greenbelt – yes.
- Maintain hunting ability.
- Preserve wildlife.

Utilities / Roads

- Minimize traffic congestion.
- No extension of municipal sewer/water.
- No widening of Whitmore Lake Road.
- Developers pay from [sic] infrastructure improvements.
- Repair N. Territorial and 23 bridge.
- Keep Whitmore Lake 2 lanes – bike lanes!
- No city water/sewer in rural areas.

Miscellaneous

- Preserve existing character.
- Facilitate zoning/planning/cooperation with Ann Arbor Township.
- Don't turn into Canton or Brighton.
- Safety.
- Development or improvements done professionally.

The Biltmore proposal is quite simply contradictory to our entire Master Plan and the expressed wishes of our community members.

Possible Annexation of Whitmore Lake Public Schools by Ann Arbor Public Schools

Biltmore wishes to develop the area in question because it is located within the Ann Arbor Public Schools district. Quite simply, developers are not interested in Whitmore Lake Public Schools. You can argue that they are making a mistake, but that doesn't change the fact that a development within the Ann Arbor Public Schools boundaries is much more desirable.

With the annexation proposal currently being considered, a great deal of the township would become part of the Ann Arbor Public Schools district, and would therefore

become of much greater interest to developers. There are areas of the township that are better suited – and currently zoned – for residential development. Those areas are closer to Whitmore Lake and would be more appropriate locations for suburban development. Development in these locations would be much more likely to fuel the commercial development in downtown Whitmore Lake that many in the township would like to see.

Until the decision has been made as to whether the annexation will move forward, it is not the time to reconsider our master plan.

Roads

We don't need to do a traffic study to tell us that Whitmore Lake Road, Joy Road, N. Territorial Road, and the two nearest entrances to US-23 (N. Territorial and Barton Drive) cannot reasonably handle the additional traffic. Substantial back-ups are already occurring at the Whitmore Lake Road/N. Territorial intersection. This may be improved in the future with the construction of roundabouts – but it may not. A further issue is that these properties are all in the Wines/Forsythe/Skyline boundaries. One of the easiest ways to get to those schools is on Joy Road to Maple Road – rural, gravel roads poorly suited to handle the traffic that would result from such dense development.

Imagine thousands of new trips on these roads every day. Now imagine that people might start clamoring for road improvements. The costs of improving these roads and intersections will fall to us as taxpayers – via the county and state funds based on the taxes we all pay – not the developer. The developer can be required to add a turning lane into the subdivision if we're lucky, but they cannot be required to provide the fixes that would be required to handle the additional traffic that development would bring.

Taxes

Biltmore is waving the promise of taxes flowing into the township's coffers. They probably didn't mention that they sued Northville Township over the payment of taxes on land that they were developing there. The upshot was a decision from the Michigan Supreme Court stating that they do not need to pay increased taxes on the land as they develop it. They can put in roads, sewer, water, electricity and phone lines, and continue to pay the same taxes as they would were the land undeveloped. The improvements to the land can only be taxed as each individual parcel is sold. This decision made it cheaper for developers to 'bank' property. Maybe they'll develop it now, maybe they'll develop it in twenty years – but the township isn't going to get a sudden influx of taxes. Ask your experts.

My bet is that Biltmore hopes to ram through this drastic change to our Master Plan and them to hold on to this land for some time. Look at the surrounding businesses north of

the proposed development on Whitmore Lake Road. Does it look like the entry to a high-end subdivision? I am betting that they are counting on substantial changes to the area, forced in part by re-zoning a large chunk of the Southwest Sub-area – 3. A Biltmore development would not provide the township any additional tax money for quite some time, if ever, and of course all those houses might require the construction of a new fire station or other amenities that might come at the expense of the township's current residents, as well as additional police and fire staffing and other township services.

The Domino Effect

The Biltmore proposal, if you look at it, is quite piecemeal. There are cutouts where landowners most likely did not wish to sell to a developer. Those people bought property that was zoned agricultural and that was to remain that way as per the township's master plan. You might think that they would be free to continue using their properties while the land around them is being developed, but this has unfortunately been shown over and over to be incorrect.

Here is a quick primer on the purposes of agricultural zoning:

> The purpose of agricultural zoning is to protect farmland from incompatible uses that would adversely affect the long-term economic viability of the area within the region. Zoning accomplishes this purpose in several ways.
>
> First, zoning protects agricultural land by minimizing land use conflicts and precluding land use controversies. As municipalities grow, the influx of non-agricultural land uses to previously agricultural areas often creates conflict between the faming activities . . . . The segregation of land uses minimizes the number of non-farming landowners impacted by farming activities and reduces the conflicts that arise between farming and non-farming neighbors.
>
> Second, agricultural zoning maintains the vitality of the agricultural sector by retaining a critical mass of agricultural land. Scattered development of non-agricultural buildings often interferes with an agricultural operation's ability to maintain an effective operation, not only by creating a physical obstacle to performing activities efficiently, but also because it diminishes the strength of the overall agricultural community. Non-farm development interferes with the efficient administration of farm duties and diminishes the overall strength of the agricultural community.
>
> Third, effective agricultural zoning ordinances protect prime agricultural soils. Obviously, a dynamic agricultural sector requires soils amendable

> to food production for human and animal consumption. Not all communities contain such valuable soils, however, and many communities contain them in a limited supply. By preserving for agricultural use those soils that are most suitable for agriculture and directing other development to non-suitable soils, zoning maintains in continued use perhaps the most vital ingredient of a healthy agricultural community.

(See "Agricultural Zoning" by David Kruft, at http://law.psu.edu/_file/aglaw/Agricultural_Zoning.pdf

The Biltmore proposal is, quite simply, bad planning. As you know from the years of work put into developing the current Master Plan, density changes should be gradual. Agricultural uses should be sheltered. Dense development does not belong in the middle of an agricultural area, putting the rest of that area at risk of no longer being able to carry out agricultural uses.

What if there is another economic downturn?

Such a sizeable development is a risky proposition. What happens if there is another economic downturn? Might we be left with destroyed natural features and a partially-developed eyesore? Other townships in the area were left with such monstrosities after the last downturn. This development would likely be held by a thinly-capitalized subsidiary that could easily be left to go bankrupt should the development climate head south, leaving the township with wrecked land and unpaid taxes.

Here is a quotation from an article dated December 20, 2007 titled "Distressed Oakland residential properties yield deals": "'National builders have a lot to do with the state of this economy,' Long said. 'They get options for large tracts of land, which impacts the prices, and in essence shut out other builders. But when things take a downturn, they walk away from their deposit because they have the capital to be able to do that.'" http://blog.mlive.com/oak_business_review/2007/12/distressed_residential_propert.html

And here is a link to an article about properties going to auction in Washtenaw County this summer – including three partially completed developments. http://www.mlive.com/business/ann-arbor/index.ssf/2014/06/washtenaw_county_tax_foreclosu_3.html Take a good look at the pictures of the partially-completed, blighted developments.

The development proposed by Biltmore is massive, given that there were only 461 single-family building permits in all of Washtenaw County last year. The size alone makes the development extremely risky, and I'm afraid that risk will be borne by the township, taxpayers and any future residents of the development. If Biltmore were to

start development and then the economy were to go down again, they could simply walk away, and we would be left with the wreck.

Doug Lewan's experience with Biltmore Development LLC in Scio Township

In researching this project, I learned that Biltmore has also been working with Doug Lewan in Scio Township on a similar (albeit much smaller) project. See http://www.annarbor.com/business-review/new-construction-323-single-family-homes-proposed-off-staebler-road/. From the comments on annarbor.com, it seems as though this project might not have been welcomed amongst the residents of Scio Township. I would appreciate a summary from Mr. Lewan as to the status of that project and what happened there.

Conclusion

I would like to conclude by stating that I am not 'anti-development' – but I am against development of property zoned agricultural. Once this land is gone, we can never get it back. I am for development in downtown Ann Arbor. I am for development in Detroit. I am for development in those areas of Northfield Township zoned for development, especially those close to downtown Whitmore Lake, where neighboring residents and businesses would welcome development. But it is not fair to ruin the way of life for those residents of our township who chose to live in areas zoned agricultural and protected under our Master Plan. A lot of consensus-building went into the creation of our Master Plan, and your agreement to amend that plan based on the request of a developer would destroy that consensus. I ask you to act courageously, and in the best interests of our township as a whole, by refusing to take the bait offered by Biltmore Development LLC.

We've already seen what happens when you bend to the will of a developer in violation of the wishes of the majority of the residents of the township. The time is now – just say no.

Howard Fink

From: djgordon61 [djg392dimples@gmail.com]
Sent: Wednesday, July 09, 2014 6:09 PM
To: Howard Fink
Subject: Re: Emails

Thank you.

Sent from my iPhone

On Jul 9, 2014, at 4:38 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

> FYI - I expect to have emails for all planning commission members by Tomorrow morning. As soon as I get them distributed and everyone has their appropriate passwords, I will have them listed on the website.
>
> Thanks,
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, July 09, 2014 5:37 PM
To: 'Howard Fink'; 'Doug Lewan'
Subject: RE: Joint Meeting Outline

When do you propose we talk? The packets should go out tomorrow.

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Wednesday, July 09, 2014 5:26 PM
To: 'Doug Lewan'
Cc: 'Marlene Chockley'
Subject: RE: Joint Meeting Outline

Doug and Marlene,
I think this outline needs to be discussed a bit.
Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Wednesday, July 09, 2014 5:15 PM
To: Marlene Chockley
Cc: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Joint Meeting Outline

Marlene:

As discussed here is the outline I would like to follow for the joint meeting. Please put this in the packets for both the PC and BOT. Any questions please let me know.

Doug

Douglas J. Lewan, AICP, PCP
Managing Director
Carlisle/Wortman Associates, Inc.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
Dlewan@CWAPlan.com

Visit us on the web at www.cwaplan.com

Please consider the environment before printing this email

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7823 - Release Date: 07/09/14

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Wednesday, July 09, 2014 5:15 PM
To: Marlene Chockley
Cc: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Joint Meeting Outline
Attachments: Joint Meeting Outline 7-9-14.pdf

Marlene:

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Douglas J. Lewan, AICP, PCP
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Please consider the environment before printing this email

Planning Commission / Township Board Joint Meeting
Consideration of "Sub-Plan" Amendment

Outline of Joint Meeting

1 Meeting Outcomes

- Determine if the Township should review and adopt a "sub-plan" for a geographic area less than the entire Township, due to unique physical characteristics that warrant more intensive planning.
- Make a determination what if anything has changed since the adoption of the current Master Plan in 2012 to warrant the review of a sub-plan of the Master Plan.
- Provide direction to the Planning Commission for either moving forward with a change or staying with current plan. General scope of change should be determined.

2 Review Area Under Consideration

- Review general purpose of a Master Plan pursuant to the Michigan Planning Enabling Act
- Master Plan sub-plan review and adoption pursuant to Michigan Planning Enabling Act
- Review of land area under consideration.
- Acreage under consideration.
- Review of existing physical conditions, including significant natural areas, land-use potential, and existing housing .
- Review of current zoning.
- Review of current Master Plan.

3 Determination of Scope of Sub-Plan

- If desirable to review a sub-plan of the Master Plan, what is the scope of the change? The scope has at least two elements:
    1. Land area of the sub-area.
    2. Residential Density taking into account the unique features of sub-area.

  Decision on the above two items should be based on what makes sense for the sub-area.

4 Implications and Additional Information

The following studies may assist the Planning Commission and Board in making any decision to change the Master Plan. A change to the Master Plan within the subject area will cause a significant change in the development pattern of the Township:

- Traffic analysis to determine impacts on Whitmore Lake Road and adjoining roadway intersections.
- Sewer capacity study. Impacts on this area in relation to other areas of the Township should be considered.
- Fiscal Impact Analysis. This study would take into account the impacts to tax base and costs of a potential residential development of the scope proposed.

5 Outcomes and Future Direction

The Planning Commission and Township Board will be asked to comment on the following items to determine we are on the right track in this effort:

- Determination if sub-area planning should move forward.
- Determination if additional studies are required, i.e. traffic, sewer, fiscal impact, and environmental impacts.
- If it is determined that some sub-area plan should move forward, what is the scope of that sub-area planning effort, i.e. geographic area, and residential density.

The results will be provided at the next scheduled Planning Commission meeting along with any next steps in this process.

Planning Commission / Township Board Joint Meeting
Consideration of "Sub-Plan" Amendment

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The results will be provided at the next scheduled Planning Commission meeting along with any next steps in this process.

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 02, 2014 4:48 PM
To: Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'
Cc: 'Marlene Chockley'
Subject: Joint Meeting

Hi Everyone,

A joint meeting will be announced tonight between the Planning Commission and the BOT for discussion of the Biltmore Proposal. Please put July 16th at 7:00 pm on your agenda. Hope you are well.

Thanks,
Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink

From: Marilyn Handloser [hmarilyn@yahoo.com]
Sent: Wednesday, July 02, 2014 1:34 PM
To: Howard Fink
Subject: Re: Joint Meeting

I can do the 16th

Marilyn Handloser
Remax Classic
248-231-4216
Spelling errors are courtesy of my iPhone

On Jul 1, 2014, at 2:29 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

> Hi Everyone,
> By now, you should have received a request for a joint meeting between the BOT and the Planning Commission on the Biltmore Development. Since the Planning Commission is meeting on Wednesday the 16th of July at 7:00 pm,, we would like to schedule this joint meeting then. This is a incredibly important meeting, so please let me know if you are unable to attend and conversely, please let me know as soon as possible if this date and time works. Thanks and hope everyone is well.
>
> Howard
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Wednesday, July 02, 2014 10:26 AM
To: Howard Fink
Subject: RE: Planning Commission

Apparently she thinks you are the Decider in Chief.

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Wednesday, July 2, 2014 9:04 AM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Planning Commission

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Judy Crookes [mailto:jacrookes@sbcglobal.net]
Sent: Tuesday, July 01, 2014 2:40 PM
To: finkh@twp.northfield.mi.us
Subject: Planning Commission

RE: BILTMORE PROPOSAL

Dear Mr. Fink,

The enrichment and development of all the people who live and work in Northfield Township will play an important role in your decisions surrounding the Biltmore Proposal - and the way in which you will vote. We live on Northfield Church Road and will be directly affected by those decisions since we live in Northfield Township and our property borders one of the parcels. Therefore, we would like to add our thoughts to your decision process.

1. As you know, the current zoning is Agricultural, as was our land. Although we are not opposed to development, we do feel that the current Master Plan – which took a lot of hours and hard work – represents the vision of the Township as a whole and should be respected as such.
2. Should the need to change lead us down a different path we feel that acreage requirements for any development should remain the same – 5 acres. This would maintain property values for Northfield Township's current property owners.

3. Wetlands, woodlands, and animal life are abundant within the zones of the proposal. Our Township's respect for these important assets will be appreciated by our children and grandchildren and should be at the top of our list of considerations. Where will all the animals go? For instance, the wetland in Parcel B has several resident female snapping turtles - shells at 18" wide - we can send you pictures. They "cross the boundary" between properties and lay eggs on our land every June. Where will these "Grand Old Dames" go?
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Sincerely,
Bill and Judy Crookes
500 W Northfield Church Rd

Howard Fink

From: Tracy Thomas [tstplc12@gmail.com]
Sent: Wednesday, July 02, 2014 9:42 AM
To: Howard Fink
Subject: Re: Joint Meeting

I can make that.
Tracy

Sent from my iPhone

On Jul 1, 2014, at 2:29 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

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>
> Howard
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123

Howard Fink

From: jchick711@aol.com
Sent: Tuesday, July 01, 2014 4:36 PM
To: Jacqueline Otto; Howard Cell; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'
Subject: Re: Joint Meeting

I will be there Janet

Sent from my HTC

----- Reply message -----
From: "Jacqueline Otto" <jackiotto@yahoo.com>
To: "Howard Fink" <finkh@twp.northfield.mi.us>, "Jackie Otto" <ottoj@twp.northfield.mi.us>, "Janet Chick" <jchick711@aol.com>, "Kathy Braun" <kbraun@dmsax.com>, "Kathy Braun" <kathysuebraun@gmail.com>, "Marilyn" <hmarilyn@yahoo.com>, "Marilyn Handloser-Engstrom" <engstromm@twp.northfield.mi.us>, "Marilyn Handloser-Engstrom" <marilyn_engstrom@yahoo.com>, "'Paul Burns'" <burns@peblaw.net>, "Tracy Thomas" <tstplc12@gmail.com>, "'Wayne Docket'" <dockettw@twp.northfield.mi.us>
Subject: Joint Meeting
Date: Tue, Jul 1, 2014 2:44 PM

This is the first email I received on it. I can attend.

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work."
Emile Zola

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Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink

From: Judy Crookes [jacrookes@sbcglobal.net]
Sent: Tuesday, July 01, 2014 2:40 PM
To: finkh@twp.northfield.mi.us
Subject: Planning Commission
Attachments: Biltmore.docx

RE: BILTMORE PROPOSAL

Dear Mr. Fink,

The enrichment and development of all the people who live and work in Northfield Township will play an important role in your decisions surrounding the Biltmore Proposal - and the way in which you will vote. We live on Northfield Church Road and will be directly affected by those decisions since we live in Northfield Township and our property borders one of the parcels. Therefore, we would like to add our thoughts to your decision process.

1. As you know, the current zoning is Agricultural, as was our land. Although we are not opposed to development, we do feel that the current Master Plan – which took a lot of hours and hard work – represents the vision of the Township as a whole and should be respected as such.
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Sincerely,
Bill and Judy Crookes
500 W Northfield Church Rd

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Tuesday, July 01, 2014 2:30 PM
To: Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'
Subject: Joint Meeting

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Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, June 30, 2014 9:56 AM
To: Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'
Subject: FW: Biltmore Proposal
Attachments: Issues Memo 6-27-14.pdf; Issues to be reviewed 6-27-14.pdf; Northfield Land Use Analysis-Biltmore Property 6-13-14.pdf

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Monday, June 30, 2014 9:48 AM
To: Marlene Chockley; Andrea Darden; Brad Cousino; Janet Chick; Ken Dignan; Larry Roman; 'Sam Iaquinto'; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; dockettw@twp.northfiled.mi.us; ottoj@twp.northfield.mi.us; thomast@twp.northfield.mi.us; chickj@twp.northfield.mi.us
Cc: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Biltmore Proposal

Planning Commission and Township Board:

In discussions with the Township Manager we believe a joint meeting between the Planning Commission and Board of Trustees is warranted to discuss this very important land use policy issue. In preparation for that meeting my office has put together several documents (attached) that outline some of the issues that will have to be addressed in considering the Biltmore land use proposal. Please review the attachments as you prepare for that joint meeting.

I don't believe a firm date has yet been set for the joint meeting, but it should occur within the next few weeks, please look for an invitation to the meeting in the coming days.

Should you have any questions on the information provided please don't hesitate to give me a call.

Sincerely:

Doug Lewan

Douglas J. Lewan, AICP, PCP
Managing Director
Carlisle/Wortman Associates, Inc.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
Dlewan@CWAPlan.com

Visit us on the web at www.cwaplan.com



Please consider the environment before printing this email

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: Northfield Township Board and Planning Commission

FROM: Douglas J. Lewan, Community Planner

DATE: June 27, 2014

RE: Biltmore Master Plan Proposal – Policy Issue regarding Master Plan Change

The significance of this proposed change to the Master Plan is a policy issue that should be addressed by the elected and appointed officials of the Township. Our role will be to provide those officials the best background information possible to allow an informed decision that addresses the potential implications of this change to the future of the Township.

As a part of this discussion, we recommend the establishment of a framework for addressing this policy issue for land use. The framework will utilize standard planning practices to try to come to some consensus on this very important decision for the Township. I would propose the following framework:

Review of Current Existing Conditions and Recognition of the Following Issues

1. Recognize that the Biltmore proposal is a significant departure from the current Township Master Plan. This plan change taken in part or whole would allow significant growth and development in this part of Northfield Township. It should be determined by the elected officials, appointed officials, as well as Township residents if this area of the Township should be slated as a growth corridor.

2. The development of a growth area of this size raises a number of land use issues that must be addressed including community character, utility extension and capacity, traffic impacts, impacts to natural features as well as financial implications for the Township (both positive and negative) to serve an area as large as proposed.

3. Our office will provide general background on these issues including base land use data, natural features mapping as found in the current master plan and other available data sources. In addition to general background information noted above, we believe the Township should have a clear understanding of the following two points:

a. Sanitary Sewer Impacts. While it is widely believed that adequate capacity exists within the system, we believe it's important to review this capacity in light of current undeveloped land within the existing sewer service area. If we serve a development outside the current district, what, if any, implications are there for existing undeveloped lands found within the district. An analysis such as this, if not already completed, would be done by the Township Engineer.

b. Financial Impact Analysis. At our last Planning Commission meeting, several comments were raised by members of the public regarding the financial impacts of this development on Northfield Township. Our office has experience in developing this type of analysis regarding implications to the tax base of the community for both costs and benefits. This is an important analysis that will help provide the background data needed for the Township to make an informed decision in this case.

4. Finally, while we have been presented a proposed Master Plan change by Biltmore Development we must recognize this is the Master Plan of Northfield Township, as such the planning of this area is not an all or nothing proposal. It is possible that all, part, or none of this proposed change will move forward. Changes to the Township Master Plan should make sense for the Township regardless of whether Biltmore is involved or not.

Obtain Consensus

1. To help obtain consensus on this critical land use issue for Northfield Township we propose to set-up a joint meeting of the Planning Commission and Township Board. The purpose of this meeting would be to review issues of existing conditions (as noted above), and also the concerns of the Township residents and how those issues can be addressed. The joint meeting will also provide direction as to the scope and depth of analysis desired by the Township. An agenda for this meeting will be carefully developed over the course of the next few weeks to ensure this will be a productive meeting with a clear conclusion.

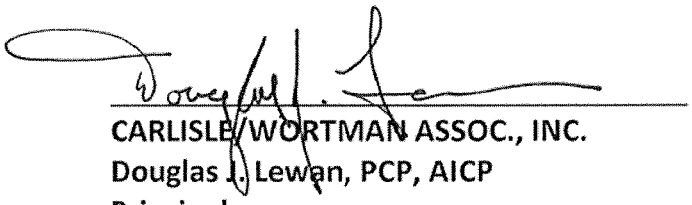
2. After review of existing conditions and background data are presented, alternatives can be discussed. Alternatives may include making no change to the Master Plan, while other changes could include some varying alternatives of the Biltmore proposal.

3. Once consensus is reached we could proceed with the Master Plan amendment if desired.

A meeting such as this would be public to meet the open meetings act. This would keep the process transparent and allow the public to attend, listen to the proceedings and through call to public address both commissions.

I look forward to working with the Township on this very important proposal.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: Northfield Township Board and Planning Commission

FROM: Douglas J. Lewan, Community Planner

DATE: June 25, 2014

RE: Biltmore Master Plan Proposal – Issues to be Reviewed and Considered by the Planning Commission and Township Board

This memorandum is intended to point out land use issues as they relate to the Biltmore proposal to change our Master Plan. The area in question is along Whitmore Lake Road starting at Joy Road going north to an area north of Northfield Church Road. According to information provided by Biltmore Development they have assembled approximately 461 acres.

The subject area is currently designated by the Master Plan as AG-Agriculture. The Biltmore representatives are requesting a Master Plan designation of MDR-Medium Density Residential. As you know this is a significant departure from the current Master Plan by way of total potential density and overall impacts to the Township. The density change is from 1 unit per 5 acres (AG) to up to 4 units per 1 acre (MDR).

Please note that a change to MDR would logically result in a request for either a rezoning to a SR-1 designation or of a PUD to accommodate a mixture of residential densities. The current conforming zoning designation is AR-Agriculture.

The following is a listing of concerns with the change as it relates to the existing Township Master Plan. This list is in no particular order of importance.

1. The subject density increase has no relationship to the existing land use patterns or to the existing zoning within the area and would result in a substantial density increase for this part of the Township. Using gross acreage figures and subtracting 20% (general rule of thumb) for roads, stormwater detention, etc. we roughly calculate under the existing zoning designation of AR we could expect approximately 74 units or up to 185 units (if developed using the Township's open space regulations). Our open space regulations allow a 150% density bonus if certain measures are taken to preserve natural features on site as well as through the development of a superior proposal.

The proposed master plan change and subsequent zoning change could result in up to 1,476 units. This represents up to a 700% increase in density over our current Master Plan designation for this area.

We would also point out that according to the 2010 Census, Northfield Township has 3,303 housing units. This single developed area could represent up to a 45% increase in housing units for the entire Township. This is an abrupt change in planned density for this part of the Township and has significant implications on traffic, natural features, as well as the character of this part of the Township.

2. According to Township mapping, significant natural resources are found on substantial portions of the subject properties. The presence of these features would suggest maintaining a lower density designation for at least a portion of the property. This is particularly true in the central portion of the area under consideration. Township natural feature mapping would indicate that the area identified by the developer as Pheasant Hollow has substantial wetlands, and woodlands to the point that development of this area seems questionable.

3. As we know the property in question is not currently found within the Township sewer service district. Expansion of sewer into AG areas is discouraged in these areas as well as discouraged in the area known in the Master Plan as "sub-area 3".

4. Sub-area 3 of the Master Plan is primarily a rural pattern of growth as described in the Master Plan and the proposal will change this into a suburban pattern. This change is not in keeping with the current plan. In association with this comment the proposed change is not in keeping with the development strategies as outlined in this sub-area.

5. Almost the entire area under consideration is shown in the Master Plan as either "prime farmland" or "prime farmland if drained." One of the primary tenants of the Master plan is the preservation of farmland and open space.

6. The proposal as it relates is not compatible with the Master Plan of Ann Arbor Township. Our Master Plan indicates the desire to cooperate with neighboring jurisdictions. We would also point out that we are the community planners for Ann Arbor Township and have been aware that they have concerns about how this project would impact their community. The Master Plan for Ann Arbor Township shows their boundary with the Township as Agricultural/Rural Residential.

7. Finally, the current Township Master Plan is only two (2) years old. While a community doesn't have to follow their Master Plan in a lock-step fashion conditions that might have changed since adoption of the plan should be described by the potential applicant for consideration of the Planning Commission and Township Board.

While there are constraints to the development of this site the following should also be considered as the Township moves toward deliberation of this proposed change to the Master Plan.

1. The current sewer service area is in the process of extending to the south very close to the area under consideration. Our sewer service expansion policy would be able to be met if properties to the north were included in the district.

2. It is our understanding that sewer capacity is available to serve this area of the Township. Of course detailed analysis will need to be undertaken for this determination to be confirmed. The expenses of this type of analysis, as well as any improvements to the system, are typically borne by the applicant. At least preliminary analysis should be done as any part of a change to the Master Plan in this location.

3. Whitmore Lake Road is considered a "Minor Arterial" at this location. This is the highest classification of road for a rural area according to the hierarchy of the National Functional Classification Maps of roads in Michigan. This road classification would be compatible with an MDR Master Plan designation. While this is an arterial road the amount of potential traffic is significant. A preliminary traffic study should be considered as we move forward. We would have particular concern how a development of this size would impact the Barton Drive, M-14, Main Street interchange area. We assume many of the people living in this potential development would travel south to Ann Arbor each day.

4. Whitmore Lake / North Territorial / U.S.-23 is in close proximity to the area under consideration. Further it is our understanding that the bridge over U.S. 23 will be substantially improved in 2016. This change will help alleviate traffic congestion and will allow a direct access route to the freeway for vehicles heading north on Whitmore Lake Road.

5. The proposal concentrates development in one location of the Township. This concentration would promote the preservation of other areas of the Township for open space and agriculture as desired in the Township Master Plan. Offering moderate density residential in one location could help open space preservation efforts in other parts of the Township, particularly the eastern ½ of the Township. The proposal as presented would leave approximately 60% of the Township planned as Agriculture.

6. We would note that the Master Plan survey of the Township would seem to support the desire for more dense residential development, although it is not stated where this development would occur.

I've provided you with this brief overview of some of the issues that we see and are concerned with. Our first reaction to this proposal after having a chance to do a brief analysis is that of general concern with the density proposed and its effect to not only the natural features of this

area but to the character of this part of the Township as outlined in Sub-area 3 of the Township Master Plan.

If this proposal is to go forward a very clear description of how the conditions of this area have changed since our last Master Plan was adopted should be clearly made. This type of research should generally come from the applicant and not the Township.

I would also point out that the items above are an overview of the issues I've identified to date. Each issue could be elaborated on based on the current Master Plan, natural feature mapping, and the Township sewer expansion policy. Further, there are likely other issues that I have not thought of that would impact this proposal.

CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal

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605 S. Main Street, Ste. 1
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TO: Northfield Township Board and Planning Commission

FROM: Douglas J. Lewan, Community Planner

DATE: June 27, 2014

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Douglas J. Lewan, PCP, AICP
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CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: Northfield Township Board and Planning Commission

FROM: Douglas J. Lewan, Community Planner

DATE: June 25, 2014

RE: Biltmore Master Plan Proposal – Issues to be Reviewed and Considered by the Planning Commission and Township Board

This memorandum is intended to point out land use issues as they relate to the Biltmore proposal to change our Master Plan. The area in question is along Whitmore Lake Road starting at Joy Road going north to an area north of Northfield Church Road. According to information provided by Biltmore Development they have assembled approximately 461 acres.

The subject area is currently designated by the Master Plan as AG-Agriculture. The Biltmore representatives are requesting a Master Plan designation of MDR-Medium Density Residential. As you know this is a significant departure from the current Master Plan by way of total potential density and overall impacts to the Township. The density change is from 1 unit per 5 acres (AG) to up to 4 units per 1 acre (MDR).

Please note that a change to MDR would logically result in a request for either a rezoning to a SR-1 designation or of a PUD to accommodate a mixture of residential densities. The current conforming zoning designation is AR-Agriculture.

The following is a listing of concerns with the change as it relates to the existing Township Master Plan. This list is in no particular order of importance.

1. The subject density increase has no relationship to the existing land use patterns or to the existing zoning within the area and would result in a substantial density increase for this part of the Township. Using gross acreage figures and subtracting 20% (general rule of thumb) for roads, stormwater detention, etc. we roughly calculate under the existing zoning designation of AR we could expect approximately 74 units or up to 185 units (if developed using the Township's open space regulations). Our open space regulations allow a 150% density bonus if certain measures are taken to preserve natural features on site as well as through the development of a superior proposal.

The proposed master plan change and subsequent zoning change could result in up to 1,476 units. This represents up to a 700% increase in density over our current Master Plan designation for this area.

We would also point out that according to the 2010 Census, Northfield Township has 3,303 housing units. This single developed area could represent up to a 45% increase in housing units for the entire Township. This is an abrupt change in planned density for this part of the Township and has significant implications on traffic, natural features, as well as the character of this part of the Township.

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3. As we know the property in question is not currently found within the Township sewer service district. Expansion of sewer into AG areas is discouraged in these areas as well as discouraged in the area known in the Master Plan as "sub-area 3".

4. Sub-area 3 of the Master Plan is primarily a rural pattern of growth as described in the Master Plan and the proposal will change this into a suburban pattern. This change is not in keeping with the current plan. In association with this comment the proposed change is not in keeping with the development strategies as outlined in this sub-area.

5. Almost the entire area under consideration is shown in the Master Plan as either "prime farmland" or "prime farmland if drained." One of the primary tenants of the Master plan is the preservation of farmland and open space.

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Analysis of Existing Conditions For Northfield Township, Michigan

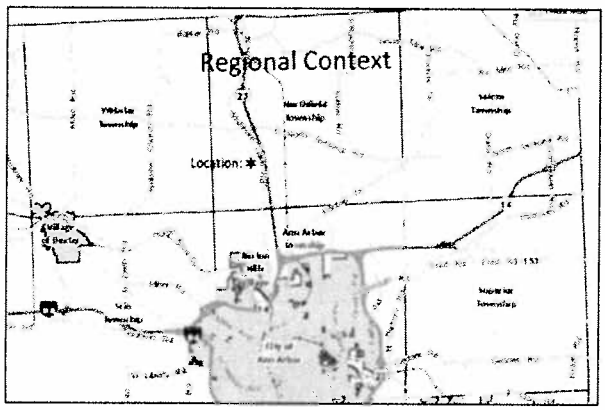
Purpose of Analysis

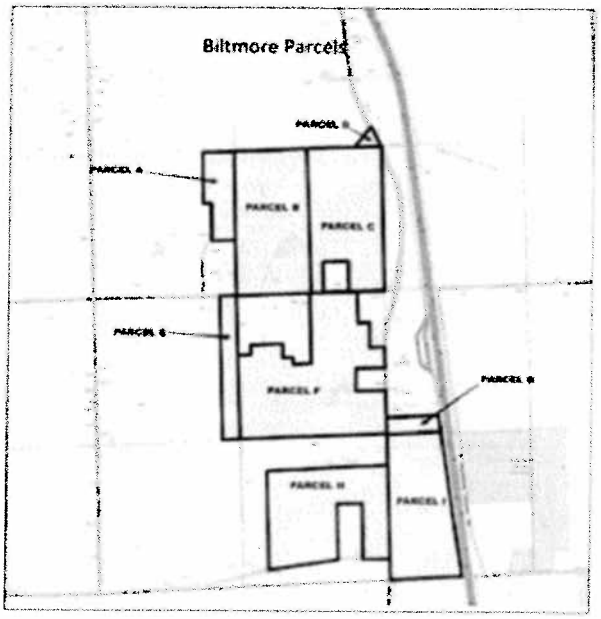
The purpose of this analysis is to compile "existing condition" information for certain real property comprising nine (9) parcels of land in Northfield Township now controlled by Biltmore Development. This analysis is being done in conjunction with the request by Biltmore Development to amend the Township's Master Plan from AG Agriculture to MDR Medium Density Residential.

In addition to the maps provided below, please refer to the current 2012 Northfield Township Master Plan for more detail regarding the items noted below.

Location/Size/Frontage/Zoning

The nine (9) parcels are located in Sections 29 and 32, west of U.S. 23. The parcels currently consist of agriculture, vacant (open space), and very low density single-family residential.





Parcel	Size/Acres	Frontage/Width Approximate	Zoning
A	19.04	Access to Lintons Way and through parcel B.	AR, Agriculture
B	80.00	1,335' Northfield Church Rd.	AR, Agriculture
C	74.00	852' Northfield Church Rd. 153' Whitmore Lk. Rd.	AR, Agriculture
D	1.96	391' Whitmore Lk. Rd.	AR, Agriculture
E	20.01	327' Northfield Church Rd.	AR, Agriculture
F	111.67	858' Northfield Church Rd. 1,120' Whitmore Lk. Rd.	AR, Agriculture
G	6.63	306' Whitmore Lk. Rd.	AR, Agriculture
H	76.35	1,759' Joy Rd. 1,715' Whitmore Lk. Rd.	AR, Agriculture
I	71.12	2,634' Whitmore Lk. Rd. 1,313' Joy Rd.	AR, Agriculture
Total	460.78 acres	3,372 feet on Northfield Church Rd. 6,319 feet on Whitmore Lk Rd. 3,072 feet on Joy Rd. Total Road Frontage: 12,763 feet	All properties currently zoned AR Agriculture.

Items for consideration: *1) Existing character of area and relationship to proposed land use. 2) Substantial road frontage for potential development.*

Zoning, Land Use, and Master Plan Designations

As noted, currently the entire property under consideration is zoned and planned as agriculture.

	Subject Properties	North	South	East	West
Zoning	AR	AR	AR (Ann Arbor Twp: A-1, General Agriculture	AR	AR
Land Use	Agricultural	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family
Master Plan	AG - Agricultural	AG	Ann Arbor Twp: Agriculture/Rural Residential	AG	AG

Items for consideration: *Change of use from agriculture / open space orientation to single-family residential.*

Natural Resources



Topography: The subject properties can be considered level to rolling. Significant changes in elevation are not found on the subject site.

Woodlands: Woodlands are associated with wetlands throughout the site. The areas only identified as woodlands are most extensive on the southern portions of parcels B and C. Parcel F also contains extensive wetlands. Much of these areas are identified in the current Master Plan as "Woodland" and "Forested Wetland."

Wetlands: Emergent, wooded and scrub and shrub wetlands are located on every parcel with the exception of Parcel I. Wetlands are most extensive on Parcel F. Taken as whole the wetland systems on the site are extensive. The central area of subject properties has a significant amount of wetlands.

Soils: According to the Washtenaw County Soil Survey, a wide variety of soils are found on site that pose various constraints for development ranging from only slight constraints to severe constraints. The most severely constrained soils for development are found in relation to the areas identified as wetland on Township mapping.

It should be noted that these comments are taken from general Township and County mapping and that if this proposal is proceed to the plan development stage, a full natural feature inventory will be required by the Township.

Items to be addressed: *Consideration should be given to existing natural features within the study area as we move forward with the review and analysis of the Master Plan change and potentially as we move into a development proposal. Consideration should be made for the preservation of these areas. We would note that the Township has a number of development options that would help incorporate these features as a part of new development. These options will be discussed in more detail if this proposal moves forward.*

Other

The following should also be considered as we move forward with the review and analysis of this project.

The current sewer service area is in the process of extending to the south through a Special Assessment District and will be very close to the area under consideration. It is our

understanding that sewer capacity is available to serve this area of the Township. Of course detailed analysis will need to be undertaken to for this determination. This should be done as any part of a change to the Master Plan in this location.

Whitmore Lake Road is considered a "Minor Arterial" at this location. This is the highest classification of road for a rural area according to the hierarchy of the National Functional Classification Maps of roads in Michigan. This road classification would be compatible with an MDR Master Plan designation. General traffic issues should be considered for a development of this scope. Phased and/or build-out traffic and its implications on Whitmore Lake Road should be reviewed and considered by the Township.

Whitmore Lake / North Territorial / U.S.-23 is in close proximity to the area under consideration. Further it is our understanding that the bridge over U.S. 23 will be substantially improved in 2016. This change will help alleviate traffic congestion and will allow a direct access route to the freeway.

Items to be addressed: *Consideration of sewer service area and traffic implications.*

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Friday, June 27, 2014 5:06 PM
To: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Biltmore Information
Attachments: Issues Memo 6-27-14.pdf; Issues to be reviewed 6-27-14.pdf; Northfield Land Use Analysis-Biltmore Property 6-13-14.pdf

Howard:

Please find three (3) items that I would like provided to the Township Board and Planning Commission. It is not my intention that these items be made an agenda item at this time for either body, but I think it's important that they begin to review these issues prior to any joint meeting that we have. I also think it's important that both bodies understand that we have been thinking and working on this issue. Feel free to forward this to David Stollman as well.

Let me know if you would like me to send this information directly to the two boards or if you would like to do so.

Thanks, and have a great weekend.

Doug

Douglas J. Lewan, AICP, PCP
Managing Director
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TO: Northfield Township Board and Planning Commission

FROM: Douglas J. Lewan, Community Planner

DATE: June 27, 2014

RE: Biltmore Master Plan Proposal – Policy Issue regarding Master Plan Change

The significance of this proposed change to the Master Plan is a policy issue that should be addressed by the elected and appointed officials of the Township. Our role will be to provide those officials the best background information possible to allow an informed decision that addresses the potential implications of this change to the future of the Township.

As a part of this discussion, we recommend the establishment of a framework for addressing this policy issue for land use. The framework will utilize standard planning practices to try to come to some consensus on this very important decision for the Township. I would propose the following framework:

Review of Current Existing Conditions and Recognition of the Following Issues

1. Recognize that the Biltmore proposal is a significant departure from the current Township Master Plan. This plan change taken in part or whole would allow significant growth and development in this part of Northfield Township. It should be determined by the elected officials, appointed officials, as well as Township residents if this area of the Township should be slated as a growth corridor.

2. The development of a growth area of this size raises a number of land use issues that must be addressed including community character, utility extension and capacity, traffic impacts, impacts to natural features as well as financial implications for the Township (both positive and negative) to serve an area as large as proposed.

3. Our office will provide general background on these issues including base land use data, natural features mapping as found in the current master plan and other available data sources. In addition to general background information noted above, we believe the Township should have a clear understanding of the following two points:

a. Sanitary Sewer Impacts. While it is widely believed that adequate capacity exists within the system, we believe it's important to review this capacity in light of current undeveloped land within the existing sewer service area. If we serve a development outside the current district, what, if any, implications are there for existing undeveloped lands found within the district. An analysis such as this, if not already completed, would be done by the Township Engineer.

b. Financial Impact Analysis. At our last Planning Commission meeting, several comments were raised by members of the public regarding the financial impacts of this development on Northfield Township. Our office has experience in developing this type of analysis regarding implications to the tax base of the community for both costs and benefits. This is an important analysis that will help provide the background data needed for the Township to make an informed decision in this case.

4. Finally, while we have been presented a proposed Master Plan change by Biltmore Development we must recognize this is the Master Plan of Northfield Township, as such the planning of this area is not an all or nothing proposal. It is possible that all, part, or none of this proposed change will move forward. Changes to the Township Master Plan should make sense for the Township regardless of whether Biltmore is involved or not.

Obtain Consensus

1. To help obtain consensus on this critical land use issue for Northfield Township we propose to set-up a joint meeting of the Planning Commission and Township Board. The purpose of this meeting would be to review issues of existing conditions (as noted above), and also the concerns of the Township residents and how those issues can be addressed. The joint meeting will also provide direction as to the scope and depth of analysis desired by the Township. An agenda for this meeting will be carefully developed over the course of the next few weeks to ensure this will be a productive meeting with a clear conclusion.

2. After review of existing conditions and background data are presented, alternatives can be discussed. Alternatives may include making no change to the Master Plan, while other changes could include some varying alternatives of the Biltmore proposal.

3. Once consensus is reached we could proceed with the Master Plan amendment if desired.

A meeting such as this would be public to meet the open meetings act. This would keep the process transparent and allow the public to attend, listen to the proceedings and through call to public address both commissions.

I look forward to working with the Township on this very important proposal.

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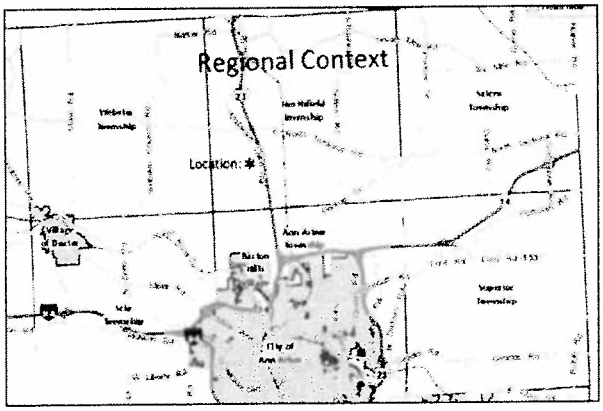

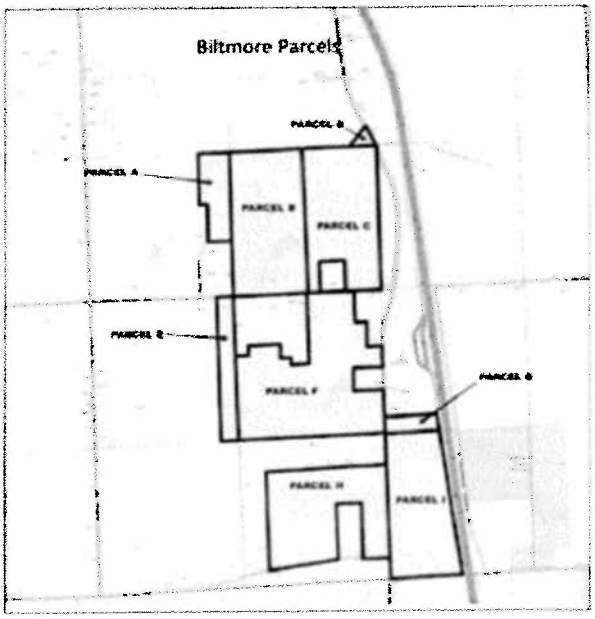

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A	19.04	Access to Lintons Way and through parcel B.	AR, Agriculture
B	80.00	1,335' Northfield Church Rd.	AR, Agriculture
C	74.00	852' Northfield Church Rd. 153' Whitmore Lk. Rd.	AR, Agriculture
D	1.96	391' Whitmore Lk. Rd.	AR, Agriculture
E	20.01	327' Northfield Church Rd.	AR, Agriculture
F	111.67	858' Northfield Church Rd. 1,120' Whitmore Lk. Rd.	AR, Agriculture
G	6.63	306' Whitmore Lk. Rd.	AR, Agriculture
H	76.35	1,759' Joy Rd. 1,715' Whitmore Lk. Rd.	AR, Agriculture
I	71.12	2,634' Whitmore Lk. Rd. 1,313' Joy Rd.	AR, Agriculture
Total	460.78 acres	3,372 feet on Northfield Church Rd. 6,319 feet on Whitmore Lk Rd. 3,072 feet on Joy Rd. Total Road Frontage: 12,763 feet	All properties currently zoned AR Agriculture.

Items for consideration: *1) Existing character of area and relationship to proposed land use. 2) Substantial road frontage for potential development.*

Zoning, Land Use, and Master Plan Designations

As noted, currently the entire property under consideration is zoned and planned as agriculture.

	Subject Properties	North	South	East	West
Zoning	AR	AR	AR (Ann Arbor Twp: A-1, General Agriculture	AR	AR
Land Use	Agricultural	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family
Master Plan	AG - Agricultural	AG	Ann Arbor Twp: Agriculture/Rural Residential	AG	AG

Items for consideration: *Change of use from agriculture / open space orientation to single-family residential.*

Natural Resources



Topography: The subject properties can be considered level to rolling. Significant changes in elevation are not found on the subject site.

Woodlands: Woodlands are associated with wetlands throughout the site. The areas only identified as woodlands are most extensive on the southern portions of parcels B and C. Parcel F also contains extensive wetlands. Much of these areas are identified in the current Master Plan as "Woodland" and "Forested Wetland."

Wetlands: Emergent, wooded and scrub and shrub wetlands are located on every parcel with the exception of Parcel I. Wetlands are most extensive on Parcel F. Taken as whole the wetland systems on the site are extensive. The central area of subject properties has a significant amount of wetlands.

Soils: According to the Washtenaw County Soil Survey, a wide variety of soils are found on site that pose various constraints for development ranging from only slight constraints to severe constraints. The most severely constrained soils for development are found in relation to the areas identified as wetland on Township mapping.

It should be noted that these comments are taken from general Township and County mapping and that if this proposal is proceed to the plan development stage, a full natural feature inventory will be required by the Township.

Items to be addressed: *Consideration should be given to existing natural features within the study area as we move forward with the review and analysis of the Master Plan change and potentially as we move into a development proposal. Consideration should be made for the preservation of these areas. We would note that the Township has a number of development options that would help incorporate these features as a part of new development. These options will be discussed in more detail if this proposal moves forward.*

Other

The following should also be considered as we move forward with the review and analysis of this project.

The current sewer service area is in the process of extending to the south through a Special Assessment District and will be very close to the area under consideration. It is our

understanding that sewer capacity is available to serve this area of the Township. Of course detailed analysis will need to be undertaken to for this determination. This should be done as any part of a change to the Master Plan in this location.

Whitmore Lake Road is considered a "Minor Arterial" at this location. This is the highest classification of road for a rural area according to the hierarchy of the National Functional Classification Maps of roads in Michigan. This road classification would be compatible with an MDR Master Plan designation. General traffic issues should be considered for a development of this scope. Phased and/or build-out traffic and its implications on Whitmore Lake Road should be reviewed and considered by the Township.

Whitmore Lake / North Territorial / U.S.-23 is in close proximity to the area under consideration. Further it is our understanding that the bridge over U.S. 23 will be substantially improved in 2016. This change will help alleviate traffic congestion and will allow a direct access route to the freeway.

Items to be addressed: *Consideration of sewer service area and traffic implications.*

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Thursday, June 26, 2014 9:40 AM
To: 'David Gordon'
Cc: Doug Lewan; Howard Fink
Subject: RE: Request for postponement of Biltmore

Hi David,

Again, thanks for your understanding about my brother. He is home now and doing well.

We have decided to postpone discussion of any master plan amendment that may be connected to Biltmore until we have a joint meeting of the board of trustees and the planning commission to discuss policy. The date for that meeting is being firmed up and possibly July 16th, but that is not certain yet. I'll distribute the materials you sent me with the packet for that meeting so it is fresh.

On July 2nd, Doug will mention that we are planning this joint meeting under his report at the beginning of the meeting, but that will be the extent of it.

Of course, people are always welcome to come to our meetings to address us on any topic, but being a holiday week, this gives us all a bit more time to breathe.

Have a great 4th of July if I don't see you next week.

Marlene

From: David Gordon [mailto:djg392dimples@gmail.com]
Sent: Thursday, June 19, 2014 11:12 AM
To: Marlene Chockley
Subject: Request for postponement of Biltmore

Hi Marlene:

I hope your brother pulled through his operation well. It is always a stressful and difficult time

I am requesting that, because there is so much interest and concern about this Biltmore request to alter our Master Plan "vision", the report from Planner Lewan and the topic be postponed until the July 16th meeting.

July 2nd right before the holiday; lots of people who want to attend may be unavailable, and since this last meeting was cancelled so last minute, folks might get the wrong idea that the Planning Commission is trying to avoid the residents. I know that's not the case but perception is important.

Thank you for your consideration.

Warmly,

David Gordon

PS - I'd like to speak with you at some point. I'm mailing a packet to your PO Box 576 with some info you might find helpful.

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Howard Fink

From: gary wellings [gmwellings@yahoo.com]
Sent: Tuesday, June 24, 2014 6:05 PM
To: Howard Fink
Subject: Biltmore

Word on the street is the Northfield Neighbors (David Gordon) are pulling petitions again, do you want to run anything about it for July or just let things stew until August?

They will probably put a flyer together and start doing mailings its what they did the last time and they are darn good at stirring people up with plenty of lies and misinformation.

Don't underestimate this crowd of selfish fannatics. Call me a conspiracy nut but I'm still feeling that video problem was no accident lol

thanks
gary

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Tuesday, June 24, 2014 9:27 AM
To: Howard Fink (finkh@twp.northfield.mi.us); Marlene Chockley
Subject: Biltmore

Based on a conflict in schedule, we are rescheduling our meeting on Biltmore until tomorrow (Wednesday) at noon. We will get lunch.

Doug

Douglas J. Lewan, AICP, PCP
Managing Director
Carlisle/Wortman Associates, Inc.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
Dlewan@CWAPlan.com

Visit us on the web at www.cwaplan.com



Please consider the environment before printing this email

Howard Fink

From: CKleinschmidt [ck1939@sbcglobal.net]
Sent: Sunday, June 22, 2014 1:48 PM
To: Howard Fink
Subject: Biltmore project

Howard
I've been asked to write to the Planning Commission stating my thoughts on the idea.
Are there any points that I should make in favor of it?
Chuck, 645-9377 daytime cell

Charles Kleinschmidt. ck1939@sbcglobal.net
Please confirm receipt of this email if the information is critical or time sensitive.

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Friday, June 20, 2014 1:21 PM
To: Marlene Chockley
Cc: 'Howard Fink'
Subject: RE: Request for postponement of Biltmore

Yes, noon.

From: Marlene Chockley [mailto:mchockley@rc.net]
Sent: Friday, June 20, 2014 2:57 AM
To: Doug Lewan
Cc: 'Howard Fink'
Subject: RE: Request for postponement of Biltmore

Super! Noon?

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Thursday, June 19, 2014 3:54 PM
To: Marlene Chockley
Cc: 'Howard Fink'
Subject: RE: Request for postponement of Biltmore

How about Tuesday lunch at my office. I'll order sandwiches.

Doug

From: Marlene Chockley [mailto:mchockley@rc.net]
Sent: Thursday, June 19, 2014 2:07 PM
To: Doug Lewan
Cc: 'Howard Fink'
Subject: RE: Request for postponement of Biltmore

OK. I'm wide open except for the BOT meeting that night. Name a time and place. My house even ok.

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Thursday, June 19, 2014 1:15 PM
To: Marlene Chockley
Cc: Howard Fink
Subject: Re: Request for postponement of Biltmore

Marlene:

We should sit down and discuss our next steps. Regardless, the PC should be driving this process not Biltmore and not unhappy residents.

How about Tues. I'm wide open that day.

Hope all is well with your brother.

Doug

Sent from my iPhone

On Jun 19, 2014, at 11:58 AM, "Marlene Chockley" <mchockley@rc.net> wrote:

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> July 2nd right before the holiday; lots of people who want to attend may be unavailable, and since this last meeting was cancelled so last minute, folks might get the wrong idea that the Planning Commission is trying to avoid the residents. I know that's not the case but perception is important.
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> Thank you for your consideration.
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> PS - I'd like to speak with you at some point. I'm mailing a packet to your PO Box 576 with some info you might find helpful.
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Howard Fink

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Sent: Thursday, June 19, 2014 11:54 AM
To: Howard Fink (finkh@twp.northfield.mi.us)
Subject: FW: Our Planner's Recommendation - not good

FYI

From: Richard Carlisle
Sent: Thursday, June 19, 2014 10:33 AM
To: Doug Lewan
Subject: FW: Our Planner's Recommendation - not good

Houston.....we have a problem. David Gordon is misrepresenting both you and us! Big surprise.

Richard K. Carlisle, President
Carlisle / Wortman Associates, Inc.
ph. 734-662-2200
fax 734-662-1935
rcarlisle@cwaplan.com

From: Moran, Michael [mailto:moran@aatwp.org]
Sent: Thursday, June 19, 2014 10:35 AM
To: Richard Carlisle
Subject: FW: Our Planner's Recommendation - not good

fyi

From: gene ragland [mailto:raglandgene@yahoo.com]
Sent: Thursday, June 19, 2014 9:22 AM
To: Moran, Michael
Subject: Fw: Our Planner's Recommendation - not good

Mike, I am sure you are aware. Any action in the works? What will be the effect on traffic on WLR? In NC. Back mid-July. Hope you are well. Gene

On Wednesday, June 18, 2014 2:39 PM, David Gordon <djg392dimples@gmail.com> wrote:

Hello All:

The packet for tonight's Planning Commission meeting is on the township website (twp-northfield.org, click government/planning commission/document center/agenda & meeting packets/June 18 packet).

Township Planner Doug Lewan sounds like he's ready to MOVE AHEAD with this....it almost sounds like it's a done deal except for the details. He only makes these points:

- The northern reach of the Biltmore-optioned property is "very near" a proposed sewer extension down Whitmore Lake Road to the scrap yard
- An improvement to the bridge at US 23 & N. Territorial planned for 2016 "and will help alleviate traffic congestion".
- The entire property under consideration is zoned and planned as agriculture.

- But then he says under items to be addressed:...."Consideration should be given to existing natural features within the study area as we move forward with the review and analysis of the Master Plan change and potentially as we move into a development proposal." Consideration should be made for the preservation of these areas. (yeah, how do you preserve them when you're paving them?)

No mention about all the traffic going south on Whitmore Lake Road. Hey, it's not our township so what do we care?

This is very disappointing, especially since it was the Northfield Neighbors board that hired his firm, Carlisle/Wortman. Maybe these guys just tell their bosses whatever they want to hear.

David

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Thursday, June 19, 2014 7:26 AM
To: finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; mchockley@rc.net; dlewan@cwaplan.com
Subject: Biltmore Development LLC proposal

Hi All,

I received a call from Dave Gordon last night. The Planning Commission meeting was cancelled last night as several members were not going to be able to attend so there would not be a quorum. He was basically looking for acknowledgment of this because he had to contact 40 people and advise them not to be there. These were all people coming to speak against the Biltmore proposal.

I was also told there is a petition circulating from another source.

I expect they will be coming to our Workshop meeting but that is just an assumption. Which is fine, they can, they have every right to speak to whatever they would like. My only suggestion is that in the interest of time, if and when this happens, that we can request that only one person speak for the group. When we meet we are meeting to conduct township business and while we do allow time for the public to speak it is reasonable to keep time constraints on the speakers. The prospect of allowing time for 40 people is unreasonable. It would also be helpful to remind the Board to only listen and not engage with the speaker/s. That can open a Pandora's box on touchy issues and can create unnecessary dissension. I know we all know this..its just sometimes hard to resist..but it is usually not in the best interest of the issue.

Anyway I just wanted to give a head up. There is an article in the latest Township Focus on just this topic too, its worth a review.

Also, I did suggest to Dave that he consider talking to his supporters about taking a step back until we have some information. At this point we have not heard anything about what Biltmore's intentions are for these properties. That there is a lot of deliberation that needs to happen first before we know what we are looking at and having people up in arms over unknowns is not productive. We are looking at what they are looking at as far as how it will impact the area and to have some faith in the process, and we are taking their comments and interests into consideration.

I don't know if it helped at all.

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Wed, Jun 18, 2014 3:24 pm
Subject: FW: Biltmore Development LLC proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Audrey [mailto:itisaud@yahoo.com]
Sent: Wednesday, June 18, 2014 3:21 PM
To: mchockly@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; sjiaquinto@gmail.com; ken.dignan@wlps.net; kjdignan@gmail.com; finkh@twp.northfield.mi.us; dlewan@cwaplan.com
Subject: Biltmore Development LLC proposal

Audrey DeMarois
6163 Hellner Road
Ann Arbor, Michigan 48105
(734) 330-8521

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189
(734) 449-2880

June 18, 2014

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Thank you for your thoughtful consideration of my opinions. Again, plan to see me at future meetings, if the planning commission seriously considers the Biltmore Development LLC plan.

Most sincerely,

Audrey DeMarois

Howard Fink

From: Kathy Braun [KBraun@dmsax.com]
Sent: Wednesday, June 18, 2014 3:46 PM
To: Howard Fink
Subject: RE: Biltmore Development LLC proposal

Hi again,

Howard in my opinion the Township took the time to vote on this and spent a lot of money defending it...and it wasn't because they were misinformed.

I realize you were not here at the time but it already was a "major policy issue" and now we are going to ask the question again, yikes that's all yikes this is why people get exhausted dealing with government. The new people in don't care at all about all the time and effort and money that already went into a major policy decision and now want to start all over.

Anyway.....can't wait to see what happens.

See you soon,
kb

KathySue Braun
Office Manager, Dominion DMS
Dominion Dealer Solutions

734-786-1454 (office) *810-599-5922 (cell)*

kbraun@dmsax.com

Dominion DMS
1250 N. Main St., Ann Arbor, MI 48104

www.drivedominion.com
www.twitter.com/dominiondealer

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Wednesday, June 18, 2014 3:42 PM
To: Kathy Braun
Subject: RE: Biltmore Development LLC proposal

Hi Kathy,

FYI - I meant to send that to the planning commission. There have been probably 10-15 letters of similar context (I will get them all in a folder and prepare them for the board) from the neighbors in the area. I am going to recommend a joint meeting with the Planning Commission and BOT so that we can get a sense of what everyone wants to do. This is a major policy issue and we need to know everyone's thoughts.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Kathy Braun [mailto:KBraun@dmsax.com]
Sent: Wednesday, June 18, 2014 3:30 PM
To: Howard Fink
Subject: RE: Biltmore Development LLC proposal

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KathySue Braun
Office Manager, Dominion DMS
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Subject: Biltmore Development LLC proposal

Audrey DeMarois
6163 Hellner Road
Ann Arbor, Michigan 48105
(734) 330-8521

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Most sincerely,

Audrey DeMarois

Howard Fink

From: Andrea Darden [andreabdarden@gmail.com]
Sent: Wednesday, June 18, 2014 3:36 PM
To: Howard Fink
Subject: Re: Biltmore Development LLC proposal

Howard-

Are we still meeting tonight with Janet, Marlene, Sam and Ken all out? (Ken is out till 8 or 8:30.)

Thanks,
Andrea

Please excuse the brevity and errors in my message. It has been sent from a mobile device to insure my prompt and immediate attention to your questions.

Sent from iAD

On Jun 18, 2014, at 3:24 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

> FYI
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123
>
> ---
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> **Sent:** Wednesday, June 18, 2014 3:21 PM
> **To:** mchockly@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; sjiaquinto@gmail.com; ken.dignan@wlps.net; kjdignan@gmail.com; finkh@twp.northfield.mi.us; dlewan@cwaplan.com
> **Subject:** Biltmore Development LLC proposal
>
> **Audrey DeMarois**
> **6163 Hellner Road**
> **Ann Arbor, Michigan 48105**
> **(734) 330-8521**
>
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<Northfield Twsp letter.docx>

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Sent: Wednesday, June 18, 2014 3:30 PM
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Most sincerely,

Audrey DeMarois

Howard Fink

From: burk44@charter.net
Sent: Wednesday, June 18, 2014 3:29 PM
To: finkh@twp.northfield.mi.us
Cc: mchockley@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; ken.dignan@wlps.net
Subject: Biltmore Proposal

Dear Public Official

I was very alarmed to hear that yet again Northfield Township officials are entertaining a proposal that is in direct conflict with how the residents of the township have said, repeatedly, they want their township to be. I an not available to be personally at the meeting this evening but I want to share my concern.

Northfield township residents have stated in meetings and at the polls they want a township that is rural in character. They **DO NOT** want cookie cutter subdivisions destroying the rural character of the township.

As a former Northfield township ZBA member (for over 20 years) I have heard township residents state this rural desire. I recognize that a great deal of work goes into a Master Plan and that plan has residential growth in the 7 mile extension area NOT out on Whitmore Lake rd.

The residents of this township have taken past officials to task and required referendum votes that have overturned every attempt to change zoning at allow cookie cutter subdivisions. (early 1980's with Maisel, more recently with the Leland property)

Help me understand how this proposal benefits the current residents of Northfield township in any manner? This township doesn't have the infrastructure to support 1/4 acre lots.

Why can't you officials listen to the voice of the residents and work **with** rather than **against** the residents.. Be creative have something more than 1/4 acre plots... get component construction homes like Wausua or Arrow interested, so people could have a quality home on an attractive piece of property at a very reasonable cost.

Where is the concept that public officials are to represent the will of the majority of residents not the ones making the proposal?

A Very Concern Resident

M K Burkhart
6187 Nollar Rd

Howard Fink

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While I was not living here in 2012, I understand that the residents and the commission came together to develop our master plan. I appreciate that a lot of expense and hours were spent to develop the long-range plan we have today. After careful review of our Master Plan http://www.twp-northfield.org/Master_Plan_FINAL_6_17_13.pdf, it is evident that thoughtful consideration was painstakingly addressed on the very points that Biltmore Development LLC is claiming.

Specifically:
#1 Biltmore: Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
If Biltmore Development LLC is granted an amendment our Master Plan, the development will increase light pollution, sound pollution, crime, traffic jams and potholes.

This proposed giant subdivision has little or no infrastructure. By allowing for ¼-acre zoning, we could see easily 1,000+ houses in this area. Extending sewers to the southern end of our township is not and has never been part of our Master Plan. This is raw farmland, wetland and woodland.

#2 Biltmore: The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
Yes, the Township's tax base would increase with more housing, but the cost of providing services would also increase. It is known that it costs more to provide services to housing projects than is collected in taxes.

#3 Biltmore: Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
Yes, more houses equal more people. But how does this strengthen the existing Whitmore Lake downtown area? New residents are very unlikely to send their children to Whitmore Lake schools because they will be paying Ann Arbor School taxes. As a parent, I know that I orient my life to where I work and to where my children go to school. Ann Arbor would see the increased demand for goods and services; not Whitmore Lake.

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I don't understand Biltmore's point. Other than the revenue from the sale of farmland, how is it supporting farmers by turning farmland into subdivision?

#5 Biltmore: The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.
I feel strongly that turning cropland, wetlands and woods into subdivisions does NOT enhance the quality of life for the current residents. Future township residents will be thanking us for preserving farmland now.

#5 Biltmore: Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.
I have yet to see *how* Biltmore proposes to accomplish their plan to preserve open space and view corridors within the ¼ acre parcels.

I welcome Biltmore or other developers that embrace our master plan to build houses on 5 acre parcels. I believe it would be wonderful for the Township and would have my total support. I simply don't see any benefit to the Biltmore proposal.

Thank you for your thoughtful consideration of my opinions. Again, plan to see me at future meetings, if the planning commission seriously considers the Biltmore Development LLC plan.

Most sincerely,

Audrey DeMarois

Audrey DeMarois
6163 Hellner Road
Ann Arbor, Michigan 48105
(734) 330-8521

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189
(734) 449-2880

June 18, 2014

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Most sincerely,

Audrey DeMarois

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Wednesday, June 18, 2014 3:06 PM
To: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Moving Forward

Howard:

One of the last times we spoke about the Biltmore proposal you noted to me that due to the significance of this proposed change to the Master Plan this was actually more of a policy issue to be addressed by the elected and appointed officials rather than a simple recommendation by myself.

I've thought about that quite a bit and tend to agree with you. In that line of thinking I think we should establish a framework for addressing this policy issue for land use. The framework can utilize standard planning practices to try to come to some consensus on this very important decision for the Township. I would propose the following framework:

Review and Recognition of the Following Issues

1. Recognize that the Biltmore proposal is a significant departure from the current Township Master Plan. This plan change taken in part or whole would provide opportunity and open the door for growth and development in this part of Northfield Township.
2. The development of a growth area of this size is a significant policy issue that must be addressed by both the Planning Commission and the Township Board. A number of land use issues must be addressed including utility extension, traffic, and impacts to natural features.
3. While we have been presented a proposed Master Plan change by Biltmore Development as we go forward we must recognize this is the Master Plan of Northfield Township, as such the planning of this area is not an all or nothing proposal. Changes to the Township Master Plan should make sense for the Township regardless of whether Biltmore is involved or not.

Obtain Consensus

1. To obtain consensus on this important issue for Northfield Township we propose to set-up a joint meeting of the Planning Commission and Township Board. The purpose of this meeting would be to review issues of existing conditions (as noted), and also the concerns of the Township residents.
2. After review of existing conditions provide alternatives to the Board and Planning Commission. One alternative would be to make no change, others would be some varying alternatives of the Biltmore proposal.
3. Once consensus is reached we would proceed with the Master Plan amendment. At this point it is a straight forward process.

A meeting such as this would have to be public to meet the open meetings act. This would keep the process transparent and allow the public to at least attend and listen to the proceedings.

With regard to tonight's meeting as we are down 3 members I would suggest that this item be removed from the agenda as well as the discussion of the mixed-use district. I think all of the PC members should be present to discuss these issues.

Please take a look and let me know what you think of my framework. This framework would move this decision squarely into the realm of policy as we had discussed.

Doug

Douglas J. Lewan, AICP, PCP
Managing Director
Carlisle/Wortman Associates, Inc.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
Dlewan@CWAPlan.com

Visit us on the web at www.cwaplan.com



Please consider the environment before printing this email

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Wednesday, June 18, 2014 1:09 PM
To: Howard Fink (finkh@twp.northfield.mi.us); Marlene Chockley
Subject: FW: Biltmore Proposal

FYI

From: suzyreiki@aol.com [mailto:suzyreiki@aol.com]
Sent: Wednesday, June 18, 2014 1:04 PM
To: Doug Lewan
Subject: Biltmore Proposal

Dear Mr. Lewan,

I am writing to let you know that I oppose the Biltmore Proposal and asking you to inform the developers that their proposal is inconsistent with our Master Plan.

Our current Master Plan is well thought out regarding areas that are appropriate for growth and development and represents the resident's vision. I encourage you to support our current plan and preserve the quality of life so enjoyed by our residents.

This type of development was strongly opposed and voted down by 60% of the voters in 2008.

The property in the Biltmore Proposal is not in the Whitmore Lake school district and has no infrastructure in the area. The highway interchanges, bridges and roads accessing this property are not built to handle the amount of traffic this development would generate. The state of Michigan cannot even maintain the roads it has let alone maintain new ones.

There are many, many studies that indicate that residential development costs more in services than it generates in tax revenue.

We can save us all a great deal of time and aggravation by simply, politely telling Biltmore that their plan is not consistent with our Master Plan.

Thank you for your time,
Suzy Wienckowski
5558 Hellner Rd.

Howard Fink

From: suzyreiki@aol.com
Sent: Wednesday, June 18, 2014 1:08 PM
To: finkh@twp.northfield.mi.us
Subject: Fwd: Biltmore Proposal

Dear Mr. Fink,

Just for your information, below is the email I sent to the Planning Commissioners.

Suzy Wienckowski (25 year resident of NT)
5558 Hellner Rd.

-----Original Message-----
From: suzyreiki <suzyreiki@aol.com>
To: mchockley <mchockley@rc.net>; chickj <chickj@twp.northfield.mi.us>; andreabdarden <andreabdarden@gmail.com>; Ken.Dignan <Ken.Dignan@wlps.net>
Sent: Wed, Jun 18, 2014 12:57 pm
Subject: Biltmore Proposal

Dear Planning Commissioner,

I am writing to let you know that I oppose the Biltmore Proposal.

Our current Master Plan is well thought out regarding areas that are appropriate for growth and development and represents the resident's vision. I encourage you to support our current plan and preserve the quality of life so enjoyed by our residents.

This type of development was strongly opposed and voted down by 60% of the voters in 2008.

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Thank you for your time,
Suzy Wienckowski
5558 Hellner Rd.

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, June 18, 2014 9:41 AM
To: 'Howard Fink'
Subject: RE: email

That sounds wise.
Actually, maybe an email that is planningcommission@twp.northfield.mi.us that forwards to everyone on the commission might suffice. The chair might be planningcommissionchair@... if you think a separate one is needed. Would that work or would you rather we have our names@twp. . .
Thank you.
Marlene

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Wednesday, June 18, 2014 9:03 AM
To: Marlene Chockley
Subject: email

Marlene,

Given the Biltmore development has generated a great deal of conversation and that residents with to email members directly, I am recommending that the planning commission members have a township email address set up so they can receive correspondence. We can certainly help with setting up any forwarding address if desired. If you are ok with this, I will have the addresses set up this afternoon.

Thanks,

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4592 / Virus Database: 3972/7696 - Release Date: 06/17/14

Howard Fink

From: R Dilbone [rdilbone@ameritech.net]
Sent: Tuesday, June 17, 2014 10:48 PM
To: chickj@twp.northfield.mi.us; andreadarden@gmail.com; kjdignan@gmail.com; finkh@twp.northfield.mi.us; dlewan@cwaplan.com; mchockley@rc.net; sjiaquinto@gmail.com
Subject: Biltmore development plan is a mistake

It has come to my attention that a developer is proposing a new 1/4 - 1 acre development project in Northfield on Whitmorelake Road. As a resident behind this location I would like to express my discontentment with this proposal. A similar proposal was attempted a couple years back and failed which should be the same outcome for this endeavor. SAY NO TO HIGH DENSITY IN THIS AREA AND CONFORM TO CURRENT MASTER PLAN.

Richard Dilbone
rdilbone@ameritech.net

Howard Fink

From: Heidi Braun [h3333@sbcglobal.net]
Sent: Tuesday, June 17, 2014 3:55 PM
To: finkh@twp.northfield.mi.us
Subject: Fwd: Biltmore dev

Sent from my iPhone
H.D.Braun,D.D.S.

Begin forwarded message:

> **From:** Heidi Braun <h3333@sbcglobal.net>
> **Date:** June 17, 2014 at 8:38:00 AM EDT
> **To:** "mchockley@rc.net" <mchockley@rc.net>
> **Subject: Biltmore dev**
>
> I am against this development proposal. I would only approve in areas zoned such. Please stick with our current development plan in beautiful Northfield township where we live.
> Traffic, light pollution, noise. Please say No to this!
> Thank you,
> Heidi D Braun, 5510 Hellner Rd, Ann Arbor, 48105
>
> Sent from my iPhone
> H.D.Braun,D.D.S.

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Tuesday, June 17, 2014 1:36 PM
To: Howard Fink (finkh@twp.northfield.mi.us); Marlene Chockley
Subject: FW: Biltmore Plan

FYI

From: Gregory [mailto:greg.grambeau@live.com]
Sent: Tuesday, June 17, 2014 11:34 AM
To: Doug Lewan
Subject: Biltmore Plan

Doug,

As a long time resident of Northfield Township (32 years), I have a few comments regarding the Biltmore Proposal, thanks for taking the time to review them.

We have had this discussion in the township and this type of development was democratically and dramatically voted down. Please govern as you've been directed by your constituents. To do anything else is just wrong, and wrong on many levels.

Biltmore justifies their proposal with the dot points below, my responses are highlighted in yellow.

• Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
- While the infrastructure may be nearby, it is not in the area, and does not "directly" support this proposal. There is land already designated in the Master Plan that has that infrastructure available, use that land, not farmland.

• The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
- Residential Development costs more in services then it provides in taxes, this proposal and subsequent development will hurt the economic situation of the township.

• Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
- The area designated by Biltmore is all in the Ann Arbor School District, this development will not significantly increase the downtown area traffic or increase the demand for services. All of these folks will be going to Ann Arbor for school activities, shopping and entertainment. To believe that this proposal will improve the economic climate of the downtown area is pure folly!

• The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.
- See above, the impact to agricultural products will be minimal.

The traffic impact on Whitmore Lake Road will quite significant and not at all pleasant. The expressway interchanges at both N. Territorial and Barton/Whitmore Lake Rd., will be a disaster! Those two interchanges while already deeply flawed will be stressed to the breaking point. Please do not allow that to happen.

This proposal is nothing more than a money grab and does not support what our community has reviewed, voted on, and the lifestyle that we moved to Northfield Township to have. Many of us moved from city to escape exactly this type of developement.

Support the existing Master Plan!

Tell Biltmore that this plan is not consistent with what our community is seeking.

Please do the right thing!!

Best Regards,
Greg

Gregory K. Grambeau
5165 Hellner Rd.
Ann Arbor, MI 48105
greg.grambeau@live.com
734 355-7484 - cell

Howard Fink

From: Craig Warburton [craig@bjwgroup.com]
Sent: Tuesday, June 17, 2014 1:30 PM
To: mchockley@rc.net
Cc: 'Brenda Warburton'; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; ken.dignan@wlps.net; finkh@twp.northfield.mi.us; dlewan@cswaplan.com
Subject: Re: Biltmore Homes

Ms. Chockley,
I have read the minutes from your Planning commission meeting of June 4, 2014 and found your comment about the severity of the requested Master Plan Amendment request from Biltmore to be spot on! This is a major request for an abrupt change in zoning. This is NOT brought by a township resident and represents such a significant change in area. It would seem all it takes is a request from a developer to alter the very nature of our homes and homeland. The proposed area is natural wetland and farmland that must be maintained. I cannot help but believe the value of the homes now conforming to the 5 acre minimum will plummet. Our east border will meet 100% of parcel H's west border. Although it is not yet clear how many new neighbors we will get along our driveway, the possibility exists for it to me many.

Mr. Iaquinto said "it costs the township nothing to listen and see...." Immediately after making the motion to employ the township planning commission to draft a report. The Planning Commission has already given too much endorsement to this ridiculous approach on the sanctity of Northfield Township.

I found the minutes confusing as it referenced the Biltmore Proposal as correspondence but also indicated the applicants engineer was on site and accompanied the correspondence with personal input and a question and answer format with commissioners. This was not appropriate.

I urge you to exercise the leadership your position carries and work to reject the Biltmore Master Plan Amendment request as not in keeping with the master plan for the township. They must be held to the same minimum property requirements as exists today. I request that the planning commission look to protect the residents that live on our township, not work to provide profit mechanisms for out of town developers at the expense of our precious rural township.

Just say no.

Sincerely,
Craig P Warburton
450 west Joy Road
Ann Arbor, MI 48105
734-649-7110 (cell)

Craig Warburton
Austin & Warburton
214 West Kingsley Street
Ann Arbor, MI 48103
734-663-7151 voice
734-665-3994 facsimile
http://www.austinandwarburton.com
http://www.theparentandchild.com

Howard Fink

From: seshink@aol.com
Sent: Tuesday, June 17, 2014 1:30 PM
To: mchockley@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; ken.dignan@wlps.net; finkh@twp.northfield.mi.us; dlewan@cwaplan.com
Cc: kolsson@hrwc.org
Subject: Fwd: RE: Sewer policy
Attachments: QuickAerialMapNorthfield.pdf; QuickMasterPlanMapNorthfield.pdf; QuickSensitiveAreasMapNorthfield.pdf; QuickSewerMapNorthfield.pdf; QuickZoningMapNorthfield.pdf

Dear Planning Commission Members,

Attached please find maps and materials from Kris Olsson of the Huron Watershed Council. She created these maps from existing information, including our Growth Management Plan. They show that the property proposed to be developed by Biltmore contains sensitive lands and hydric soils.They also show that the request of Biltmore is inconsistent with our Growth Management Plan. Please review these maps and materials before making any decision on Biltmore's requests. Our township is a member of the Huron River Watershed Council and these maps are one of the benefits.

Also, not all of the members of the Planning Commission have publicly available email addresses. Would you please share this information with those members? They are Larry Roman, Brad Cousino, and Sam Iaquinto.

Thank you for your consideration,

Sincerely,

Susan E. Shink
Northfield Township Representative to the Huron River Watershed Council

-----Original Message-----
From: Kris Olsson <kolsson@HRWC.ORG>
To: Sue Shink <seshink@aol.com>
Cc: Ric Lawson <rlawson@HRWC.ORG>; Elizabeth Riggs <eriggs@HRWC.ORG>; Laura Rubin <lrubin@HRWC.ORG>
Sent: Thu, Jun 12, 2014 9:06 am
Subject: RE: Sewer policy

Sue, I have created some quick maps to get a perspective of the proposed master plan change, just FYI or for distribution to your group and/or the PC/Board. Kris Olsson Huron River Watershed Council1100 N. Main Suite 210Ann Arbor, MI 48104734-769-5123 x607 "To maintain the Huron River watershed's health in the face of increased population, we must change current patterns of development by encouraging higher density where infrastructure already exists, and holding onto our natural areas so they can continue to provide the ecological services necessary to maintain quality of water, air, land, and life." "The days where we're just building sprawl forever, those days are over." -- President Barack Obama

Here is the master plan's goals for Southwest Sub Area 3, where this is located (right?):S o u t h w e s t S u b - a r e a – 3This sub-area is bisected by the U.S. 23 corridor, and encompasses aportion of the U.S.

23 / North Territorial Road interchange. This sub-areamaintains both large tracts of vacant land for open space or agricultural useand areas were water and sewer services are available for future residential,industrial and commercial development adjacent to the U.S. 23 corridor.Characteristics· Existing land uses include active agriculture and farmstead,woodland and wetland, and single-family residential.· Large tracts of vacant land are intact throughout this sub-areapresenting opportunities for open space preservation.· U.S. 23 and Whitmore Lake Road are the paved primarily roads inthis sub-area.· Large contiguous areas of woodlands and wetlands are locatedwithin this sub-area. Development Strategies1. Preserve open space, woodlands and natural features withconservation easements throughout the Southeast Sub-area.2. Preserve remaining farmland as active farms or open space.3.
Continue to control and plan for future residential growth by requiringclustered development by implementing policies regarding treepreservation and management, subdivision open spacerequirements, parkland, and trail requirements.4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture5. Discourage extension of public sewer service into areas of theTownship ideally situated and conditioned for open space andnatural features preservation and agriculture.6. Establish programs that maintain the viability of agricultural productsthrough new and expanding markets for locally grown products suchas community supported agriculture, organic food and agri-tourismand non-traditional uses that preserve the character of the area.7. Preserve open space and natural features with a priority onenvironmentally sensitive areas to preserve view-sheds alongroadways.8. Ensure that new residential development is compatible in densityand character to existing residences and neighborhoods in theimmediate area.9. Allow for a mix of service, office and residential uses in the northwestcorner of this sub-area as it relates to the U.S. 23 / North TerritorialRoad interchange.10.
Coordinate with the State and Washtenaw County for farmlandpreservation.11. Coordinate with Washtenaw County for parkland and open spaceacquisition and development. Design Guidelines1. Maintain and develop greenway corridors such as wildlife passages,creek beds, and woodlands to and from natural features. NORTHFIELD TOWNSHIP MASTER PLAN 30JULY 20122. It is strongly suggested that all new residential development to beclustered to allow continued recreational and agricultural use andopen space preservation of the remainder of the acreage.3. Promote Low Impact Development (LID) techniques for storm-watermanagement such as bio-swales or other best managementpractices.4. Promote Leadership in Energy and Environment Design (LEED)techniques for architecture and site design.5. Maintain open views along roadways and enhance with additionalplantings of native trees, shrubs, grasses, and perennials.6. Protect key vistas along rural roads.7. Carefully site entrance drives and subdivision entrances.8. Separate cars from pedestrians and provide pathways connectingsubdivisions.

Kris OlssonHuron River Watershed Council1100 N. Main Suite 210Ann Arbor, MI 48104734-769-5123 x607<image001.jpg>

"To maintain the Huron River watershed's health in the face of increased population, we must change current patterns of development by encouraging higher density where infrastructure already exists, and holding onto our natural areas so they can continue to provide the ecological services necessary to maintain quality of water, air, land, and life." "The days where we're just building sprawl forever, those days are over." -- President Barack Obama


191
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248
NORTHFIELD
Northfield Church
PLANET KENNETH F & JEANNE C
195
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196
427
ANN ARBOR TWP
N US-23
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


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NORTHFIELD
Northfield Church
PLANET KENNETH F & JEANNE O
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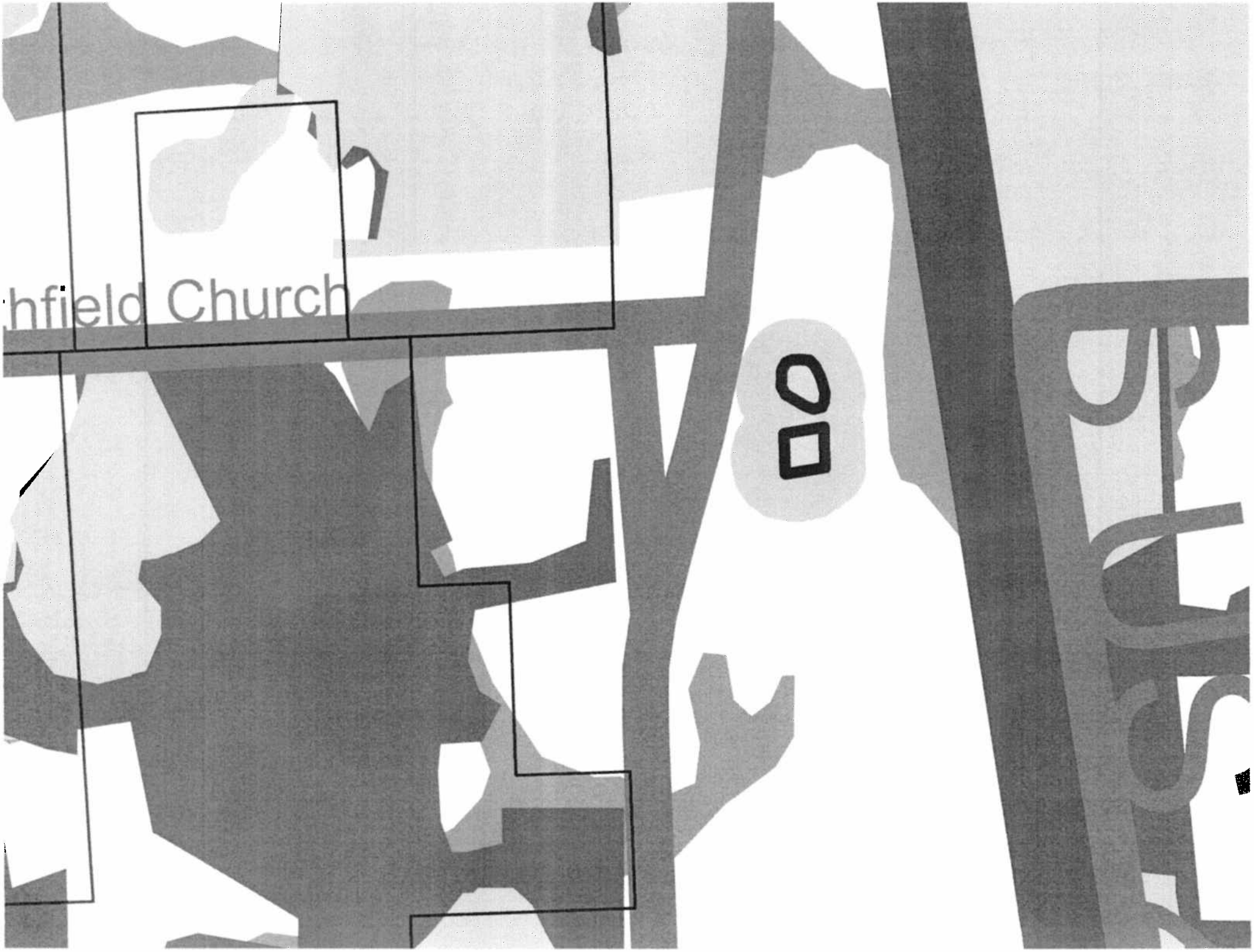
ANN ARBOR TWP
Northfield Church
N US-23
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community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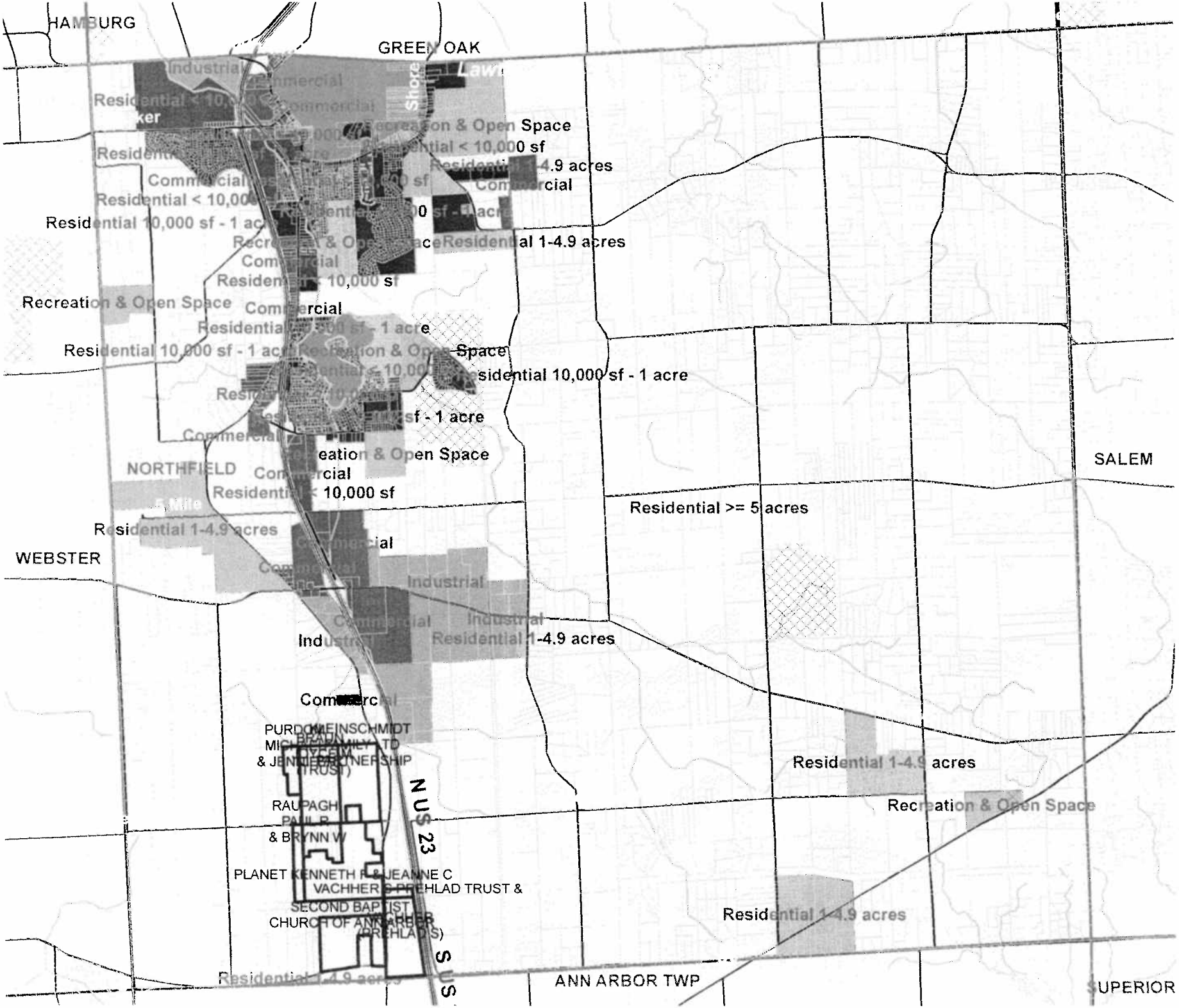
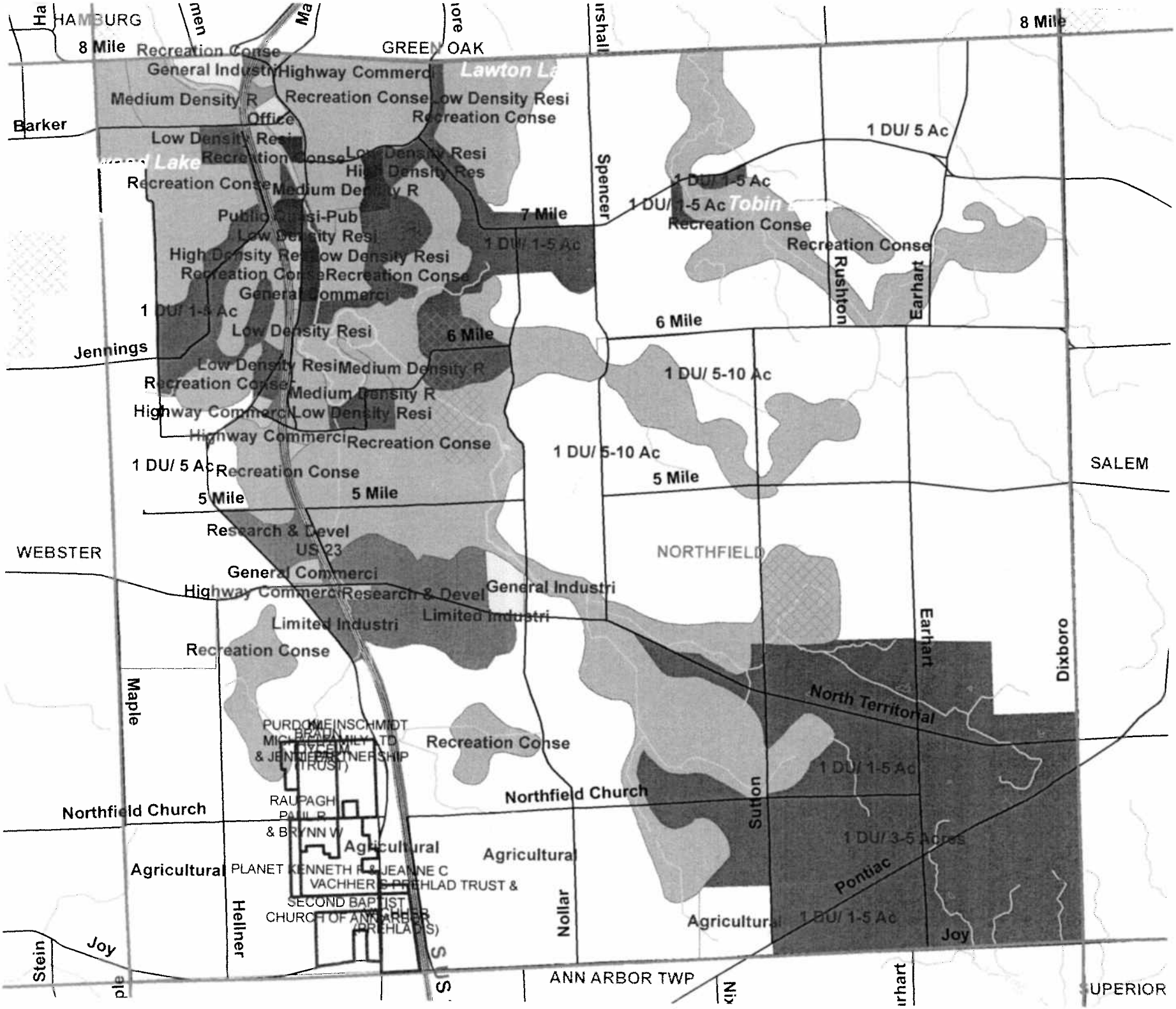

HAMBURG
GREEN OAK
Industrial
Residential < 10,000 sf
Recreation & Open Space
Residential 1-4.9 acres
Commercial
Residential 10,000 sf - 1 acre
NORTHFIELD
SALEM
Residential >= 5 acres
WEBSTER
Industrial
PURDOM EINSCHMIDT
RAUPAGH
PLANET KENNETH R & JEANNE C
VACHHER & PREHLAD TRUST &
SECOND BAPTIST
CHURCH OF ANN ARBOR
(PREHLAD S)
US 23
ANN ARBOR TWP
SUPERIOR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Office
Recreation Conse
Barker
Low Density Resi
Recreation Conse
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High Density Res
Recreation Conse
Medium Density R
Public Quasi-Pub
Low Density Resi
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Low Density Resi
Recreation Conse
Recreation Conse
General Commerci
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Highway Commerci
Low Density Resi
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Recreation Conse
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Recreation Conse
5 Mile
5 Mile
Research & Devel
US 23
WEBSTER
General Commerci
Highway Commerci
Research & Devel
General Industri
Limited Industri
Limited Industri
Recreation Conse
Maple
PURDOM
MEINSCHMIDT
BRAUN
MICHAEL FAMILY LTD
& JENNIFER PARTNERSHIP
(TRUST)
Recreation Conse
RAUPAGH
PAUL R
& BRYNN W
Agricultural
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Agricultural
PLANET KENNETH F & JEANNE C
VACHHER S PREHLAD TRUST &
SECOND BAPTIST
CHURCH OF ANN ARBOR
(PREHLAD'S)
Northfield Church
Northfield Church
Hellner
Nollar
Joy
Stein
ANN ARBOR TWP
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7 Mile
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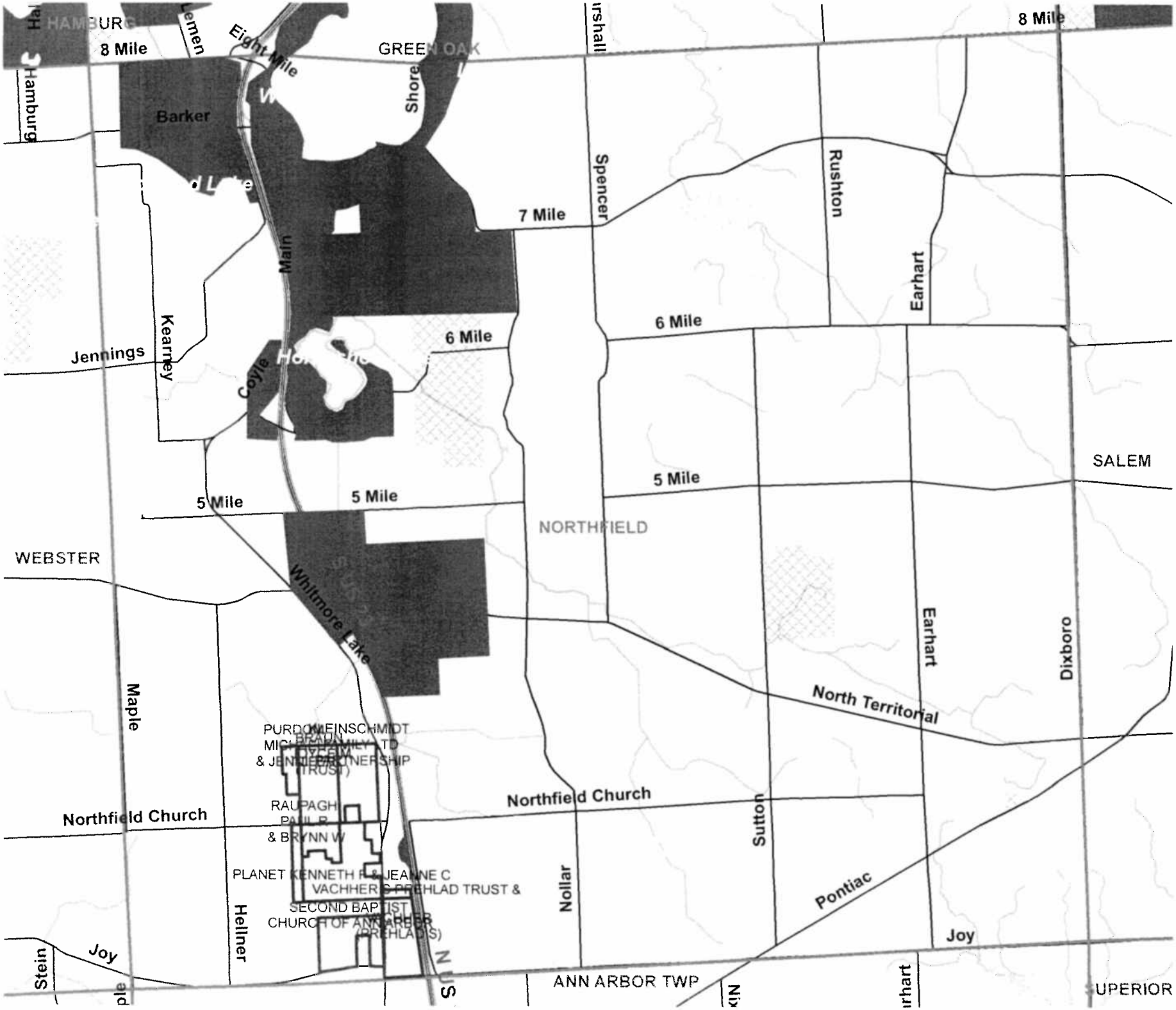
1 DU/ 1-5 Ac
1 DU/ 1-5 Ac
Tobin
Recreation Conse
Recreation Conse
Rushton
Earhart
6 Mile
6 Mile
1 DU/ 5-10 Ac
1 DU/ 5-10 Ac
5 Mile
SALEM
NORTHFIELD
Earhart
Dixboro
North Territorial
1 DU/ 1-5 Ac
Sutton
1 DU/ 3-5 Acres
Pontiac
Agricultural
1 DU/ 1-5 Ac
Joy
SUPERIOR
8 Mile


HAMBURG
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GREEN OAK
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Barker
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Marshall
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Spencer
Rushton
7 Mile
Main
Earhart
6 Mile
Jennings
Kearney
Coyle
6 Mile
SALEM
5 Mile
5 Mile
NORTHFIELD
WEBSTER
Whitmore Lake
Maple
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Dixboro
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CHURCH OF ANN ARBOR
(PREHLADS)
Hellner
Joy
Stein
Joy
ANN ARBOR TWP
SUPERIOR

Howard Fink

From: Gregory [greg.grambeau@live.com]
Sent: Tuesday, June 17, 2014 11:31 AM
To: finkh@twp.northfield.mi.us
Subject: Biltmore Plan

Howard,

As a long time resident of Northfield Township (32 years), I have a few comments regarding the Biltmore Proposal, thanks for taking the time to review them.

We have had this discussion in the township and this type of development was democratically and dramatically voted down. Please govern as you've been directed by your constituents. To do anything else is just wrong, and wrong on many levels.

Biltmore justifies their proposal with the dot points below, my responses are highlighted in yellow.

• Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
- While the infrastructure may be nearby, it is not in the area, and does not "directly" support this proposal. There is land already designated in the Master Plan that has that infrastructure available, use that land, not farmland.

• The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
- Residential Development costs more in services then it provides in taxes, this proposal and subsequent development will hurt the economic situation of the township.

• Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
- The area designated by Biltmore is all in the Ann Arbor School District, this development will not significantly increase the downtown area traffic or increase the demand for services. All of these folks will be going to Ann Arbor for school activities, shopping and entertainment. To believe that this proposal will improve the economic climate of the downtown area is pure folly!

• The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.
- See above, the impact to agricultural products will be minimal.

The traffic impact on Whitmore Lake Road will quite significant and not at all pleasant. The expressway interchanges at both N. Territorial and Barton/Whitmore Lake Rd., will be a disaster! Those two interchanges while already deeply flawed will be stressed to the breaking point. Please do not allow that to happen.

This proposal is nothing more than a money grab and does not support what our community has reviewed, voted on, and the lifestyle that we moved to Northfield Township to have. Many of us moved from city to escape exactly this type of developement.

Support the existing Master Plan!

Tell Biltmore that this plan is not consistent with what our community is seeking.

Please do the right thing!!

Best Regards,
Greg

Gregory K. Grambeau
5165 Hellner Rd.
Ann Arbor, MI 48105
greg.grambeau@live.com
734 355-7484 - cell

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Best Regards,
Greg

Gregory K. Grambeau
5165 Hellner Rd.
Ann Arbor, MI 48105
greg.grambeau@live.com
734 355-7484 - cell

Howard Fink

From: Lenore Zelenock [tlzteam@yahoo.com]
Sent: Tuesday, June 17, 2014 11:14 AM
To: Marlene; Janet; Andre; Ken; finkh@twp.northfield.mi.us; Doug
Subject: Northfield Township Master Plan and Biltmore Land LLC Letter
Attachments: biltmore development letter signed june 17 2014.pdf

Hello,

Attached is a letter in regards to considering changing our Master Plan. Please read this letter into the official records at the next Northfield Planning Commission meeting.

Also, please feel free to contact me if you would like to discuss my letter or if more information is required.

Please note I only sent this email and attached letter to those Planning Commission members who had contact information on our Township website.

Thank you for your time and attention.

Lenore M. Zelenock
1440 Six Mile
tlzteam@yahoo.com
734.395.6983

June 17, 2014

Lenore Zelenock
1440 Six Mile
Whitmore Lake, MI 48189

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189

Dear Planning Commission Members, Township Planner, and Township Manager,

Recently, as a community, countless hours were spent to develop a cohesive Master Plan. There were many workshops to get input from all members of Northfield Township; lake residents, rural resident and town residents. The result was a comprehensive Plan which was agreed upon and approved at a Public Hearing.

I respectively request Biltmore Land LLC and the Northfield Township Planning Commission members to adhere to our Master Plan.

If Biltmore Land LLC would have proposed a development in accordance to our Master Plan, we would be having meetings to review site-plans instead of having meetings to change our Master Plan.

If Biltmore Land LLC were to develop according to our Master Plan on Whitmore Lake Road, this would be very beneficial to the Whitmore Lake School District. In my opinion, it is highly unlikely tax payers paying Ann Arbor school taxes and in one of the best school districts in the State, will send their children to Whitmore Lake schools.

If our Master Plan is changed and Biltmore Land LLC changes its plan, the Master Plan has been altered and we just don't know what we would get.

If our Master Plan is changed for this developer, it will need to be changed for all.

Planning is the key to success. Let's have success and execute our Master Plan.

Sincerely,

Lenore M. Zelenock
1440 Six Mile, Whitmore Lake
tlzteam@yahoo.com
734-395-6983

June 17, 2014

Lenore Zelenock
1440 Six Mile
Whitmore Lake, MI 48189

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189

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Planning is the key to success. Let's have success and execute our Master Plan.

Sincerely,



Lenore M. Zelenock
1440 Six Mile, Whitmore Lake
tlzteam@yahoo.com
734-395-6983

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Wednesday, June 11, 2014 10:37 AM
To: Howard Fink; Doug Lewan
Subject: Meeting at 1130

Hi guys,

I'm running about ten minutes late to the meeting.

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com



Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Tuesday, June 10, 2014 2:55 PM
To: Doug Lewan
Cc: Howard Fink; Marlene Chockley
Subject: Re: Master Plan Meeting

Confirmed.

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

On Jun 10, 2014, at 2:52 PM, Doug Lewan <dlewan@cwaplan.com> wrote:

Howard and Marlene:

I just spoke to David and he is available tomorrow at 11:30 to discuss the proposed Master Plan change.

Please e-mail back or confirm on the scheduler if you can make it.

Thanks,

Doug

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Please e-mail back or confirm on the scheduler if you can make it.

Thanks,

Doug

<Mail Attachment.ics>

Howard Fink

Subject: Master Plan Meeting
Location: Northfield Township Offices

Start: Wed 6/11/2014 11:30 AM
End: Wed 6/11/2014 12:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Doug Lewan

Howard and Marlene:

I just spoke to David and he is available tomorrow at 11:30 to discuss the proposed Master Plan change.

Please e-mail back or confirm on the scheduler if you can make it.

Thanks,

Doug

Howard Fink

From: Moran, Michael [moran@aatwp.org]
Sent: Monday, June 09, 2014 8:54 AM
To: 'Howard Fink' (finkh@twp.northfield.mi.us)
Subject: Biltmore

Howard, I talked to David Gordon and Mark Braun a couple of days ago about a proposal from Biltmore to extend the sewer line and build on ¼ acre lots very close to our preserved farm land contrary to both of our Master Plans. I would like to talk to you about this proposal as Ann Arbor Township and Northfield Township spent much time, money and energy on defending our Master Plan for this area just a few years ago. Will you please send me a map showing the area that they want to change?
Mike

BILTMORE DEVELOPMENT

June 4, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Biltmore Development LLC – 460 Acre Residential Development***

Dear Mr. Fink:

In connection with the Master Plan Map Amendment request we submitted to the Township last week, I thought it would be helpful to provide you with some information regarding Biltmore's thoughts/plans for the 460 acres we have under contract.

We are very excited about the prospect of working with Northfield Township and creating a wonderful, vibrant master-planned community.

The opportunity to plan and develop 460 acres at one time is very unique in Southeastern Michigan. Unlike piecemeal developments seen throughout the region, planned communities allow the developer and municipality to work together (in a quasi public-private joint-venture) and plan the future of an area taking into consideration the environmental, civic and economic impacts that come with growth. Working together, our comprehensive planning to address issues relating to transportation, utilities, open spaces, schools and the environment, among others, will mitigate impacts that are typically not addressed by small-scale development.

We envision the community having:

- A wide variety of higher-end housing types ranging from large lot single-family homes to attached condominiums/apartments.
- The vast majority of the housing will be single-family homes. We anticipate four to six single-family lot sizes, ranging from 120' wide lots to 60' lots.
- Interconnected preserved open spaces throughout the community.
- Linked bike Paths and sidewalks.
- Comprehensive and cohesive design standards.

Biltmore Development LLC ♦ 555 South Old Woodward, Suite 1409 ♦ Birmingham, MI 48009
P: 248.563.5800 ♦ F: 248.499.1006 ♦ dstollman@me.com ♦
www.BiltmoreDevelopment.com

- Extension of public municipal sanitary sewer.
- Cohesive planned upgrades to existing roadways and interchanges.
- Comprehensive area-wide storm water management system.
- Community amenities.
- Community water system.
- Unified, interconnected road systems.

Obviously, community input is a prerequisite to designing a successful plan and we intend on working very closely with the Township, its planning consultant, planning commissioners and Township Board Trustees to design a plan that meets community needs and addresses community concerns.

We anticipate utilizing the Township's Planned Unit Development (PUD) ordinance rather than the more conventional, "straight" zoning and site plan approval process. The PUD ordinance provides for needed flexibility to develop a large, cohesive integrated master-planned community. The PUD ordinance (combined with the Medium Density Residential Master Plan designation) requires 20% open space and allows up to 4 dwelling units per acre, and this is consistent with our vision of this master-planned community.

We look forward to working collaboratively with the Township to build a community that, beyond providing a high quality living environment for its residents, will also enhance and benefit the entire Township. If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE DEVELOPMENT LLC

By: _____

David J. Stollman,

Biltmore Development LLC ♦ 555 South Old Woodward, Suite 1409 ♦ Birmingham, MI 48009
P: 248.563.5800 ♦ F: 248.499.1006 ♦ dstollman@me.com ♦
www.BiltmoreDevelopment.com

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Wednesday, June 04, 2014 5:16 PM
To: Howard Fink
Subject: Letter
Attachments: Northfield Biltmore Letter 060414.pdf

Hi Howard,

Attached is the letter outlining our initial thoughts on the Biltmore's proposed 460 acre development.

Thanks

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

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BILTMORE DEVELOPMENT

BILTMORE DEVELOPMENT

June 4, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

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P: 248.563.5800 ♦ F: 248.499.1006 ♦ dstollman@me.com ♦
www.BiltmoreDevelopment.com

BILTMORE DEVELOPMENT

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Very truly yours,

BILTMORE DEVELOPMENT LLC

By: _____

David J. Stollman,

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P: 248.563.5800 ♦ F: 248.499.1006 ♦ dstollman@me.com ♦
www.BiltmoreDevelopment.com

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Wednesday, June 04, 2014 4:13 PM
To: Howard Fink
Subject: RE: Draft Letter

Howard:

The letter looks good.

Doug

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Wednesday, June 4, 2014 11:21 AM
To: Doug Lewan
Subject: FW: Draft Letter

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: David Stollman [mailto:dstollman@me.com]
Sent: Tuesday, June 03, 2014 6:59 PM
To: Howard Fink
Subject: Draft Letter

Howard,

Attached is a draft letter covering the issues we discussed. Please review and let me know if you'd like me to make any modifications.

Thanks

DJS[see attached file: Draft Northfield Letter 060314.docx]

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com

dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

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Subject: Draft Letter
Attachments: Draft Northfield Letter 060314.docx

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David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

BILTMORE DEVELOPMENT

September 8, 2014~~June 3, 2014~~

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Biltmore Development LLC – 460 Acre Residential Development***

Dear Mr. Fink:

In connection with the Master Plan Map Amendment request we submitted to the Township last week, I thought it would be helpful to provide you with some information regarding Biltmore's thoughts/plans for the 460 acres we have under contract.

We are very excited about the prospect of working with Northfield Township and creating a wonderful, vibrant master-planned community.

The opportunity to plan and develop 460 acres at one time is very unique in Southeastern Michigan. Unlike piecemeal developments seen throughout the region, planned communities allow the developer and municipality to work together (in a quasi public-private joint-venture) and plan the future of an area taking into consideration the environmental, civic and economic impacts that come with growth. Working together, our comprehensive planning to address issues relating to transportation, utilities, open spaces, schools and the environment, among others, will mitigate impacts that are typically not addressed by small-scale development.

We envision the community having:

- A wide variety of higher-end housing types ranging from large lot single-family homes to attached condominiums/apartments.
- The vast majority of the housing will be single-family homes. We anticipate four to six single-family lot sizes, ranging from 120' wide lots to 60' lots.
- Interconnected preserved open spaces throughout the community.
- Linked bike Paths and sidewalks.
- Comprehensive and cohesive design standards.

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DRAFT

- Extension of public municipal sanitary sewer.
- Cohesive planned upgrades to existing roadways and interchanges.
- Comprehensive area-wide storm water management system.
- Community amenities.
- Community water system.
- Unified, interconnected road systems.

Obviously, community input is a prerequisite to designing a successful plan and we intend on working very closely with the Township, its planning consultant, planning commissioners and Township Board Trustees to design a plan that meets community needs and addresses community concerns.

We anticipate utilizing the Township's Planned Unit Development (PUD) ordinance rather than the more conventional, "straight" zoning and site plan approval process. The PUD ordinance provides for needed flexibility to develop a large, cohesive integrated master-planned community. The PUD ordinance (combined with the Medium Density Residential Master Plan designation) requires 20% open space and allows up to 4 dwelling units per acre, and this is consistent with our vision of this master-planned community.

We look forward to working collaboratively with the Township to build a community that, beyond providing a high quality living environment for its residents, will also enhance and benefit the entire Township. If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE LAND LLC

By:_____
David J. Stollman,

DRAFT

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Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Tuesday, June 03, 2014 3:58 PM
To: 'Howard Fink'
Subject: RE: Resident's letter to PC

Good to know.
Thanks.
Marlene

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Tuesday, June 03, 2014 2:37 PM
To: 'Marlene Chockley'
Subject: RE: Resident's letter to PC

Thanks Marlene. Also, FYI – David Gordon is aware of the Biltmore Development.
Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Marlene Chockley [mailto:mchockley@rc.net]
Sent: Tuesday, June 03, 2014 2:30 PM
To: 'Howard Fink'
Cc: 'Doug Lewan'
Subject: RE: Resident's letter to PC

Done at 1:47 PM.
Marlene

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Tuesday, June 03, 2014 2:07 PM
To: Marlene Chockley
Cc: Doug Lewan
Subject: FW: Resident's letter to PC

FYI – Marlene or Doug, would you forward this to the planning commission members. Thank you.
Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Pam Boegler [mailto:boeglerp@twp.northfield.mi.us]
Sent: Tuesday, June 03, 2014 2:00 PM

To: finkh@twp.northfield.mi.us
Subject: Resident's letter to PC

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4592 / Virus Database: 3955/7614 - Release Date: 06/03/14

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Friday, May 30, 2014 1:01 PM
To: Howard Fink
Subject: Re: North Territorial Water Proposal
Attachments: Biltmore Management.pdf

Thanks Howard. Attached is our company brochure.

DJS

David J. Stollman
President
Biltmore Development LLC
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Birmingham, MI 48009

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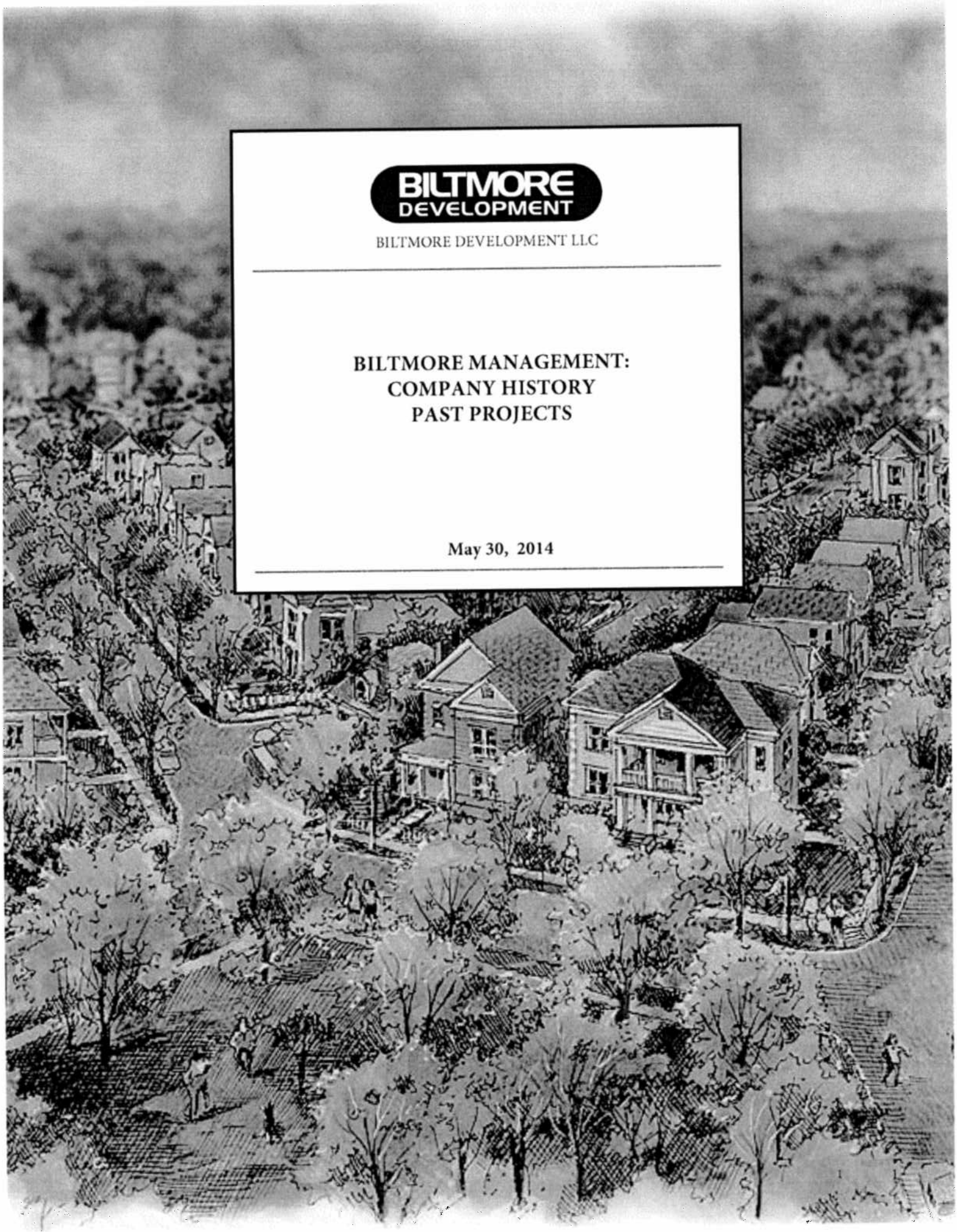
BILTMORE DEVELOPMENT

On May 30, 2014, at 12:14 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

FYI

Michael Flickinger | Director of Real Estate | Properties | Real Estate
Meijer | 2929 Walker Ave NW | Grand Rapids, MI 49544
P: 708-342-9995 | C: 630-334-6429 |
michael.flickinger@meijer.com
a digital or electronic signature or writing.



BILTMORE DEVELOPMENT

BILTMORE DEVELOPMENT LLC

BILTMORE MANAGEMENT:
COMPANY HISTORY
PAST PROJECTS

May 30, 2014

Biltmore Development LLC Corporate History

When Max and Phillip Stollman were brought to the United States at the end of World War I by their father, Louis Stollman, a carpenter by trade, who immigrated to southeast Michigan in the early 1900s, little did they realize the impact they would have on the area and the people that lived there. In 1924, just six years after coming to Detroit, the two Russian immigrant brothers and their father, Louis, formed a land development and construction company to serve the needs of the growing Motor City. Building their homes with old-world craftsmanship and pride, they were confident they could build more communities and homes than other area builders, thus naming their new venture "Biltmore."



Max and Phillip continued the family tradition by starting their own home construction and land development company in the 1950's, naming it Biltmore Building Company. Soon after, Biltmore became one of the largest building companies in the Detroit area and an award-winning developer of residential and commercial real estate including single family homes, town homes, condominiums, apartments, senior housing, retail centers and office complexes.

From the 1920's through the 1960's, Biltmore created thousands of new homes in communities that reflected the founder's pride and dedication to Old World craftsmanship, including a hallmark development encompassing over 2,000 apartment units, a golf course and the retail center at Somerset Park in Troy, Michigan. Somerset Mall is now considered one of southeastern Michigan's most prestigious shopping destinations.



Norman Cohen, attorney-at-law, joined the Biltmore family in the early 1950's and began growing the company's land development operations. Soon after, Bernard Stollman joined the family business, marking the arrival of the third-generation.

From the 1960's through the 1980's, with Norman managing land acquisition and development and Bernard managing corporate finance and banking, the Company became the largest land developer in Metropolitan Detroit. Bernard's son David Stollman joined the Company's land acquisitions and development operations in the early 1990's. With Norman and David spearheading land acquisitions and development, the company soared. From the mid-1990's until 2005, Biltmore focused its land development operations on large master-planned communities ranging from golf course communities and traditional neighborhood developments to mixed-use, multi-family developments while at the same time growing a significant building operation.

Biltmore took great care in assembling a top-notch management team and staff, and was one of the leading brand-recognized builders in southeast Michigan. The Company earned a strong reputation for integrity and fair dealing, identifying the best locations, making the best possible use of land,

MANAGEMENT



building attractive communities that have a sense of neighborhood, and providing outstanding value and customer service to its clients.

Biltmore's commitment to excellence has been recognized by its peers and trade associations. Biltmore's President Norman Cohen was honored as the Developer of the Year for 1990. In 2000, the Company's Cherry Hill Village, the first Traditional Neighborhood Development in Michigan, received the Michigan Society of Planning's Outstanding Project Award. Over the past 98 years the Company has developed several thousand acres of land in southeast Michigan, including more than 30,000 residential lots in over 200 premier subdivisions. Biltmore's high standards, dedication and unequaled community leadership have earned the trust and respect of local municipal governments which have bestowed many awards and honors to Biltmore.

Over the past 98 years, the Stollman family business's primary focus was on the development of single-family residential land and homebuilding. It has been involved in the purchase, sale and development of more than $1 Billion of real estate, which includes over 30,000 residential lots in over 200 subdivisions, 10,000 single-family homes, 5,000 rental apartments, 1,000 attached condominiums, 711,000 square feet of office space, 620,000 square feet of retail and four golf course developments.

Its most prominent projects include:

- **Somerset Park (Troy)** – 2,226 apartments, a nine hole golf course, Somerset Mall and Somerset Plaza.
- **Northville Hills Golf Club (Northville Township)** - 650 units with an Arnold Palmer Golf Course [joint venture with Toll Brothers] and 120,000 square feet of retail.
- **Cherry Hill Village (Canton Township)** - Michigan's largest neo-traditional community consisting of 1,900 units and 60,000 square feet of retail.
- **Forester Square (Auburn Hills)** – an 833 unit traditional neighborhood development on 49.33 acres (an assembly of 42 contiguous parcels) located adjacent to the City of Auburn Hills' new downtown and within 1 mile of "Automation Alley" and Chrylser Corporation's World Headquarters.
- **Uptown (Canton Township)** - 600 rental units, 120,000 square feet of retail/office, an elementary school site, fire station and a performing arts center.
- **Greene Farms (Ypsilanti Township)** - 775 single-family units

- **Copper Creek (Farmington Hills)** - 300 single-family homes and attached condominiums and a nine hole golf course.

In 2005, the Company employed approximately 20 people and its corporate offices were located in Troy, Michigan. Biltmore developed and sold approximately 1,139 residential lots in 2002, 989 lots in 2003 and 740 lots in 2004.

In the fall of 2005, just after Delphi Corporation filed for U.S. Bankruptcy Protection, the Great Recession hit the Metropolitan Detroit area. At that time, the Company controlled acreage for approximately 4,700 residential lots and two commercial properties in desirable locations throughout southeastern Michigan.

In the late summer of 2012, with the local economy much improved, building activity increasing rapidly and a growing scarcity of developed lots in desirable locations, Biltmore restarted its acquisition and development operations.

Currently, Biltmore has nine projects going through the entitlement/development process including:

1) Deneweth Farms - 235 single-family lots in Macomb Township
2) Sharland Estates - 22 single-family lots in Northville Township
3) Honey Creek - 316 single-family lots in Scio Township
4) 20 Acres of Senior Housing in Northville Township
5) 49 single-family lots in the City of Novi
6) Baker Road Property - 300-400 attached condominiums in Scio Township
7) 75 Acres in West Bloomfield - approximately 49 estate-sized lots

Biltmore Development LLC Past Projects List

RESIDENTIAL LAND DEVELOPMENT PROJECTS

Augusta Township
- Augusta Farms
- Lincoln Farms

Bloomfield Township
- Hidden Pines

Canton
- Cherry Hill Village
- Fairway Pines
- Kirkway
- Hampton Court
- Pinewood
- Ridgewood
- Willow Trail

Commerce Township
- Birkdale Pointe

Dearborn Heights
- Cherry Trail
- Dearborn Meadows
- Waters

Detroit
- Birch Hill
- Sheffield
- Stollman Subdivision

Farmington Hills
- Applebrook
- Copperwood Creek
- Ramblewood

Fraser
- Fraser Meadows North

Garden City
- Falkers
- Garden City Acres
- Garden Park
- Westwood Park

Independence Township
- Cranberry Pointe

Livonia
- Caliburn Estates
- Windridge

Northville
- Crestwood Manor
- Northville Hills Golf Club

Novi
- Bristol Corners

Oxford Township
- Lakes of Indianwood

Plymouth Township
- Ridgewood Hills
- Trailwood

Redford
- Golfview Park

Riverview
- Riverview Glens

Rochester Hills
- Avon Pointe
- Kensington Forest
- Kingston Pointe
- Shadow Woods
- Wildflower
- Willowood

Shelby Township
- Creekside Village
- Wildwood

Sterling Heights
- Arlingdale Heights
- Bellmont Estates
- Biltmore Park
- Bristol Heights
- Brookview
- Cherry Hill Farms
- Coventry Estates
- Coventry Square
- Essex Gardens
- Executive Heights
- Forest Brook
- Forest View
- Horn
- Kingsley
- Macomb Villa
- Pinebrook
- Pinebrook North
- Riviera Villa
- Rosedale
- Sterling Country Estates
- Winthrop

Superior Township
- Amberwood
- Bromley Park
- Meadows Pointe

Taylor
- Biltmore Meadows
- Cherry Trail
- Dover Estates
- Stollman Subdivision

Trenton
- Woodtrail

Troy
- Beaver Trail
- Biltmore Meadows
- Crescent Ridge
- Crescent Ridge West
- Edenderry
- Elgin Corners
- Golftrail
- Golfview Park
- Long Lake Estates
- Merihill Acres
- Merihill Farms
- Newbury Pointe
- Oak River
- Oak River East
- Pine Meadows
- Raintree Village
- Troy Estates
- Wattles Pointe
- Wilshire Estates
- Woodside Manor

Warren
- Biltmore Heights
- Biltmore Warren
- Dover Estates
- Dover Heights
- Ledgecliff Estates
- Ryan Meadows
- Warren Highlands

West Bloomfield
- Bloomfield Pines
- Chelsea Park
- Lone Pine Estates
- Long Lake Estates
- Middlebelt Estates
- Royal Pointe
- Westwind Lake Villaege
- Woodland Ridge
- Wyndham Pointe

Westland
- Biltmore Manor
- Birch Hill
- Middle Trail
- Westland Farms
- Westwood Park

York Township
- York Meadows

CONDOMINIUM CONSTRUCTION PROJECTS INCLUDING LAND DEVELOPMENT

Ann Arbor
- Barclay Park

Auburn Hills
- Forester Square

Canton Township
- Cherry Hill Village

Farmington Hills
- Ramblewood Club
- Ramblewood Manor

Novi
- Carlton Forest

Orlando, FL
- Renaissance at Lake Ivanhoe

Royal Oak
- Royal Park

Troy
- Manor Homes of Troy

RENTAL APARTMENT PROJECTS INCLUDING LAND DEVELOPMENT

Canton
- Uptown
- Cherry Hill Village

Dearborn
- Springwells Park

Dearborn Heights
- Carriage Hill
- Carriage Park

Detroit
- Biltmore Apartments
- Evergreen Garden
- Schoolcraft Manor

Royal Oak
- Biltmore Manor

Southfield
- Lancaster Hills

Sterling Heights
- Birchcrest Manor
- Bristol Village

Troy
- Somerset Park
- Village of Troy East

West Bloomfield
- Thornberry

MANAGEMENT

David J. Stollman
President



Senior real estate acquisition and development executive with over 14 years experience in the land development business. Sourced, acquired, entitled, developed and sold single-family, attached condominium, apartment, retail, office, mixed-use and other commercial property. As a principal for Michigan's largest residential land development company, managed all aspects of site selection, acquisition, development and finance. Concurrently managed multiple projects including several of Michigan's largest Planned Unit Developments. Established dealmaker with strong negotiating, analytical and decision-making skills. Highly experienced with loan and investor workout negotiations and strategies. Thorough understanding of capital markets and investment capitalization for multi-family properties and development opportunities. Outstanding legal and transactional skills to handle property acquisition, development, disposition and liability issues. Exceptional ability in developing trusted relationships with public officials and other stakeholders in the development process. Excellent team leader within an organization and adept at inspiring extraordinary contributions from outside consultants. Large network of investment bankers and equity investors and debt providers. Attorney admitted to practice in the State of Michigan. Licensed real estate broker in State of Michigan. Wharton School of Business graduate with concentration in entrepreneurial management. Significant knowledge of today's student housing, distressed debt and REO market.

AREAS OF EXPERTISE:

- Site Selection & Evaluation
- Market Analysis
- Land-Use Entitlements
- Real Estate Law
- Workouts & Lender Relations
- Traditional Neighborhood Design
- Risk Management
- Complex Negotiations
- Land Acquisition
- Land Planning
- Permitting & Construction
- Land, "Paper" & Developed Lot Sales
- Land-Use Litigation
- Project Management
- Public Speaking & Presentations
- Investment Banking
- Financing Feasibility Analysis
- Venture Structuring
- Debt & Equity Financing
- Distressed Debt & REO
- RFPs & RFQs
- Real Estate Brokerage
- Brownfield Redevelopment
- Student Housing
- Professional Experience

Bernard Stollman

Chief Financial Officer



Bernard Stollman is the grandson of Biltmore's founder. He has worked in the land development and homebuilding business for over 56 years and was a principal of Biltmore Properties Corporation. Mr. Stollman is a registered patent attorney and member of the Michigan State Bar Association. He is a key member of the Biltmore management team and is responsible for Biltmore's financial reporting.

Mr. Stollman earned a Bachelor of Arts degree and a Bachelor of Civil Engineering degree from the University of Michigan and earned a Juris Doctor degree from Wayne State University. He has a long record of community service, having held the following positions:

- President, Resettlement Service of the Jewish Federation of Detroit
- Member of the Advisory Council of the Apartment Association of Michigan.
- Member of the Board of Directors of Wolverine Technologies Corporation
- Member, Board of Directors of the Shaary Zedek Synagogue
- Member, Culture Committee, Jewish Federation of Detroit
- Member, Building Committee, United Jewish Charities
- Member of the Board of Directors of the Chamber Music Society of Detroit

He currently serves as:

- Treasurer and Member of the Board of Directors of the Chamber Soloists of Detroit.
- Vice-President and Member, Board of Directors of the Sigmund and Sophie Rohlik Foundation

Mr. Stollman resides in Bloomfield Township and enjoys music and reading. He and his wife have three children and three grandchildren.

MANAGEMENT

Biltmore Development LLC Awards and Recognition

- Biltmore has been a long standing member of the National Association of Home Builders, the Michigan Association of Home Builders; and the Urban Land Institute ("ULI"). It also had been an active member of numerous Chambers of Commerce associations in the local community.
- Biltmore was awarded "Development of the Year" in 2000 by the Michigan Society of Planning.
- Northville Hills Golf Club, a joint venture with Toll Brothers, was named "2001 Development of the Year" by the Southeastern Michigan Building Industry Association."
- In 2001, David Stollman was a Crain's Detroit Business 40 Under 40 Award Recipient.
- For over five years, David Stollman was a Member of the Building Industry Association of Southeastern Michigan's Legislative Affairs Committee.
- In September of 2011, David Stollman was a guest panel speaker for the State of Michigan's Congress of the New Urbanism State Congress regarding traditional neighborhood developments in Michigan.
- David Stollman's article "Cherry Hill Village: A Smart Growth Community" was published in the Urban Land Institute Detroit Periodical.
- Norman Cohen, past President of Biltmore Properties Corporation was named "Developer of the Year" in 1990.
- In 2000, Norman Cohen was inducted into the Michigan Association of Home Builder's "Hall of Fame."
- Biltmore was selected as Master Developer for the Far Eastside Development through RFQ process for North America's Largest Urban-Infill development located in the City of Detroit.
- David Stollman's article "Cherry Hill Village: A Smart Growth Community" was published in the Urban Land Institute Detroit Periodical.
- Over the past ten years, David Stollman has been a guest lecturer and speaker at:
- Guest Lecturer, Urban Land Institute - Traditional Neighborhood Design, Mixed-Use Communities and the "New Urbanism".
- Guest Speaker, Urban Land Institute: City of Ypsilanti, Waterstreet Redevelopment Project.
- Guest Lecturer, Regional Economic Development Team
- Guest Lecturer, Urban Land Use Planning — College of Architecture and Urban Planning, University of Michigan.
- Guest Lecturer, Master of Urban Planning Program — Wayne State University.
- Biltmore, the Stollman family and the communities they developed and built have been featured, studied, publicized and/or noted in numerous magazine, newspaper, television, internet, social media and other media forms. Many of them are set forth throughout this offering memorandum in connection with particular projects. Others articles are available upon request.

Biltmore Development LLC Professional and Consultant Team

The following are the Professional, Consultant, and Contractor Teams utilized in the past by Biltmore and available for future projects. Depending on the specific project and location, additional professionals and consultants may be utilized.

CONSULTING ENGINEERS:

Civil engineers:

- Fazal Khan & Associates, Inc.
- Warner, Cantrell & Padmos, Inc.
- PEA, Inc
- A-Team Associates, LLC
- Midwestern Consulting
- Boss Engineering
- Giffels-Webster Engineers
- Atwell, LLC
- SmithGroupJJR
- Tetra Tech
- Mason Brown & Associates
- Washtenaw Engineering

Environmental Engineers:

- King & MacGregor Environmental, Inc.
- ASTI
- Tetra Tech
- Atwell, LLC
- A-Team Associates, LLC
- SmithGroupJJR

Soils Engineer

- McDowell & Associates
- TTL Associates
- Haegel & Associates
- Soils & Materials Engineers (SME)

LEGAL – CORPORATE, CONTRACT AND LAND-USE:

- Dykema Gossett PLLC
- Honigman Miller Schwartz and Cohn LLP
- Kohls Law Firm PLLC
- Mantese Honigman Rossman and Williamson, P.C.
- Meisner & Associates
- Jackier Gould, P.C.

LAND PLANNING:

- Calvin Hall & Associates
- Conroy & Associates
- SmithGroupJJR
- Looney Ricks Kiss
- Deak Planning & Design, LLC
- Atwell, LLC

ARCHITECTS:

- Dominick Tringali Architects, Inc.
- Alexander V. Bogaerts & Associates

CONTRACTORS:

Tree Clearing:

- Fox, Harry, Inc.
- McFarland Tree Servicez

Underground:

- DiPonio, Inc.
- Sole Construction
- Superior Excavating, Inc.
- J&M Construction Corp.
- Rainbow Construction
- Capital Contracting Co.
- Sinacola Construction Co.
- Stante B&V Construction
- S-CON Companies

Earthwork:

- D & R Earthmoving LLC
- Earthworks Engineers, Inc.
- Glencorp
- Stante B&V Construction
- S-CON Companies

Streets (Paving/Concrete):

- Tony Angelo Cement Construction Company
- Asphalt Specialists, Inc (ASI)
- Nagel Paving
- T & M Asphalt Paving Company
- Barrett Paving

Landscaping & Irrigation:

- Great Oaks
- National Landscape
- Stuart Leve Landscaping
- WH Canon

Demolition:

- Bill Meyers Associates
- S-CON Companies

Marketing/Website/Graphic Design:

- Norm Fletcher m|a|d partners

RIVER ROAD PARTNERS, LLC
3197 N. W. 63rd Street
Boca Raton, Florida 33496
Phone: 561-613-1666
Email: jandavidr@gmail.com

April 16, 2014

Mr. David Stollman
President
Biltmore Development , LLC
555 South Old Woodward, #1409
Birmingham, MI 48009

Dear David,

This letter serves to confirm Biltmore Development and its partners' financial strength and ability to close on large land development transactions.

As background on our relationship, I have a long track record working with Biltmore over the past 15 years. In fact, I successfully financed Biltmore Properties back in early 2000 (putting together a joint venture with Biltmore, GMAC and Ohio Savings/Amtrust Bank), so my experience working with the Company and in the suburban Detroit area is well founded. The Stollman family has been the premier residential land developer, home builder and multifamily rental apartment builder in the suburban Detroit market with a 100 year, fourth generation history in the business.

As an investment banker, I have structured over $3.4 billion of multiple joint ventures and entity financing (for real estate operating companies) for real estate acquirers, developers and land owners of apartment, office, retail, industrial, hotel and numerous urban–suburban land ventures for residential, commercial and mixed-use developments. This included 30 master-planned residential/mixed-use projects consisting of over 21,600 acres with 41,800 residential lots/units with 18 championship golf courses, 23.2 million square feet of office, industrial and retail space, 20,000 multifamily rental apartments, 1,077 hotel rooms and 643 residential condominium units, throughout the United States.

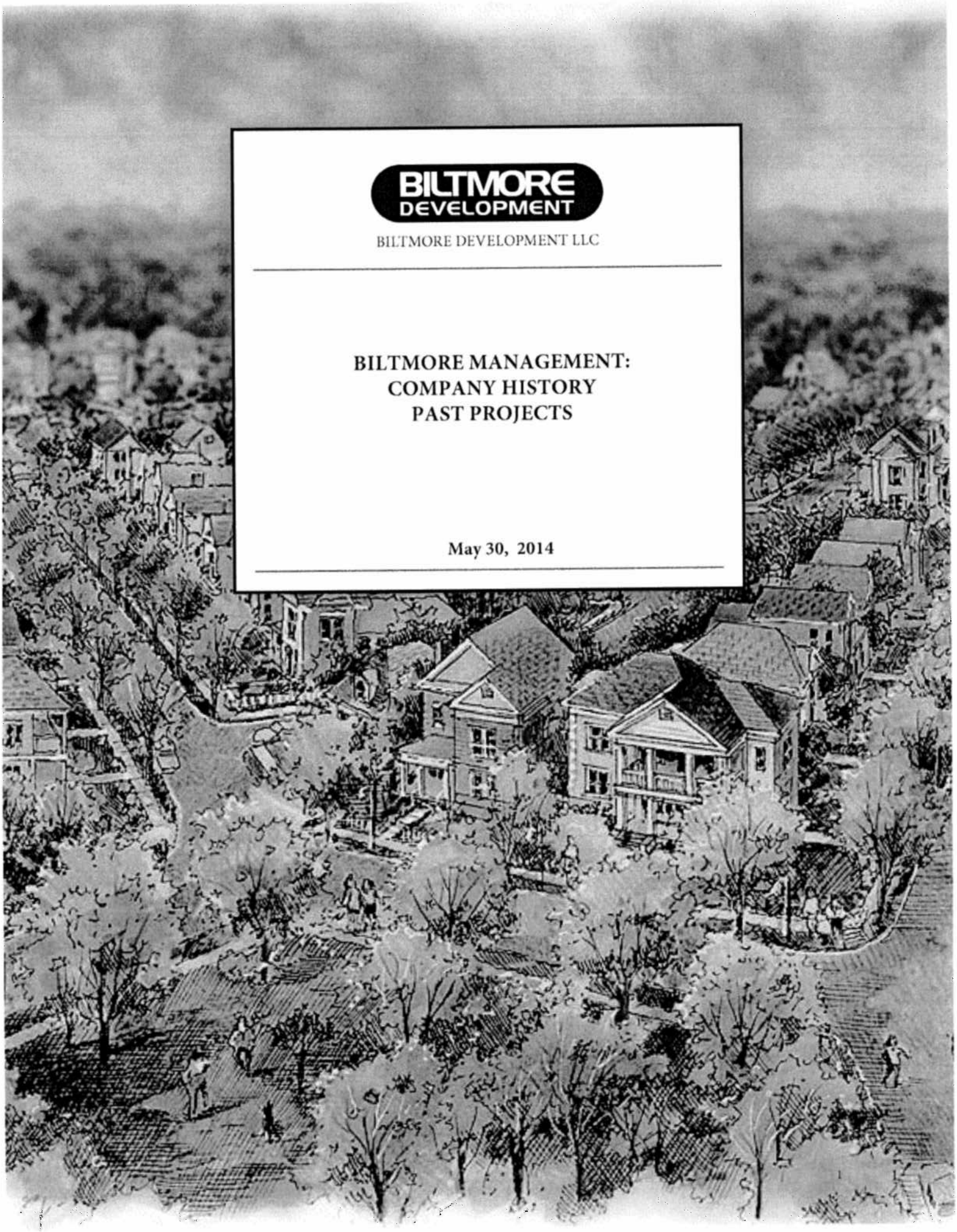
Biltmore, with my assistance, currently has a joint-venture relationship with a large institutional investor who for confidentially reasons I cannot name. Since 1993, this institutional investor has been a leading private capital source for real estate developers and builders. The firm is headquartered in Charlotte, N.C. with offices in Minneapolis, San Diego, New York, Richmond, Baltimore and Los Angeles. Since 2010, it has acquired over 31,000 lot/homes and another 12,000 developable acres, deploying approximately $500 million of equity investment. The investor has partnerships with 11 best-in-class developers and builders, closing deals in 15 states. It is one of the most active real estate funds in the United States and Biltmore truly enjoys the luxury of having such a deep-pocketed equity partner.

Additionally, I have secured for Biltmore a relationship with an out-of-state lender, that provides land acquisition, development and home construction financing. Biltmore is currently in the process of closing on a $10M loan with this firm for the purchase of a large tract in Macomb Township. Moreover, this lender has indicated that it will lend to Biltmore and its partners up to $40M for new projects.

As such, with financing and equity sources in place, I feel confident in stating that Biltmore has the financial capabilities to move forward on any of its residential land development projects in Southeastern Michigan. Mr. Stollman has done a superlative job in building a financial platform that will support his development and homebuilding operations for the foreseeable future.

Sincerely,
River Road Partners, LLC

Jan David Reese
Managing Member



BILTMORE DEVELOPMENT

BILTMORE DEVELOPMENT LLC

BILTMORE MANAGEMENT:
COMPANY HISTORY
PAST PROJECTS

May 30, 2014

Biltmore Development LLC Corporate History

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MANAGEMENT



building attractive communities that have a sense of neighborhood, and providing outstanding value and customer service to its clients.

Biltmore's commitment to excellence has been recognized by its peers and trade associations. Biltmore's President Norman Cohen was honored as the Developer of the Year for 1990. In 2000, the Company's Cherry Hill Village, the first Traditional Neighborhood Development in Michigan, received the Michigan Society of Planning's Outstanding Project Award. Over the past 98 years the Company has developed several thousand acres of land in southeast Michigan, including more than 30,000 residential lots in over 200 premier subdivisions. Biltmore's high standards, dedication and unequaled community leadership have earned the trust and respect of local municipal governments which have bestowed many awards and honors to Biltmore.

Over the past 98 years, the Stollman family business's primary focus was on the development of single-family residential land and homebuilding. It has been involved in the purchase, sale and development of more than $1 Billion of real estate, which includes over 30,000 residential lots in over 200 subdivisions, 10,000 single-family homes, 5,000 rental apartments, 1,000 attached condominiums, 711,000 square feet of office space, 620,000 square feet of retail and four golf course developments.

Its most prominent projects include:

- **Somerset Park (Troy)** – 2,226 apartments, a nine hole golf course, Somerset Mall and Somerset Plaza.
- **Northville Hills Golf Club (Northville Township)** - 650 units with an Arnold Palmer Golf Course [joint venture with Toll Brothers] and 120,000 square feet of retail.
- **Cherry Hill Village (Canton Township)** - Michigan's largest neo-traditional community consisting of 1,900 units and 60,000 square feet of retail.
- **Forester Square (Auburn Hills)** – an 833 unit traditional neighborhood development on 49.33 acres (an assembly of 42 contiguous parcels) located adjacent to the City of Auburn Hills' new downtown and within 1 mile of "Automation Alley" and Chrylser Corporation's World Headquarters.
- **Uptown (Canton Township)** - 600 rental units, 120,000 square feet of retail/office, an elementary school site, fire station and a performing arts center.
- **Greene Farms (Ypsilanti Township)** - 775 single-family units

- **Copper Creek (Farmington Hills)** - 300 single-family homes and attached condominiums and a nine hole golf course.

In 2005, the Company employed approximately 20 people and its corporate offices were located in Troy, Michigan. Biltmore developed and sold approximately 1,139 residential lots in 2002, 989 lots in 2003 and 740 lots in 2004.

In the fall of 2005, just after Delphi Corporation filed for U.S. Bankruptcy Protection, the Great Recession hit the Metropolitan Detroit area. At that time, the Company controlled acreage for approximately 4,700 residential lots and two commercial properties in desirable locations throughout southeastern Michigan.

In the late summer of 2012, with the local economy much improved, building activity increasing rapidly and a growing scarcity of developed lots in desirable locations, Biltmore restarted its acquisition and development operations.

Currently, Biltmore has nine projects going through the entitlement/development process including:

1) Deneweth Farms - 235 single-family lots in Macomb Township
2) Sharland Estates - 22 single-family lots in Northville Township
3) Honey Creek - 316 single-family lots in Scio Township
4) 20 Acres of Senior Housing in Northville Township
5) 49 single-family lots in the City of Novi
6) Baker Road Property - 300-400 attached condominiums in Scio Township
7) 75 Acres in West Bloomfield - approximately 49 estate-sized lots

Biltmore Development LLC Past Projects List

RESIDENTIAL LAND DEVELOPMENT PROJECTS

Augusta Township
- Augusta Farms
- Lincoln Farms

Bloomfield Township
- Hidden Pines

Canton
- Cherry Hill Village
- Fairway Pines
- Kirkway
- Hampton Court
- Pinewood
- Ridgewood
- Willow Trail

Commerce Township
- Birkdale Pointe

Dearborn Heights
- Cherry Trail
- Dearborn Meadows
- Waters

Detroit
- Birch Hill
- Sheffield
- Stollman Subdivision

Farmington Hills
- Applebrook
- Copperwood Creek
- Ramblewood

Fraser
- Fraser Meadows North

Garden City
- Falkers
- Garden City Acres
- Garden Park
- Westwood Park

Independence Township
- Cranberry Pointe

Livonia
- Caliburn Estates
- Windridge

Northville
- Crestwood Manor
- Northville Hills Golf Club

Novi
- Bristol Corners

Oxford Township
- Lakes of Indianwood

Plymouth Township
- Ridgewood Hills
- Trailwood

Redford
- Golfview Park

Riverview
- Riverview Glens

Rochester Hills
- Avon Pointe
- Kensington Forest
- Kingston Pointe
- Shadow Woods
- Wildflower
- Willowood

Shelby Township
- Creekside Village
- Wildwood

Sterling Heights
- Arlingdale Heights
- Bellmont Estates
- Biltmore Park
- Bristol Heights
- Brookview
- Cherry Hill Farms
- Coventry Estates
- Coventry Square
- Essex Gardens
- Executive Heights
- Forest Brook
- Forest View
- Horn
- Kingsley
- Macomb Villa
- Pinebrook
- Pinebrook North
- Riviera Villa
- Rosedale
- Sterling Country Estates
- Winthrop

Superior Township
- Amberwood
- Bromley Park
- Meadows Pointe

Taylor
- Biltmore Meadows
- Cherry Trail
- Dover Estates
- Stollman Subdivision

Trenton
- Woodtrail

Troy
- Beaver Trail
- Biltmore Meadows
- Crescent Ridge
- Crescent Ridge West
- Edenderry
- Elgin Corners
- Golftrail
- Golfview Park
- Long Lake Estates
- Merihill Acres
- Merihill Farms
- Newbury Pointe
- Oak River
- Oak River East
- Pine Meadows
- Raintree Village
- Troy Estates
- Wattles Pointe
- Wilshire Estates
- Woodside Manor

Warren
- Biltmore Heights
- Biltmore Warren
- Dover Estates
- Dover Heights
- Ledgecliff Estates
- Ryan Meadows
- Warren Highlands

West Bloomfield
- Bloomfield Pines
- Chelsea Park
- Lone Pine Estates
- Long Lake Estates
- Middlebelt Estates
- Royal Pointe
- Westwind Lake Villaege
- Woodland Ridge
- Wyndham Pointe

Westland
- Biltmore Manor
- Birch Hill
- Middle Trail
- Westland Farms
- Westwood Park

York Township
- York Meadows

CONDOMINIUM CONSTRUCTION PROJECTS INCLUDING LAND DEVELOPMENT

Ann Arbor
- Barclay Park

Auburn Hills
- Forester Square

Canton Township
- Cherry Hill Village

Farmington Hills
- Ramblewood Club
- Ramblewood Manor

Novi
- Carlton Forest

Orlando, FL
- Renaissance at Lake Ivanhoe

Royal Oak
- Royal Park

Troy
- Manor Homes of Troy

RENTAL APARTMENT PROJECTS INCLUDING LAND DEVELOPMENT

Canton
- Uptown
- Cherry Hill Village

Dearborn
- Springwells Park

Dearborn Heights
- Carriage Hill
- Carriage Park

Detroit
- Biltmore Apartments
- Evergreen Garden
- Schoolcraft Manor

Royal Oak
- Biltmore Manor

Southfield
- Lancaster Hills

Sterling Heights
- Birchcrest Manor
- Bristol Village

Troy
- Somerset Park
- Village of Troy East

West Bloomfield
- Thornberry

MANAGEMENT

David J. Stollman
President



Senior real estate acquisition and development executive with over 14 years experience in the land development business. Sourced, acquired, entitled, developed and sold single-family, attached condominium, apartment, retail, office, mixed-use and other commercial property. As a principal for Michigan's largest residential land development company, managed all aspects of site selection, acquisition, development and finance. Concurrently managed multiple projects including several of Michigan's largest Planned Unit Developments. Established dealmaker with strong negotiating, analytical and decision-making skills. Highly experienced with loan and investor workout negotiations and strategies. Thorough understanding of capital markets and investment capitalization for multi-family properties and development opportunities. Outstanding legal and transactional skills to handle property acquisition, development, disposition and liability issues. Exceptional ability in developing trusted relationships with public officials and other stakeholders in the development process. Excellent team leader within an organization and adept at inspiring extraordinary contributions from outside consultants. Large network of investment bankers and equity investors and debt providers. Attorney admitted to practice in the State of Michigan. Licensed real estate broker in State of Michigan. Wharton School of Business graduate with concentration in entrepreneurial management. Significant knowledge of today's student housing, distressed debt and REO market.

AREAS OF EXPERTISE:

- Site Selection & Evaluation
- Market Analysis
- Land-Use Entitlements
- Real Estate Law
- Workouts & Lender Relations
- Traditional Neighborhood Design
- Risk Management
- Complex Negotiations
- Land Acquisition
- Land Planning
- Permitting & Construction
- Land, "Paper" & Developed Lot Sales
- Land-Use Litigation
- Project Management
- Public Speaking & Presentations
- Investment Banking
- Financing Feasibility Analysis
- Venture Structuring
- Debt & Equity Financing
- Distressed Debt & REO
- RFPs & RFQs
- Real Estate Brokerage
- Brownfield Redevelopment
- Student Housing
- Professional Experience

BILTMORE DEVELOPMENT

Bernard Stollman

Chief Financial Officer



Bernard Stollman is the grandson of Biltmore's founder. He has worked in the land development and homebuilding business for over 56 years and was a principal of Biltmore Properties Corporation. Mr. Stollman is a registered patent attorney and member of the Michigan State Bar Association. He is a key member of the Biltmore management team and is responsible for Biltmore's financial reporting.

Mr. Stollman earned a Bachelor of Arts degree and a Bachelor of Civil Engineering degree from the University of Michigan and earned a Juris Doctor degree from Wayne State University. He has a long record of community service, having held the following positions:

- President, Resettlement Service of the Jewish Federation of Detroit
- Member of the Advisory Council of the Apartment Association of Michigan.
- Member of the Board of Directors of Wolverine Technologies Corporation
- Member, Board of Directors of the Shaary Zedek Synagogue
- Member, Culture Committee, Jewish Federation of Detroit
- Member, Building Committee, United Jewish Charities
- Member of the Board of Directors of the Chamber Music Society of Detroit

He currently serves as:

- Treasurer and Member of the Board of Directors of the Chamber Soloists of Detroit.
- Vice-President and Member, Board of Directors of the Sigmund and Sophie Rohlik Foundation

Mr. Stollman resides in Bloomfield Township and enjoys music and reading. He and his wife have three children and three grandchildren.

MANAGEMENT

Biltmore Development LLC Awards and Recognition

- Biltmore has been a long standing member of the National Association of Home Builders, the Michigan Association of Home Builders; and the Urban Land Institute ("ULI"). It also had been an active member of numerous Chambers of Commerce associations in the local community.
- Biltmore was awarded "Development of the Year" in 2000 by the Michigan Society of Planning.
- Northville Hills Golf Club, a joint venture with Toll Brothers, was named "2001 Development of the Year" by the Southeastern Michigan Building Industry Association."
- In 2001, David Stollman was a Crain's Detroit Business 40 Under 40 Award Recipient.
- For over five years, David Stollman was a Member of the Building Industry Association of Southeastern Michigan's Legislative Affairs Committee.
- In September of 2011, David Stollman was a guest panel speaker for the State of Michigan's Congress of the New Urbanism State Congress regarding traditional neighborhood developments in Michigan.
- David Stollman's article "Cherry Hill Village: A Smart Growth Community" was published in the Urban Land Institute Detroit Periodical.
- Norman Cohen, past President of Biltmore Properties Corporation was named "Developer of the Year" in 1990.
- In 2000, Norman Cohen was inducted into the Michigan Association of Home Builder's "Hall of Fame."
- Biltmore was selected as Master Developer for the Far Eastside Development through RFQ process for North America's Largest Urban-Infill development located in the City of Detroit.
- David Stollman's article "Cherry Hill Village: A Smart Growth Community" was published in the Urban Land Institute Detroit Periodical.
- Over the past ten years, David Stollman has been a guest lecturer and speaker at:
- Guest Lecturer, Urban Land Institute - Traditional Neighborhood Design, Mixed-Use Communities and the "New Urbanism".
- Guest Speaker, Urban Land Institute: City of Ypsilanti, Waterstreet Redevelopment Project.
- Guest Lecturer, Regional Economic Development Team
- Guest Lecturer, Urban Land Use Planning — College of Architecture and Urban Planning, University of Michigan.
- Guest Lecturer, Master of Urban Planning Program — Wayne State University.
- Biltmore, the Stollman family and the communities they developed and built have been featured, studied, publicized and/or noted in numerous magazine, newspaper, television, internet, social media and other media forms. Many of them are set forth throughout this offering memorandum in connection with particular projects. Others articles are available upon request.

Biltmore Development LLC Professional and Consultant Team

The following are the Professional, Consultant, and Contractor Teams utilized in the past by Biltmore and available for future projects. Depending on the specific project and location, additional professionals and consultants may be utilized.

CONSULTING ENGINEERS:

Civil engineers:

- Fazal Khan & Associates, Inc.
- Warner, Cantrell & Padmos, Inc.
- PEA, Inc
- A-Team Associates, LLC
- Midwestern Consulting
- Boss Engineering
- Giffels-Webster Engineers
- Atwell, LLC
- SmithGroupJJR
- Tetra Tech
- Mason Brown & Associates
- Washtenaw Engineering

Environmental Engineers:

- King & MacGregor Environmental, Inc.
- ASTI
- Tetra Tech
- Atwell, LLC
- A-Team Associates, LLC
- SmithGroupJJR

Soils Engineer

- McDowell & Associates
- TTL Associates
- Haegel & Associates
- Soils & Materials Engineers (SME)

LEGAL – CORPORATE, CONTRACT AND LAND-USE:

- Dykema Gossett PLLC
- Honigman Miller Schwartz and Cohn LLP
- Kohls Law Firm PLLC
- Mantese Honigman Rossman and Williamson, P.C.
- Meisner & Associates
- Jackier Gould, P.C.

LAND PLANNING:

- Calvin Hall & Associates
- Conroy & Associates
- SmithGroupJJR
- Looney Ricks Kiss
- Deak Planning & Design, LLC
- Atwell, LLC

ARCHITECTS:

- Dominick Tringali Architects, Inc.
- Alexander V. Bogaerts & Associates

CONTRACTORS:

Tree Clearing:

- Fox, Harry, Inc.
- McFarland Tree Servicez

Underground:

- DiPonio, Inc.
- Sole Construction
- Superior Excavating, Inc.
- J&M Construction Corp.
- Rainbow Construction
- Capital Contracting Co.
- Sinacola Construction Co.
- Stante B&V Construction
- S-CON Companies

Earthwork:

- D & R Earthmoving LLC
- Earthworks Engineers, Inc.
- Glencorp
- Stante B&V Construction
- S-CON Companies

Streets (Paving/Concrete):

- Tony Angelo Cement Construction Company
- Asphalt Specialists, Inc (ASI)
- Nagel Paving
- T & M Asphalt Paving Company
- Barrett Paving

Landscaping & Irrigation:

- Great Oaks
- National Landscape
- Stuart Leve Landscaping
- WH Canon

Demolition:

- Bill Meyers Associates
- S-CON Companies

Marketing/Website/Graphic Design:

- Norm Fletcher m|a|d partners

RIVER ROAD PARTNERS, LLC
3197 N. W. 63rd Street
Boca Raton, Florida 33496
Phone: 561-613-1666
Email: jandavidr@gmail.com

April 16, 2014

Mr. David Stollman
President
Biltmore Development , LLC
555 South Old Woodward, #1409
Birmingham, MI 48009

Dear David,

This letter serves to confirm Biltmore Development and its partners' financial strength and ability to close on large land development transactions.

As background on our relationship, I have a long track record working with Biltmore over the past 15 years. In fact, I successfully financed Biltmore Properties back in early 2000 (putting together a joint venture with Biltmore, GMAC and Ohio Savings/Amtrust Bank), so my experience working with the Company and in the suburban Detroit area is well founded. The Stollman family has been the premier residential land developer, home builder and multifamily rental apartment builder in the suburban Detroit market with a 100 year, fourth generation history in the business.

As an investment banker, I have structured over $3.4 billion of multiple joint ventures and entity financing (for real estate operating companies) for real estate acquirers, developers and land owners of apartment, office, retail, industrial, hotel and numerous urban–suburban land ventures for residential, commercial and mixed-use developments. This included 30 master-planned residential/mixed-use projects consisting of over 21,600 acres with 41,800 residential lots/units with 18 championship golf courses, 23.2 million square feet of office, industrial and retail space, 20,000 multifamily rental apartments, 1,077 hotel rooms and 643 residential condominium units, throughout the United States.

Biltmore, with my assistance, currently has a joint-venture relationship with a large institutional investor who for confidentially reasons I cannot name. Since 1993, this institutional investor has been a leading private capital source for real estate developers and builders. The firm is headquartered in Charlotte, N.C. with offices in Minneapolis, San Diego, New York, Richmond, Baltimore and Los Angeles. Since 2010, it has acquired over 31,000 lot/homes and another 12,000 developable acres, deploying approximately $500 million of equity investment. The investor has partnerships with 11 best-in-class developers and builders, closing deals in 15 states. It is one of the most active real estate funds in the United States and Biltmore truly enjoys the luxury of having such a deep-pocketed equity partner.

Additionally, I have secured for Biltmore a relationship with an out-of-state lender, that provides land acquisition, development and home construction financing. Biltmore is currently in the process of closing on a $10M loan with this firm for the purchase of a large tract in Macomb Township. Moreover, this lender has indicated that it will lend to Biltmore and its partners up to $40M for new projects.

As such, with financing and equity sources in place, I feel confident in stating that Biltmore has the financial capabilities to move forward on any of its residential land development projects in Southeastern Michigan. Mr. Stollman has done a superlative job in building a financial platform that will support his development and homebuilding operations for the foreseeable future.

Sincerely,
River Road Partners, LLC

Jan David Reese
Managing Member

Howard Fink

From: Jacqueline Otto [jackiotto@yahoo.com]
Sent: Friday, May 30, 2014 1:01 PM
To: Howard Fink
Subject: Re: Master Plan Map Amendment Request

Howard, are any of these parcels part of the SAD? Without the information in front of me, I'm thinking no, but want to verify. Have they said what their intent for the acquisition of the parcels? My initial thought was new housing development, but don't want to assume.

Jacqueline Otto
email: jackiotto@yahoo.com
cell: 734-368-2251

"Man cannot discover new oceans unless he has the courage to lose sight of the shore."

On Friday, May 30, 2014 11:28 AM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

Hi Everyone,

Attached is a large master plan amendment submitted by Biltmore development requesting a change in land use from agricultural to medium density residential for the purpose of a mixed-density residential development over 460 acres. This will be distributed to the planning commission and on the agenda (just as an introduction) for this Wednesday. If you have detailed questions on this opportunity, please call me and we can discuss. This will certainly generate a great deal of conversation over the next few months.

CC the planning commission so that everyone knows that all are informed.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Friday, May 30, 2014 11:46 AM
To: finkh@twp.northfield.mi.us
Subject: Re: Master Plan Map Amendment Request

Very nice document.

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Bradley Cousino <brad.cousino@live.com>; Andrea Darden <andreabdarden@gmail.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Sam Iaquinto <samiaquinto@charter.net>; Marlene Chockley <mchockley@rc.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Fri, May 30, 2014 11:28 am
Subject: Master Plan Map Amendment Request

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Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Friday, May 30, 2014 11:27 AM
To: Bradley Cousino; Andrea Darden; Doug Lewan; Ken Dignan; Larry Roman; Sam Iaquinto; Marlene Chockley; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; 'Paul Burns'; Tracy Thomas; 'Wayne Docket'
Subject: Master Plan Map Amendment Request
Attachments: Master Plan Amendment 052914.pdf

Hi Everyone,

Attached is a large master plan amendment submitted by Biltmore development requesting a change in land use from agricultural to medium density residential for the purpose of a mixed-density residential development over 460 acres. This will be distributed to the planning commission and on the agenda (just as an introduction) for this Wednesday. If you have detailed questions on this opportunity, please call me and we can discuss. This will certainly generate a great deal of conversation over the next few months.

CC the planning commission so that everyone knows that all are informed.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Friday, May 30, 2014 11:08 AM
To: Andrea Darden; Brad Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Rushlow, Jacob; 'Sam Iaquinto'
Cc: Pam Boegler; Howard Fink; Jennifer Carlisle
Subject: ! Updated Agenda and Important Correspondence
Attachments: 1-PCAGENDA-June.4.2014Revised.pdf; Biltmore-Master Plan Amendment 052914.pdf

Commissioners,
We have had a request for a master plan amendment from Biltmore Development. The correspondence has been added to the agenda and is attached here for your review. Doug will explain the process that this request initiates at the meeting.
I've revised the agenda.
See you next week.
Marlene

Marlene Chockley
Chair, Northfield Township Planning Commission
Cell 734 730-0795
Email mchockley@rc.net

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Thursday, May 29, 2014 8:53 PM
To: Howard Fink
Cc: Doug Lewan; Kevin Kohls; Jennifer Carlisle; Jim Beuche; Joe Van Esley
Subject: Master Plan Map Amendment Request
Attachments: Master Plan Amendment 052914.pdf

Howard,

Attached is Biltmore's formal request for a Master Plan Amendment for the nine properties in Northfield Township that we now have under contract. The total acreage for all nine properties is 460.78 acres. If you have any questions please let me know.

Please confirm receipt of this email and the attached PDF.

Best Regards,

DJS

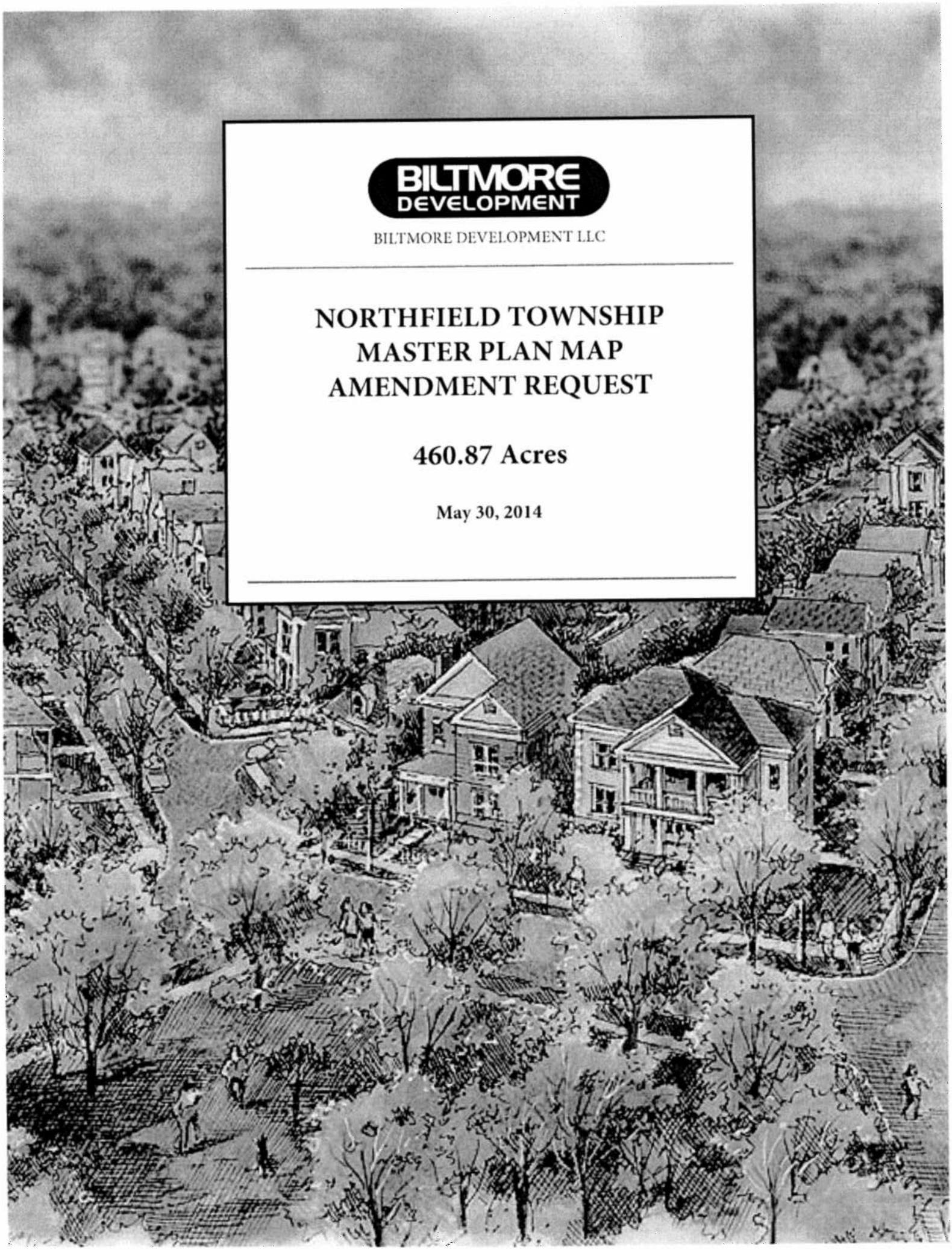
David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800

Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

BILTMORE DEVELOPMENT



BILTMORE DEVELOPMENT

BILTMORE DEVELOPMENT LLC

NORTHFIELD TOWNSHIP MASTER PLAN MAP AMENDMENT REQUEST

460.87 Acres

May 30, 2014

BILTMORE LAND LLC

555 S. Old Woodward, #1409
Birmingham, Michigan 48009
Phone: 248.563.5800
Email: dstollman@me.com

May 29, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Request for Amendment of Master Plan Map***

Dear Mr. Fink:

This letter is our formal request that Northfield Township amend its Master Plan map for future land use to designate the nine parcels depicted on Exhibit 1 (the "Parcels") as MDR - Medium Density Residential (1/4 to 1 Ac.). The Parcels are highlighted in yellow on Exhibit 1 and identified as Parcel A through Parcel I. The nine Parcels are owned by seven separate owners; two of the owners own two Parcels.

As shown on Exhibit 1, the Parcels are in Sections 29 and 32, west of US-23. The Parcel Identification Numbers for each Parcel, and the names and addresses of each Parcel owner, are attached as Exhibit 2. Biltmore Land LLC is the contract purchaser of each Parcel. Each Parcel owner has consented to Biltmore filing and processing for approval applications for the development of the Parcel. The consents are attached as Exhibit 3.

The amendment of the Northfield Township Master Plan map for future land use to designate the Parcels as MDR is supported by, without limitation, the following:

- Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.

- The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.

- Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.

- The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

- The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.

- Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.

In summary, we ask that Northfield Township process for approval and approve the MDR designation of the Parcels, which will increase the Township's tax base, strengthen businesses in the downtown area as well as locally sourced agriculture and enhance the local economy.

If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE LAND LLC

By: _____
David J. Stollman, its Manager

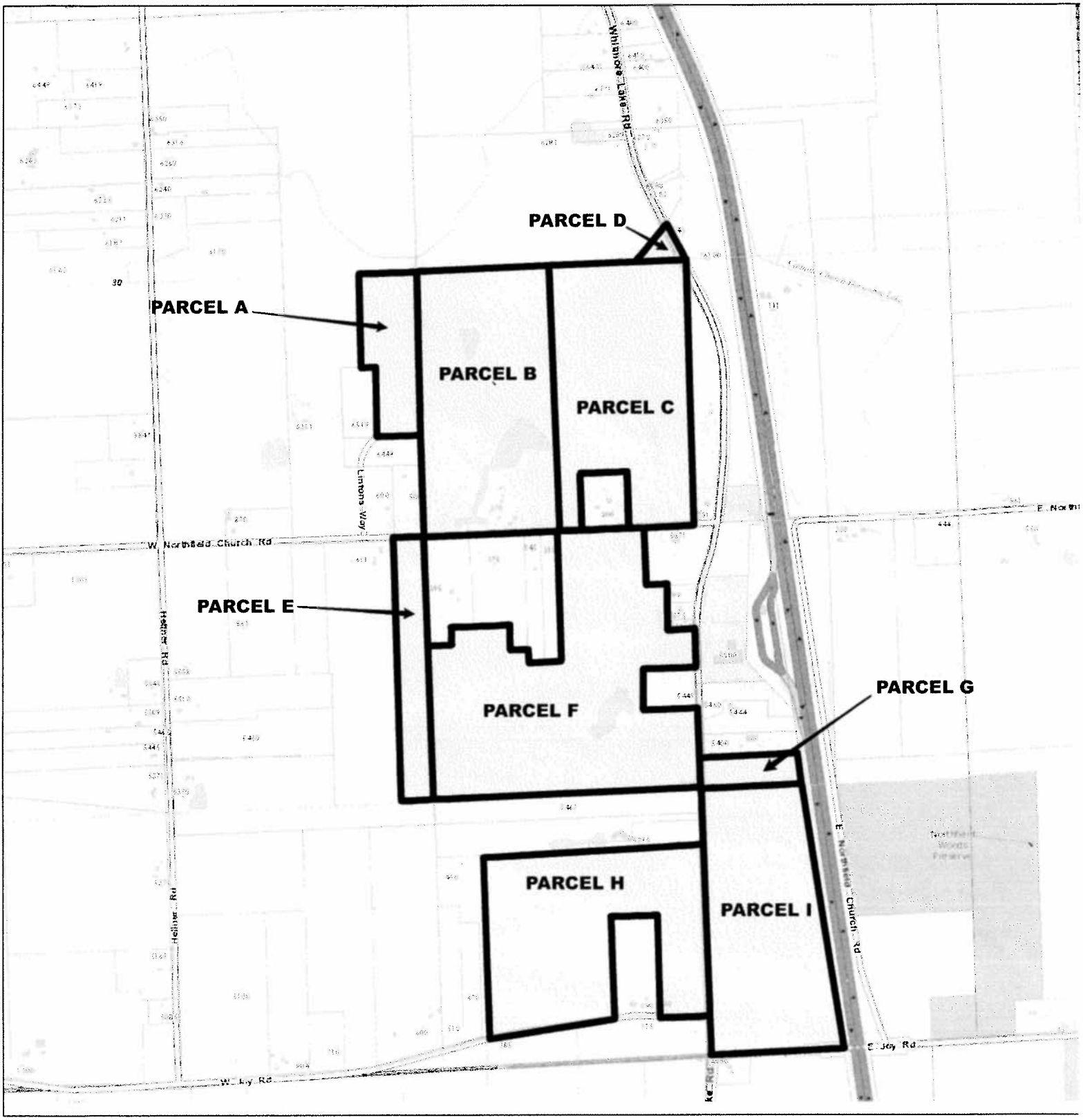
DJS/kk

cc: Douglas J. Lewan, Community Planner, PCP, AICP (w/ attachments)

Attachments
Exhibit 1 – Depiction of Parcels Proposed for MDR Designation
Exhibit 2 – List of Parcel Nos., with the name and address of each Parcel Owner
Exhibit 3 – Consents of the Owner of each Parcel

BILTMORE DEVELOPMENT

EXHIBIT 1



BILTMORE DEVELOPMENT

EXHIBIT 2

PARCEL A

OWNER:	NOBLE, ROBERT L & ALAINA
PROPERTY ADDRESS:	LINTON WAY ANN ARBOR , MI 48105
PARCEL #:	B -02-30-400-007
OWNER ADDRESS:	6124 SWAN LAKE ROMULUS , MI 48174
ACREAGE:	19.04

PARCEL B

OWNER:	BRAUN JOYCE M (TRUST)
PROPERTY ADDRESS:	370 W NORTHFIELD CHURCH RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-300-002
OWNER ADDRESS:	5155 JENNINGS RD ANN ARBOR , MI 48105
ACREAGE:	80.00

PARCEL C

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-29-300-004
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	74.0

PARCEL D

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	6107 WHITMORE LAKE RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-200-013
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	1.96

PARCEL E

OWNER:	RAUPAGH PAUL R & BRYNN W
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-31-100-010
OWNER ADDRESS:	5445 HELLNER RD. ANN ARBOR , MI 48105
ACREAGE:	20.01

PARCEL F

OWNER:	PHEASANT HOLLOW ASSOCIATES, LLC
PROPERTY ADDRESS:	5355 WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-200-012
OWNER ADDRESS:	451 E WILSON PONTIAC , MI 48341
ACREAGE:	111.67

PARCEL G

OWNER:	VACHHER S PREHLAD TRUST & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-100-016
OWNER ADDRESS:	42814 OATYER CT ASHBURN , VA 20148
ACREAGE:	6.63

PARCEL H

OWNER:	KRAAY LIMITED PARTNERSHIP
PROPERTY ADDRESS:	80 W JOY RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-300-008
OWNER ADDRESS:	5021 GAMTON COURT CHARLOTTE , NC 28226
ACREAGE:	76.35

PARCEL I

OWNER:	VACHHER (PREHLAD S) & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-400-002
OWNER ADDRESS:	47237 BEACHCREST CT PLYMOUTH , MI 48170
ACREAGE:	71.12

TOTAL ACREAGE:	460.78

EXHIBIT 3
PARCEL A

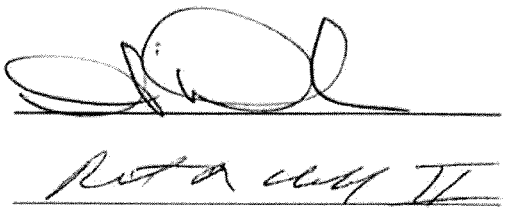
To Whom It May Concern:

We own the property legally described as Parcel No B-02-30-400-007, comprising 19.04 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,



Date: May 29, 2014

EXHIBIT 3
PARCEL B

To Whom It May Concern:

We own the property whose address is 370 W Northfield Church Road, containing approximately 80 +/- acres, being Parcel No. B-02-29-300-002 and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Joyce M. Braun, as Trustee of the Joyce M. Braun Trust under Trust Agreement dated January 30, 1996, as amended

Date: May 10, 2014

EXHIBIT 3
PARCEL C & D

To Whom It May Concern:

We own the property legally described as Parcel No(s). B-02-29-300-004 and B-02-29-200-013 comprising 75.96 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

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All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Kleinschmidt Family Limited Partnership

By: _____
Charles A. Kleinschmidt
Its: Agent

Date: 5/8/14

EXHIBIT 3
PARCEL E

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-31-100-010, comprising 20.01 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Benjamin W. Rampolla

Paul R Rampolla

Date: May 28, 2014

EXHIBIT 3
PARCEL F

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-200-012 whose address is 5355 Whitmore Lake Road, Ann Arbor Michigan 48105, comprising 111.67 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

By: _____

Date: 5/24/14

EXHIBIT 3
PARCELS G & I

To Whom It May Concern:

We own the property legally described as Parcel Nos. B-02-32-400-002 and B-02-32-100-016 comprising 77.75 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to the terms of that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

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Very truly yours,

Date: _____

EXHIBIT 3
PARCEL H

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-300-008 whose street address is 80 W Joy Road, Ann Arbor, MI 48105, comprising 76.35 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

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Very truly yours,

KRADY LIMITED PARTNERSHIP

Deda Tracy - Trustee

Agnes Tracy - Trustee

Date: 5/23/2014

NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
June 4, 2014 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. CALL TO THE PUBLIC
6. CORRESPONDENCE
   - A. **Biltmore Development request for Master Plan Map Amendment**
7. REPORTS
   - A. **Board of Trustees Report**
   - B. **ZBA**
   - C. **Staff Report**
   - D. **Planning Consultant Report**
8. PUBLIC HEARINGS
   - A. **Master Plan Amendment**
   - B. **Article 31.0 - Local Commercial**
   - C. **Article 32.0 - General Commercial**
   - D. **Article 33.0 - Highway Commercial**
   - E. **Article 51.0 - RTM Research/Technology/Manufacturing**
   - F. **Section 60.37 – Temporary Outdoor Sales**
   - G. **Section 60.38 – Outdoor Seating and/or Service**
   - H. **Section 60.39 – Mini-Warehousing**
   - I. **Section 60.40 – Drive-in Facilities**
9. OLD BUSINESS
   - A. **Master Plan Amendment** – Postpone or recommend to the Board of Trustees the adoption of the amendment
   - B. **Article 31.0 - Local Commercial** – Postpone or recommend to the Board of Trustees the adoption of the amendment
   - C. **Article 32.0 - General Commercial** – Postpone or recommend to the Board of Trustees the adoption of the amendment
   - D. **Article 33.0 - Highway Commercial** – Postpone or recommend to the Board of Trustees the adoption of the amendment
   - E. **Article 51.0 – RTM Research/Technology/Manufacturing** – Postpone or recommend to the Board of Trustees the adoption of the amendment

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

F. **Section 60.37 – Temporary Outdoor Sales –** Postpone or recommend to the Board of Trustees the adoption of the amendment

G. **Section 60.38 – Outdoor Seating and/or Service** – Postpone or recommend to the Board of Trustees the adoption of the amendment

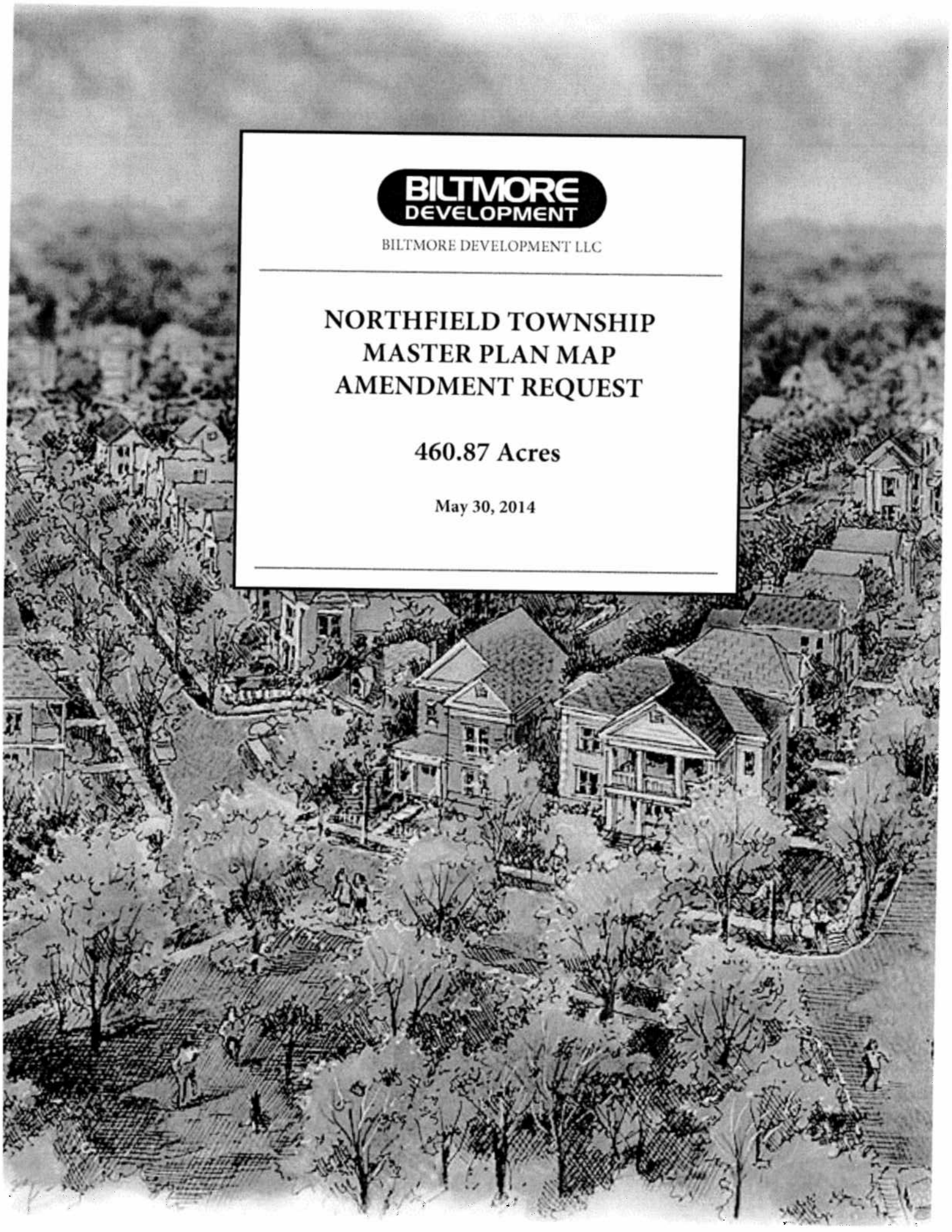
H. **Section 60.39 – Mini-Warehousing** – Postpone or recommend to the Board of Trustees the adoption of the amendment

I. **Section 60.40 – Drive-in Facilities** – Postpone or recommend to the Board of Trustees the adoption of the amendment

J. **Mixed Use South District – discussion of uses**

10. **NEW BUSINESS**
11. **MINUTES: May 21, 2014 Regular Meeting**
12. **POLICY REVIEW AND DISCUSSION**
13. **COMMENTS FROM THE COMMISSIONERS**
14. **CALL TO THE PUBLIC**
15. **ANNOUNCEMENT:** Next Regular Meeting – June 18, 2014
16. **ADJOURNMENT**

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.



BILTMORE DEVELOPMENT

BILTMORE DEVELOPMENT LLC

NORTHFIELD TOWNSHIP MASTER PLAN MAP AMENDMENT REQUEST

460.87 Acres

May 30, 2014

BILTMORE LAND LLC

555 S. Old Woodward, #1409
Birmingham, Michigan 48009
Phone: 248.563.5800
Email: dstollman@me.com

May 29, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Request for Amendment of Master Plan Map***

Dear Mr. Fink:

This letter is our formal request that Northfield Township amend its Master Plan map for future land use to designate the nine parcels depicted on Exhibit 1 (the "Parcels") as MDR - Medium Density Residential (1/4 to 1 Ac.). The Parcels are highlighted in yellow on Exhibit 1 and identified as Parcel A through Parcel I. The nine Parcels are owned by seven separate owners; two of the owners own two Parcels.

As shown on Exhibit 1, the Parcels are in Sections 29 and 32, west of US-23. The Parcel Identification Numbers for each Parcel, and the names and addresses of each Parcel owner, are attached as Exhibit 2. Biltmore Land LLC is the contract purchaser of each Parcel. Each Parcel owner has consented to Biltmore filing and processing for approval applications for the development of the Parcel. The consents are attached as Exhibit 3.

The amendment of the Northfield Township Master Plan map for future land use to designate the Parcels as MDR is supported by, without limitation, the following:

- Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.

- The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.

- Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.

- The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

- The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.

- Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.

In summary, we ask that Northfield Township process for approval and approve the MDR designation of the Parcels, which will increase the Township's tax base, strengthen businesses in the downtown area as well as locally sourced agriculture and enhance the local economy.

If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE LAND LLC

By: _____
David J. Stollman, its Manager

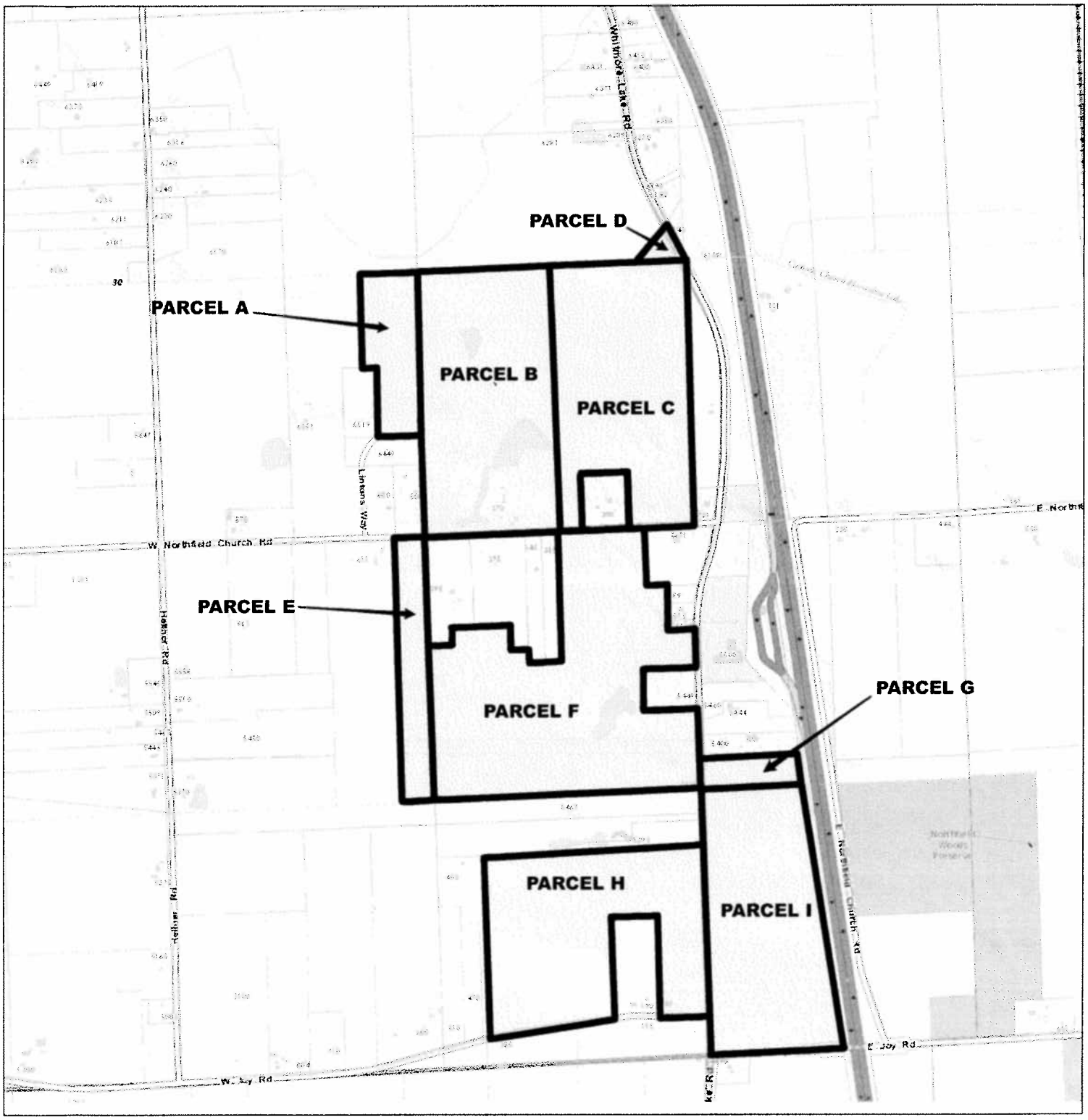
DJS/kk

cc: Douglas J. Lewan, Community Planner, PCP, AICP (w/ attachments)

Attachments
Exhibit 1 – Depiction of Parcels Proposed for MDR Designation
Exhibit 2 – List of Parcel Nos., with the name and address of each Parcel Owner
Exhibit 3 – Consents of the Owner of each Parcel

BILTMORE DEVELOPMENT

EXHIBIT 1



BILTMORE DEVELOPMENT

EXHIBIT 2

PARCEL A

OWNER:	NOBLE, ROBERT L & ALAINA
PROPERTY ADDRESS:	LINTON WAY ANN ARBOR , MI 48105
PARCEL #:	B -02-30-400-007
OWNER ADDRESS:	6124 SWAN LAKE ROMULUS , MI 48174
ACREAGE:	19.04

PARCEL B

OWNER:	BRAUN JOYCE M (TRUST)
PROPERTY ADDRESS:	370 W NORTHFIELD CHURCH RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-300-002
OWNER ADDRESS:	5155 JENNINGS RD ANN ARBOR , MI 48105
ACREAGE:	80.00

PARCEL C

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-29-300-004
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	74.0

PARCEL D

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
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PARCEL #:	B -02-29-200-013
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	1.96

PARCEL E

OWNER:	RAUPAGH PAUL R & BRYNN W
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-31-100-010
OWNER ADDRESS:	5445 HELLNER RD. ANN ARBOR , MI 48105
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PARCEL F

OWNER:	PHEASANT HOLLOW ASSOCIATES, LLC
PROPERTY ADDRESS:	5355 WHITMORE LAKE RD ANN ARBOR , MI 48105
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PARCEL G

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PARCEL #:	B -02-32-100-016
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ACREAGE:	6.63

PARCEL H

OWNER:	KRAAY LIMITED PARTNERSHIP
PROPERTY ADDRESS:	80 W JOY RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-300-008
OWNER ADDRESS:	5021 GAMTON COURT CHARLOTTE , NC 28226
ACREAGE:	76.35

PARCEL I

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PARCEL #:	B -02-32-400-002
OWNER ADDRESS:	47237 BEACHCREST CT PLYMOUTH , MI 48170
ACREAGE:	71.12

TOTAL ACREAGE:	460.78

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Very truly yours,

Date: May 29, 2014

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Very truly yours,

Joyce M. Braun, as Trustee of the Joyce M. Braun Trust under Trust Agreement dated January 30, 1996, as amended

Date: May 10, 2014

EXHIBIT 3
PARCEL C & D

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Very truly yours,

Kleinschmidt Family Limited Partnership

By: _____
Charles A. Kleinschmidt
Its: Agent

Date: 5/8/14

EXHIBIT 3
PARCEL E

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Very truly yours,

Bryan W. Rangel

Paul K Rangel

Date: May 28, 2014

EXHIBIT 3
PARCEL F

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-200-012 whose address is 5355 Whitmore Lake Road, Ann Arbor Michigan 48105, comprising 111.67 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

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Very truly yours,

By: _____

Date: 5/24/14

EXHIBIT 3
PARCELS G & I

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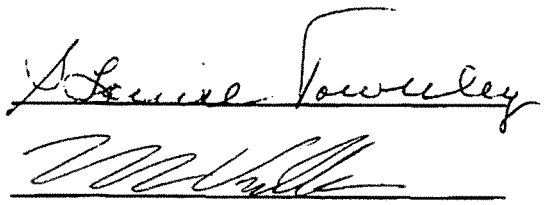

Date: _____

EXHIBIT 3
PARCEL H

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Very truly yours,

KRAAY LIMITED PARTNERSHIP

Deck Kraay - Trustee

Bora Kraay - Trustee

Date: 5/23/2014

NORTHFIELD TOWNSHIP PLANNING COMMISSION
NOTICE OF REGULAR MEETING
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   A. Board of Trustees Report
   B. ZBA
   C. Staff Report
   D. Planning Consultant Report
8. PUBLIC HEARINGS
   A. Master Plan Amendment
   B. Article 31.0 - Local Commercial
   C. Article 32.0 - General Commercial
   D. Article 33.0 - Highway Commercial
   E. Article 51.0 - RTM Research/Technology/Manufacturing
   F. Section 60.37 – Temporary Outdoor Sales
   G. Section 60.38 – Outdoor Seating and/or Service
   H. Section 60.39 – Mini-Warehousing
   I. Section 60.40 – Drive-in Facilities
9. OLD BUSINESS
   A. **Master Plan Amendment** – Postpone or recommend to the Board of Trustees the adoption of the amendment
   B. **Article 31.0 - Local Commercial** – Postpone or recommend to the Board of Trustees the adoption of the amendment
   C. **Article 32.0 - General Commercial** – Postpone or recommend to the Board of Trustees the adoption of the amendment
   D. **Article 33.0 - Highway Commercial** – Postpone or recommend to the Board of Trustees the adoption of the amendment
   E. **Article 51.0 – RTM Research/Technology/Manufacturing** – Postpone or recommend to the Board of Trustees the adoption of the amendment

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

F. **Section 60.37 – Temporary Outdoor Sales** – Postpone or recommend to the Board of Trustees the adoption of the amendment

G. **Section 60.38 – Outdoor Seating and/or Service** – Postpone or recommend to the Board of Trustees the adoption of the amendment

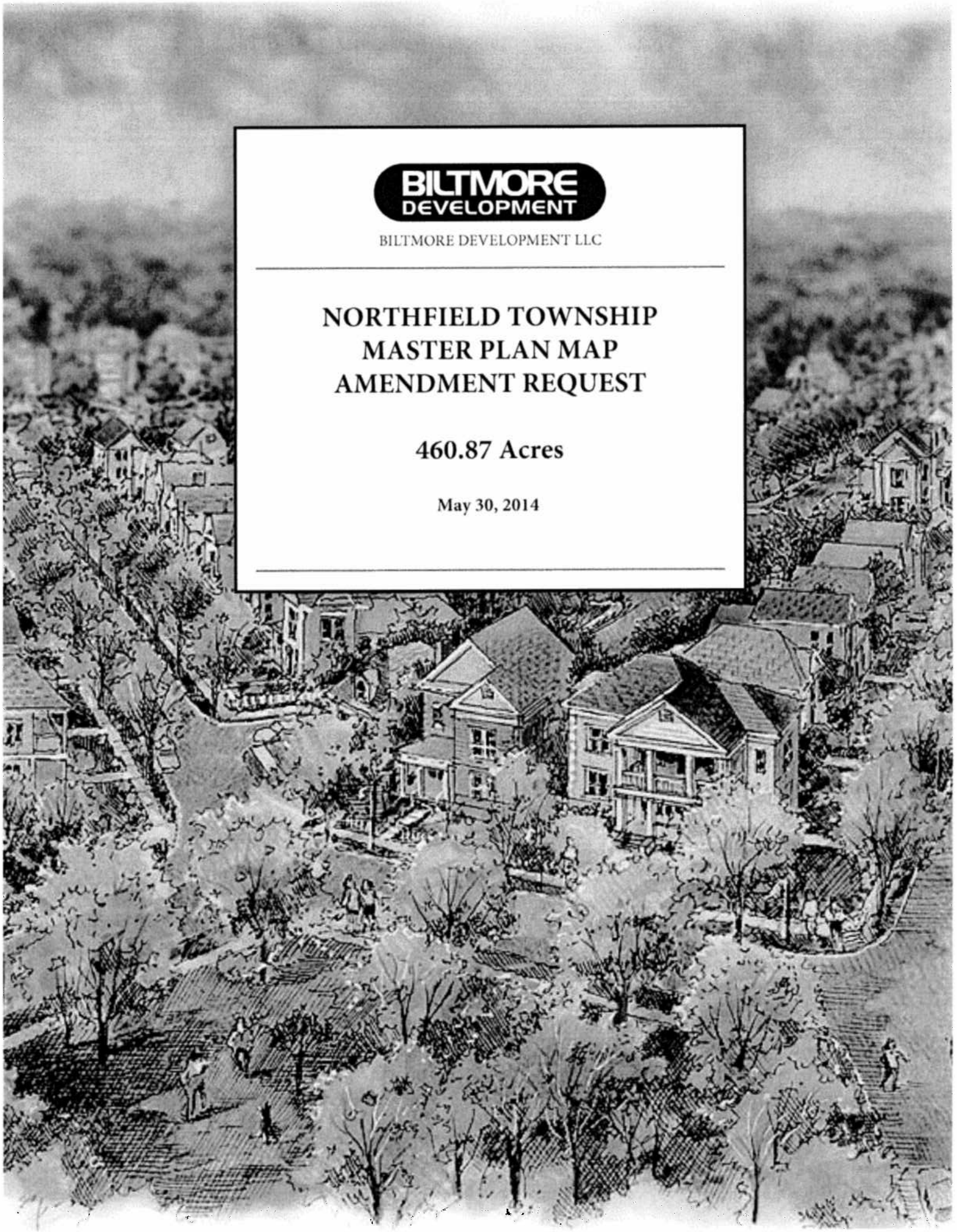
H. **Section 60.39 – Mini-Warehousing** – Postpone or recommend to the Board of Trustees the adoption of the amendment

I. **Section 60.40 – Drive-in Facilities** – Postpone or recommend to the Board of Trustees the adoption of the amendment

J. **Mixed Use South District – discussion of uses**

10. **NEW BUSINESS**
11. **MINUTES: May 21, 2014 Regular Meeting**
12. **POLICY REVIEW AND DISCUSSION**
13. **COMMENTS FROM THE COMMISSIONERS**
14. **CALL TO THE PUBLIC**
15. **ANNOUNCEMENT:** Next Regular Meeting – June 18, 2014
16. **ADJOURNMENT**

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.



BILTMORE DEVELOPMENT

BILTMORE DEVELOPMENT LLC

NORTHFIELD TOWNSHIP MASTER PLAN MAP AMENDMENT REQUEST

460.87 Acres

May 30, 2014

BILTMORE LAND LLC

555 S. Old Woodward, #1409
Birmingham, Michigan 48009
Phone: 248.563.5800
Email: dstollman@me.com

May 29, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Request for Amendment of Master Plan Map***

Dear Mr. Fink:

This letter is our formal request that Northfield Township amend its Master Plan map for future land use to designate the nine parcels depicted on Exhibit 1 (the "Parcels") as MDR - Medium Density Residential (1/4 to 1 Ac.). The Parcels are highlighted in yellow on Exhibit 1 and identified as Parcel A through Parcel I. The nine Parcels are owned by seven separate owners; two of the owners own two Parcels.

As shown on Exhibit 1, the Parcels are in Sections 29 and 32, west of US-23. The Parcel Identification Numbers for each Parcel, and the names and addresses of each Parcel owner, are attached as Exhibit 2. Biltmore Land LLC is the contract purchaser of each Parcel. Each Parcel owner has consented to Biltmore filing and processing for approval applications for the development of the Parcel. The consents are attached as Exhibit 3.

The amendment of the Northfield Township Master Plan map for future land use to designate the Parcels as MDR is supported by, without limitation, the following:

- Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.

- The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.

- Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.

- The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

- The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.

- Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.

In summary, we ask that Northfield Township process for approval and approve the MDR designation of the Parcels, which will increase the Township's tax base, strengthen businesses in the downtown area as well as locally sourced agriculture and enhance the local economy.

If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE LAND LLC

By: _____
David J. Stollman, its Manager

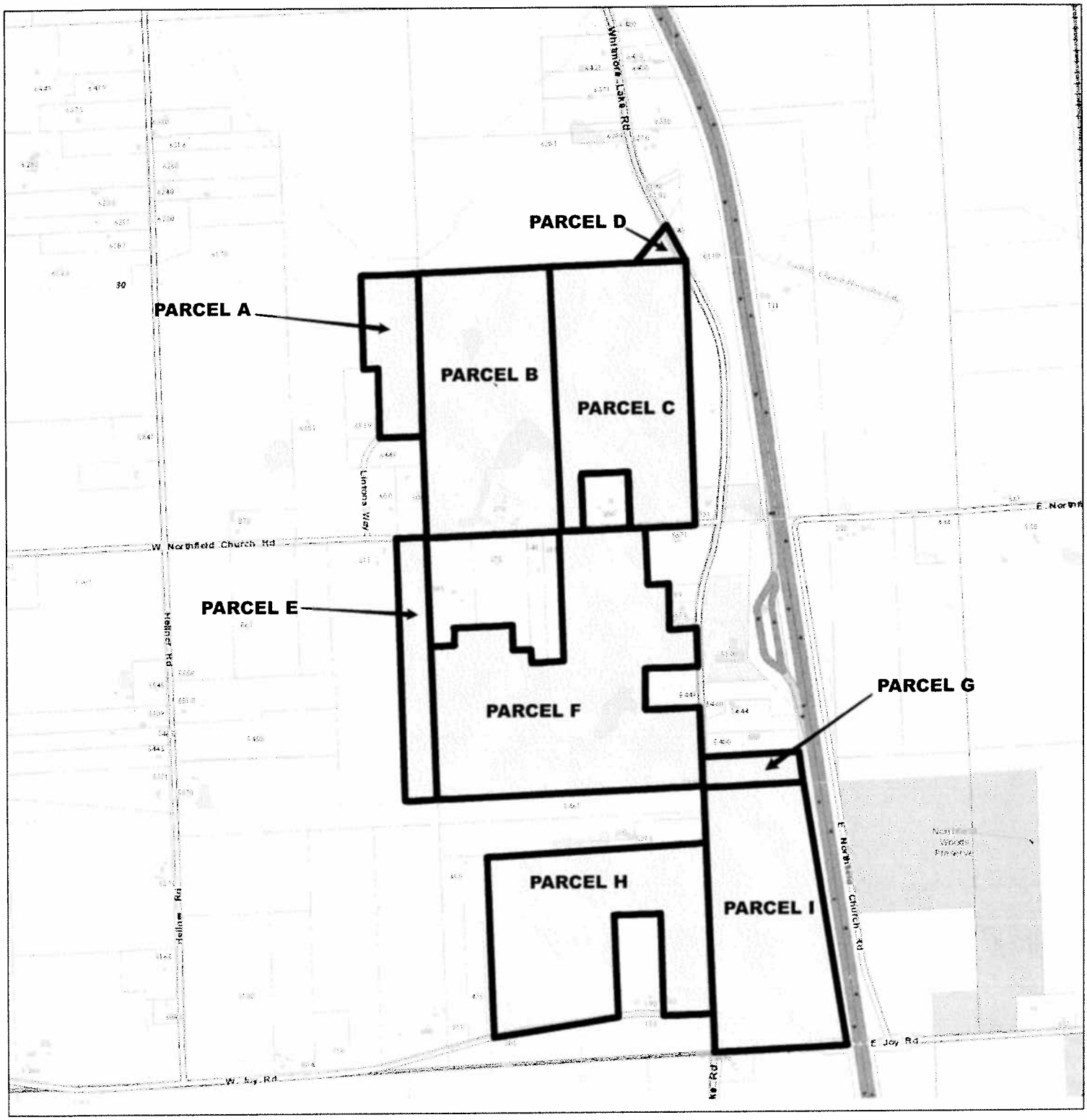
DJS/kk

cc: Douglas J. Lewan, Community Planner, PCP, AICP (w/ attachments)

Attachments
Exhibit 1 – Depiction of Parcels Proposed for MDR Designation
Exhibit 2 – List of Parcel Nos., with the name and address of each Parcel Owner
Exhibit 3 – Consents of the Owner of each Parcel

BILTMORE DEVELOPMENT

EXHIBIT 1



BILTMORE DEVELOPMENT

EXHIBIT 2

PARCEL A

OWNER:	NOBLE, ROBERT L & ALAINA
PROPERTY ADDRESS:	LINTON WAY ANN ARBOR , MI 48105
PARCEL #:	B -02-30-400-007
OWNER ADDRESS:	6124 SWAN LAKE ROMULUS , MI 48174
ACREAGE:	19.04

PARCEL B

OWNER:	BRAUN JOYCE M (TRUST)
PROPERTY ADDRESS:	370 W NORTHFIELD CHURCH RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-300-002
OWNER ADDRESS:	5155 JENNINGS RD ANN ARBOR , MI 48105
ACREAGE:	80.00

PARCEL C

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-29-300-004
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	74.0

PARCEL D

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	6107 WHITMORE LAKE RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-200-013
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	1.96

PARCEL E

OWNER:	RAUPAGH PAUL R & BRYNN W
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-31-100-010
OWNER ADDRESS:	5445 HELLNER RD. ANN ARBOR , MI 48105
ACREAGE:	20.01

PARCEL F

OWNER:	PHEASANT HOLLOW ASSOCIATES, LLC
PROPERTY ADDRESS:	5355 WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-200-012
OWNER ADDRESS:	451 E WILSON PONTIAC , MI 48341
ACREAGE:	111.67

PARCEL G

OWNER:	VACHHER S PREHLAD TRUST & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-100-016
OWNER ADDRESS:	42814 OATYER CT ASHBURN , VA 20148
ACREAGE:	6.63

PARCEL H

OWNER:	KRAAY LIMITED PARTNERSHIP
PROPERTY ADDRESS:	80 W JOY RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-300-008
OWNER ADDRESS:	5021 GAMTON COURT CHARLOTTE , NC 28226
ACREAGE:	76.35

PARCEL I

OWNER:	VACHHER (PREHLAD S) & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-400-002
OWNER ADDRESS:	47237 BEACHCREST CT PLYMOUTH , MI 48170
ACREAGE:	71.12

TOTAL ACREAGE:	460.78

EXHIBIT 3
PARCEL A

To Whom It May Concern:

We own the property legally described as Parcel No B-02-30-400-007, comprising 19.04 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: May 29, 2014

EXHIBIT 3
PARCEL B

To Whom It May Concern:

We own the property whose address is 370 W Northfield Church Road, containing approximately 80 +/- acres, being Parcel No. B-02-29-300-002 and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Joyce M. Braun, as Trustee of the Joyce M. Braun Trust under Trust Agreement dated January 30, 1996, as amended

Date: May 10, 2014

EXHIBIT 3
PARCEL C & D

To Whom It May Concern:

We own the property legally described as Parcel No(s). B-02-29-300-004 and B-02-29-200-013 comprising 75.96 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Kleinschmidt Family Limited Partnership

By: _____
Charles A. Kleinschmidt
Its: Agent

Date: 5/8/14

EXHIBIT 3
PARCEL E

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-31-100-010, comprising 20.01 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Benjamin W. Rampolla

Paul K Rampolla

Date: May 28, 2014

EXHIBIT 3
PARCEL F

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-200-012 whose address is 5355 Whitmore Lake Road, Ann Arbor Michigan 48105, comprising 111.67 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

By: _____

Date: 5/24/14

EXHIBIT 3
PARCELS G & I

To Whom It May Concern:

We own the property legally described as Parcel Nos. B-02-32-400-002 and B-02-32-100-016 comprising 77.75 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to the terms of that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: _____

EXHIBIT 3
PARCEL H

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-300-008 whose street address is 80 W Joy Road, Ann Arbor, MI 48105, comprising 76.35 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

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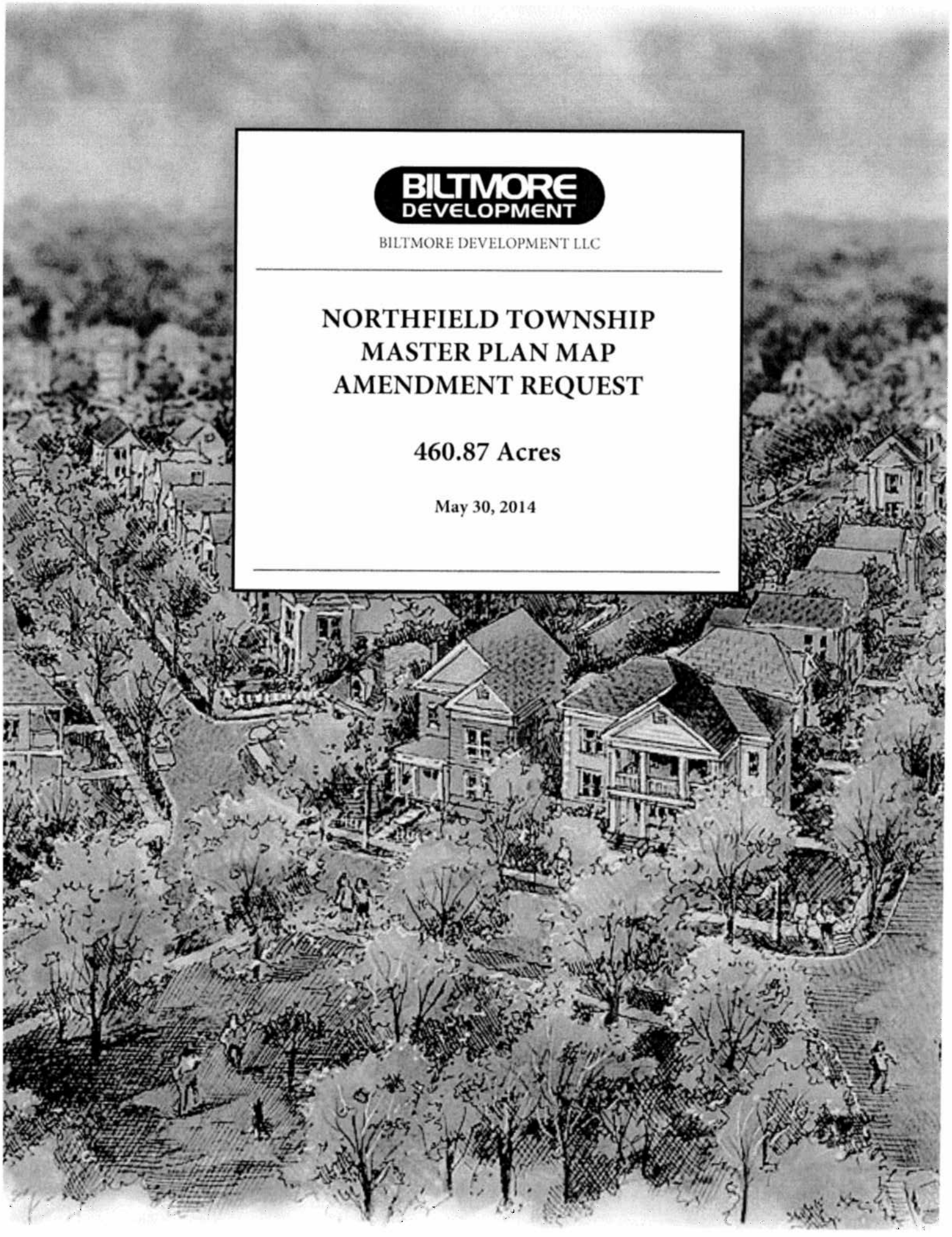
Very truly yours,

KRADY LIMITED PARTNERSHIP

Deb Krady - Trustee

Jon Krady - Trustee

Date: 5/23/2014



BILTMORE DEVELOPMENT

BILTMORE DEVELOPMENT LLC

NORTHFIELD TOWNSHIP MASTER PLAN MAP AMENDMENT REQUEST

460.87 Acres

May 30, 2014

BILTMORE LAND LLC

555 S. Old Woodward, #1409
Birmingham, Michigan 48009
Phone: 248.563.5800
Email: dstollman@me.com

May 29, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Request for Amendment of Master Plan Map***

Dear Mr. Fink:

This letter is our formal request that Northfield Township amend its Master Plan map for future land use to designate the nine parcels depicted on Exhibit 1 (the "Parcels") as MDR - Medium Density Residential (1/4 to 1 Ac.). The Parcels are highlighted in yellow on Exhibit 1 and identified as Parcel A through Parcel I. The nine Parcels are owned by seven separate owners; two of the owners own two Parcels.

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- The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.

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In summary, we ask that Northfield Township process for approval and approve the MDR designation of the Parcels, which will increase the Township's tax base, strengthen businesses in the downtown area as well as locally sourced agriculture and enhance the local economy.

If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE LAND LLC

By: _____
David J. Stollman, its Manager

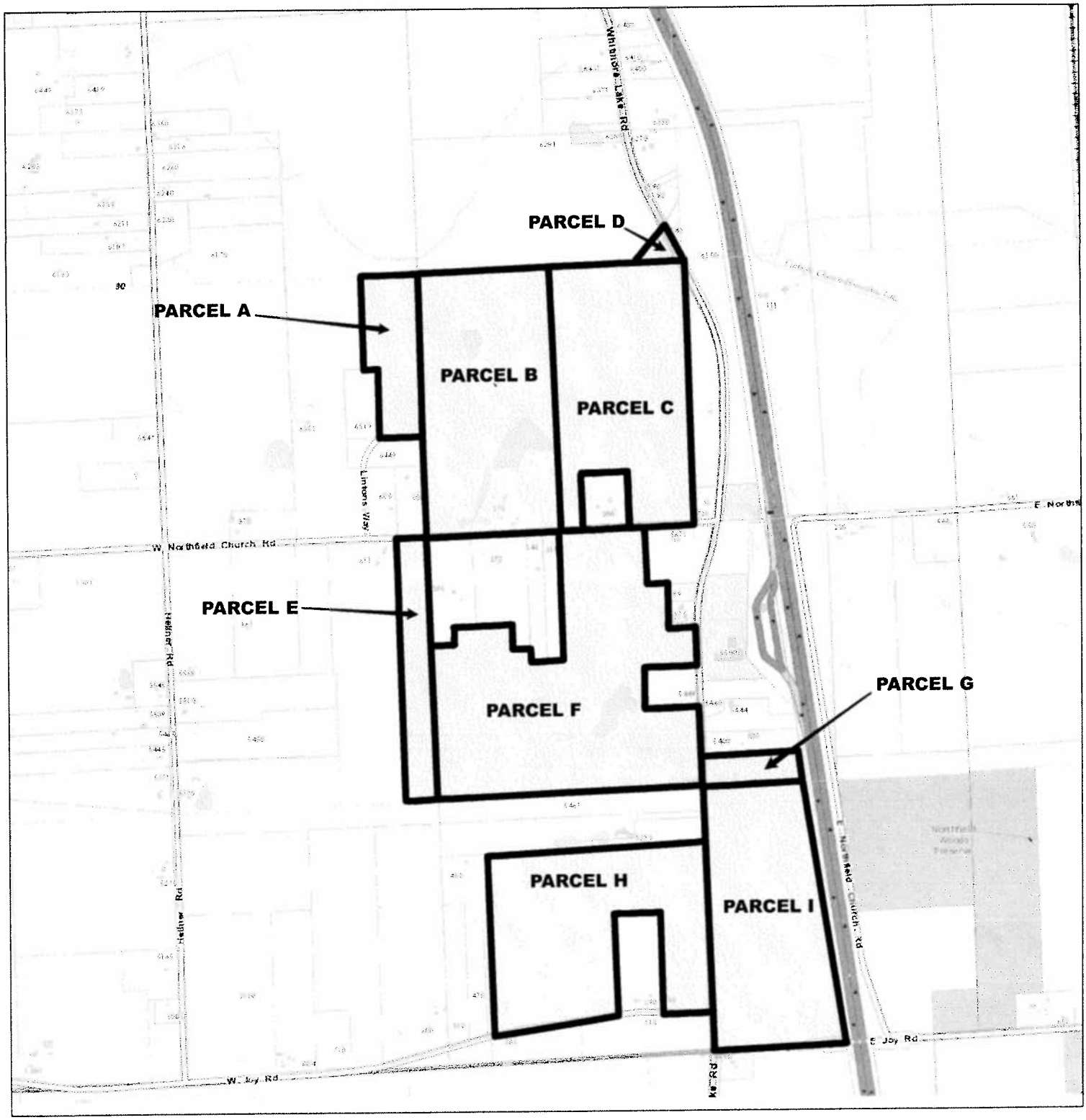
DJS/kk

cc: Douglas J. Lewan, Community Planner, PCP, AICP (w/ attachments)

Attachments
Exhibit 1 – Depiction of Parcels Proposed for MDR Designation
Exhibit 2 – List of Parcel Nos., with the name and address of each Parcel Owner
Exhibit 3 – Consents of the Owner of each Parcel

BILTMORE DEVELOPMENT

EXHIBIT 1



BILTMORE DEVELOPMENT

EXHIBIT 2

PARCEL A

OWNER:	NOBLE, ROBERT L & ALAINA
PROPERTY ADDRESS:	LINTON WAY ANN ARBOR , MI 48105
PARCEL #:	B -02-30-400-007
OWNER ADDRESS:	6124 SWAN LAKE ROMULUS , MI 48174
ACREAGE:	19.04

PARCEL B

OWNER:	BRAUN JOYCE M (TRUST)
PROPERTY ADDRESS:	370 W NORTHFIELD CHURCH RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-300-002
OWNER ADDRESS:	5155 JENNINGS RD ANN ARBOR , MI 48105
ACREAGE:	80.00

PARCEL C

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-29-300-004
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	74.0

PARCEL D

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	6107 WHITMORE LAKE RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-200-013
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	1.96

PARCEL E

OWNER:	RAUPAGH PAUL R & BRYNN W
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-31-100-010
OWNER ADDRESS:	5445 HELLNER RD. ANN ARBOR , MI 48105
ACREAGE:	20.01

PARCEL F

OWNER:	PHEASANT HOLLOW ASSOCIATES, LLC
PROPERTY ADDRESS:	5355 WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-200-012
OWNER ADDRESS:	451 E WILSON PONTIAC , MI 48341
ACREAGE:	111.67

PARCEL G

OWNER:	VACHHER S PREHLAD TRUST & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-100-016
OWNER ADDRESS:	42814 OATYER CT ASHBURN , VA 20148
ACREAGE:	6.63

PARCEL H

OWNER:	KRAAY LIMITED PARTNERSHIP
PROPERTY ADDRESS:	80 W JOY RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-300-008
OWNER ADDRESS:	5021 GAMTON COURT CHARLOTTE , NC 28226
ACREAGE:	76.35

PARCEL I

OWNER:	VACHHER (PREHLAD S) & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-400-002
OWNER ADDRESS:	47237 BEACHCREST CT PLYMOUTH , MI 48170
ACREAGE:	71.12

TOTAL ACREAGE:	460.78

EXHIBIT 3
PARCEL A

To Whom It May Concern:

We own the property legally described as Parcel No B-02-30-400-007, comprising 19.04 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

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All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: May 29, 2014

EXHIBIT 3
PARCEL B

To Whom It May Concern:

We own the property whose address is 370 W Northfield Church Road, containing approximately 80 +/- acres, being Parcel No. B-02-29-300-002 and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Joyce M. Braun, as Trustee of the Joyce M. Braun Trust under Trust Agreement dated January 30, 1996, as amended

Date: May 10, 2014

EXHIBIT 3
PARCEL C & D

To Whom It May Concern:

We own the property legally described as Parcel No(s). B-02-29-300-004 and B-02-29-200-013 comprising 75.96 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

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All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Kleinschmidt Family Limited Partnership

By: _____
Charles A. Kleinschmidt
Its: Agent

Date: 5/8/14

EXHIBIT 3
PARCEL E

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-31-100-010, comprising 20.01 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Bryson W. Rayfield

Paul K Rayfield

Date: May 28, 2014

EXHIBIT 3
PARCEL F

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-200-012 whose address is 5355 Whitmore Lake Road, Ann Arbor Michigan 48105, comprising 111.67 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

By: _____

Date: 5/24/14

EXHIBIT 3
PARCELS G & I

To Whom It May Concern:

We own the property legally described as Parcel Nos. B-02-32-400-002 and B-02-32-100-016 comprising 77.75 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to the terms of that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: _____

EXHIBIT 3
PARCEL H

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-300-008 whose street address is 80 W Joy Road, Ann Arbor, MI 48105, comprising 76.35 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

KRAAY LIMITED PARTNERSHIP

Deck Kraay - Trustee

Bora Kraay - Trustee

Date: 5/23/2014

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Thursday, May 29, 2014 8:53 PM
To: Howard Fink
Cc: Doug Lewan; Kevin Kohls; Jennifer Carlisle; Jim Beuche; Joe Van Esley
Subject: Master Plan Map Amendment Request
Attachments: Master Plan Amendment 052914.pdf

Howard,

Attached is Biltmore's formal request for a Master Plan Amendment for the nine properties in Northfield Township that we now have under contract. The total acreage for all nine properties is 460.78 acres. If you have any questions please let me know.

Please confirm receipt of this email and the attached PDF.

Best Regards,

DJS

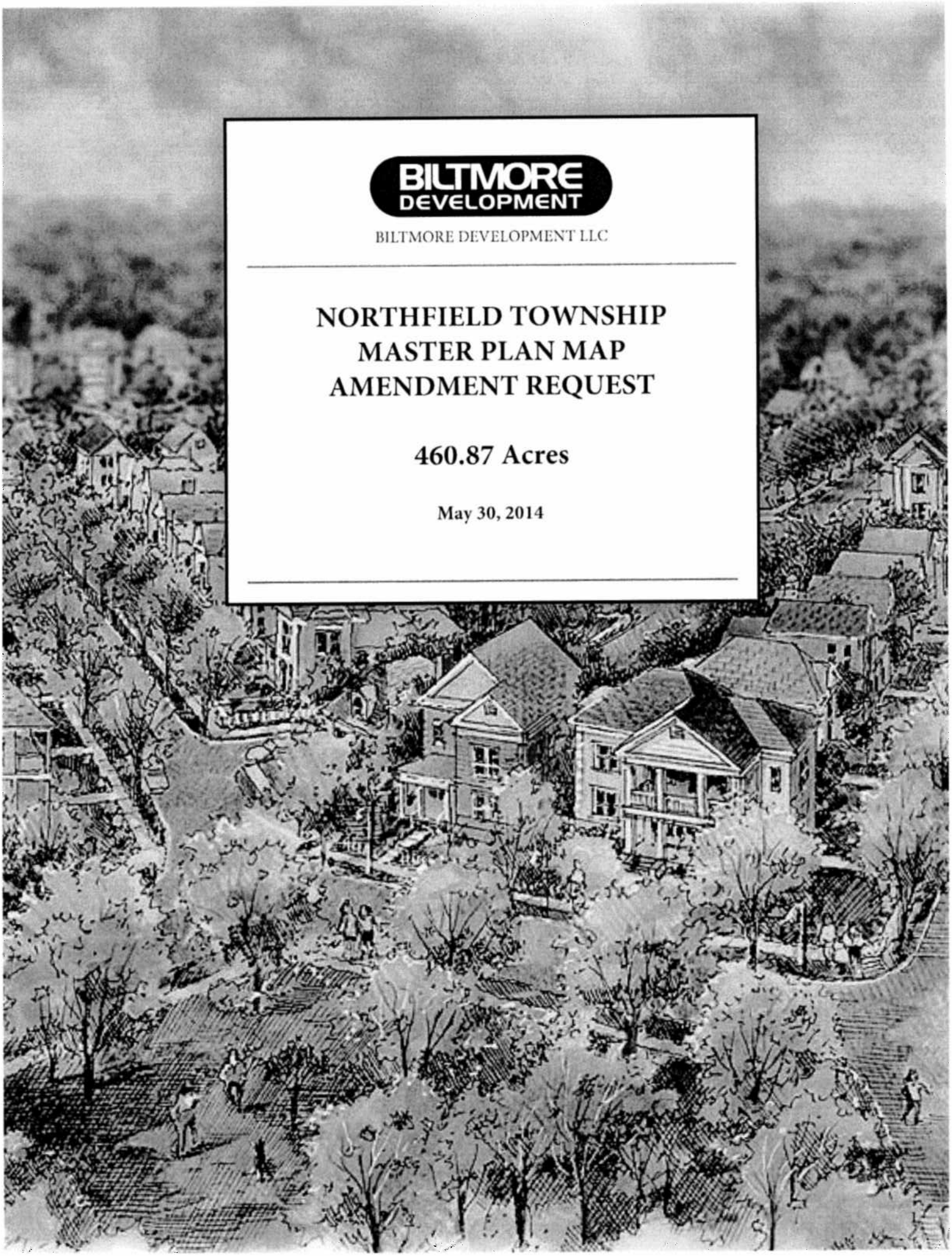
David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800

Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

BILTMORE DEVELOPMENT



BILTMORE DEVELOPMENT

BILTMORE DEVELOPMENT LLC

NORTHFIELD TOWNSHIP MASTER PLAN MAP AMENDMENT REQUEST

460.87 Acres

May 30, 2014

BILTMORE LAND LLC

555 S. Old Woodward, #1409
Birmingham, Michigan 48009
Phone: 248.563.5800
Email: dstollman@me.com

May 29, 2014

Mr. Howard Fink
Township Manager
Northfield Township
8350 Main St.
Whitmore Lake, MI 48189

Re: ***Request for Amendment of Master Plan Map***

Dear Mr. Fink:

This letter is our formal request that Northfield Township amend its Master Plan map for future land use to designate the nine parcels depicted on Exhibit 1 (the "Parcels") as MDR - Medium Density Residential (1/4 to 1 Ac.). The Parcels are highlighted in yellow on Exhibit 1 and identified as Parcel A through Parcel I. The nine Parcels are owned by seven separate owners; two of the owners own two Parcels.

As shown on Exhibit 1, the Parcels are in Sections 29 and 32, west of US-23. The Parcel Identification Numbers for each Parcel, and the names and addresses of each Parcel owner, are attached as Exhibit 2. Biltmore Land LLC is the contract purchaser of each Parcel. Each Parcel owner has consented to Biltmore filing and processing for approval applications for the development of the Parcel. The consents are attached as Exhibit 3.

The amendment of the Northfield Township Master Plan map for future land use to designate the Parcels as MDR is supported by, without limitation, the following:

- Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.

- The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.

- Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.

- The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

- The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.

- Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.

In summary, we ask that Northfield Township process for approval and approve the MDR designation of the Parcels, which will increase the Township's tax base, strengthen businesses in the downtown area as well as locally sourced agriculture and enhance the local economy.

If you have any questions regarding this request or if you need additional information, please call me at (248) 563-5800.

Very truly yours,

BILTMORE LAND LLC

By: _____
David J. Stollman, its Manager

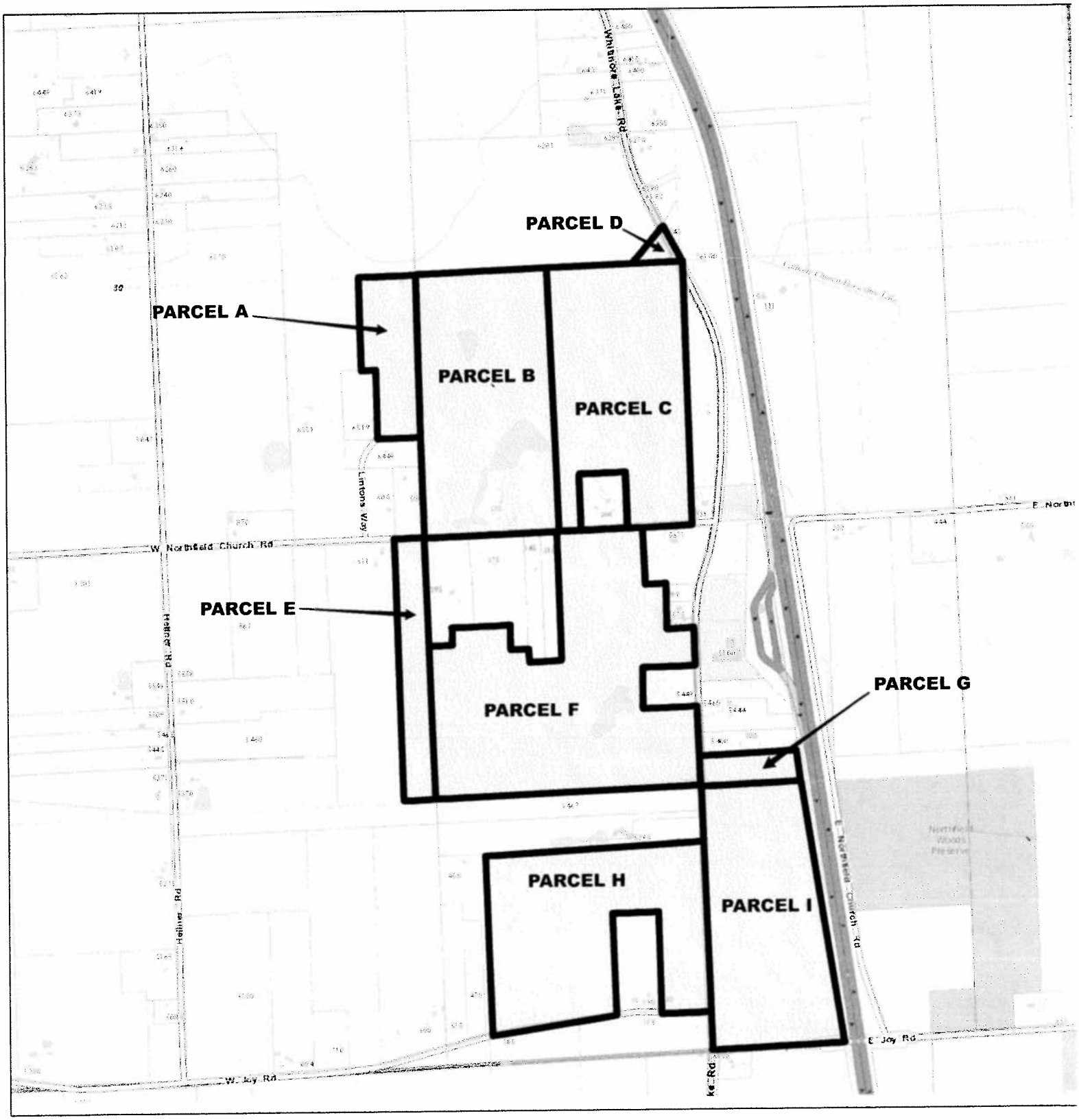
DJS/kk

cc: Douglas J. Lewan, Community Planner, PCP, AICP (w/ attachments)

Attachments
Exhibit 1 – Depiction of Parcels Proposed for MDR Designation
Exhibit 2 – List of Parcel Nos., with the name and address of each Parcel Owner
Exhibit 3 – Consents of the Owner of each Parcel

BILTMORE DEVELOPMENT

EXHIBIT 1



BILTMORE DEVELOPMENT

EXHIBIT 2

PARCEL A

OWNER:	NOBLE, ROBERT L & ALAINA
PROPERTY ADDRESS:	LINTON WAY ANN ARBOR , MI 48105
PARCEL #:	B -02-30-400-007
OWNER ADDRESS:	6124 SWAN LAKE ROMULUS , MI 48174
ACREAGE:	19.04

PARCEL B

OWNER:	BRAUN JOYCE M (TRUST)
PROPERTY ADDRESS:	370 W NORTHFIELD CHURCH RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-300-002
OWNER ADDRESS:	5155 JENNINGS RD ANN ARBOR , MI 48105
ACREAGE:	80.00

PARCEL C

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-29-300-004
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	74.0

PARCEL D

OWNER:	KLEINSCHMIDT FAMILY LIMITED PTN
PROPERTY ADDRESS:	6107 WHITMORE LAKE RD WHITMORE LAKE , MI 48189
PARCEL #:	B -02-29-200-013
OWNER ADDRESS:	4638 MORNINGSTAR WAY ANN ARBOR , MI 48103
ACREAGE:	1.96

PARCEL E

OWNER:	RAUPAGH PAUL R & BRYNN W
PROPERTY ADDRESS:	W NORTHFIELD CHURCH RD ANN ARBOR , MI 48105
PARCEL #:	B -02-31-100-010
OWNER ADDRESS:	5445 HELLNER RD. ANN ARBOR , MI 48105
ACREAGE:	20.01

PARCEL F

OWNER:	PHEASANT HOLLOW ASSOCIATES, LLC
PROPERTY ADDRESS:	5355 WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-200-012
OWNER ADDRESS:	451 E WILSON PONTIAC , MI 48341
ACREAGE:	111.67

PARCEL G

OWNER:	VACHHER S PREHLAD TRUST & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-100-016
OWNER ADDRESS:	42814 OATYER CT ASHBURN , VA 20148
ACREAGE:	6.63

PARCEL H

OWNER:	KRAAY LIMITED PARTNERSHIP
PROPERTY ADDRESS:	80 W JOY RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-300-008
OWNER ADDRESS:	5021 GAMTON COURT CHARLOTTE , NC 28226
ACREAGE:	76.35

PARCEL I

OWNER:	VACHHER (PREHLAD S) & TOWNLEY S LOUISE LIVING TRUST
PROPERTY ADDRESS:	WHITMORE LAKE RD ANN ARBOR , MI 48105
PARCEL #:	B -02-32-400-002
OWNER ADDRESS:	47237 BEACHCREST CT PLYMOUTH , MI 48170
ACREAGE:	71.12

TOTAL ACREAGE:	460.78

EXHIBIT 3
PARCEL A

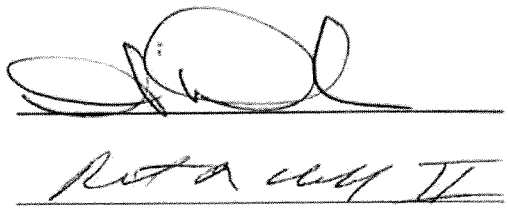
To Whom It May Concern:

We own the property legally described as Parcel No B-02-30-400-007, comprising 19.04 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,



Date: May 29, 2014

EXHIBIT 3
PARCEL B

To Whom It May Concern:

We own the property whose address is 370 W Northfield Church Road, containing approximately 80 +/- acres, being Parcel No. B-02-29-300-002 and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Joyce M. Braun, as Trustee of the Joyce M. Braun Trust under Trust Agreement dated January 30, 1996, as amended

Date: May 10, 2014

EXHIBIT 3
PARCEL C & D

To Whom It May Concern:

We own the property legally described as Parcel No(s). B-02-29-300-004 and B-02-29-200-013 comprising 75.96 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Kleinschmidt Family Limited Partnership

By: _____
Charles A. Kleinschmidt
Its: Agent

Date: 5/8/14

EXHIBIT 3
PARCEL E

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-31-100-010, comprising 20.01 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: May 28, 2014

EXHIBIT 3
PARCEL F

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-200-012 whose address is 5355 Whitmore Lake Road, Ann Arbor Michigan 48105, comprising 111.67 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

By: _____

Date: 5/24/14

EXHIBIT 3
PARCELS G & I

To Whom It May Concern:

We own the property legally described as Parcel Nos. B-02-32-400-002 and B-02-32-100-016 comprising 77.75 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to the terms of that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

Date: _____

EXHIBIT 3
PARCEL H

To Whom It May Concern:

We own the property legally described as Parcel No. B-02-32-300-008 whose street address is 80 W Joy Road, Ann Arbor, MI 48105, comprising 76.35 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

This letter confirms that, pursuant to that Agreement of Sale, we have authorized Biltmore (and its agents and representatives) to undertake physical investigations of the above-referenced property (soil borings, environmental investigations, wetlands evaluations, etc.) site planning (including, without limitation, filing a formal proposed site plan and/or plats, rezoning, submitting a PUD application, submitting a special land use application, locating/relocating utilities, applying for demolition of existing structures and shutoff/removal of existing utilities, etc.) as well as pursuing such other approvals as may be necessary or desirable in connection with Biltmore's intended use of the property.

All of the matters described in this letter, in Biltmore's discretion, may be undertaken in concert with other land in the vicinity of the Property.

Very truly yours,

KRAAY LIMITED PARTNERSHIP

Dick Kraay - Trustee

Bora Kraay - Trustee

Date: 5/23/2014

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Thursday, May 29, 2014 10:44 AM
To: Howard Fink
Subject: RE: MP Change Issues

Sounds good see you tomorrow.

Doug

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Thursday, May 29, 2014 10:18 AM
To: Doug Lewan
Subject: RE: MP Change Issues

Yes, lets discuss. I think it needs some massaging, but is overall good. How about after we meet with Dale tomorrow.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Thursday, May 29, 2014 10:05 AM
To: Howard Fink (finkh@twp.northfield.mi.us)
Subject: MP Change Issues

Howard:

As we discussed on Tuesday I've provided a listing of issues that are of concern for the Biltmore request. I've provided both positive and negative. Once you have had a chance to read through the memo give me a call and perhaps we can meet to discuss further.

Doug

Douglas J. Lewan, AICP, PCP
Managing Director
Carlisle/Wortman Associates, Inc.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
Dlewan@CWAPlan.com

Visit us on the web at www.cwaplan.com

Please consider the environment before printing this email

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Thursday, May 29, 2014 10:05 AM
To: Howard Fink (finkh@twp.northfield.mi.us)
Subject: MP Change Issues
Attachments: MP Change 5-29-14.pdf

Howard:

As we discussed on Tuesday I've provided a listing of issues that are of concern for the Biltmore request. I've provided both positive and negative. Once you have had a chance to read through the memo give me a call and perhaps we can meet to discuss further.

Doug

Douglas J. Lewan, AICP, PCP
Managing Director
Carlisle/Wortman Associates, Inc.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
Dlewan@CWAPlan.com

Visit us on the web at www.cwaplan.com



Please consider the environment before printing this email

CARLISLE | WORTMAN associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: Howard Fink, Northfield Township Manager

FROM: Douglas J. Lewan, Community Planner

DATE: May 29, 2014

RE: Biltmore Master Plan Proposal

As you are aware we are waiting on a request from Biltmore to consider a change to our Master Plan in an area along Whitmore Lake Road from Joy Road north to an area north of Northfield Church Road. It is my understanding that Biltmore is in the process of assembling property and at this point may have up to 420 acres under contract.

The subject area is currently designated by the Master Plan as AG-Agriculture. The Biltmore representative are tentatively requesting a Master Plan designation of MDR-Medium Density Residential. As you know this is a significant departure from the current Master Plan by way of total potential density and overall impacts to the Township.

This memorandum is intended to point out issues both positive and negative with regard to the proposed change to the Township Master Plan. Please note that a change to MDR would logically result in a request for either a rezoning to a SR-1 designation or of a PUD.

The following is a listing of concerns with the change as it relates to the existing Township Master Plan. This list is in no particular order of importance:

1. The subject density increase has no relationship to the existing land use patterns or to the existing zoning within the area and results in a substantial density increase for this area. We roughly calculate under the existing zoning designation of AR we could expect approximately 67 units to 77 units (if clustered). The proposed change would result in approximately 1,340 units. This represents a 40% increase in housing units for the entire Township to be located in one development. This is an abrupt change in planned density for this part of the Township and has implications on traffic and impact to natural features as well as altering the character of this part of the Township.

2. According to Township mapping significant natural resources are found on substantial portions of the subject properties. The presence of these features would suggest maintaining the AG designation or possibly to a step up designation of LDR-Low Density Residential. This is particularly true in the central portion of the area under consideration. Township natural feature mapping would indicate that the area identified as Pheasant Hollow has substantial wetlands, and woodlands to the point that development of this area seems questionable.

3. As we know the property in question is not currently found within the Township sewer service district. Expansion of sewer in to AG areas is discouraged in these areas as well as discouraged in the area known in the Master Plan as "sub-area 3."

4. Sub-area 3 of the Master Plan is primarily a rural pattern of growth as described in the Master Plan and the proposal will change this into a suburban pattern. This change is not in keeping with the current plan. In association with this comment the proposed change is not in keeping with the development strategies as outlined in this sub-area.

5. Almost the entire area under consideration is shown in the Master Plan as either "prime farmland" or "prime farmland if drained." One of the primary tenants of the Master plan is the preservation of farmland and open space.

6. As currently planned and zoned the area under consideration is not in conformance with the Township's sewer service policy.

7. The proposal as it relates is not compatible with the Master Plan of Ann Arbor Township. Our Master Plan indicates the desire to cooperate with neighboring jurisdictions. We would also point out that we are the community planners for Ann Arbor Township and believe they would not be in favor of the proposed density.

8. Finally, the current Township Master Plan is only two (2) years old. While a community doesn't have to follow their Master Plan in a lock-step fashion conditions that might have changed since adoption of the plan should be described by the potential applicant for consideration of the Planning Commission and Township Board.

In association with the proposed change to the Master Plan we offer the following issues that could be considered by the Planning Commission and Township Board as this request moves forward:

1. The current sewer service area is in the process of extending to the south very close to the area under consideration. Our sewer service expansion policy might be able to be met without the need for leapfrogging if properties to the north were included in the district.

2. It is our understanding that sewer capacity is available to serve this area of the Township. Of course detailed analysis will need to be undertaken to for this determination. This should be done as any part of a change to the Master Plan in this location.

3. Whitmore Lake Road is considered a "Minor Arterial" at this location. This is the highest classification of road for a rural area according to the hierarchy of the National Functional Classification Maps of roads in Michigan. This road classification would be compatible with an MDR Master Plan designation.

4. Whitmore Lake / North Territorial / U.S.-23 is in close proximity to the area under consideration. Further it is our understanding that the bridge over U.S. 23 will be substantially improved in 2016. This change will help alleviate traffic congestion and will allow a direct access route to the freeway.

5. The project area is found within the Ann Arbor public schools.

6. The proposal concentrates development in one location of the Township. This concentration would promote the preservation of other areas of the Township for open space and agriculture as desired in the Township Master Plan. Offering moderate density residential in one location could help open space preservation efforts in other parts of the Township, particularly the eastern ½ of the Township.

7. We would note that the Master Plan survey of the Township would seem to support the desire for more dense residential development, although it is not stated where this development would occur.

I've provided you with this brief overview of some of the issues that we see and are concerned with. Our first reaction to this proposal after having a chance to do a brief analysis is that of general concern with the density proposed and its effect to not only the natural features of this area but to the character of this part of the Township as outlined in Sub-area 3 of the Township Master Plan.

If this proposal is to go forward a very clear description of how the conditions of this area have changed since our last Master Plan was adopted should be clearly made. This type of research should generally come from the applicant and not the Township.

I would also point out that the items above are an overview of the issues I've identified to date. Each issue could be elaborated on based on the current Master Plan, natural feature mapping, and the Township sewer expansion policy. Further, there are likely other issues that I have not thought of that would impact this proposal.

Once you have time to read through these issues we should sit down to discuss them in more detail.

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: Howard Fink, Northfield Township Manager

FROM: Douglas J. Lewan, Community Planner

DATE: May 29, 2014

RE: Biltmore Master Plan Proposal

As you are aware we are waiting on a request from Biltmore to consider a change to our Master Plan in an area along Whitmore Lake Road from Joy Road north to an area north of Northfield Church Road. It is my understanding that Biltmore is in the process of assembling property and at this point may have up to 420 acres under contract.

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This memorandum is intended to point out issues both positive and negative with regard to the proposed change to the Township Master Plan. Please note that a change to MDR would logically result in a request for either a rezoning to a SR-1 designation or of a PUD.

The following is a listing of concerns with the change as it relates to the existing Township Master Plan. This list is in no particular order of importance:

1. The subject density increase has no relationship to the existing land use patterns or to the existing zoning within the area and results in a substantial density increase for this area. We roughly calculate under the existing zoning designation of AR we could expect approximately 67 units to 77 units (if clustered). The proposed change would result in approximately 1,340 units. This represents a 40% increase in housing units for the entire Township to be located in one development. This is an abrupt change in planned density for this part of the Township and has implications on traffic and impact to natural features as well as altering the character of this part of the Township.

2. According to Township mapping significant natural resources are found on substantial portions of the subject properties. The presence of these features would suggest maintaining the AG designation or possibly to a step up designation of LDR-Low Density Residential. This is particularly true in the central portion of the area under consideration. Township natural feature mapping would indicate that the area identified as Pheasant Hollow has substantial wetlands, and woodlands to the point that development of this area seems questionable.

3. As we know the property in question is not currently found within the Township sewer service district. Expansion of sewer in to AG areas is discouraged in these areas as well as discouraged in the area known in the Master Plan as "sub-area 3."

4. Sub-area 3 of the Master Plan is primarily a rural pattern of growth as described in the Master Plan and the proposal will change this into a suburban pattern. This change is not in keeping with the current plan. In association with this comment the proposed change is not in keeping with the development strategies as outlined in this sub-area.

5. Almost the entire area under consideration is shown in the Master Plan as either "prime farmland" or "prime farmland if drained." One of the primary tenants of the Master plan is the preservation of farmland and open space.

6. As currently planned and zoned the area under consideration is not in conformance with the Township's sewer service policy.

7. The proposal as it relates is not compatible with the Master Plan of Ann Arbor Township. Our Master Plan indicates the desire to cooperate with neighboring jurisdictions. We would also point out that we are the community planners for Ann Arbor Township and believe they would not be in favor of the proposed density.

8. Finally, the current Township Master Plan is only two (2) years old. While a community doesn't have to follow their Master Plan in a lock-step fashion conditions that might have changed since adoption of the plan should be described by the potential applicant for consideration of the Planning Commission and Township Board.

In association with the proposed change to the Master Plan we offer the following issues that could be considered by the Planning Commission and Township Board as this request moves forward:

1. The current sewer service area is in the process of extending to the south very close to the area under consideration. Our sewer service expansion policy might be able to be met without the need for leapfrogging if properties to the north were included in the district.

2. It is our understanding that sewer capacity is available to serve this area of the Township. Of course detailed analysis will need to be undertaken to for this determination. This should be done as any part of a change to the Master Plan in this location.

3. Whitmore Lake Road is considered a "Minor Arterial" at this location. This is the highest classification of road for a rural area according to the hierarchy of the National Functional Classification Maps of roads in Michigan. This road classification would be compatible with an MDR Master Plan designation.

4. Whitmore Lake / North Territorial / U.S.-23 is in close proximity to the area under consideration. Further it is our understanding that the bridge over U.S. 23 will be substantially improved in 2016. This change will help alleviate traffic congestion and will allow a direct access route to the freeway.

5. The project area is found within the Ann Arbor public schools.

6. The proposal concentrates development in one location of the Township. This concentration would promote the preservation of other areas of the Township for open space and agriculture as desired in the Township Master Plan. Offering moderate density residential in one location could help open space preservation efforts in other parts of the Township, particularly the eastern ½ of the Township.

7. We would note that the Master Plan survey of the Township would seem to support the desire for more dense residential development, although it is not stated where this development would occur.

I've provided you with this brief overview of some of the issues that we see and are concerned with. Our first reaction to this proposal after having a chance to do a brief analysis is that of general concern with the density proposed and its effect to not only the natural features of this area but to the character of this part of the Township as outlined in Sub-area 3 of the Township Master Plan.

If this proposal is to go forward a very clear description of how the conditions of this area have changed since our last Master Plan was adopted should be clearly made. This type of research should generally come from the applicant and not the Township.

I would also point out that the items above are an overview of the issues I've identified to date. Each issue could be elaborated on based on the current Master Plan, natural feature mapping, and the Township sewer expansion policy. Further, there are likely other issues that I have not thought of that would impact this proposal.

Once you have time to read through these issues we should sit down to discuss them in more detail.

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Wednesday, May 28, 2014 6:24 PM
To: Howard Fink
Subject: Question

Howard,

Can you have someone email me the latest master plan and master plan map? It's not online on Township website and my attorney (Kevin Kohls) who is drafting the master plan amendment request letter asked for a copy.

Also, Pheasant Hollow signed today. Kraay signed but is in overnight UPS delivery from Florida. Should have that tomorrow. I expect we'll send letter to your attention regarding master plan Friday.

Thanks

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com



Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Wednesday, May 21, 2014 4:17 PM
To: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Tom Esper

Howard:

Tom Esper requested a meeting to talk about how they may proceed with their private road. I suggested that he meet with us at 10:15 prior to our meeting Tuesday with Biltmore. Are you available, if not I can handle it and will let you know the outcome.

Doug

Douglas J. Lewan, AICP, PCP
Managing Director
Carlisle/Wortman Associates, Inc.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
Dlewan@CWAPlan.com

Visit us on the web at www.cwaplan.com



Please consider the environment before printing this email

Howard Fink

From: Jennifer Carlisle [Carlislej@twp.northfield.mi.us]
Sent: Wednesday, May 21, 2014 11:08 AM
To: 'David Stollman'
Cc: Howard Fink
Subject: meeting

Howard asked me to set up a meeting with you, himself and Doug Lewan. Doug has availability on Friday, Tuesday, or Wednesday. Do any of those days work for you?

Jennifer Carlisle
Asst. to Northfield Twp. Mgr.
734-449-2880 ext. 18
carlislej@twp.northfield.mi.us

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Wednesday, May 21, 2014 9:04 AM
To: Howard Fink
Subject: Re: Zoning Ordinance

Absolutely. Shoot me some days and times that work for you and we'll get something set up. Do you want Doug Lewan at meeting and I will bring Scott Betzoldt (engineer/land planner) or prefer this just the two of us. Let me know.

Thanks.

DJS

Sent from my Verizon iPhone

On May 21, 2014, at 8:56 AM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

> Hi David,
> Got it. I was thinking last night and realized that we need to start discussing concepts, densities, etc. I would like to start getting folks on board, but I don't have much to present.
> Can we have a meeting to go over concepts?
>
> Hope you are well.
> Howard
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123
>
> ---
>
> **From:** David Stollman [mailto:dstollman@me.com]
> **Sent:** Tuesday, May 20, 2014 4:41 PM
> **To:** Howard Fink
> **Cc:** Doug Lewan
> **Subject:** Zoning Ordinance
>
> Ignore previous email. I found ordinance through a different link. Sorry about that!!
>
> DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Tuesday, May 20, 2014 4:41 PM
To: Howard Fink
Cc: Doug Lewan
Subject: Zoning Ordinance

Follow Up Flag: Follow up
Flag Status: Completed

Ignore previous email. I found ordinance through a different link. Sorry about that!!

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com



Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Tuesday, May 20, 2014 4:38 PM
To: Howard Fink
Cc: Doug Lewan
Subject: Zoning Ordinance

Follow Up Flag: Follow up
Flag Status: Completed

Hi Howard,

I'd like to get a copy of the Northfield Zoning Ordinance. I looked online and it says "coming soon". Is there one you can email me or a download link you can send me?

Thanks

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com



Howard Fink

From: CKleinschmidt [ck1939@sbcglobal.net]
Sent: Tuesday, May 13, 2014 8:27 AM
To: Howard Fink
Subject: RE: 156 acres

HF
That's OK. I just wanted you to know the status CK

Charles Kleinschmidt. ck1939@sbcglobal.net

On Tue, 5/13/14, Howard Fink <finkh@twp.northfield.mi.us> wrote:

Subject: RE: 156 acres
To: "'CKleinschmidt'" <ck1939@sbcglobal.net>
Date: Tuesday, May 13, 2014, 8:10 AM

Chuck,
The attachments did not come through.
Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: CKleinschmidt [mailto:ck1939@sbcglobal.net]

Sent: Monday, May 12, 2014 7:37 PM
To: Howard Fink
Subject: 156 acres

Howard Fink
FYI, Sales Agreements for Joyce Braun's 80 acres & our
76 acres have been
completed. If Biltmore is purchasing other parcels, I don't know about them.
Chuck

Charles Kleinschmidt. ck1939@sbcglobal.net Please confirm receipt of this email if the information is critical or time sensitive.

Howard Fink

From: CKleinschmidt [ck1939@sbcglobal.net]
Sent: Monday, May 12, 2014 7:37 PM
To: Howard Fink
Subject: 156 acres

Howard Fink
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Chuck

Charles Kleinschmidt. ck1939@sbcglobal.net Please confirm receipt of this email if the information is critical or time sensitive.

Howard Fink

From: Jim Beuche [jbeuche@hooperhathaway.com]
Sent: Monday, May 12, 2014 12:01 PM
To: Howard Fink
Subject: RE:

Howard:

Yes (as to going after other parcels), but I don't know which parcels.

James R. Beuche
Hooper, Hathaway, Price, Beuche & Wallace
126 South Main Street
Ann Arbor, Michigan 48104
Tele: 734-662-4426
Fax: 734-662-9559
Email: jbeuche@hooperhathaway.com

HOOPER HATHAWAY
PRICE BEUCHE & WALLACE

Confidentiality Notice: this transmission is intended for the sole use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone. Thank you.

IRS Circular 230 Notice: to ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication is not intended or written to be used, and cannot be used by any taxpayer, for the purpose of avoiding U.S. tax penalties.

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Monday, May 12, 2014 12:00 PM
To: Jim Beuche
Subject: RE:

Great. Do you know if Biltmore is going after any other parcels?
So happy this is moving forward.
Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Jim Beuche [mailto:jbeuche@hooperhathaway.com]
Sent: Monday, May 12, 2014 11:46 AM
To: Howard Fink
Subject: RE:

Howard:

Both Kleinschmidt and Braun are under contract with Biltmore, with a 2 year "due diligence period"

Thanks for your help.

James R. Beuche
Hooper, Hathaway, Price, Beuche & Wallace
126 South Main Street
Ann Arbor, Michigan 48104
Tele: 734-662-4426
Fax: 734-662-9559
Email: jbeuche@hooperhathaway.com

HOOPER HATHAWAY
PRICE BEUCHE & WALLACE

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From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Wednesday, April 30, 2014 1:48 PM
To: Jim Beuche
Cc: 'Jennifer Carlisle'
Subject:

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink

From: Jim Beuche [jbeuche@hooperhathaway.com]
Sent: Monday, May 12, 2014 11:46 AM
To: Howard Fink
Subject: RE:

Howard:

Both Kleinschmidt and Braun are under contract with Biltmore, with a 2 year "due diligence period"

Thanks for your help.

James R. Beuche
Hooper, Hathaway, Price, Beuche & Wallace
126 South Main Street
Ann Arbor, Michigan 48104
Tele: 734-662-4426
Fax: 734-662-9559
Email: jbeuche@hooperhathaway.com

HOOPER HATHAWAY
PRICE BEUCHE & WALLACE

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IRS Circular 230 Notice: to ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication is not intended or written to be used, and cannot be used by any taxpayer, for the purpose of avoiding U.S. tax penalties.

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Wednesday, April 30, 2014 1:48 PM
To: Jim Beuche
Cc: 'Jennifer Carlisle'
Subject:

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Friday, May 09, 2014 11:50 AM
To: Howard Fink; carlislej@twp.northfield.mi.us
Subject: Conference Call Today

Howard/Jennifer,

I am available for a conference call today at 3PM. I am trying to get my engineer (Scott Betzoldt) to join us on the call but I haven't been able to reach him. Why don't we use the Biltmore Development Conference Call #? The dial-in instructions are as follows:

Conference Call #: (712) 432-0385
Participant Code: 952338#

Please confirm you received this. Jennifer can you send me your contact information/email address?

I look forward to speaking with you at 3PM.

Thanks

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

BILTMORE DEVELOPMENT

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Thursday, May 08, 2014 6:23 PM
To: finkh@twp.northfield.mi.us
Subject: Re: signed, sealed, & delivered

That is fantastic...and amazing! Thank you for taking the lead and accomplishing something we have looked for and needed for many years now. Kudos!!

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: 'Janet Chick' <jchick711@aol.com>
Sent: Thu, May 8, 2014 4:58 pm
Subject: FW: signed, sealed, & delivered

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: CKleinschmidt [mailto:ck1939@sbcglobal.net]
Sent: Thursday, May 08, 2014 4:48 PM
To: Howard Fink
Subject: signed, sealed, & delivered

Howard
Your skill at guiding the various discussions has led to Stollman & me signing a sales agreement. My neighbor, Joyce Braun, is about to complete a nearly identical agreement. Our deals are predicated on getting all approvals within 2 years, rather than 3 years. I hope things will move even faster, if possible, so that Stollman & I don't have to renegotiate everything again or pull the plug.
I will help in any way I can & you are free to discuss any of my business with my attorney, Jim Beuche (662-4426) Chuck

Charles Kleinschmidt. ck1939@sbcglobal.net 645-9377 daytime cell Please confirm receipt of this email if the information is critical or time sensitive.

Howard Fink

From: CKleinschmidt [ck1939@sbcglobal.net]
Sent: Thursday, May 08, 2014 4:48 PM
To: Howard Fink
Subject: signed, sealed, & delivered

Howard
Your skill at guiding the various discussions has led to Stollman & me signing a sales agreement. My neighbor, Joyce Braun, is about to complete a nearly identical agreement. Our deals are predicated on getting all approvals within 2 years, rather than 3 years. I hope things will move even faster, if possible, so that Stollman & I don't have to renegotiate everything again or pull the plug.
I will help in any way I can & you are free to discuss any of my business with my attorney, Jim Beuche (662-4426) Chuck

Charles Kleinschmidt. ck1939@sbcglobal.net 645-9377 daytime cell Please confirm receipt of this email if the information is critical or time sensitive.

Howard Fink

From: CKleinschmidt [ck1939@sbcglobal.net]
Sent: Tuesday, May 06, 2014 11:12 AM
To: Howard Fink
Subject: Kleinschmidt-Braun/Biltmore-Stollman

Howard
The Purchaser has asked for the following time schedule. It seems excessive given our discussion at the meeting last week.
Can you help?
Chuck

Time Frame: Purchaser's Undertakings within Stated Time Frame:

Four Months After Effective Date.
Purchaser files application for change in the Master Plan designation for the Property from Agricultural to Residential.

One Year After Effective Date
Purchaser obtains Township approval of a change in the Master Plan designation for the Property to Residential.

Four Months After Master Plan Amendment Approved Purchaser files application for PUD approval for the Property, which may also include an application for rezoning from Agricultural to a Residential classification.

One Year After PUD Application Filed
Purchaser obtains Township approval of Purchaser's Preliminary PUD Application for the Property and any required Residential rezoning.

Four Months After Preliminary PUD Application Approved Purchaser files application for Final PUD Approval.

One Year After Purchaser files Application for Final PUD Approval Purchaser obtains Final PUD Approval; Purchaser and the Township execute Planned Unit Development Agreement that sets forth in detail the rights and obligations of Purchaser and Township as to the development and use of the Property, including allocating, between Purchaser and Township: (i) the cost of extending sanitary sewer to the Property, when that extension will occur and the contribution of each party to the extension; (ii) the establishment of a community (or Township) wide water system; and (iii) how all other Utilities will be provided to the Property.

Three years after Effective Date
Purchaser issues its Notice to Proceed to Closing or terminates Agreement.

David J. Stollman

President
Biltmore Development LLC

Charles Kleinschmidt. ck1939@sbcglobal.net Please confirm receipt of this email if the information is critical or time sensitive.

Howard Fink

From: David Stollman [dstollman@me.com]
Sent: Tuesday, May 06, 2014 9:50 AM
To: Howard Fink
Cc: Doug Lewan
Subject: Re: Northfield PUD Ordinance

Thanks Howard.

Sent from my Verizon iPhone

On May 6, 2014, at 9:24 AM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

> Hi David,
> Just to give you a heads up, I have our engineer looking at some preliminary cost estimates of extending the sewer to your proposed property. I should have some costs available later this week.
>
> Take care,
> Howard
>
> Howard Fink
> Northfield Township Manager
> 8350 Main St., Ste. A
> Whitmore Lake, MI 48189
> Phone: (734) 449-2880 x 12
> Fax: (734) 449-0123
>
> ---
>
> **From:** Doug Lewan [mailto:dlewan@cwaplan.com]
> **Sent:** Tuesday, May 06, 2014 9:01 AM
> **To:** David Stollman
> **Cc:** Howard Fink (finkh@twp.northfield.mi.us)
> **Subject:** RE: Northfield PUD Ordinance
>
> David:
>
> Felling better (let's say about 90%).
>
> Find attached the Northfield PUD language.
>
> Thanks,
>
> Doug
>
> **From:** David Stollman [mailto:dstollman@me.com]
> **Sent:** Monday, May 5, 2014 4:24 PM
> **To:** Doug Lewan
> **Subject:** Northfield PUD Ordinance
>
> Hi Doug,

I hope you are feeling 100% better now. You mentioned that Northfield revised its PUD ordinance at the meeting on Friday. Can you send me a copy of it? We are working through issues with our land sellers and it would be helpful to fully understand the new process.

Thanks

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

<image001.jpg>

Howard Fink

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Tuesday, May 06, 2014 9:01 AM
To: David Stollman
Cc: Howard Fink (finkh@twp.northfield.mi.us)
Subject: RE: Northfield PUD Ordinance
Attachments: Nfld PUD.docx

David:

Felling better (let's say about 90%).

Find attached the Northfield PUD language.

Thanks,

Doug

From: David Stollman [mailto:dstollman@me.com]
Sent: Monday, May 5, 2014 4:24 PM
To: Doug Lewan
Subject: Northfield PUD Ordinance

Hi Doug,

I hope you are feeling 100% better now. You mentioned that Northfield revised its PUD ordinance at the meeting on Friday. Can you send me a copy of it? We are working through issues with our land sellers and it would be helpful to fully understand the new process.

Thanks

DJS

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President
Biltmore Development LLC
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Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com


BILTMORE
DEVELOPMENT

ARTICLE 52.0
PLANNED UNIT DEVELOPMENT DISTRICT - PUD

Section 52.01 Intent

A. The PUD district is intended to permit flexibility in the regulation of land development, encourage innovation in land use and variety in design, layout and type of structures constructed, achieve economy and efficiency in the use of land, natural resources, energy and the provision of public services and utilities, encourage useful open space, and provide better housing, employment and shopping opportunities particularly suited to the needs of residents.

Section 52.02 General Provisions

A. **Where Permitted.** A PUD which includes only residential and accessory recreational uses may be applied for in any zoning district. A PUD which is either exclusively nonresidential or includes a mix of residential and nonresidential uses may be applied for in any zoning district which has access to the Township sewer service area.

B. **Uses Permitted.** Any land use authorized in this chapter may be included in a PUD, subject to the limitations of nonresidential and mixed use developments to the township sewer service area and the adequate protection of public health, safety, and welfare to protect and ensure the compatibility of varied land uses both within and outside the development.

C. **Qualifications of Subject Parcel.** The applicant for a PUD must demonstrate through the submission of both written documentation and site development plans that all of the following criteria are met:

1. The intent of Section 52.01 is met.

2. The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads, and utilities.

3. The proposed development shall be consistent with the public health, safety, and welfare of the township.

4. The proposed development shall minimize any negative environmental impact of the subject site or surrounding land in comparison to a conventional development in conformance with current Township standards.

5. The proposed development shall minimize any negative impact upon surrounding properties in comparison to a conventional development in conformance with current Township standards.

6. The proposed development shall be consistent with the goals and policies of the Township Master Plan.

Section 52.03 Design Considerations

A. A proposed PUD shall take into account the following specific design considerations, as they are necessary to ensure compliance with all applicable regulations and to ensure the compatibility of the project with adjoining properties and the general area in which the property is located.

1. Perimeter setbacks.

2. Street drainage and utility design with respect to location, availability, ownership and compatibility.

3. Underground installation of utilities.

4. Installation of separate pedestrian ways apart from vehicular streets and ways.

5. Achievement of integrated and harmonious development with respect to signs, lighting, landscaping and construction materials.

6. Noise reduction and visual screening mechanisms from adjoining residential uses.

7. Ingress and egress to the property with respect to automotive and pedestrian safety and convenience, traffic flow and control, street capacity, and emergency access.

8. Off-street parking, loading, refuse and other service areas with respect to ingress and egress and the potential effects of noise, glare, vibration and odor emanating from such facilities on adjoining properties or uses.

9. Screening and buffering with the respect to dimensions and character.

10. Yard areas and other open space.

11. Density and intensity of development expressed in terms of percent of gross and net land area coverage and/or gross and net housing units per acre and the height of buildings and other structures.

12. The preservation of natural resources and natural features.

Section 52.04 Project Densities

A. Residential Density.

1. The total number of dwelling units in a PUD project shall not exceed the number of dwelling units permitted in the underlying zoning district or Master Plan Future Land Use designation. However, a variable density bonus of up to twenty-five percent (25%) may be allowed at the discretion of the Township Board, upon recommendation of the Planning Commission. Projects qualifying for a density bonus shall include no less than two (2) of the following elements:

a. A high level of clustered development, where at least forty percent (40%) of the PUD is common usable open space or remains in an undeveloped state.

b. Providing perimeter transition areas or greenbelts around all sides of the development that are at least one hundred (100) feet in depth.

c. The proposed plan is designed to enhance surface water quality and ground water quality by addressing at least two (2) Stormwater Best Management Practices (BMPs) as outlined by the Washtenaw County Water Resource Commission.

d. Provisions and design that preserve natural features.

e. Donation or contribution of land or amenities.

2. To establish bonus density, the application shall be required to submit a conventional zoning layout using the underlying zoning classification and demonstrating a practical project for the subject parcel applying to all Township regulations.

3. In the case where the applicant proceeds in phases and develops only a portion of the total proposed development at one time, each phase shall consist of land use(s) planned and developed in such a way so that the average density of all completed phases shall not exceed on a cumulative basis, the maximum average density allowed for the entire development. This may be accomplished through the utilization of conservation easements, or other lawful means, which would allow more dense development in an earlier phase, while ensuring appropriate overall density.

B. **Mixed-Use Project Density.** For projects which contain a residential component, density shall be based upon the current Township Master Plan, existing and planned residential densities in the surrounding area, the availability of utilities and the natural features and resource of the subject parcel.

C. **Non-Residential Component.** A PUD may incorporate a non-residential component into an exclusively residential development, provided that all of the following are met:

1. The non-residential component shall be located on a lot of sufficient size to contain all such structures, parking, and landscape buffering. The total area occupied by the non-residential land uses may not exceed ten percent (10%) of the gross area of the development.

2. All non-residential uses shall be compatible with the residential area.

3. The Planning Commission finds that the architectural design of the structure(s) is compatible with the balance of the development.

4. All non-residential structures are connected to a pedestrian access system servicing the project.

5. All parking and loading areas serving the non-residential uses shall be to the rear or side of the structure and fully screened from view of any public roadway, except that the Planning Commission may allow up to twenty-five percent (25%) of the minimum number of required parking spaces in the front yard. Where the parking lot is visible from residential units or open space, it shall be planted with a landscape buffer consisting of evergreen trees spaced no more than ten (10) feet on center.

Section 52.05 Design Standards

A. Open Space Preservation.

1. When completed, the PUD shall have significant areas, but not less than twenty percent (20%) of total land area, devoted to open space, which shall remain in a natural state and/or be restricted for use for active and/or passive outdoor recreational purposes. Priority shall be on preserving the most important natural features on the site, as identified by a site analysis. The amount of open space, including the area and percentage of the site, shall be specified on the site plan.

2. In addition to preservation of the most important natural features, additional open space shall be, where possible, located and designed to achieve the following:

   a. Provide areas for active recreation;

   b. Provide areas for informal recreation and pathways that connect into adjacent open space, parks, bike paths or pedestrian paths;

   c. Provide natural greenbelts along roadways to preserve the rural character as viewed from roads; and

   d. Preserve an existing natural buffer from adjacent land uses where appropriate.

3. Areas Not Considered Open Space. The following land areas are not considered as open space for the purposes of this Article:

   a. The area within a public street right-of-way or private road access easements or other easements that include roads, drives or overhead utility lines.

   b. The area located below the ordinary high water mark of an inland lake, river or stream, or any pond with standing water year round.

   c. The area within any man-made stormwater detention or retention pond. Stormwater detention ponds developed in a naturalized fashion that meet the best management practices (BMP's) of the Washtenaw County Water Resources Commission (WCWRC) shall be included in open space.

d. The required front yard greenbelt. Side and rear yards may be included in the open space calculation.

4. Maintenance.

a. No PUD shall be approved by the Township Board until documents pertaining to maintenance and preservation of common natural open space areas, common landscaped areas and common recreation facilities located within the development plan have been reviewed by the Township Attorney.

b. The Township shall be identified as having the right to enforce the conditions, covenants and restrictions placed on the open space, unless otherwise directed by the Township Board and the Township Attorney, with the documentation utilized for such purpose to be in a form approved by the Township Attorney. Any costs associated with enforcement can be assessed to the property owner.

B. **Setbacks.** All regulations applicable to front, side and rear yard setbacks shall be met in relation to each respective land use in the development based upon zoning district regulations in which the proposed use is listed as a permitted principal or conditional use.

C. **Buffering from Adjacent Property.** There shall be a perimeter setback and buffering of a minimum of fifty (50) feet, taking into consideration the use or uses in and adjacent to the development. The Township Board upon a recommendation of the Planning Commission may reduce the perimeter setback and buffering in cases where the density of the proposed development is compatible with adjacent uses and/or natural features including, but not limited to woodlands and topographical features that provide adequate buffering to protect adjacent uses.

If natural features, including, but not limited to woodlands and topographical features do not provide adequate buffering form adjacent property, the perimeter setback shall include noise reduction and visual screening mechanisms including, but not limited to landscaping, berms and/or decorative walls.

D. **Vehicular and Pedestrian Circulation.**

1. Vehicular circulation shall be designed in a manner which provides safe and convenient access to all portions of the site, promotes safety, contributes to coherence of site design, and adapts to site topography.

2. Physical design techniques, known as traffic calming are encouraged. These techniques are intended to alter driver behavior to reduce speed and cut-through traffic, improve vehicular safety, and improve conditions for non-motorized traffic.

3. Walkways shall be provided in a manner which promotes pedestrian safety and circulation. Walkways shall be separated from vehicular traffic except where roadway crossings are necessary. The plan shall provide pedestrian/bicycle access to, between or through all open space areas, and to appropriate off-site

amenities, and located in accordance with the natural features of the site. Informal trails may be constructed of gravel, wood chip or other similar material . The Township may require construction of a pathway of up to eight (8) feet in width and constructed of concrete or asphalt in accordance with the Township's Non-Motorized Future Improvement map of the Master Plan.

4. Locations for school bus stops shall also be provided on the site plan.

E. **Utilities.** There shall be underground installation of utilities, including electricity and telephone overhead utilities shall be prohibited.

F. **Stormwater Drainage / Erosion Control.** All stormwater drainage and erosion control plans shall meet the standards adopted by the Township for design and construction and shall, to the maximum extent feasible, utilize non-structural control techniques, including but not limited to:

1. Limitation of land disturbance and grading;

2. Maintenance of vegetated buffers and natural vegetation;

3. Minimization of impervious surfaces;

4. Use of terraces, contoured landscapes, run-off spreaders, grass or rock-lined swales; and

5. Use of infiltration devices.

Section 52.06 Application and Processing Procedures

A. **Effects.** The granting of a PUD application shall require an amendment of the Zoning Ordinance and the Zoning Map constituting a part of this Ordinance. An approval granted under this Article including all aspects of the final PUD plan and conditions imposed shall constitute an inseparable part of the Zoning Ordinance.

B. **Pre-Application Conference.** Prior to the submission of an application for PUD, the applicant shall meet with Zoning Administrator, and such consultants or staff as deemed appropriate. The applicant shall present at such conference, or conferences, a sketch plan of the PUD, and the following information:

1. A legal description of the property in question.

2. The total number of acres to be included in the project.

3. A statement of the approximate number of residential units and/or the approximate number, type, and square footage of non-residential units.

4. The approximate number of acres to be occupied and/or devoted to or by each type of use.

5. Departures from the regulations of the Ordinance which may be requested.

6. The number of acres to be preserved as open space or recreation space.

7. All known natural resources and natural features.

The applicant may present the sketch plan or a modified sketch plan to the Planning Commission for information purposes. This may be done prior to submitting the preliminary PUD plan.

C. **Preliminary PUD Plan Application - Submission and Content.** Following the above conference or conferences, copies of the application for preliminary PUD plan shall be submitted. The submission shall be made to the Township Clerk for distribution to the Building/Zoning Official and applicable reviewing parties and agencies. The plan shall be accompanied by an application form and fee as determined by the Township Board. The Preliminary PUD plan shall meet the standards of this Ordinance. The preliminary PUD plan shall contain the following information unless specifically waived by the Building/Zoning Official:

1. Date, north arrow, and scale which shall not be more than 1" = 100'.

2. Locational sketch of site in relation to surrounding area.

3. Legal description of property including common street address and tax identification number.

4. Size of parcel.

5. All lot or property lines with dimensions.

6. General location of all buildings within one hundred (100) feet of the property lines.

7. General location and size of all existing structures on the site.

8. General location and size of all proposed structures on the site. The general size of all buildings shall be within five thousand (5,000) square feet or five percent (5%), whatever is smaller of whatever is constructed.

9. General location and dimensions of all existing and proposed streets, driveways, parking areas, including total number of spaces and typical dimensions.

10. Location of sidewalk, foot paths, or other pedestrian walkways.

11. General size and location of all areas devoted to green space.

12. Location of existing vegetation and general location and size of proposed landscaped areas and buffer strips.

13. All areas within the 100-year floodplain, wetland areas or bodies of water.

14. Existing topographical contours at a minimum of two (2) foot intervals and/or spot elevations which illustrate drainage patterns.

15. A narrative describing:

a. The nature of the project, projected phases and timetable.

b. The proposed density, number, and types of dwelling units if a residential PUD.

c. A statement describing how the proposed project meets Section 52.02, General Provisions and Section 52.03, Design Considerations.

d. A statement from a registered professional engineer describing how the proposed project will be served by public water, sanitary sewer, and storm drainage.

e. Proof of ownership or legal interest in property.

D. **Planning Commission Review and Recommendation – Preliminary PUD Plan.** The Planning Commission shall hold a public hearing pursuant to Article 69.0, Public Notice and review the preliminary PUD plan according to the provisions of Sections 52.02 through 52.05 herein. Following the public hearing, the Planning Commission shall recommend to the Township Board either approval, denial, or approval with conditions. In making its recommendation, the Planning Commission shall find that the proposed PUD meets the intent of the PUD district and the following standards.

1. In relation to underlying zoning, the proposed type and density of use shall not result in a material increase in the need for public services, facilities, and utilities, and shall not place a material burden upon the subject or surrounding land or property owners and occupants or the natural environment.

2. The proposed development shall be compatible with the Township Master Plan and shall be consistent with the intent and spirit of this Article.

3. The PUD shall not change the essential character of the surrounding area.

4. The proposed PUD shall be under single ownership or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership or control upon due notice to the Zoning Administrator.

E. **Public Hearing – Planning Commission.** The Planning Commission shall hold a public hearing and give notice in accordance with the Michigan Zoning Enabling Act, and Article 69.0 of this Ordinance.

F. **Township Board Review and Determination – Preliminary PUD Plan.** After receiving the recommendation of the Planning Commission, the Township Board shall approve, deny, or approve with conditions the preliminary PUD plan in accordance with the standards for approval and conditions for a PUD as contained herein.

G. **Effect of Approval - Preliminary PUD Plan.** Approval of the preliminary PUD plan that is required to accompany a PUD application does not constitute final PUD plan or rezoning approval, but only bestows the right on the applicant to proceed to the final site plan stage. The application for final PUD consideration shall be submitted within

twelve (12) months of receiving preliminary PUD approval or the preliminary PUD application shall be considered null and void.

H. **Contents of the Final PUD Plan.** Following preliminary PUD plan approval, copies of the application for final PUD plan shall be submitted. The submission shall be made to the Zoning Administrator. The plan shall be accompanied by an application form and fee as determined by the Township Board. The final PUD plan shall contain the same information required for the preliminary PUD plan along with the following information and any information specifically requested by the Planning Commission in its review of the preliminary PUD plan:

1. Location and size of all water, sanitary sewer, and storm sewer lines serving the development.
2. Proposed grading plan.
3. Proposed landscaping including type, number and size of trees and shrubs.
4. Location of signs and exterior lighting.
5. Location of sidewalk, foot paths, or other pedestrian walkways.
6. Distance of all buildings from lot lines, right-of-ways, and other principal buildings.
7. Exterior architectural drawings noting building materials, height and area of buildings and accessory structures.
8. Proposed phases of project and projected timetable.
9. All information contained in Section 64.04 B. of this Ordinance.

I. **Planning Commission Review and Recommendation – Final PUD Plan and Rezoning.** After receiving approval of the preliminary PUD plan from the Township, the Planning Commission shall review the final PUD plan and rezoning application and shall recommend to the Township Board either approval, denial, or approval with conditions. In making its recommendation, the Planning Commission shall find that the proposed PUD still meets the intent of the PUD district along with all development standards outlined in Sections 52.02 through 52.05.

J. **Township Board Review and Determination – Final PUD Plan and Rezoning.** After receiving the recommendation of the Planning Commission and considering the comments from the public hearing, the Township Board shall prepare a report stating its conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision.

K. **Effect of Approval – Final PUD Plan and Rezoning.** The final PUD plan, the narrative and all conditions imposed, if any, shall constitute the land use authorization for the property. All uses not specifically specified in the final PUD plan are disallowed and not permitted on the property notwithstanding that the property is

zoned PUD. All improvements and uses shall be in conformity with this zoning amendment to PUD. The applicant shall record an affidavit with the Washtenaw County Register of Deeds, which shall contain the following:

1. Date of approval of the final PUD plan by the Township Board.

2. Legal description of the property.

3. Legal description of the required green space along with a plan stating how this green space is to be maintained.

4. A statement that the property will be developed in accordance with the approved final PUD plan and any conditions imposed by the Township Board or Planning Commission unless an amendment thereto is duly approved by the Township upon the request and/or approval of the applicant or applicant's transferee's and/or assigns. This statement shall also include the duration of approval and action for non-compliance.

Section 52.07 Resolution of Ambiguities and Chapter Deviations

A. The Township Board, based upon the recommendation of the Planning Commission, shall resolve all ambiguities as to applicable regulations using this zoning chapter, the master plan and other township standards or policies as a guide.

B. Not withstanding the immediately preceding standards, deviations with respect to such regulations may be granted as part of the overall approval of the PUD provided there are features or elements demonstrated by the applicant and deemed adequate by the Township Board upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this Article.

Section 52.08 Conditions

A. Reasonable conditions may be required with the approval of a PUD, to the extent authorized by law. Conditions may be included which are deemed necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserving natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

B. Conditions imposed shall meet the following requirements: be designed to protect natural resources and the public health, safety, and welfare of individuals in the project and those immediately adjacent, and the community as a whole; reasonably related to the purposes affected by the planned unit development; and, necessary to meet the intent and purpose of this Ordinance, and be related to the objective of ensuring compliance with the standards of this Ordinance. All conditions imposed shall be made a part of the record of the approved planned unit development.

C. Conditions imposed with respect to the approval of a land use or activity shall be recorded in the record of the approval action and remain unchanged except upon the

mutual consent of the Township Board and the landowner. The Township shall maintain a record of conditions which are changed.

Section 52.09 Phasing and Commencement of Construction

A. **Phasing.** Where a project is proposed for construction in phases, the planning and designing shall be such that, upon completion, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area. In addition, in developments which include residential and non-residential uses, the relative mix of uses and the scheduled completion of construction for each phase shall be disclosed and determined to be reasonable in the discretion of the Township Board after recommendation from the Planning Commission.

B. **Commencement and Completion of Construction.** Construction shall be commenced within one (1) year following final plan approval of a PUD and shall proceed substantially in conformance with the schedule set forth by the applicant, as approved by the Township. If construction is not commenced within such time, any approval of a PUD plan shall expire and be null and void, provided, an extension for a specified period may be granted by the Township Board upon good cause shown if such request is made to the Township Board prior to the expiration of the initial period. Moreover, in the event a PUD plan has expired, the Township Board, based on a recommendation from the Planning Commission, shall be authorized to rezone the property in any reasonable manner, and, if the property remains classified as PUD, a new application shall be required, and shall be reviewed in light of then existing and applicable law and ordinance provisions.

Section 52.10 Performance Guarantees.

The Planning Commission may require a performance bond or similar guarantee in accordance with Section 36-37 in order to ensure completion of the required improvements.

Section 52.11 Modifications to an Approved PUD Plan

A developer may request a change to an approved preliminary PUD plan, or an approved final PUD plan. A change in an approved preliminary PUD plan or change in an approved final PUD plan which results in a major change, as defined in this section, shall require an amendment to the preliminary PUD and final PUD plan. All amendment shall follow the procedures and conditions herein required for original submittal and review. A change which results in a minor change as defined in this section shall require a revision to the approved final PUD site plans and approval by the Township Board following review by the Planning Commission.

A. The following changes shall be considered major:

1. Change in the concept of the development;

2. Change in use or character of the development;

3. Change in the type of dwelling unit;

4. Change in the number of dwelling units (density);

5. Change in non-residential floor area;

6. Change in lot coverage or floor area ratio of the entire PUD;

7. Change in the character or function of any street;

8. Change in land area set aside for common space or the relocation of such areas;

9. Change in building height.

B. The following changes shall be considered minor:

1. A change in residential floor space;

2. Minor variations in layout which do not constitute major changes.

C. The Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this Section. The burden shall be on the applicant to show good cause as to any requested change.

Howard Fink

From: Jim Beuche [jbeuche@hooperhathaway.com]
Sent: Wednesday, April 30, 2014 2:03 PM
To: Howard Fink
Cc: 'Jennifer Carlisle'; CKleinschmidt; Joyce Braun (joycembraun@gmail.com); dstollman@me.com
Subject: RE: Sewer Meeting

Ms. Carlisle:

Attendees for the Friday morning meeting will be Chuck Kleinschmidt, David Stollman, Joyce Braun (potentially) and me.

Thanks for circulating the meeting notice.

James R. Beuche
Hooper, Hathaway, Price, Beuche & Wallace
126 South Main Street
Ann Arbor, Michigan 48104
Tele: 734-662-4426
Fax: 734-662-9559
Email: jbeuche@hooperhathaway.com

HOOPER HATHAWAY
PRICE BEUCHE & WALLACE

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IRS Circular 230 Notice: to ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication is not intended or written to be used, and cannot be used by any taxpayer, for the purpose of avoiding U.S. tax penalties.

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Wednesday, April 30, 2014 1:48 PM
To: Jim Beuche
Cc: 'Jennifer Carlisle'
Subject:

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink

From: Rubel, Brian [Brian.Rubel@tetratech.com]
Sent: Tuesday, April 29, 2014 2:52 PM
To: finkh@twp.northfield.mi.us
Subject: Whitmore Lake Road
Attachments: img-429144854-0001.pdf

Howard;

Something to keep in mind when talking to this developer. The incremental cost to serve the Biltmore area to the south may be quite a bit higher than $200,000. There is the low area at the Horseshoe Lake Drain crossing near Regal Recycling. Serving the area south of Regal Recycling will need a regional pump station to be constructed to pump the water at least part of the way up the hill toward North Territorial. We don't need a regional pump station with just a few homes as the grinder pumps provide us that lift.

Brian

Brian M. Rubel, PE | Vice President
Direct: 734.213.4081 | Main: 734.665.6000 | Fax: 734.665.2570
brian.rubel@tetratech.com

Tetra Tech | Engineering Consulting Services
710 Avis Drive | Ann Arbor, MI 48108 | www.tetratech.com

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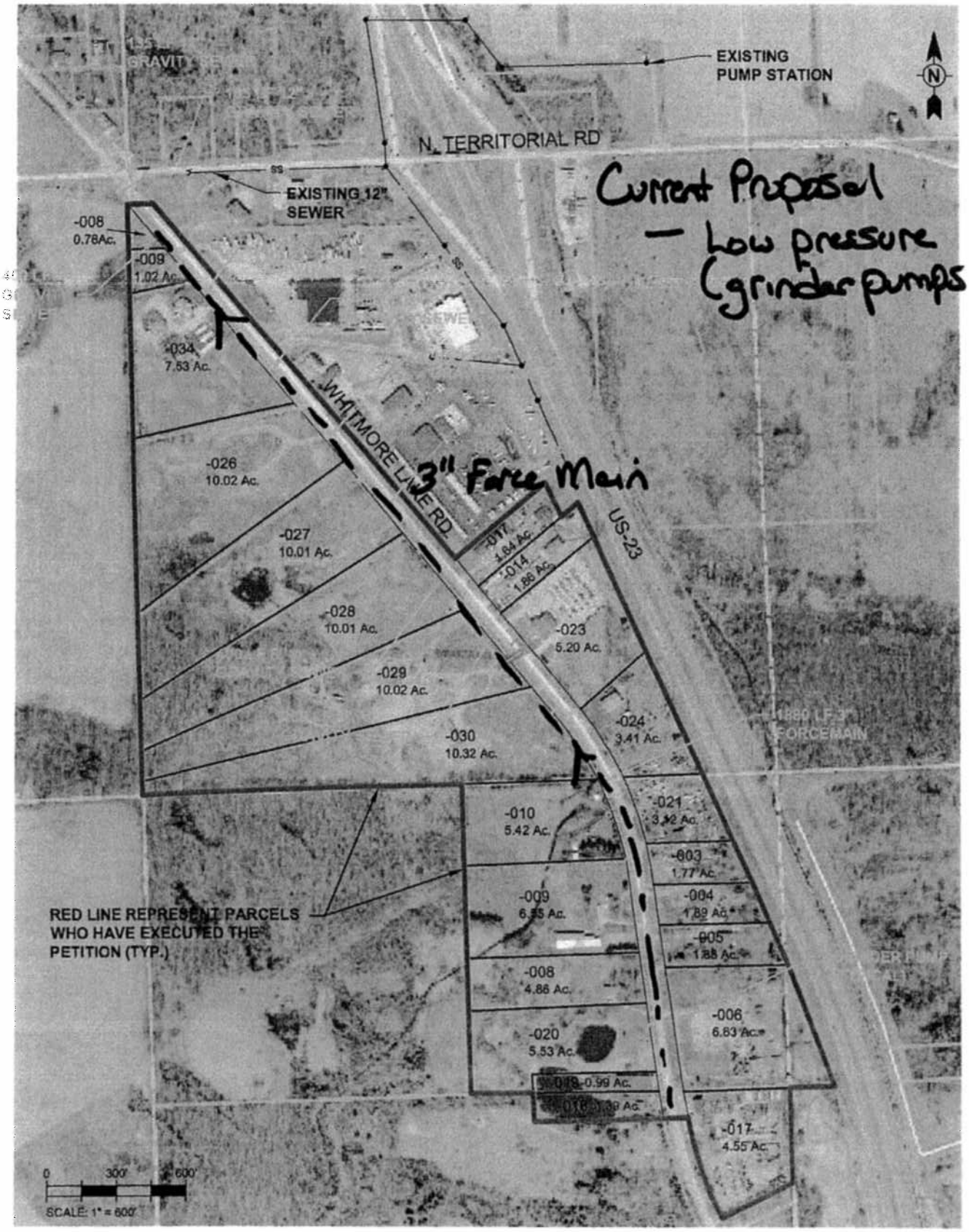

TETRA TECH
www.tetratech.com
1921 E. MILLER ROAD
LANSING MICHIGAN 48911
PHONE: (517) 394-7900 FAX: (517) 394-0011

NORTHFIELD TOWNSHIP

WHITMORE LAKE ROAD
SEWER EXTENSION

Project No.:	200-12848-12002
Date:	5-30-13
Designed By:	J. SIWEK
Supplemental	1

Bar Measures 1 inch

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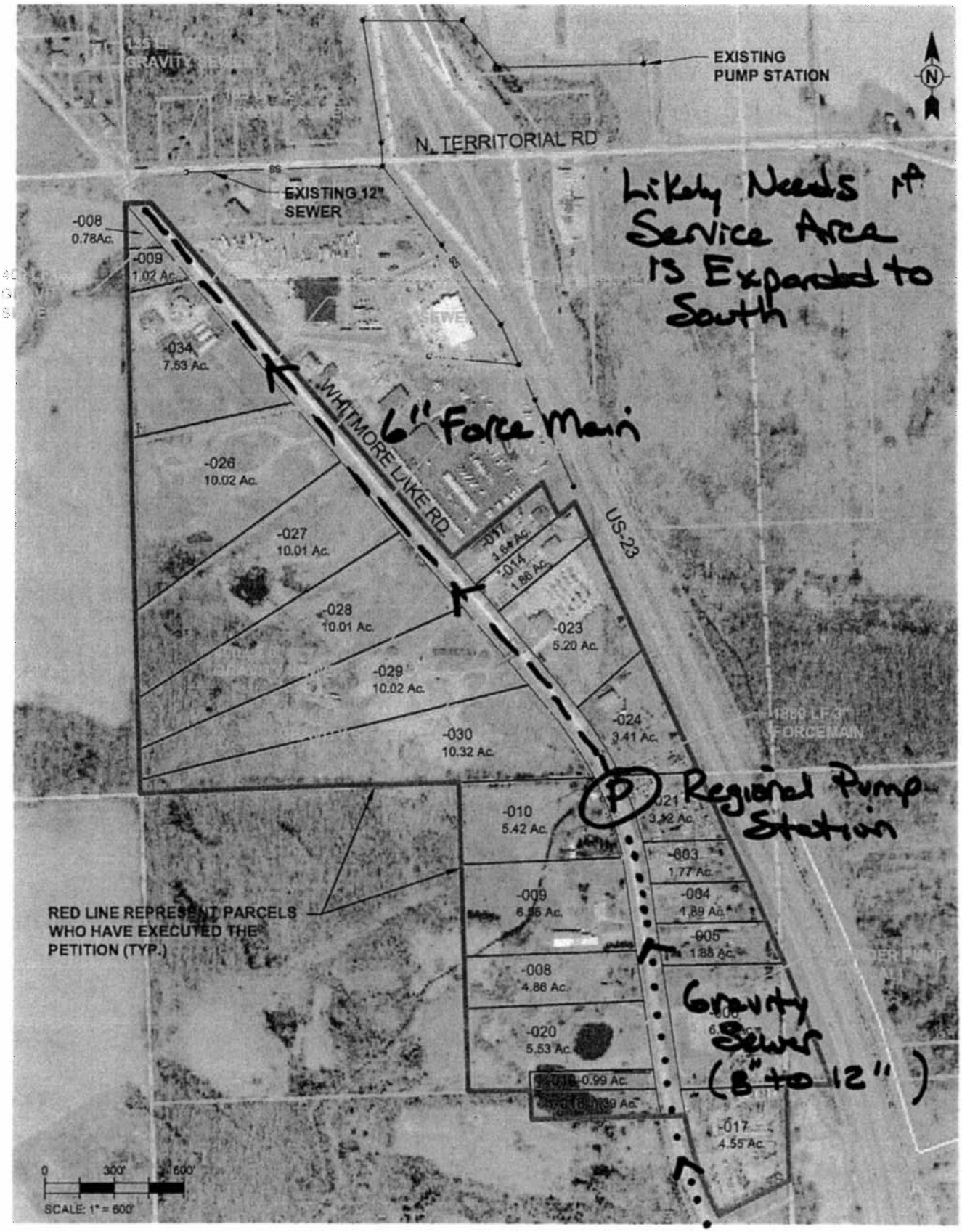

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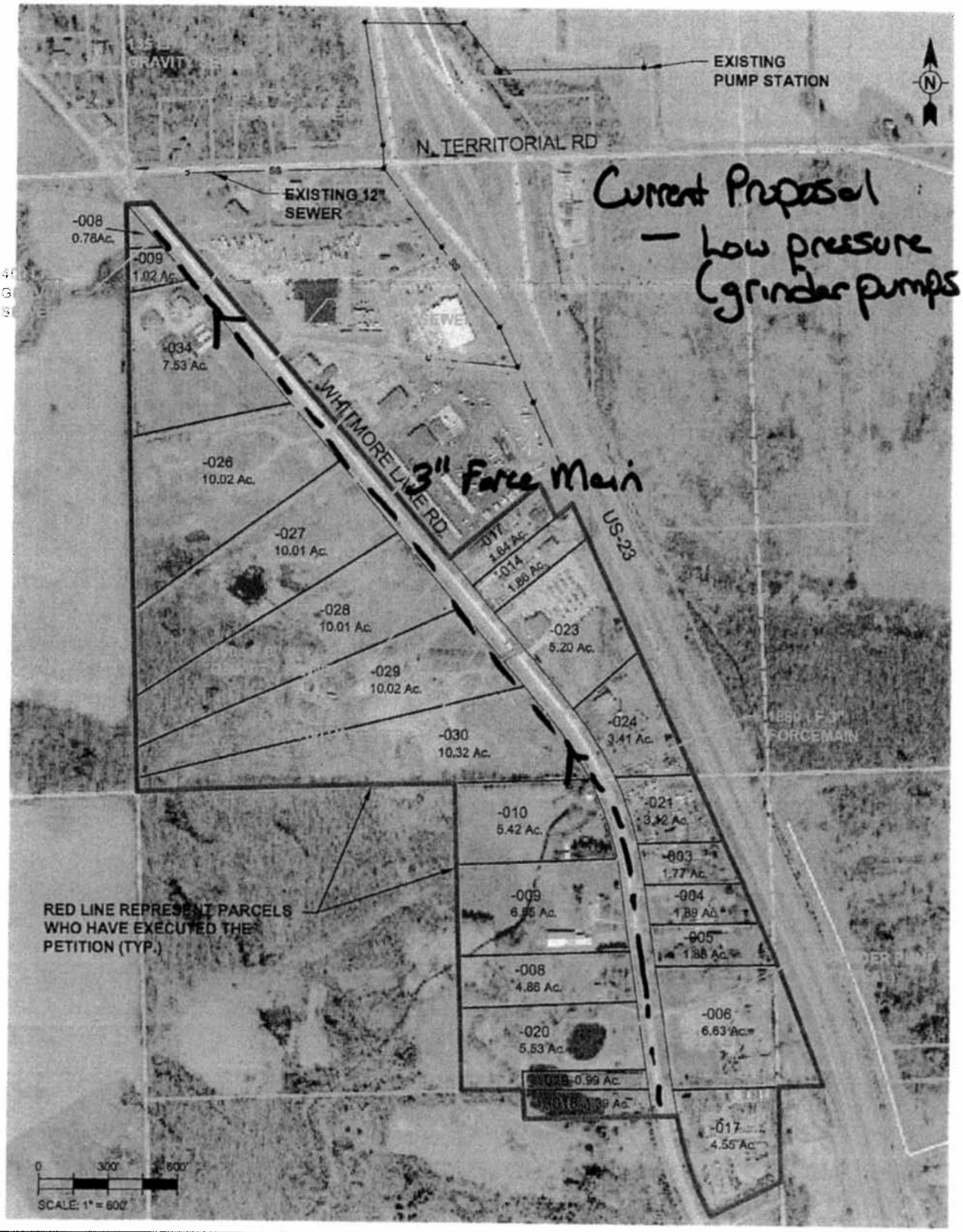

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NORTHFIELD TOWNSHIP

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SEWER EXTENSION

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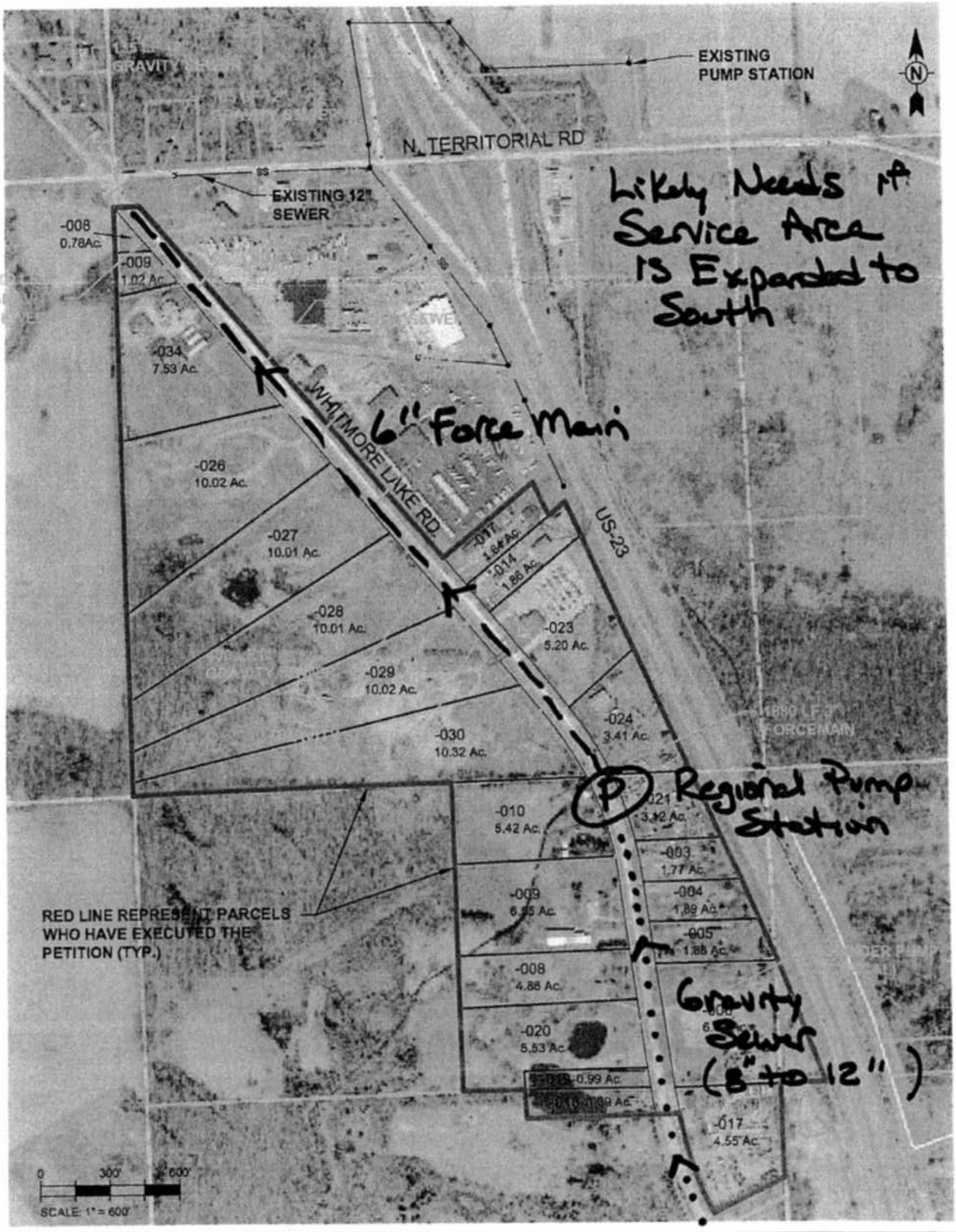

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TETRA TECH www.tetratech.com 1921 E. MILLER ROAD LANSING MICHIGAN 48911 PHONE: (517) 394-7900 FAX: (517) 394-0011	NORTHFIELD TOWNSHIP WHITMORE LAKE ROAD SEWER EXTENSION	Project No.: 200-12848-12002 Date: 5-30-13 Designed By: J. SIWEK Supplemental 1

Bar Measures 1 inch

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Angela Westover

From: David Gordon [djg392dimples@gmail.com]
Sent: Sunday, August 03, 2014 2:49 PM
To: Angela Westover; Howard Fink; Jacki Otto; Jacki Otto; Janet Chick; Janet Chick; Kathy Braun; Marilyn Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Brad Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Marlene Chockley; Sam Iaquinto
Subject: Three Unanswered Questions

Dear Northfield Township Representatives, Commissioners and Staff:

I am alarmed about the path the Planning Commission is on and whether it will unintentionally harm our chances of protecting the township from unwanted development in the future.

When Grand/Sakwa sued us; I sat in on depositions; read their court arguments and concluded that everything the PC and Board of Trustees does is precedent-setting and fodder for a lawsuit.

This is troubling because, even though the Biltmore "vision" is wildly incompatible with our current Master Plan, the PC has:

a - Agreed to consider the proposal.

b - Asked the Board of Trustees to hold a joint meeting and raised the possibility that the Master Plan may be flawed.

c - Asked the professional planner to provide a report with guidance and alternatives.

d - Is ready to consider the planner's recommendations this Wednesday.

Are we now committed to repeating these steps whenever a developer comes to town or risk being sued for not treating everyone even-handedly?

My concern is that we haven't asked or answered some fundamental questions before allowing the momentum to build. We've unintentionally put the cart before the horse.

Three questions to answer before procceeding:

Question #1- When does trying to be "fluid and flexible" with the Master Plan cross the line and result in our plan no longer being effective protection against unwanted development? The MP should not be subject to review and revision whenever there's a change in township administration, in national monetary policy, in the housing market or when a land speculator comes to town.

I think it's wise to get a written opinion from Mr. Paul Burns AND from the MTA legal and planning departments on the "slippery slope" question before proceeding.

Question #2 - Is there something fundamentally wrong with our Master Plan and the review process overseen by Carlisle/Wortman? If you agree that the C/W review was professional, defensible & represents our residents, then the only thing wrong here is Biltmore's "vision". There are no "facts" to support the idea that our

Master Plan is flawed. Biltmore claims its subdivisions will help the Whitmore Lake schools, the downtown economy and the local farmers. Nearly everyone agrees those are false claims.

Question #3 – Is all "growth" good and isn't smart growth already written into our plan? "You're either growing or you're dying" is old school and not a planning principle. The more current thinking is "adapt or die", and our Master Plan is "adapted" every five years or when warranted by resident-driven initiatives, not by pressure from land speculators and outside developers.

I urge you to reconsider the agenda for Wednesday's PC meeting before we set up a scenario where the township gets in an uproar every time a developer comes knocking. Nobody wants that.

Thank you for your time, your consideration and your service to our community.

Sincerely,

David Gordon

Feel free to call/email and share your thoughts. 734-645-9393

Angela Westover

From: Amy Grambeau [amy@orangeegg.net]
Sent: Friday, August 08, 2014 9:49 AM
To: westovera@twp.northfield.mi.us
Subject: Website Copy for Northfield Twp.

Our family has lived in Northfield Township for 30 years and this is why:

Northfield Township is located halfway between Ann Arbor and Brighton off of U.S. 23, encompassing 36 square miles and home to the area known as Whitmore Lake. Our township boasts extreme beauty, with rolling countryside, centennial farms, and a rural character that feels miles away but only minutes from the City... ... Whether it's to enjoy the many natural features we offer, spend a day on one of our lakes, play golf with a beautiful scenic backdrop, or enjoy our downtown shopping; we invite you to come Explore Northfield.

Does that sound familiar? It is the copy on the home page of your website.

Maybe it will read more like this, ten years after Biltmore:

Welcome to Northfield Township, a neighborhood of Ann Arbor Michigan, where we boast of our beautiful Ann Arbor Lake – formerly called Whitmore Lake - with gated-communities and million dollar McMansions.

Move to Northfield Township where you can shop, dine and visit Downtown Ann Arbor because that is why you moved into one of the densely populated neighborhoods we build in the past 10 years.

We built a zoo, with your increased tax money, in Ann Arbor North – formerly Whitmore Lake – so that you can see the wildlife that used to live here... deer, wild turkeys, opossum, cranes, geese, ducks, eagles, owls, fox, coyotes, raccoons, and farm animals of all types. Our Zoo even has an aquarium so that you can see the fish that used to swim in our lake before there were too many boats.

And, we are business friendly. Future developers to Northfield Township you are free to express your greed for dollars here, just like South Florida, with no sense of master plan (because we don't have one).

Special note: We apologize for the traffic congestion and the myriad of accidents entering the M-14 on-ramp from Whitmore Lake road. Please be patient, we are attempting to pave all the dirt roads in the county so that you can drive faster to wherever you're going in such a hurry. Remember, not to text or check your e-mail while you drive.

The Master Plan is not broken, please do not try to fix it. You are opening Pandora's box.

Sincerely,

Amy Grambeau

5165 Hellner Road

Ann Arbor North (Formerly Northfield Township)

Angela Westover

From: Jennifer MacLean [jenny@tir.org]
Sent: Friday, August 08, 2014 8:04 PM
To: engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; thomast@twp.northfield.mi.us; chickj@twp.northfield.mi.us
Subject: Biltmore proposal

Dear Board of Trustees,

Because of our schedules, it is difficult for my husband and I to attend planning meetings, but we do care deeply about Northfield township's plans. We would like you to know that we both feel very strongly about sticking to our master plan.

Please feel free to contact either Ken or me at 734-996-0940.

Thank you for looking out for the best interests of our township, and protecting us from becoming Canton.

Respectfully,

Jennifer MacLean

Angela Westover

From:	suzyreiki@aol.com
Sent:	Sunday, August 10, 2014 9:21 PM
To:	mchockley@rc.net; chickj@twp.northfield.mi.us; ken.dignan@wlps.net; iaquintosam@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dlewan@cwaplan.com; finkh@twp.northfield.mi.us
Cc:	engstromm@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; chickj@twp.northfield.mi.us
Subject:	August 6th meeting

Dear Planning Commission Members,

Below are the comments I delivered at the meeting on August 6th. I am sending them because Chairperson Chockley indicated that letters were read and carefully considered.

From my perspective that was not the case with the spoken comments at the meeting.

There was no indication from anyone on the commission that our concerns and recommendations were heard or considered. The only comment from the chairperson was that there were people on both sides. Well, there were only two that spoke in favor of the Biltmore proposal on August 6 and there were dozens who spoke in opposition.

Is it really possible that not one word spoken by the public gave you something to think about it?

Would it be so difficult to say that our concerns are being heard and taken into consideration?

I am stunned by the ridiculously premature decision you made to proceed with studies conducted by Biltmore themselves. How absurd. These studies must be treated as biased causing the township to then foot the bill for checking the veracity of Biltmore's facts and conclusions. It would be akin to asking Toyota to rate other cars compared to theirs.

If a doctor recommends a complex and costly procedure, don't most of us get a second opinion from another doctor who would not profit from the procedure? It just makes sense to have a neutral party conduct these studies.

You have, with a carelessly made decision, opened this township up to every and any developer demanding that we review our master plan to meet their proposals. You have imperiled any defense we might have had. Pandora's Box has been opened.

And, shockingly, the chairperson doesn't even understand what is going on and believes that no action has taken place. Announcing our "intent to amend" is taking action - very serious action.

I would like to ask that the "no applause request" be enforced universally, not just for people who do not agree with Sam Iaquinto. A request was made at the joint meeting but never enforced. And, there was plenty of applause from folks in favor of this proposal. It smacks of unprofessionalism and bias.

I am also curious if cutting the comments from the public to one minute is going to be standard procedure. It is rude, insulting and gives the impression that the input from the residents is unimportant.

The future of our township is in your hands. I implore you to stick with the plan.

Mr. Lewan was integral to the review of our 2012 adopted plan. I find it curious that he now so readily recommends reviewing it. Was there something flawed with the process he guided?

Commissioner Dignan needs some fact checking regarding the proposed development at Dhu Varren & Nixon Roads. That property has been designated for residential developments since the 1970's. It was not a decision recently made by Ann Arbor Township.

The Trustee from Ann Arbor Township spoke at the meeting in response to your 'intent to amend" going out to all of Washtenaw County. She was doing her job. Considering our future growth in relation to neighboring communities is essential if we wish for them to do the same.

Thank you for taking the time to read and consider my thoughts.

Suzy Wienckowski
5558 Hellner Road
Ann Arbor, MI 48105
734-668-8071

My comments from August 6th.

I have lived in NT for over 25 years.

I am here this evening to again encourage the Planning Commission to stick with our current Master Plan.

In my mind, our current plan is a healing document. It represents the result of thoughtful discussion and input from residents from all areas of the township. It was produced after a difficult time in our community.

Our consensus on the growth we wanted in our township was healing and gave us peace of mind. We all want that, right? We could have peace of mind because we had the discussions, listened to one another, compromised and reached a vision we could all live with.

It is very disheartening to me to see some of the past animosities return.

I wonder if it would be possible to take a nice breath, to take a thoughtful pause. There is no rush to make drastic changes to our Master Plan.

Hundreds of acres around Whitmore Lake were changed from 5-acre agriculture to low and moderate density. These were the areas deemed appropriate for growth.

Surely there are developers out there who would find these properties appealing and profitable.

The parcels in question were chosen to be preserved as large lot residential/agriculture. And, appropriately so.

They are our welcoming southern border, adjoining beautiful properties in Ann Arbor Township. Folks who come to out this way via Whitmore Lake Road often say "Wow, it was like a vacation just driving here."

So now a developer enters the picture with his vision – not our vision.

This is not a question of growth or no growth. It is a question of the right growth in the right place.

And, an issue of who decides – us, the residents who love our community or developers motivated by profit – it's their business.

We can save ourselves a lot of grief by simply following the guidelines in our Master Plan.

The Master Plan is in place so we don't need to have the same discussions over and over again.

Does our planner really think it needs revision already? Why?

It will be up for review in 2017. Let's look at it then or at least let's go through the same process it took to create it to review it now.

Let's save ourselves, all of us, a lot of aggravation and strife and go home with peace of mind this evening because we have defended our Master Plan.

Thank you.

Suzy Wienckowski
5558 Hellner Road
Ann Arbor, MI 48105

Angela Westover

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Monday, August 11, 2014 6:38 PM
Cc: Marlene Chockley; Angela Westover; Howard Fink; Jacki Otto; Jacki Otto; Janet Chick; Kathy Braun; Marilyn Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Brad Cousino; Doug Lewan; Ken Dignan; Larry Roman; Sam Iaquinto
Subject: Finding a new way forward?

August 11, 2014

To Northfield Township appointed and elected officials:

I've never attended Northfield Township Planning Commission meetings until now. But I'm incredibly invested in these development issues, and so have been giving up precious time with my two year old son at home to participate in these meetings, communicate with my representatives and fellow residents. I've been extremely disheartened by our township meeting processes, and hope that we can somehow find another way to move forward together.

About 30 residents spoke passionately at last week's meeting, with **28 of them advocating for protection of our farmland and sticking fully with the Master Plan.** Residents voices immense concern about the legal precedent and ramifications of the critical decision before you. We asked you to pause, to hold off on discussions with Biltmore for now, to investigate comprehensively and do your due diligence before moving ahead. **Ann Arbor Township Commissioners even moved swiftly to make a public statement in opposition of amending our plan, warning of the implicit consequences.** What is the harm in slowing all of this down, we asked? And yet, at the end of that meeting, the Planning Commission traveled down its isolated road, even further and faster, moving forward with the amendment process and asking Biltmore to conduct their own reviews/studies/cost of services analysis. Why are you moving ahead so rapidly without us?

I've been deeply troubled by the lack of public discussion/debate amongst our representatives at these meetings. As a facilitator of community groups, I can't understand how this is actually happening. Where are the hard questions? Where is the inquiry? What about truly investigating the complex issues before us? What about this development might be good for us? What might be harmful? What the heck is Biltmore's proposing anyway? How could this be?

We still have a chance to turn this troubling process around. Several residents asked you last week to please re-engage us, the residents, in the planning process. We deserve to be heard and we have a great deal to contribute. If you are set on reviewing this sub-area, then let's do this cooperatively as a community, and have 2-3 substantive planning sessions led by Carlisle/Wortman. Let's take a step back, and examine the real issues before us, like the original planning process that led to the development of the Master Plan.

As leaders, you have nothing to lose by slowing down and engaging your constituents. **But you have everything to lose by stepping forward without us.**

Thank you,

Leigh Ann Phillips-Knope

--

Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

Angela Westover

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Wednesday, August 13, 2014 9:11 AM
To: finkh@twp.northfield.mi.us; Angela Westover
Subject: Important referendum question...

Good morning Howard,

I'm circling back to see if you received from email from last Friday? I'm resending it, and also copying Angela Westover in case she is able to respond more quickly. A few Northfield Township residents are eager to understand the process for bringing a citizen-initiated referendum and look forward to hearing back from your office with these comprehensive details. We greatly appreciate your time and assistance on this matter.

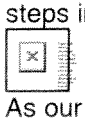
Thank you!

Leigh Ann

---------- Forwarded message ----------
From: **Leigh Ann Phillips-Knope** <la@rootsofchange.us>
Date: Fri, Aug 8, 2014 at 7:26 AM
Subject: Important referendum question...
To: "finkh@twp.northfield.mi.us" <finkh@twp.northfield.mi.us>
Cc: Kim Phillips-Knope <kim@rootsofchange.us>

Good morning Howard,

I'm inquiring about the process of bringing a citizen-initiated referendum on the Biltmore rezoning proposal. Some concerned residents approached me after the Planning Commission meeting Wednesday night, and asked the specific steps involved, the number of signatures needed, and timeline requirements, etc.



As our township manager, we understand that you have the knowledge and resources to answer this important question for us with the detail and care it requires. Thank you for responding at your earliest convenience so that I may pass this information along to the concerned individuals.

Thank you,

Leigh Ann

--

Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

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Dr. Maya Angelou, 2013

Angela Westover

From: lawrence bellino [bell7105@msn.com]
Sent: Tuesday, August 19, 2014 2:42 PM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
Subject: FW: REZONING

IT IS QUITE APPARENT THAT ANARCHY HAS ARRIVED IN NORTHFIELD TWP.

IT SEEMS THE INEPTITUDE AND CORRUPTION OF NATIONAL POLITICS HAS FOUND IT'S WAY TO OUR SMALL COMMUNITY.

WHY WON'T YOU LISTEN TO THE WILL OF THE PEOPLE?

YOU MUST REALIZE THAT WE (THE RESIDENTS OF THE TWP.) PUT YOU OFFICE AND WE CAN TAKE YOU OUT.

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Jim Nelson added "**(The Master Plan) is a promise to residents that their neighborhoods will be protected. Don't break that promise**."

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IN GOD WE TRUST

LARRY

Angela Westover

From: HBraunDDSPC@aol.com
Sent: Thursday, August 21, 2014 1:44 PM
To: chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com; h3333@sbcglobal.net
Subject: Biltmore Developement

We are against changing Northfield Townships master plan and Biltmore Developement.
Please turn this down.
Traffic, light pollution etc. we say no thank you.

Heidi & Mark Braun

Angela Westover

From: bdg576@aol.com
Sent: Friday, August 01, 2014 12:55 PM
To: westovera@twp.northfield.mi.us
Subject: northfield twp

Dear Ms. Westover:
Thank you for considering my opinion on the matter of revising the Master Plan.
I find it disturbing that we might actually change a long-standing township law--one that all of us have had to abide by--just because it gets in the way of a Birmingham company's plans. If we want to allow Biltmore to build more in our township, then they need to respect our ordinances and follow the same process that we all do in proposing plans for development and rezoning in our township. This is not China. This is America, and we do not allow big money and political power to trample our values and disrespect our rules. And if we actually do fold under their pressure and fail to uphold our own laws, then it's game over because we'll have NO defense at all against any lawsuit in the future.

I strongly urge you not to give into this Birmingham heavy-weight and require them to follow the same laws we all do when proposing development in our township. If the Master Plan needs to be revisited and revised, then that sounds like an issue for the ballet and for our vote.

Sincerely,
Bryan Gipson
1035 5 Mile
Whitmore Lake, MI

Bryan Gipson

Angela Westover

From: lawrence bellino [bell7105@msn.com]
Sent: Tuesday, July 29, 2014 10:38 AM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
Subject: REZONING

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IN GOD WE TRUST

LARRY BELLINO

Angela Westover

From: writing4all@aol.com
Sent: Thursday, July 24, 2014 2:41 PM
To: westovera@twp.northfield.mi.us
Subject: Planning Commission Meeting

Dear Board of Trustees Member Ms. Westover:
Thank you for taking time to read my email. I know you have the best interests of our Township at heart when looking into this issue of emending the Master Plan. I hope you can understand how those of us who have lived here for decades are concerned about two things in particular: 1) the prospect that the legal document protecting our community might be disregarded to suit the business interests of one company; and 2) the prospect of being forced out by development costs we cannot afford in order to accommodate new residents our infrastructure cannot support. I have researched Biltmore's other subdivisions (especially in Canton and Grand Rapids) and have seen how this New Urbanist style of development is affordable to wealthy individuals, ones who make over double the average American household income. Creating a pocket of economic elites in our community would forever change the social diversity and democracy of our township. To top it off, our suffering school district will gain not one single student from this land development.

I am sympathetic to the calls for development in the face of stagnation that has plagued our township. Partly due to the recession, we have large areas where developers either dropped their work or have left the land vacant of homes (e.g. on Nollar north of Joy, and the gigantic rock pile off 23 across from Whitmore Lake Market). Why are we not courting developers who will turn those wastelands into vibrant mixed residential communities, and preserve what makes our township unique: greenspace. We have endangered wildlife preserves, wetlands of habitats that are increasingly disappearing, and room for farms, horses, and large gardens.

As you listen to Biltmore's proposal to skirt the laws of our Master Plan and the zoning process every company or individual has had to respect, please consider that most of us cannot afford to support the infrastructure, damage to our environment, and loss of a way of life that is rapidly disappearing in Michigan--in fact, our environment and zoning our principal attraction. Why rezone to such small acreage when we can preserve the current acreage for future residential and agricultural uses that Ann Arbor has recently outlawed. We will have many interested future residents who want to move their hobby farms and small chicken coops or animals to an area nearby that is friendly and will allow them to continue having their children to attend the same schools and they work the same jobs. Northfield Township will be an incredibly desirable place to live, particularly in the future, if we preserve our Master Plan.

Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment.

Regards,
Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

Angela Westover

From: HBraunDDSPC@aol.com
Sent: Thursday, August 21, 2014 1:44 PM
To: chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com; h3333@sbcglobal.net
Subject: Biltmore Developement

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Traffic, light pollution etc. we say no thank you.

Heidi & Mark Braun

Howard Fink

From: Kathleen Manley [manleyk@twp.northfield.mi.us]
Sent: Wednesday, August 27, 2014 8:38 AM
To: hmarilyn@yahoo.com
Cc: Marilyn Engstrom
Subject: Planning Comission

Marilyn

Here are the next couple Planning Comission dates: 9/3 & 9/17 then 10/1 & 10/15.

As far as Howard knows, Biltmore is NOT on the agenda yet.

Thanks,

Kathleen Manley

8350 Main ST

Whitmore Lake, MI 48189

734-449-2880 x17

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 11:14 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: REZONING

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lawrence bellino [mailto:bell7105@msn.com]
Sent: Tuesday, July 29, 2014 10:38 AM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
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Sent: Monday, August 25, 2014 11:14 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: REZONING

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Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
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To: Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto; angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: northfiled twp

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: bdg576@aol.com [mailto:bdg576@aol.com]
Sent: Friday, August 01, 2014 12:58 PM
To: finkh@twp.northfield.mi.us
Subject: northfiled twp

Dear Mr. Fink:
Thank you for considering my opinion on the matter of revising the Master Plan.
I find it disturbing that we might actually change a long-standing township law--one that all of us have had to abide by--just because it gets in the way of a Birmingham company's plans. If we want to allow Biltmore to build more in our township, then they need to respect our ordinances and follow the same process that we all do in proposing plans for development and rezoning in our township. This is not China. This is America, and we do not allow big money and political power to trample our values and disrespect our rules. And if we actually do fold under their pressure and fail to uphold our own laws, then it's game over because we'll have NO defense at all against any lawsuit in the future.

I strongly urge you not to give into this Birmingham heavy-weight and require them to follow the same laws we all do when proposing development in our township. If the Master Plan needs to be revisited and revised, then that sounds like an issue for the ballet and for our vote.

Sincerely,
Bryan Gipson
1035 5 Mile
Whitmore Lake, MI

Bryan Gipson

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 11:13 AM
To: Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto; angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: northfiled twp

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Subject: FW: REZONING

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lawrence bellino [mailto:bell7105@msn.com]
Sent: Tuesday, August 19, 2014 2:42 PM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
Subject: FW: REZONING

IT IS QUITE APPARENT THAT ANARCHY HAS ARRIVED IN NORTHFIELD TWP.

IT SEEMS THE INEPTITUDE AND CORRUPTION OF NATIONAL POLITICS HAS FOUND IT'S WAY TO OUR SMALL COMMUNITY.

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YOU MUST REALIZE THAT WE (THE RESIDENTS OF THE TWP.) PUT YOU OFFICE AND WE CAN TAKE YOU OUT.

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YOU ARE REPRESENTATIVES OF THE PEOPLE, KEEP FINANCIAL INTERESTS OUT OF OUR LOCAL POLICIES.

IN GOD WE TRUST

LARRY

Howard Fink

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Sent: Monday, August 25, 2014 10:58 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: REZONING

FYI

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Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 9:50 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Biltmore Developement

fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: HBraunDDSPC@aol.com [mailto:HBraunDDSPC@aol.com]
Sent: Thursday, August 21, 2014 1:44 PM
To: chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com; h3333@sbcglobal.net
Subject: Biltmore Developement

We are against changing Northfield Townships master plan and Biltmore Developement.
Please turn this down.
Traffic, light pollution etc. we say no thank you.

Heidi & Mark Braun

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 9:50 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
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Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Sent: Thursday, August 21, 2014 1:44 PM
To: chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
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From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 25, 2014 9:28 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Imagining our potential future

fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Saturday, August 16, 2014 5:07 PM
To: chockleym@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; finkh@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@top.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Subject: Imagining our potential future

Dear Northfield Township Officials:
As a Northfield Township resident living on Five Mile, I don't understand why we would amend the Master Plan or why we're entertaining Biltmore's current proposal to rezone and develop land on ¼ acre plots (medium density). These are some of the reasons for my confusion, and I desperately hope you will hold at least two public planning meetings that invite input from us residents and answer our questions:

1) At 460 acres, even developing only 300 of them as ¼ plots = 1,200 new households: with a very modest estimation of two people and two cars per household, we are looking at adding at minimum 2,400 new residents and their cars to our infrastructure.
2) If any of these households has school-aged children, these kids would attend Ann Arbor Public Schools. This means that every single one of those additional cars trying to access one of the Ann Arbor schools has to pass through one of two intersections—ONLY 2, the Nixon/Dhu Varren intersection and the Barton/Whitmore lake intersection. Both currently 4-way stops.
3) Given the proposals to develop 491 units at Nixon and Dhu Varren, along with 294 apartments across Nixon, that adds at minimum 1,570 cars to that intersection (estimating two cars per unit). Nothing would move!
4) In total, the current infrastructure would have to support 3,970 additional cars (counting the adjacent Ann Arbor developments), and anyone from Biltmore's development heading to their public school would have to pass through one of only two intersections. Rush hour would be a parking lot.
5) How is North Territorial going to handle the additional vehicles joining the rush hours streams onto US 23?
6) Why are we considering destroying unique and rapidly disappearing wetlands when we should be courting developers to revitalize those large stretches of land along US 23, some of it pure rubble (like the lot across from Whitmore Market/Proos Save On)? Those areas are ripe for high-density residential development, and the downtown businesses and Whitmore Lake Schools would greatly benefit from this influx of new residents.
7) Finally, if we change our Master Plan to accommodate Biltmore's proposal, then we invite endless lawsuits from anyone who has ever been denied their rezoning requests.

With a minimum of 3,680 new residents and cars, no infrastructure to support them, no students attending our school district, and located by a few service businesses in our township (the gas stations and TSC) and none downtown, how on earth would we benefit from this plan?
We must direct development where we really need it and preserve what makes us unique.
Please give us residents time and opportunity through public planning meetings to contribute to these plans for our township.
Thank you—Cecilia Infante, Five Mile, Whitmore Lake

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Subject: FW: Imagining our potential future

fyi

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Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Friday, August 22, 2014 11:18 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FOIA Request
Attachments: preview.jpg

Hi Everyone,

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Please let me or Angie know if you have any questions.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
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Fax: (734) 449-0123

Howard Fink

From: lawrence bellino [bell7105@msn.com]
Sent: Tuesday, August 19, 2014 2:42 PM
To: Marlene Chockley; Janet Chick; Bradley Cousino; Larry Roman; Andrea Darden; Ken Dignan; sjdignan@gmail.com; Sam Iaquinto; dlewan@cwaplan.com; Marilyn Engstrom; Angela Westover; Kathy Braun; Jackie Otto; Wayne Dockett; Tracy Thomas; Howard Fink
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LARRY

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Tuesday, August 12, 2014 8:40 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Finding a new way forward?

FYI
Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: leighann.yogacreations@gmail.com [mailto:leighann.yogacreations@gmail.com] **On Behalf Of** Leigh Ann Phillips-Knope
Sent: Monday, August 11, 2014 6:38 PM
Cc: Marlene Chockley; Angela Westover; Howard Fink; Jacki Otto; Jacki Otto; Janet Chick; Kathy Braun; Marilyn Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Brad Cousino; Doug Lewan; Ken Dignan; Larry Roman; Sam Iaquinto
Subject: Finding a new way forward?

August 11, 2014

To Northfield Township appointed and elected officials:

I've never attended Northfield Township Planning Commission meetings until now. But I'm incredibly invested in these development issues, and so have been giving up precious time with my two year old son at home to participate in these meetings, communicate with my representatives and fellow residents. I've been extremely disheartened by our township meeting processes, and hope that we can somehow find another way to move forward together.

About 30 residents spoke passionately at last week's meeting, with **28 of them advocating for protection of our farmland and sticking fully with the Master Plan.** Residents voices immense concern about the legal precedent and ramifications of the critical decision before you. We asked you to pause, to hold off on discussions with Biltmore for now, to investigate comprehensively and do your due diligence before moving ahead. **Ann Arbor Township Commissioners even moved swiftly to make a public statement in opposition of amending our plan, warning of the implicit consequences.** What is the harm in slowing all of this down, we asked? And yet, at the end of that meeting, the Planning Commission traveled down its isolated road, even further and faster, moving forward with the amendment process and asking Biltmore to conduct their own reviews/studies/cost of services analysis. Why are you moving ahead so rapidly without us?

I've been deeply troubled by the lack of public discussion/debate amongst our representatives at these meetings. As a facilitator of community groups, I can't understand how this is actually happening. Where are the hard questions? Where is the inquiry? What about truly investigating the

complex issues before us? What about this development might be good for us? What might be harmful? What the heck is Biltmore's proposing anyway? How could this be?

We still have a chance to turn this troubling process around. Several residents asked you last week to please re-engage us, the residents, in the planning process. We deserve to be heard and we have a great deal to contribute. If you are set on reviewing this sub-area, then let's do this cooperatively as a community, and have 2-3 substantive planning sessions led by Carlisle/Wortman. Let's take a step back, and examine the real issues before us, like the original planning process that led to the development of the Master Plan.

As leaders, you have nothing to lose by slowing down and engaging your constituents. **But you have everything to lose by stepping forward without us.**

Thank you,

Leigh Ann Phillips-Knope

--

Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Tuesday, August 12, 2014 8:40 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Finding a new way forward?

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Howard Fink
Northfield Township Manager
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Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Sent: Monday, August 11, 2014 6:38 PM
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About 30 residents spoke passionately at last week's meeting, with 28 of them advocating for protection of our farmland and sticking fully with the Master Plan. Residents voices immense concern about the legal precedent and ramifications of the critical decision before you. We asked you to pause, to hold off on discussions with Biltmore for now, to investigate comprehensively and do your due diligence before moving ahead. Ann Arbor Township Commissioners even moved swiftly to make a public statement in opposition of amending our plan, warning of the implicit consequences. What is the harm in slowing all of this down, we asked? And yet, at the end of that meeting, the Planning Commission traveled down its isolated road, even further and faster, moving forward with the amendment process and asking Biltmore to conduct their own reviews/studies/cost of services analysis. Why are you moving ahead so rapidly without us?

I've been deeply troubled by the lack of public discussion/debate amongst our representatives at these meetings. As a facilitator of community groups, I can't understand how this is actually happening. Where are the hard questions? Where is the inquiry? What about truly investigating the complex issues before us? What about this development might be good for us? What might be harmful? What the heck is Biltmore's proposing anyway? How could this be?

We still have a chance to turn this troubling process around. Several residents asked you last week to please re-engage us, the residents, in the planning process. We deserve to be

heard and we have a great deal to contribute. If you are set on reviewing this sub-area, then let's do this cooperatively as a community, and have 2-3 substantive planning sessions led by Carlisle/Wortman. Let's take a step back, and examine the real issues before us, like the original planning process that led to the development of the Master Plan.

As leaders, you have nothing to lose by slowing down and engaging your constituents. But you have everything to lose by stepping forward without us.

Thank you,

Leigh Ann Phillips-Knope

--
Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us<http://www.rootsofchange.us/>
Email: la@rootsofchange.us<mailto:la@rootsofchange.us>
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

Howard Fink

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Monday, August 11, 2014 6:38 PM
Cc: Marlene Chockley; Angela Westover; Howard Fink; Jackie Otto; Jacki Otto; Janet Chick; Kathy Braun; Marilyn Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Sam Iaquinto
Subject: Finding a new way forward?

August 11, 2014

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Leigh Ann Phillips-Knope, MA

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Dr. Maya Angelou, 2013

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Monday, August 11, 2014 11:57 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: August 6th meeting

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: suzyreiki@aol.com [mailto:suzyreiki@aol.com]
Sent: Sunday, August 10, 2014 9:21 PM
To: mchockley@rc.net; chickj@twp.northfield.mi.us; ken.dignan@wlps.net; iaquintosam@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dlewan@cwaplan.com; finkh@twp.northfield.mi.us
Cc: engstromm@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; chickj@twp.northfield.mi.us
Subject: August 6th meeting

Dear Planning Commission Members,

Below are the comments I delivered at the meeting on August 6th. I am sending them because Chairperson Chockley indicated that letters were read and carefully considered.

From my perspective that was not the case with the spoken comments at the meeting.

There was no indication from anyone on the commission that our concerns and recommendations were heard or considered. The only comment from the chairperson was that there were people on both sides. Well, there were only two that spoke in favor of the Biltmore proposal on August 6 and there were dozens who spoke in opposition.

Is it really possible that not one word spoken by the public gave you something to think about it?

Would it be so difficult to say that our concerns are being heard and taken into consideration?

I am stunned by the ridiculously premature decision you made to proceed with studies conducted by Biltmore themselves. How absurd. These studies must be treated as biased causing the township to then foot the bill for checking the veracity of Biltmore's facts and conclusions. It would be akin to asking Toyota to rate other cars compared to theirs.

If a doctor recommends a complex and costly procedure, don't most of us get a second opinion from another doctor who would not profit from the procedure? It just makes sense to have a neutral party conduct these studies.

You have, with a carelessly made decision, opened this township up to every and any developer demanding that we review our master plan to meet their proposals. You have imperiled any defense we might have had. Pandora's Box has been opened.

And, shockingly, the chairperson doesn't even understand what is going on and believes that no action has taken place. Announcing our "intent to amend" is taking action - very serious action.

I would like to ask that the "no applause request" be enforced universally, not just for people who do not agree with Sam Iaquinto. A request was made at the joint meeting but never enforced. And, there was plenty of applause from folks in favor of this proposal. It smacks of unprofessionalism and bias.

I am also curious if cutting the comments from the public to one minute is going to be standard procedure. It is rude, insulting and gives the impression that the input from the residents is unimportant.

The future of our township is in your hands. I implore you to stick with the plan.

Mr. Lewan was integral to the review of our 2012 adopted plan. I find it curious that he now so readily recommends reviewing it. Was there something flawed with the process he guided?

Commissioner Dignan needs some fact checking regarding the proposed development at Dhu Varren & Nixon Roads. That property has been designated for residential developments since the 1970's. It was not a decision recently made by Ann Arbor Township.

The Trustee from Ann Arbor Township spoke at the meeting in response to your 'intent to amend" going out to all of Washtenaw County. She was doing her job. Considering our future growth in relation to neighboring communities is essential if we wish for them to do the same.

Thank you for taking the time to read and consider my thoughts.

Suzy Wienckowski
5558 Hellner Road
Ann Arbor, MI 48105
734-668-8071

My comments from August 6th.

I have lived in NT for over 25 years.

I am here this evening to again encourage the Planning Commission to stick with our current Master Plan.

In my mind, our current plan is a healing document. It represents the result of thoughtful discussion and input from residents from all areas of the township. It was produced after a difficult time in our community.

Our consensus on the growth we wanted in our township was healing and gave us peace of mind. We all want that, right? We could have peace of mind because we had the discussions, listened to one another, compromised and reached a vision we could all live with.

It is very disheartening to me to see some of the past animosities return.

I wonder if it would be possible to take a nice breath, to take a thoughtful pause. There is no rush to make drastic changes to our Master Plan.

Hundreds of acres around Whitmore Lake were changed from 5-acre agriculture to low and moderate density. These were the areas deemed appropriate for growth.

Surely there are developers out there who would find these properties appealing and profitable.

The parcels in question were chosen to be preserved as large lot residential/agriculture. And, appropriately so.

They are our welcoming southern border, adjoining beautiful properties in Ann Arbor Township. Folks who come to out this way via Whitmore Lake Road often say "Wow, it was like a vacation just driving here."

So now a developer enters the picture with his vision – not our vision.

This is not a question of growth or no growth. It is a question of the right growth in the right place.

And, an issue of who decides – us, the residents who love our community or developers motivated by profit – it's their business.

We can save ourselves a lot of grief by simply following the guidelines in our Master Plan.

The Master Plan is in place so we don't need to have the same discussions over and over again.

Does our planner really think it needs revision already? Why?

It will be up for review in 2017. Let's look at it then or at least let's go through the same process it took to create it to review it now.

Let's save ourselves, all of us, a lot of aggravation and strife and go home with peace of mind this evening because we have defended our Master Plan.

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Sent: Monday, August 11, 2014 11:57 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: August 6th meeting

FYI

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Cc: engstromm@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; chickj@twp.northfield.mi.us
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5558 Hellner Road
Ann Arbor, MI 48105

Howard Fink

From: Jennifer MacLean [jenny@tir.org]
Sent: Friday, August 08, 2014 8:04 PM
To: Marilyn Engstrom; Angela Westover; Kathy Braun; Wayne Dockett; Jackie Otto; Tracy Thomas; Janet Chick
Subject: Biltmore proposal

Dear Board of Trustees,

Because of our schedules, it is difficult for my husband and I to attend planning meetings, but we do care deeply about Northfield township's plans. We would like you to know that we both feel very strongly about sticking to our master plan.

Please feel free to contact either Ken or me at 734-996-0940.

Thank you for looking out for the best interests of our township, and protecting us from becoming Canton.

Respectfully,

Jennifer MacLean

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Friday, August 08, 2014 10:08 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Website copy for Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Amy Grambeau [mailto:amy@orangeegg.net]
Sent: Friday, August 08, 2014 9:42 AM
To: finkh@twp.northfield.mi.us
Subject: Website copy for Northfield Township

Our family has lived in Northfield Township for 30 years and this is why:

Northfield Township is located halfway between Ann Arbor and Brighton off of U.S. 23, encompassing 36 square miles and home to the area known as Whitmore Lake. Our township boasts extreme beauty, with rolling countryside, centennial farms, and a rural character that feels miles away but only minutes from the City... ... Whether it's to enjoy the many natural features we offer, spend a day on one of our lakes, play golf with a beautiful scenic backdrop, or enjoy our downtown shopping; we invite you to come Explore Northfield.

Does that sound familiar? It is the copy on the home page of your website.

Maybe it will read more like this, ten years after Biltmore:

Welcome to Northfield Township, a neighborhood of Ann Arbor Michigan, where we boast of our beautiful Ann Arbor Lake - formerly called Whitmore Lake - with gated-communities and million dollar McMansions.
Move to Northfield Township where you can shop, dine and visit Downtown Ann Arbor because that is why you moved into one of the densely populated neighborhoods we build in the past 10 years.

We built a zoo, with your increased tax money, in Ann Arbor North - formerly Whitmore Lake - so that you can see the wildlife that used to live here... deer, wild turkeys, opossum, cranes, geese, ducks, eagles, owls, fox, coyotes, raccoons, and farm animals of all types. Our Zoo even has an aquarium so that you can see the fish that used to swim in our lake before there were too many boats.

And, we are business friendly. Future developers to Northfield Township you are free to express your greed for dollars here, just like South Florida, with no sense of master plan (because we don't have one).

Special note: We apologize for the traffic congestion and the myriad of accidents entering the M-14 on-ramp from Whitmore Lake road. Please be patient, we are attempting to pave all

the dirt roads in the county so that you can drive faster to wherever you're going in such a hurry. Remember, not to text or check your e-mail while you drive.

The Master Plan is not broken, please do not try to fix it. You are opening Pandora's box.

Sincerely,

Amy Grambeau
5165 Hellner Road
Ann Arbor North (Formerly Northfield Township)

Howard Fink

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Sincerely,

Amy Grambeau

5165 Hellner Road

Ann Arbor North (Formerly Northfield Township)

Howard Fink

From: Amy Grambeau [amy@orangeegg.net]
Sent: Friday, August 08, 2014 9:47 AM
To: Marilyn Engstrom
Subject: Website copy for Northfield Township

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Sincerely,

Amy Grambeau
5165 Hellner Road
Ann Arbor North (Formerly Northfield Township)

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, August 06, 2014 11:30 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Zoning exception request by Biltmore Land, LLC

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: Brian [mailto:bmcewen@gmail.com]
Sent: Wednesday, August 06, 2014 7:47 AM
To: chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us; engstromm@twp.northfield.mi.us
Subject: Zoning exception request by Biltmore Land, LLC

I'm writing to oppose the plan to alter our Master Plan and rezone 460 acres of farmland along Whitmore Lake into high density subdivisions.
The proposal clearly violates Northfield Township's Master Plan, which was was prepared with input from our entire community.

We moved to this township in large part due to the existing zoning and master plan which showed opportunities for sustained, supportable growth.

Development of these properties is available per current zoning: 1 home per 5 acres.

This proposed high-density exception to the master plan would create a city with the population of Whitmore Lake itself in a location without infrastructure to support it.

I ask the township leadership to reject this proposed exception to our current zoning, and I welcome development projects that conform to such.

Thank you;

Brian McEwen
5924 Bedford Pl
734-649-8376c

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From: Brian [mailto:bmcewen@gmail.com]
Sent: Wednesday, August 06, 2014 7:47 AM
To: chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us; engstromm@twp.northfield.mi.us
Subject: Zoning exception request by Biltmore Land, LLC

I'm writing to oppose the plan to alter our Master Plan and rezone 460 acres of farmland along Whitmore Lake into high density subdivisions.
The proposal clearly violates Northfield Township's Master Plan, which was was prepared with input from our entire community.

We moved to this township in large part due to the existing zoning and master plan which showed opportunities for sustained, supportable growth.

Development of these properties is available per current zoning: 1 home per 5 acres.

This proposed high-density exception to the master plan would create a city with the population of Whitmore Lake itself in a location without infrastructure to support it.

I ask the township leadership to reject this proposed exception to our current zoning, and I welcome development projects that conform to such.

Thank you;

Brian McEwen
5924 Bedford Pl
734-649-8376c

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, August 06, 2014 11:17 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Opposition to Biltmore's Proposal
Attachments: Biltmore Opp 2.pdf

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Katie Burkhart [mailto:katie.burkhart@yahoo.com]
Sent: Wednesday, August 06, 2014 9:12 AM
To: finkh@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; thomast@twp.northfield.mi.us
Subject: Opposition to Biltmore's Proposal

Attached please find my opposition to Biltmore's request to change the master plan.

Katie Burkhart

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, August 06, 2014 11:17 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Opposition to Biltmore's Proposal
Attachments: Biltmore Opp 2.pdf

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Katie Burkhart [mailto:katie.burkhart@yahoo.com]
Sent: Wednesday, August 06, 2014 9:12 AM
To: finkh@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; thomast@twp.northfield.mi.us
Subject: Opposition to Biltmore's Proposal

Attached please find my opposition to Biltmore's request to change the master plan.

Katie Burkhart

Howard Fink

From: Brian [bmcewen@gmail.com]
Sent: Wednesday, August 06, 2014 7:47 AM
To: Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett; Marilyn Engstrom
Subject: Zoning exception request by Biltmore Land, LLC

I'm writing to oppose the plan to alter our Master Plan and rezone 460 acres of farmland along Whitmore Lake into high density subdivisions.
The proposal clearly violates Northfield Township's Master Plan, which was was prepared with input from our entire community.

We moved to this township in large part due to the existing zoning and master plan which showed opportunities for sustained, supportable growth.

Development of these properties is available per current zoning: 1 home per 5 acres.

This proposed high-density exception to the master plan would create a city with the population of Whitmore Lake itself in a location without infrastructure to support it.

I ask the township leadership to reject this proposed exception to our current zoning, and I welcome development projects that conform to such.

Thank you;

Brian McEwen
5924 Bedford Pl
734-649-8376c

Howard Fink

From: richnjen20@charter.net
Sent: Tuesday, August 05, 2014 7:00 PM
To: Marilyn Engstrom
Subject: Master Plan

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Jenny Cash
6468 Nollar Road

Whitmore Lake, MI 48189

richnjen20@charter.net

Howard Fink

From: Mary Richter [mail@changemail.org]
Sent: Tuesday, August 05, 2014 5:48 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Mary Richter, Jenny Cash...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 195 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here:
http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

Dear Northfield Township Supervisor,

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development. I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan. Thank you for representing and defending our community's voice.

Sincerely,

195. Mary Richter Ann Arbor, Michigan
194. Jenny Cash Whitmore Lake, Michigan
192. JOSEPH & CHARLYNN GLUMB SOUTH LYON, Michigan 190. Sarah Nooden Ann Arbor, Michigan 189. charlie vella south lyon, Michigan

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MzIsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Sarah Nooden [mail@changemail.org]
Sent: Monday, August 04, 2014 9:29 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Sarah Nooden, charlie vella...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 190 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

Dear Northfield Township Supervisor,

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development. I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan. Thank you for representing and defending our community's voice.

Sincerely,

190. Sarah Nooden Ann Arbor, Michigan
189. charlie vella south lyon, Michigan
188. Alan N. Connor Ann Arbor, Michigan
187. Karin Blazier Ann Arbor, Michigan
185. Michael Gibbons Whitmore Lake, Michigan

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MzIsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Michael Gibbons [mail@changemail.org]
Sent: Monday, August 04, 2014 7:06 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Michael Gibbons, Cheryl Bredernitz...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 185 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

Dear Northfield Township Supervisor,

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development. I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan. Thank you for representing and defending our community's voice.

Sincerely,

185. Michael Gibbons Whitmore Lake, Michigan 184. Cheryl Bredernitz Ann Arbor, Michigan 183. Bryan Gipson Whitmore Lake, Michigan 182. Norma Hayosh Ann arbor, Michigan 181. Gwen Nystuen Ann Arbor, Michigan

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MzIsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Alan Patterson [mail@changemail.org]
Sent: Monday, August 04, 2014 1:57 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Alan Patterson, Kitty Kahn...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 178 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

Dear Northfield Township Supervisor,

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development. I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan. Thank you for representing and defending our community's voice.

Sincerely,

180. Alan Patterson Northfield Twp, Michigan 179. Kitty Kahn Ann Arbor, Michigan 178. Rita Mitchell Ann Arbor, Michigan 176. James D'Amour Ann Arbor, Michigan 174. Jeffrey Hayner Ann Arbor, Michigan

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MzIsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Bev Patterson [mail@changemail.org]
Sent: Monday, August 04, 2014 1:27 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Bev Patterson, Jeffrey Hayner...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 174 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

Dear Northfield Township Supervisor,

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development. I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan. Thank you for representing and defending our community's voice.

Sincerely,

175. Bev Patterson South Lyon, Michigan
174. Jeffrey Hayner Ann Arbor, Michigan
173. Elizabeth Hutton Whitmore Lake, Michigan 172. Cecilia Infante Whitmore Lake, Michigan
170. Linda Scibilia Ann Arbor, Michigan

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MzIsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Linda Scibilia [mail@changemail.org]
Sent: Monday, August 04, 2014 1:00 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Linda Scibilia, Concerned Citizen...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 170 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

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Sincerely,

170. Linda Scibilia Ann Arbor, Michigan
169. Concerned Citizen New City, New York 168. beverly luna sulphur springs, Texas 167. simon barrett bath, Alaska 165. Heather Waddey Byrdstown, Tennessee

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MzIsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: David Gordon [djg392dimples@gmail.com]
Sent: Sunday, August 03, 2014 2:49 PM
To: Angela Westover; Howard Fink; Jackie Otto; Jacki Otto; Janet Chick; Janet Chick; Kathy Braun; Marilyn Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Marlene Chockley; Sam Iaquinto
Subject: Three Unanswered Questions

Dear Northfield Township Representatives, Commissioners and Staff:
I am alarmed about the path the Planning Commission is on and whether it will unintentionally harm our chances of protecting the township from unwanted development in the future.

When Grand/Sakwa sued us; I sat in on depositions; read their court arguments and concluded that everything the PC and Board of Trustees does is precedent-setting and fodder for a lawsuit.

This is troubling because, even though the Biltmore "vision" is wildly incompatible with our current Master Plan, the PC has:

a - Agreed to consider the proposal.
b - Asked the Board of Trustees to hold a joint meeting and raised the possibility that the Master Plan may be flawed.
c - Asked the professional planner to provide a report with guidance and alternatives.
d - Is ready to consider the planner's recommendations this Wednesday.
Are we now committed to repeating these steps whenever a developer comes to town or risk being sued for not treating everyone even-handedly?
My concern is that we haven't asked or answered some fundamental questions before allowing the momentum to build. We've unintentionally put the cart before the horse.
Three questions to answer before procceeding:
Question #1- When does trying to be "fluid and flexible" with the Master Plan cross the line and result in our plan no longer being effective protection against unwanted development? The MP should not be subject to review and revision whenever there's a change in township administration, in national monetary policy, in the housing market or when a land speculator comes to town.
I think it's wise to get a written opinion from Mr. Paul Burns AND from the MTA legal and planning departments on the "slippery slope" question before proceeding.
Question #2 - Is there something fundamentally wrong with our Master Plan and the review process overseen by Carlisle/Wortman? If you agree that the C/W review was professional, defensible & represents our residents, then the only thing wrong here is Biltmore's "vision". There are no "facts" to support the idea that our Master Plan is flawed. Biltmore claims its subdivisions will help the Whitmore Lake schools, the downtown economy and the local farmers. Nearly everyone agrees those are false claims.
Question #3 - Is all "growth" good and isn't smart growth already written into our plan? "You're either growing or you're dying" is old school and not a planning principle. The more current thinking is "adapt or die", and our Master Plan is "adapted" every five years or when warranted by resident-driven initiatives, not by pressure from land speculators and outside developers.
I urge you to reconsider the agenda for Wednesday's PC meeting before we set up a scenario where the township gets in an uproar every time a developer comes knocking. Nobody wants that.

Thank you for your time, your consideration and your service to our community.
Sincerely,

David Gordon

Feel free to call/email and share your thoughts. 734-645-9393

Howard Fink

From: mary robinson [m.jarvis.robinson@gmail.com]
Sent: Thursday, July 31, 2014 3:00 PM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Cc: Scott Robinson; Nan Houtman; li li
Subject: PLEASE say no to rewriting the master plan

We would like to respectfully express our dismay that the leaders of our community are considering changing the master plan that upholds the lifestyle qualities that have drawn and kept our family living in Northfield Twp. for over 30 years. I grew up in Northfield Twp. and my husband and I have stayed to raise our family. We have every intention to retire here as well, as long as it stays the beloved quiet area we love.

I work in Novi and my husband commutes to Warren. In our work-life, we experience on a daily basis the frustrations and hassles of over developed, tightly packed communities. Crime is building, road rage is rampant, and people are disgruntled at not having enough 'breathing room.' For us, coming home from work to Northfield Twp. is a breath of fresh air. It is the reason we have chosen to live here. We are already surrounded by many such communities and I fervently feel that the open spaces, small town atmosphere, quiet roads, clean air and the wildlife of Northfield twp makes us special and unique, and over time, if kept this way, our community will be upheld as a desirable place to live and be an example of how things should be done when planning a healthy and happy community.

Many people who support a change to the Master Plan have stated that Northfield Twp. has stagnated and is anti-progress because the land isn't being built up. Some people have said that some of the land that is optioned by Biltmore isn't farm-able. However, I don't feel that progress should be measured by developing every bit of open land, but rather it should be measured by the increasing the quality of life due to open spaces, clean air and peaceful living.

Therefore, I urge you to oppose the Biltmore's (and any subsequent developers) request to change the current master plan. Once they get their foot in the door, it will soon be slammed wide open and before we know it Northfield Twp. will become another ho-hum, over-developed community just like all the others.

Thank you so much for taking time to listen to our concerns and for representing and RETAINING this unique and special community's interests.

Sincerely,
Mary and Scott Robinson
8276 Earhart Rd.
South Lyon, MI 4817
(248) 470-7954

Howard Fink

From: lawrence bellino [bell7105@msn.com]
Sent: Tuesday, July 29, 2014 10:38 AM
To: Marlene Chockley; Janet Chick; Bradley Cousino; Larry Roman; Andrea Darden; Ken Dignan; sjdignan@gmail.com; Sam Iaquinto; dlewan@cwaplan.com; Marilyn Engstrom; Angela Westover; Kathy Braun; Jackie Otto; Wayne Dockett; Tracy Thomas; Howard Fink
Subject: REZONING

The Master Plan was the result of community consensus. It is defensible in court if you follow it. Change it and you are in peril," said Gene Ragland, a former trustee from Ann Arbor Township which has successfully defended its Master Plan on numerous occasions. "If (the township) changes the master plan so easily, there will be no defense against (future) law suits," he warned.

Jim Nelson added "(The Master Plan) is a promise to residents that their neighborhoods will be protected. Don't break that promise."

Unfortunately, some Board of Trustees members were eager to accept Biltmore's vision.

Township Supervisor Marilyn Engstrom (a local realtor) and Trustee Wayne Dockett (a local pawn shop owner) voiced their support for Biltmore's plan even though Biltmore didn't present a plan.

Let's not let greed and business opportunity cloud our judgement.

YOU ARE REPRESENTATIVES OF THE PEOPLE, KEEP FINANCIAL INTERESTS OUT OF OUR LOCAL POLICIES.

IN GOD WE TRUST

LARRY BELLINO

Howard Fink

From: Jennifer Raybourn [jennifer.raybourn@gmail.com]
Sent: Thursday, July 24, 2014 4:07 PM
To: Marilyn Engstrom
Subject: Fwd: Biltmore Proposal

Did you really refer to the Northfield township residents who oppose the Biltmore proposal as a "special interest" group? Did you really treat those folks with a lack of respect at the July 16, 2014 board meeting? I was not able to attend but was very disappointed to hear these tidbits from neighbors who did.

I am not part of a special interest group. I am a 15 year Northfield township resident who does not look forward to having to move again as my community becomes more crowded and noisy. I am someone who appreciates that "Our township boasts extreme beauty, with rolling countryside, centennial farms, and a rural character that feels miles away but only minutes from the City." (I copied that from the township's web page. You should check it out.) I vote. And I talk to my my neighbors who vote.

I do not support the Biltmore proposal. Your job is to represent the interests of those whom you represent. Would you please try harder to represent me? Thank you.

---------- Forwarded message ----------
From: Jennifer Raybourn <jennifer.raybourn@gmail.com<mailto:jennifer.raybourn@gmail.com>>
Date: Fri, Jul 11, 2014 at 3:40 PM
Subject: Biltmore Proposal
To: engstromm@twp.northfield.mi.us<mailto:engstromm@twp.northfield.mi.us>,
chockleym@twp.northfield.mi.us<mailto:chockleym@twp.northfield.mi.us>,
finkh@twp.northfield.mi.us<mailto:finkh@twp.northfield.mi.us>,
braunk@twp.northfield.mi.us<mailto:braunk@twp.northfield.mi.us>,
thomast@twp.northfield.mi.us<mailto:thomast@twp.northfield.mi.us>,
ottoj@twp.northfield.mi.us<mailto:ottoj@twp.northfield.mi.us>,
chickj@twp.northfield.mi.us<mailto:chickj@twp.northfield.mi.us>,
dardena@twp.northfield.mi.us<mailto:dardena@twp.northfield.mi.us>,
cousinob@twp.northfield.mi.us<mailto:cousinob@twp.northfield.mi.us>,
romanl@twp.northfield.mi.us<mailto:romanl@twp.northfield.mi.us>,
dignank@twp.northfield.mi.us<mailto:dignank@twp.northfield.mi.us>,
iaquintosam@twp.northfield.mi.us<mailto:iaquintosam@twp.northfield.mi.us>,
dlewan@cwaplan.com<mailto:dlewan@cwaplan.com>,
dockettw@twp.northfield.mi.us<mailto:dockettw@twp.northfield.mi.us>

I oppose the Biltmore plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I moved to Northfield Township in 1998 to get away from the traffic and congestion rampant in most of SE Michigan, yet still be close enough to my work in Dearborn. I love the rural atmosphere: the corn fields, the horse farms, the meandering roads, the singing birds. If I wanted to live in Southfield or Novi or Canton or even Brighton, I would go there. But they have allowed too much growth and too much density to creep in. We must stay vigilant and prevent that happening to our wonderful community,

Please immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

--
Jennifer R. Raybourn
7786 Carrie Lane
Northfield Township

--
Jennifer R. Raybourn

--
Jennifer R. Raybourn

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Thursday, July 24, 2014 2:59 PM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto; angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Planning Commission Meeting

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Thursday, July 24, 2014 2:49 PM
To: finkh@twp.northfield.mi.us
Subject: Planning Commission Meeting

Dear Northfield Township Manager Fink:
Thank you for taking time to read my email. I know you have the best interests of our Township at heart when looking into this issue of amending the Master Plan. I hope you can understand how those of us who have lived here for decades are concerned about two things in particular: 1) the prospect that the legal document protecting our community might be disregarded to suit the business interests of one company; and 2) the prospect of being forced out by development costs we cannot afford in order to accommodate new residents our infrastructure cannot support. I have researched Biltmore's other subdivisions (especially in Canton and Grand Rapids) and have seen how this New Urbanist style of development is affordable to wealthy individuals, ones who make over double the average American household income. Creating a pocket of economic elites in our community would forever change the social diversity and democracy of our township. To top it off, our suffering school district will gain not one single student from this land development.

I am sympathetic to the calls for development in the face of stagnation that has plagued our township. Partly due to the recession, we have large areas where developers either dropped their work or have left the land vacant of homes (e.g. on Nollar north of Joy, and the gigantic rock pile off 23 across from Whitmore Lake Market). Why are we not courting developers who will turn those wastelands into vibrant mixed residential communities, and preserve what makes our township unique: greenspace. We have endangered wildlife preserves, wetlands of habitats that are increasingly disappearing, and room for farms, horses, and large gardens.

As you listen to Biltmore's proposal to skirt the laws of our Master Plan and the zoning process every company or individual has had to respect, please consider that most of us cannot afford to support the infrastructure, damage to our environment, and loss of a way of life that is rapidly disappearing in Michigan--in fact, our environment and zoning our principal attraction. Why rezone to such small acreage when we can preserve the current acreage for future residential and agricultural uses that Ann Arbor has recently outlawed. We will have many interested future residents who want to move their hobby farms and small chicken coops or animals to an area nearby that is friendly and will allow them to continue having their children to attend the same schools and they work the same jobs. Northfield

Township will be an incredibly desirable place to live, particularly in the future, if we preserve our Master Plan.

Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment.

Regards,
Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Thursday, July 24, 2014 2:59 PM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto; angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett
Subject: FW: Planning Commission Meeting

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Thursday, July 24, 2014 2:49 PM
To: finkh@twp.northfield.mi.us
Subject: Planning Commission Meeting

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Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment.

Regards,
Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

Howard Fink

From: Heather Waddey [mail@changemail.org]
Sent: Wednesday, July 23, 2014 6:21 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Heather Waddey, mary jo christian...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 164 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

Dear Northfield Township Supervisor,

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development. I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan. Thank you for representing and defending our community's voice.

Sincerely,

165. Heather Waddey Byrdstown, Tennessee 164. mary jo christian tinton falls, New Jersey 163. chris kotzer kirkland, Washington 162. scott baughman hutchinson, Kansas 161. April Burchardt Orland, California

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MjQsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: CAROL O'CAUSE [mail@changemail.org]
Sent: Wednesday, July 23, 2014 6:13 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: CAROL O'CAUSE, Laura Wilder...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 159 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

Dear Northfield Township Supervisor,

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development. I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan. Thank you for representing and defending our community's voice.

Sincerely,

160. CAROL O'CAUSE PINEHURST, North Carolina 159. Laura Wilder Garland, Texas 158. D. Patrick Schranck St Louis, Missouri 157. Bonnie Steiger San Francisco, California 156. Shondrea Davis Long Beach, California

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MjQsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Stephanie C. Fox [mail@changemail.org]
Sent: Wednesday, July 23, 2014 6:07 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Stephanie C. Fox, William Mark Casebier...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 153 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

Dear Northfield Township Supervisor,

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development. I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan. Thank you for representing and defending our community's voice.

Sincerely,

155. Stephanie C. Fox Bloomfield, Connecticut 154. William Mark Casebier Sweet Home, Oregon 153. Dori Butterick Dalton, Georgia 152. martin pedragoza Rivera, Oklahoma 151. amanda stokell ramsgate, Alabama

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MjQsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Marissa Alexander [mail@changemail.org]
Sent: Wednesday, July 23, 2014 6:02 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Marissa Alexander, Susan Fried...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 150 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

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Sincerely,

150. Marissa Alexander Lenoir City, Tennessee 149. Susan Fried Seattle, Washington 147. Janet Stanwood New York, New York 146. Robin Moore Philadelphia, Pennsylvania 145. DENISE Pauley Clinton twp, Michigan

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MjQsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: DENISE Pauley [mail@changemail.org]
Sent: Wednesday, July 23, 2014 5:33 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: DENISE Pauley, janet maker...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 144 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

Dear Northfield Township Supervisor,

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development. I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan. Thank you for representing and defending our community's voice.

Sincerely,

145. DENISE Pauley Clinton twp, Michigan 144. janet maker los angeles, California 143. Gabriel Godwyne Putney, Vermont 142. Pamela Braga Saint Francis, Wisconsin 140. David Mays Columbus, Ohio

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MjQsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: David Mays [mail@changemail.org]
Sent: Wednesday, July 23, 2014 5:22 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: David Mays, Virginia Mendez...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 139 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

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Sincerely,

140. David Mays Columbus, Ohio
139. Virginia Mendez North Miami Beach, Florida 138. asd asd dadsa, Arkansas 137. Arie Sale Livingston, Texas 136. Walther Seminario Phoenix, Arizona

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MjQsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3R1ZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Nadia Sindi [mail@changemail.org]
Sent: Wednesday, July 23, 2014 5:08 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Nadia Sindi, samantha broussard...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 135 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

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Sincerely,

135. Nadia Sindi Eugene, Oregon
134. samantha broussard pharr, Texas
133. julia richardson Sac, California
132. Brian Wood Long Beach, California
131. Karen Peterson Northbrook, Illinois

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MjQsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: L Dodd [mail@changemail.org]
Sent: Wednesday, July 23, 2014 12:54 AM
To: Marilyn Engstrom
Subject: 5 new petition signatures: L Dodd, CHRISTINA BERNARD...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 130 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

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Sincerely,

130. L Dodd Mount Airy, Georgia
129. CHRISTINA BERNARD New Carrollton, Maryland 128. Pradeep HM Bangalore, Kentucky 127. Herbert C. Ziegler Yucaipa, California 126. ghada daoud pearl river, New York

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MjQsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Georgeanne Matranga [mail@changemail.org]
Sent: Wednesday, July 23, 2014 12:41 AM
To: Marilyn Engstrom
Subject: 5 new petition signatures: ghada daoud, Georgeanne Matranga...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 124 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

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Sincerely,

126. ghada daoud pearl river, New York
125. Georgeanne Matranga Port Jefferson Station, New York 124. Deborah Jerry Cuba City, Wisconsin 123. Ryan Welkom Catawissa, Pennsylvania 122. Amy Levi Albuquqerque, New Mexico

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MjQsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Rene Thomas [mail@changemail.org]
Sent: Thursday, July 17, 2014 9:44 AM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Adrienne Nemura, Dorothy Hanna...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 120 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

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Sincerely,

119. Adrienne Nemura Ann Arbor, Michigan 117. Dorothy Hanna Mystic, Connecticut 116. Rachel Tuthill South Lyon, Michigan 115. marcel newton roeville, Michigan 114. Heather Moran-Combs Whitmore Lake, Michigan


[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MjQsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: marcel newton [mail@changemail.org]
Sent: Wednesday, July 16, 2014 7:14 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: marcel newton, Heather Moran-Combs...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 115 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

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Sincerely,

115. marcel newton roeville, Michigan
114. Heather Moran-Combs Whitmore Lake, Michigan 113. Katie Burkhart Whitmore Lake, Michigan
110. Lillian Back Ann Arbor, Michigan 109. Linda Sen Ann Arbor, Michigan

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MjQsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, July 16, 2014 5:07 PM
To: angiewestover@yahoo.com; 'Burns, Paul'; Howard Fink; 'Jackie Otto'; Jackie Otto; 'Janet Chick'; 'Kathy Braun'; 'Kathy Braun'; 'Marilyn'; Marilyn Engstrom; 'Marilyn Handloser-Engstrom'; 'Tracy Thomas'; Wayne Dockett; 'Andrea Darden'; 'Bradley Cousino'; 'Doug Lewan'; 'Ken Dignan'; 'Larry Roman'; 'Sam Iaquinto'
Subject: FW: Biltmore plan

FYI. Erin lives at 8845 Kearney Rd.

-----Original Message-----
From: Deemer Family [mailto:deemerfamily@gmail.com]
Sent: Wednesday, July 16, 2014 4:45 PM
To: mchockley@rc.net
Subject: Biltmore plan

Dear Marlene and Trustees, and residents of Northfield Township, Having grown up in this township, and now raising my own family here, I do care about this community. After college I moved around and lived in a few different areas, and I noticed the effects of massive developments.
Development companies are looking to make money, but they don't care about the community. I am not opposed to reasonable development as needed, but I do not support the Biltmore Land Plan for drastic rezoning and deviation from the township's plan. With such a plan I would foresee just the beginning of sub-urban development- I am certain that substantial commercial development would be right around the corner, with small town stores put out of business. I would hope we could come up with a better, less impersonal plan that has the good of all of us- newcomers and old- in mind.
Thank you,
Erin Deemer

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, July 16, 2014 5:07 PM
To: angiewestover@yahoo.com; 'Burns, Paul'; 'Howard Fink'; 'Jackie Otto'; 'Jackie Otto'; 'Janet Chick'; 'Kathy Braun'; 'Kathy Braun'; 'Marilyn'; 'Marilyn Handloser-Engstrom'; 'Marilyn Handloser-Engstrom'; 'Tracy Thomas'; 'Wayne Dockett'; 'Andrea Darden'; 'Bradley Cousino'; 'Doug Lewan'; 'Ken Dignan'; 'Larry Roman'; 'Sam Iaquinto'
Subject: FW: Biltmore plan

FYI. Erin lives at 8845 Kearney Rd.

-----Original Message-----
From: Deemer Family [mailto:deemerfamily@gmail.com]
Sent: Wednesday, July 16, 2014 4:45 PM
To: mchockley@rc.net
Subject: Biltmore plan

Dear Marlene and Trustees, and residents of Northfield Township, Having grown up in this township, and now raising my own family here, I do care about this community. After college I moved around and lived in a few different areas, and I noticed the effects of massive developments.
Development companies are looking to make money, but they don't care about the community. I am not opposed to reasonable development as needed, but I do not support the Biltmore Land Plan for drastic rezoning and deviation from the township's plan. With such a plan I would foresee just the beginning of sub-urban development- I am certain that substantial commercial development would be right around the corner, with small town stores put out of business. I would hope we could come up with a better, less impersonal plan that has the good of all of us- newcomers and old- in mind.
Thank you,
Erin Deemer

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 4:33 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Opposition to Biltmore Land proposal
Attachments: Biltmore Opp..pdf

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Kathryn Burkhart [mailto:burkhartk@cooley.edu]
Sent: Wednesday, July 16, 2014 4:30 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.uw
Subject: Opposition to Biltmore Land proposal

Dear all:
Attached please find my letter of opposition to Biltmore's current proposal.

Regards,

Katie Burkhart
6187 Nollar Road
Whitmore Lake, MI
734-665-1210

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Sent: Wednesday, July 16, 2014 4:33 PM
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FYI

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From: Katie Burkhart [mailto:katie.burkhart@yahoo.com]
Sent: Wednesday, July 16, 2014 4:22 PM
To: finkh@twp.northfield.mi.us; engstromm@twp.northfield.mi.us
Subject: Opposition to Biltmore Land Proposal

Dear Mr. Fink:

Attached find my letter of opposition to Biltmore's current proposal.

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From: Doug Lewan [dlewan@cwaplan.com]
Sent: Wednesday, July 16, 2014 2:57 PM
To: Janet Chick; Howard Fink; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; Jackie Otto; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; Marilyn Engstrom; marilyn_engstrom@yahoo.com; tstplc12 @gmail.com; Wayne Dockett; andreabdarden@gmail.com; brad.cousino@live.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: RE: Biltmore Plan

All:

I will bring individual copies of the current zoning map and current master plan map as requested by Marlene Chockley as well as acreages dedicated to each designation on both maps. With regard to existing land cover maps, SEMCOG has changed the way they provide this information and it is not useful for our current discussion especially with regard to any comparison with our existing maps. The existing land use maps contained in the Master Plan are still a useful guide for general discussion.

Doug

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To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; Doug Lewan; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
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Janet

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To: angiewestover <angiewestover@yahoo.com<mailto:angiewestover@yahoo.com>>; Burns, Paul <burns@peblaw.net<mailto:burns@peblaw.net>>; Howard Fink <finkh@twp.northfield.mi.us<mailto:finkh@twp.northfield.mi.us>>; Jackie Otto <jackiotto@yahoo.com<mailto:jackiotto@yahoo.com>>; Jackie Otto <ottoj@twp.northfield.mi.us<mailto:ottoj@twp.northfield.mi.us>>; Janet Chick <jchick711@aol.com<mailto:jchick711@aol.com>>; Kathy Braun <kbraun@dmsax.com<mailto:kbraun@dmsax.com>>; Kathy Braun <kathysuebraun@gmail.com<mailto:kathysuebraun@gmail.com>>; Marilyn <hmarilyn@yahoo.com<mailto:hmarilyn@yahoo.com>>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us<mailto:engstromm@twp.northfield.mi.us>>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com<mailto:marilyn_engstrom@yahoo.com>>; Tracy Thomas <tstplc12@gmail.com<mailto:tstplc12@gmail.com>>; Wayne Dockett

<dockettw@twp.northfield.mi.us<mailto:dockettw@twp.northfield.mi.us>>; Andrea Darden <andreabdarden@gmail.com<mailto:andreabdarden@gmail.com>>; Bradley Cousino <brad.cousino@live.com<mailto:brad.cousino@live.com>>; Doug Lewan <dlewan@cwaplan.com<mailto:dlewan@cwaplan.com>>; Ken Dignan <kjdignan@gmail.com<mailto:kjdignan@gmail.com>>; Larry Roman <lar103@yahoo.com<mailto:lar103@yahoo.com>>; Marlene Chockley <mchockley@rc.net<mailto:mchockley@rc.net>>; Sam Iaquinto <samiaquinto@charter.net<mailto:samiaquinto@charter.net>>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Plan
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Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Karen Dilbone [mailto:kdilbone@ameritech.net<mailto:kdilbone@ameritech.net?>]
Sent: Wednesday, July 16, 2014 10:09 AM
To: engstromm@twp.northfield.mi.us<mailto:engstromm@twp.northfield.mi.us>; chockleym@twp.northfield.mi.us<mailto:chockleym@twp.northfield.mi.us>; finkh@twp.northfield.mi.us<mailto:finkh@twp.northfield.mi.us>; braunk@twp.northfield.mi.us<mailto:braunk@twp.northfield.mi.us>; thomast@twp.northfield.mi.us<mailto:thomast@twp.northfield.mi.us>; ottoj@twp.northfield.mi.us<mailto:ottoj@twp.northfield.mi.us>; chickj@twp.northfield.mi.us<mailto:chickj@twp.northfield.mi.us>; dardena@twp.northfield.mi.us<mailto:dardena@twp.northfield.mi.us>; cousinob@twp.northfield.mi.us<mailto:cousinob@twp.northfield.mi.us>; romanl@twp.northfield.mi.us<mailto:romanl@twp.northfield.mi.us>; dignank@twp.northfield.mi.us<mailto:dignank@twp.northfield.mi.us>; iaquintosam@twp.northfield.mi.us<mailto:iaquintosam@twp.northfield.mi.us>; dlewan@cwaplan.com<mailto:dlewan@cwaplan.com>; dockettw@twp.northfield.mi.us<mailto:dockettw@twp.northfield.mi.us>
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6230 Hellner Road
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Subject: Re: Biltmore Master Plan Change request

What percentage of Northfield is designated as AG and what percentage of the AG area is the proposed Biltmore project?

Thank you, Janet

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From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Master Plan Change request

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Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: burk44@charter.net [mailto:burk44@charter.net]
Sent: Wednesday, July 16, 2014 10:08 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Master Plan Change request

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I ask that you, our Northfield Township leadership, immediately **reject** Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Please remember you represent the residents and please defend our community's vision and voice.

Regards

M K Burkhart and L G Burkhart
6187 Nollar Rd

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To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Biltmore Master Plan Change request

What percentage of Northfield is designated as AG and what percentage of the AG area is the proposed Biltmore project?

Thank you, Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Master Plan Change request

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: burk44@charter.net [mailto:burk44@charter.net]
Sent: Wednesday, July 16, 2014 10:08 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Master Plan Change request

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Please remember you represent the residents and please defend our community's vision and voice.

Regards

M K Burkhart and L G Burkhart
6187 Nollar Rd

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 11:47 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore proposal for Northfield Township
Attachments: let-Northville Biltmore proposal.pdf

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: C Bultman [mailto:cbultman@flash.net]
Sent: Wednesday, July 16, 2014 9:48 AM
To: finkh@twp.northfield.mi.us; carlislej@twp.northfield.mi.us
Subject: Biltmore proposal for Northfield Township

Mr. Fink, Ms. Carlisle

I am unable to attend tonight's meeting due to a conflict with an HDC meeting in another jurisdiction. Please forward my letter (attached) to the Northfield Township Board of Trustees and the Planning Commission.

Thank you for your assistance
Chuck Bultman

Charles Bultman, architect
55 Underdown Road
Ann Arbor, MI 48105
734.214.0810

cbultman@flash.net

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Charles Bultman, architect
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734.214.0810

cbultman@flash.net<mailto:cbultman@flash.net>

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Sent: Wednesday, July 16, 2014 11:46 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Master Plan Change request

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
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Subject: FW: Biltmore Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Karen Dilbone [mailto:kdilbone@ameritech.net]
Sent: Wednesday, July 16, 2014 10:09 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Plan

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Karen Dilbone
6230 Hellner Road
Ann Arbor, MI 481055

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To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
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Ann Arbor, MI 481055

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Sent: Wednesday, July 16, 2014 10:09 AM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
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Subject: Biltmore Master Plan Change request

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M K Burkhart and L G Burkhart
6187 Nollar Rd

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From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 9:15 AM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Clay Raybourn [mailto:clay.raybourn@gmail.com]
Sent: Wednesday, July 16, 2014 6:07 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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Signed,

Clayton Raybourn
7786 Carrie Lane
South Lyon, MI 48178
(248) 486-8047

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From: Janet Chick [jchick711@aol.com]
Sent: Wednesday, July 16, 2014 6:22 AM
To: jackiotto@yahoo.com; hmarilyn@yahoo.com; finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Interesting read

I appreciate the information Mr. Gordon provided. We received something similar from another resident in that area back when we were updating the Master Plan. Not the same study but something similar relating to farmland.

Personally a more objective study would make me more comfortable. While I respect the information, as I interpreted it, the paper was done to support a position.

Thank you for your thoughtful commentary Jacki. Good points.

Janet

-----Original Message-----
From: Jacqueline Otto <jackiotto@yahoo.com>
To: jchick711 <jchick711@aol.com>; marilyn handloser <hmarilyn@yahoo.com>; Howard Cell <finkh@twp.northfield.mi.us>; angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Jackie Otto <ottoj@twp.northfield.mi.us>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Lar <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tue, Jul 15, 2014 10:45 pm
Subject: Re: Interesting read

According to the letter that David Gordan provided to the Planning Commission siting a Meta-Analysis of Cost of Community Service Studies. If you haven't had a chance to read the report, the report sites some interesting facts that I would like to share that Mr. Gordon doesn't mention in his letter:

- Dspite these concerns, COCS studies have become increasingly popular and influential in debates about municipal land-use decision-making. The increased emphasis on economic arguments through COCS studies has been particularly apparent among supporters of open-space/farmland conservation and in efforts to limit urban sprawl.
- COCS studies measure demand for services rather than benefits, which often include public goods for the greater community, and land use decisions should account for public benefits (Kelsey 1996, Deller 1999). The use of ratios does not reflect the magnitudes of surplus or deficit for a given land use (Kelsey 1996, Deller 1999). The fact that COCS studies are based on *average* expenditures and revenues is problematic because understanding the impacts of land use change requires information about *marginal* costs and benefits (Deller 1999, Staley 1999, Crompton 2000).
- Moreover, because educational expenses are such a large portion of many budgets, residential ratios are primarily a reflection of the school budget when they are accounted for in COCS studies (Kelsey 1996, Crompton 2000, Edwards et al. 2000).
- Although COCS studies often frame municipal land-use debates, the results of these studies have not been rigorously evaluated to determine the factors that contribute to differing results.

According to the report, the COCS report was never meant to be used in a vaccumm as the only document to determine landuse as Mr. Gordon presented.

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Tuesday, July 15, 2014 9:06 PM, "jchick711@aol.com" <jchick711@aol.com> wrote:

So basically he is taking crédit for him and his cohorts duping our résidents and costing the township thousands of dollars? Incredible.

Sent from my HTC

----- Reply message -----
From: "marilyn handloser" <hmarilyn@yahoo.com>
To: "Howard Fink" <finkh@twp.northfield.mi.us>, "angiewestover@yahoo.com" <angiewestover@yahoo.com>, "Burns, Paul" <burns@peblaw.net>, "Jackie Otto" <jackiotto@yahoo.com>, "Jackie Otto" <ottoj@twp.northfield.mi.us>, "Janet Chick" <jchick711@aol.com>, "Kathy Braun" <kbraun@dmsax.com>, "Kathy Braun" <kathysuebraun@gmail.com>, "Marilyn Handloser-Engstrom" <engstromm@twp.northfield.mi.us>, "Marilyn Handloser-Engstrom" <marilyn_engstrom@yahoo.com>, "Tracy Thomas" <tstplc12@gmail.com>, "Wayne Dockett" <dockettw@twp.northfield.mi.us>, "Andrea Darden" <andreabdarden@gmail.com>, "Bradley Cousino" <brad.cousino@live.com>, "Doug Lewan" <dlewan@cwaplan.com>, "Ken Dignan" <kjdignan@gmail.com>, "Larry Roman" <lar103@yahoo.com>, "Marlene Chockley" <mchockley@rc.net>, "Sam Iaquinto" <samiaquinto@charter.net>
Subject: Interesting read
Date: Tue, Jul 15, 2014 2:30 PM

A friend of mine was doing some research and ran across this information. I thought you might like to read it.

So, I've been doing some research online and started reading about the attempt to have Northfield Twp join the Greenbelt back in 2010 and came across this gem of a comment. I know it's a few years old, but I still had to share. I was especially surprised to read the parts about his "group" "stopping development at all costs" and the best part "Hell, we even stopped a major development from starting by getting a referendum placed on the ballot, and getting it passed. Though I can't take all the credit for it, our position was brillant in that we convinced people that if the door is propped open, the horses will charge on through and there will be no stopping things. But hey, we did leave a little bit of a mess for the current board to try and get through. All in the plan."

22.By David G
January
13, 2010 at 9:54 pm | permalinkAs one of the previous board members of

Northfield Township, I helped to fight for the Greenbelt expansion into the township. Myself and the other like-minded board members even went as far as to delay and postpone any possilbe development that was presented before us in the hopes that monies would have been available in the commission's budget to purchase the developmental rights along the areas we thought were most prone to development, but alas, the economy had a sudden downturn and we as township administrators didn't have any funds to match as contibutions.

You see, we understood,
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Marilyn Handloser Engstrom
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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Visit my website at http://www.marilynhandloser.com/ to search for the entire MLS homes in Southeast Michigan! Each RE/MAX office is independently owned and operated.

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From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From:Elizabeth Hutton [mailto:erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Reasons To Stop Biltmore

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If obeying the law is not enough reason for you to do the right thing, then here are more reasons:

A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these

reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

If we support the few to sell their land in the following significant ways
A. then we are no longer a democracy. We are an oligarchy-- a nice word for dictatorship.
B. Development would add a minimum of 1500 cars but more likely not 3000+ to the already congested traffic on Highway 23. We have enough traffic congestion on 23. WE DON'T NEED ANYMORE CARS ON THAT MAJOR ARTERY. Do you want your family or yourself commuting on 23 with even more congestion than the terrible congestion we now have?
C. YOUR OWN PROPERTY VALUES WILL DECREASE because our community will lose the beautiful open space "feel" that attracts people here in the 1st place.
D. 4 homes per acre will increase our population too much too fast. Feasibility studies in the past showed conclusively that the tax base WILL NOT KEEP UP WITH THE DEMANDS ON COMMUNITY SERVICE NEEDS [police and fire] and that will INCREASE YOUR OWN PROPERTY Taxes. Do you want YOUR PROPERTY TAXES to increase?!?!? Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??
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F. Under the ordinance, the landowners can still sell their land. Why do you have to allow them to violate the law in the process?

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Thank you!
Sincerely,
Elizabeth Hutton

Howard Fink

From: Clay Raybourn [clay.raybourn@gmail.com]
Sent: Wednesday, July 16, 2014 6:07 AM
To: Marilyn Engstrom; Marlene Chockley; Howard Fink; Kathy Braun; Tracy Thomas; Jackie Otto; Janet Chick; Andrea Darden; Bradley Cousino; Larry Roman; Ken Dignan; Sam Iaquinto; dlewan@cwaplan.com; Wayne Dockett
Subject: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Signed,

Clayton Raybourn
7786 Carrie Lane
South Lyon, MI 48178
(248) 486-8047

Howard Fink

From: Lillian Back [mail@changemail.org]
Sent: Wednesday, July 16, 2014 3:27 AM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Lillian Back, Linda Sen...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 109 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

Dear Northfield Township Supervisor,

I'm writing in opposition to Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions with densities as high as 1/4-acre zoning or 20 times more dense than now permitted. Their proposal clearly violates Northfield Township's Master Plan, which represents our community's vision for responsible land use and development. I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan. Thank you for representing and defending our community's voice.

Sincerely,

110. Lillian Back Ann Arbor, Michigan
109. Linda Sen Ann Arbor, Michigan
108. Frank Bartlo Detroit, Michigan
107. Rhonda Linville WHITMORE LAKE, Michigan 106. Tom Nicely ann arbor, Michigan

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MTgsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Jacqueline Otto [jackiotto@yahoo.com]
Sent: Tuesday, July 15, 2014 10:46 PM
To: jchick711@aol.com; marilyn handloser; Howard Cell; angiewestover@yahoo.com; Burns, Paul; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Lar; Marlene Chockley; Sam Iaquinto
Subject: Re: Interesting read

According to the letter that David Gordan provided to the Planning Commission siting a Meta-Analysis of Cost of Community Service Studies. If you haven't had a chance to read the report, the report sites some interesting facts that I would like to share that Mr. Gordon doesn't mention in his letter:

- Dspite these concerns, COCS studies have become increasingly popular and influential in debates about municipal land-use decision-making. The increased emphasis on economic arguments through COCS studies has been particularly apparent among supporters of open-space/farmland conservation and in efforts to limit urban sprawl.
- COCS studies measure demand for services rather than benefits, which often include public goods for the greater community, and land use decisions should account for public benefits (Kelsey 1996, Deller 1999). The use of ratios does not reflect the magnitudes of surplus or deficit for a given land use (Kelsey 1996, Deller 1999). The fact that COCS studies are based on *average* expenditures and revenues is problematic because understanding the impacts of land use change requires information about *marginal* costs and benefits (Deller 1999, Staley 1999, Crompton 2000).
- Moreover, because educational expenses are such a large portion of many budgets, residential ratios are primarily a reflection of the school budget when they are accounted for in COCS studies (Kelsey 1996, Crompton 2000, Edwards et al. 2000).
- Although COCS studies often frame municipal land-use debates, the results of these studies have not been rigorously evaluated to determine the factors that contribute to differing results.

According to the report, the COCS report was never meant to be used in a vaccumm as the only document to determine landuse as Mr. Gordon presented.

Ja**cqueline R. Otto**
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Tuesday, July 15, 2014 9:06 PM, "jchick711@aol.com" <jchick711@aol.com> wrote:

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From: "marilyn handloser" <hmarilyn@yahoo.com>

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Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

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Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
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presented before us in the hopes that monies would have been available in the commission's budget to purchase the developmental rights along the areas we thought were most prone to development, but alas, the economy had a sudden downturn and we as township administrators didn't have any funds to match as contibutions.

You see, we understood,
as many of the Conservancy do, that there is no such thing as smart growth. If we want to make sure that our farm spaces are preserved, the only real way to do this is to prevent growth. Basically, if growth starts, it is self perpetuating. Once a community starts to get money from tax revenues of develpoed property, it is like a drug. They only want more and more. That's why the group I helped to form, and which I was a part of during my 4 years on the board, decided in our infancy to stop develpoment at all costs. Why get hooked on the drug of money? Hell, we even stopped a major development from starting by getting a referendum placed on the ballot, and getting it passed. Though I can't take all the credit for it, our position was brillant in that we convinced people that if the door is propped open, the horses will charge on through and there will be no stopping things. But hey, we did leave a little bit of a mess for the
current board to try and get through. All in the plan.

So
as you can tell, I am a staunch supporter of keeping the open spaces open. Living in Northfield Township has made me realize that I like things the way they are. No need for change. I'd really like to see everyone of my neighbors sell their develpomental right to the Greenbelt Commission. As a matter of fact, I really don't care that there is not a single pharmacy in the town that I live. I can just get in my car and drive 10 or 15 minutes into Ann Arbor or Brighton. And I really am glad there is no hardware store or lumber yard in my town. It keeps the traffic down and helps me see the stars at night, since having someting like that would do nothing but pollute the night sky with lights. As a matter of fact, I'd love to see flowers planted all the way down the median of US-23 into Ann Arbor, just as a reminder of how beautiful our past has been.

And in closing, I really have disdain for the
current Northfield Township Board. Not only have they succeeded in strengthing the townships finances (A- bond ratings), which we were never able to do, but they are actually encouraging development to occur, which I, and those of like mind , tried desperately to keep out. I hate to say it, but it may be time for me to think about moving up north, where I know open spaces will be perserved for ever.

Marilyn Handloser Engstrom
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click hereto see why we chose Marilyn!"

Visit my website at www.MarilynHandloser.com to search for the entire MLS homes in Southeast Michigan! Each RE/MAX office is independently owned and operated.

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immediately delete it and all copies, and promptly notify the sender. Nothing in this communication is intended to operate as an electronic signature under applicable law.

From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From:Elizabeth Hutton [mailto:erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Reasons To Stop Biltmore

Dear Northfield Township Leaders,

Please do uphold our township ordinances and please do NOT violate the law. Please stop Biltmore's development of our lovely community. Please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing. Please do NOT violate the law.

If obeying the law is not enough reason for you to do the right thing, then here are more reasons:

A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WiLL LOSE IN THE LONG RUN??

If we support the few to sell their land in the following significant ways
A. then we are no longer a democracy. We are an oligarchy-- a nice word for dictatorship.
B. Development would add a minimum of 1500 cars but more likely not 3000+ to the already congested traffic on Highway 23. We have enough traffic congestion on 23. WE DON'T NEED ANYMORE CARS ON THAT MAJOR ARTERY. Do you want your family or yourself commuting on 23 with even more congestion than the terrible congestion we now have?
C. YOUR OWN PROPERTY VALUES WILL DECREASE because our community will lose the beautiful open space "feel" that attracts people here in the 1st place.
D. 4 homes per acre will increase our population too much too fast. Feasibility studies in the past showed conclusively that the tax base WILL NOT KEEP UP WITH THE DEMANDS ON COMMUNITY SERVICE NEEDS [police and fire] and that will INCREASE YOUR OWN PROPERTY Taxes. Do you want YOUR PROPERTY TAXES to increase?!?!? Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WiLL LOSE IN THE LONG RUN??
E. You open the township coffers up to a major lawsuit which will cost us taxpayers and too much money.
F. Under the ordinance, the landowners can still sell their land. Why do you have to allow them to violate the law in the process?

In short, again, please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing.

Thank you!
Sincerely,
Elizabeth Hutton

Howard Fink

From: Katherine Kwiatkowski [mail@changemail.org]
Sent: Tuesday, July 15, 2014 7:58 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: Katherine Kwiatkowski, James Mulcrone...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 105 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

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Sincerely,

105. Katherine Kwiatkowski Whitmore Lake, Michigan 104. James Mulcrone Whitmore Lake, Michigan 103. Courtney Burk Dexter, Michigan 101. Renee Mulcrone Whitmore Lake, Michigan 100. ed wojtys ann arbor, Michigan

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MTgsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: ed wojtys [mail@changemail.org]
Sent: Tuesday, July 15, 2014 3:54 PM
To: Marilyn Engstrom
Subject: 5 new petition signatures: ed wojtys, Anne Duffy...

5 new people recently signed Northfield Neighbors's petition "Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>" on Change.org.

There are now 100 signatures on this petition. Read reasons why people are signing, and respond to Northfield Neighbors by clicking here: http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions/responses/new?response=c3b49d2ef3d6&utm_source=target&utm_medium=email&utm_campaign=two_hundred_fifty>

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Sincerely,

100. ed wojtys ann arbor, Michigan
99. Anne Duffy Whitmore Lake, Michigan
98. Marcelino Akemann Pinckney, Michigan 96. Tom Hatch Ann Arbor, Michigan 95. Jerry Heim Whitmore Lake, Michigan

[http://api.mixpanel.com/track?data=eyJldmVudCI6Im9wZW5fZW1haWwiLCJwcm9wZXJ0aWVzIjp7ImVtYWlsX25hbWUiOiJ0d29faHVuZHJlZF9maWZ0eSIsImlkIjoidXNlcl8xMjIyOTQ3MjAiLCJjaXR5IjoiQW5uIEFyYm9yIiwic3RhdGUiOiJNSSIsInppcGNvZGUiOm51bGwsImNvdW50cnlfY29kZSI6IlVTIiwiaW5jb21wbGV0ZV9hZGRyZXNzIjp0cnVlLCJzaWdudXBfZGF0ZSI6IjIwMTQtMDctMDciLCJsb2dpbl9jb3VudCI6MTYsInRvdGFsX2FjdGlvbnMiOjAsImNvbm5lY3RlZF90b19mYWNlYm9vaz8iOmZhbHNlLCJzaWdudXBfY29udGV4dCI6InNpZ251cCIsImRpc3RpbmN0X2lkIjoiZmRkMDhkZDAtMDYxOS0xMWU0LWI5YTItOGZmNDQyYjZiYThmIiwidG9rZW4iOiIzMGFhMjZhMWQ2ZTkzYWUxNThkZmJkYzE2YjQ5MzMxMiJ9fQ==&ip=1&img=1]

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Tuesday, July 15, 2014 3:41 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Please save our nature here in Whitmore Lake!

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Phoenix111968 . [mailto:manifest5x1@gmail.com]
Sent: Tuesday, July 15, 2014 3:36 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Please save our nature here in Whitmore Lake!

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I ask that Northfield Township leaders immediately reject Biltmore's current proposal, and any future proposals by Biltmore or other developers, which are not fully in line with our Master Plan.

Thank you for representing and defending our community's voice.
I appreciate nature and the ecosystem here and that is why I chose to live in this township. Please do not let urban sprawl ruin the delicate balance and the beauty of our woods in Whitmore Lake.
Sincerely,
Anne Duffy

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From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Tuesday, July 15, 2014 3:41 PM
To: angiewestover@yahoo.com; Burns, Paul; Howard Fink; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
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To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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Subject: FW: Proposal by Biltmore Land, LLC

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: John Hufford [mailto:johnthuff83@gmail.com]
Sent: Tuesday, July 15, 2014 3:19 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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Thank you for representing and defending our community's vision and voice.

John Hufford
Address: 5285 Tamarack Trail, Ann Arbor, MI, 48105
Phone: 734-769-0144

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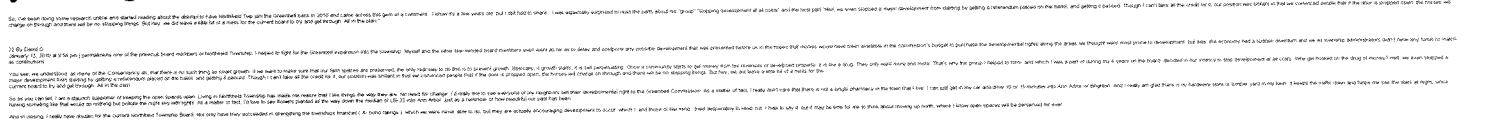
John Hufford
Address: 5285 Tamarack Trail, Ann Arbor, MI, 48105
Phone: 734-769-0144

Howard Fink

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Tuesday, July 15, 2014 2:31 PM
To: Howard Fink; angiewestover@yahoo.com; Burns, Paul; Jackie Otto; Jackie Otto; Janet Chick; Kathy Braun; Kathy Braun; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: Interesting read

A friend of mine was doing some research and ran across this information. I thought you might like to read it.



Marilyn Handloser Engstrom
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click *here* to see why we chose Marilyn!"

Visit my website at www.MarilynHandloser.com to search for the entire MLS homes in Southeast Michigan! Each RE/MAX office is independently owned and operated.

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From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

Howard Fink
Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Elizabeth Hutton [mailto:erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Reasons To Stop Biltmore

Dear Northfield Township Leaders,

Please do uphold our township ordinances and please do NOT violate the law. Please stop Biltmore's development of our lovely community. Please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing. Please do NOT violate the law.

If obeying the law is not enough reason for you to do the right thing, then here are more reasons:

A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

If we support the few to sell their land in the following significant ways
A. then we are no longer a democracy. We are an oligarchy-- a nice word for dictatorship.
B. Development would add a minimum of 1500 cars but more likely not 3000+ to the already congested traffic on Highway 23. We have enough traffic congestion on 23. WE DON'T NEED ANYMORE CARS ON THAT MAJOR ARTERY. Do you want your family or yourself commuting on 23 with even more congestion than the terrible congestion we now have?

c. YOUR OWN PROPERTY VALUES WILL DECREASE because our community will lose the beautiful open space "feel" that attracts people here in the 1st place.
d. 4 homes per acre will increase our population too much too fast. Feasibility studies in the past showed conclusively that the tax base WILL NOT KEEP UP WITH THE DEMANDS ON COMMUNITY SERVICE NEEDS [police and fire] and that will INCREASE YOUR OWN PROPERTY Taxes. Do you want YOUR PROPERTY TAXES to increase?!?!? Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??
e. You open the township coffers up to a major lawsuit which will cost us taxpayers and too much money.
f. Under the ordinance, the landowners can still sell their land. Why do you have to allow them to violate the law in the process?

In short, again, please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing.

Thank you!
Sincerely,
Elizabeth Hutton

August 6, 2014

Via email: finkh@twp.northfield.mi.us

Northfield Township Office
Attn: Howard Fink
8350 Main Street, Suite A
Whitmore Lake, MI 48189

Dear Mr. Fink:

As you are aware from my previous correspondence dated July 16, 2014, I oppose Biltmore Land LLC's request to change Northfield Township's Master Plan. Please let this correspondence serve as my second notice of opposition to Biltmore's plan to change 460 acres of farmland along Whitmore Lake Road into ¼ acre zoning.

I am a lifelong resident of Northfield Township, and I am appalled that Northfield Township leaders would seek to change the Master Plan two years after it was adopted. This 460 acres is currently zoned for farmland or 5 acre home sites, and it should stay that way! In the past, developers have attempted similar changes and the Northfield Township voters have always rejected such changes. I ask that you and the rest of the Northfield Township leaders represent and defend our community's voice by rejecting Biltmore's proposal.

Regards,

K Burkhart

Kathryn L. Burkhart
6187 Nollar Road
Whitmore Lake, MI 48189
734-665-1210

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, July 02, 2014 9:04 AM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Planning Commission
Attachments: Biltmore.docx

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Judy Crookes [mailto:jacrookes@sbcglobal.net]
Sent: Tuesday, July 01, 2014 2:40 PM
To: finkh@twp.northfield.mi.us
Subject: Planning Commission

RE: BILTMORE PROPOSAL

Dear Mr. Fink,

The enrichment and development of all the people who live and work in Northfield Township will play an important role in your decisions surrounding the Biltmore Proposal - and the way in which you will vote. We live on Northfield Church Road and will be directly affected by those decisions since we live in Northfield Township and our property borders one of the parcels. Therefore, we would like to add our thoughts to your decision process.

1. As you know, the current zoning is Agricultural, as was our land. Although we are not opposed to development, we do feel that the current Master Plan – which took a lot of hours and hard work – represents the vision of the Township as a whole and should be respected as such.
2. Should the need to change lead us down a different path we feel that acreage requirements for any development should remain the same – 5 acres. This would maintain property values for Northfield Township's current property owners.
3. Wetlands, woodlands, and animal life are abundant within the zones of the proposal. Our Township's respect for these important assets will be appreciated by our children and grandchildren and should be at the top of our list of considerations. Where will all the animals go? For instance, the wetland in Parcel B has several resident female snapping turtles - shells at 18" wide - we can send you pictures. They "cross the boundary" between properties and lay eggs on our land every June. Where will these "Grand Old Dames" go?

4. Northfield Township should be comfortable and ready to expand services to an increased population. Will the increased tax base pay for Fire and Police services? Where will these families shop? Go to school?
5. Would Whitmore Lake Road be ready to handle the increased traffic? As it stands now, when there is an accident on 23, Whitmore Lake Road becomes the "get around it" solution. Will Rt 23 be ready to handle the increased traffic or, for that matter, the exit ramp traffic? When we increase asphalt surfaces, what will happen with all the run off from storms? We currently have many power outages...is the grid ready to handle an increased population?
6. If there are sewer lines put in, will current property owners, who already have paid for the appropriate and required sewage systems have to link with a town system? Will they have to bear the financial burden a second time?
7. A gas line will soon run to and be a part of our property. We have, along with other families, made the decision to bear the financial burden of the main gas line installation on Northfield Church Rd. Will we be compensated for that financial output when Biltmore benefits?

We have confidence that you will carefully consider this proposal, that you will make decisions based on the needs of ALL Northfield Township residents and that you will be proud of the resolutions to problems as they arise. The size of the Biltmore organization should not intimidate us - or our needs! Nor should it force us to change our current Master Plan. Please fight for the integrity of our Township!

Sincerely,
Bill and Judy Crookes
500 W Northfield Church Rd

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, June 18, 2014 8:47 AM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Gregory [mailto:greg.grambeau@live.com]
Sent: Tuesday, June 17, 2014 11:31 AM
To: finkh@twp.northfield.mi.us
Subject: Biltmore Plan

Howard,

As a long time resident of Northfield Township (32 years), I have a few comments regarding the Biltmore Proposal, thanks for taking the time to review them.

We have had this discussion in the township and this type of development was democratically and dramatically voted down. Please govern as you've been directed by your constituents. To do anything else is just wrong, and wrong on many levels.

Biltmore justifies their proposal with the dot points below, my responses are highlighted in yellow.

• Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
- While the infrastructure may be nearby, it is not in the area, and does not "directly" support this proposal. There is land already designated in the Master Plan that has that infrastructure available, use that land, not farmland.

• The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
- Residential Development costs more in services then it provides in taxes, this proposal and subsequent development will hurt the economic situation of the township.

• Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
- The area designated by Biltmore is all in the Ann Arbor School District, this development will not significantly increase the downtown area traffic or increase the demand for services. All of these folks will be

going to Ann Arbor for school activities, shopping and entertainment. To believe that this proposal will improve the economic climate of the downtown area is pure folly!

• The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.
- See above, the impact to agricultural products will be minimal.

The traffic impact on Whitmore Lake Road will quite significant and not at all pleasant. The expressway interchanges at both N. Territorial and Barton/Whitmore Lake Rd., will be a disaster! Those two interchanges while already deeply flawed will be stressed to the breaking point. Please do not allow that to happen.

This proposal is nothing more than a money grab and does not support what our community has reviewed, voted on, and the lifestyle that we moved to Northfield Township to have. Many of us moved from city to escape exactly this type of developement.

Support the existing Master Plan!

Tell Biltmore that this plan is not consistent with what our community is seeking.

Please do the right thing!!

Best Regards,
Greg

Gregory K. Grambeau
5165 Hellner Rd.
Ann Arbor, MI 48105
greg.grambeau@live.com
734 355-7484 - cell

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, June 18, 2014 8:45 AM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore dev

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Heidi Braun [mailto:h3333@sbcglobal.net]
Sent: Tuesday, June 17, 2014 3:55 PM
To: finkh@twp.northfield.mi.us
Subject: Fwd: Biltmore dev

Sent from my iPhone
H.D.Braun,D.D.S.

Begin forwarded message:

> **From:** Heidi Braun <h3333@sbcglobal.net>
> **Date:** June 17, 2014 at 8:38:00 AM EDT
> **To:** "mchockley@rc.net" <mchockley@rc.net>
> **Subject: Biltmore dev**
>
> I am against this development proposal. I would only approve in areas zoned such. Please stick with our current development plan in beautiful Northfield township where we live.
> Traffic, light pollution, noise. Please say No to this!
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Attachments: Biltmore.docx

FYI

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Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
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Fax: (734) 449-0123

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Subject: Planning Commission

RE: BILTMORE PROPOSAL

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Sincerely,
Bill and Judy Crookes
500 W Northfield Church Rd

Howard Fink

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Sent: Wednesday, June 18, 2014 8:47 AM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Gregory [mailto:greg.grambeau@live.com]
Sent: Tuesday, June 17, 2014 11:31 AM
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Support the existing Master Plan!

Tell Biltmore that this plan is not consistent with what our community is seeking.

Please do the right thing!!

Best Regards,
Greg

Gregory K. Grambeau
5165 Hellner Rd.
Ann Arbor, MI 48105
greg.grambeau@live.com
734 355-7484 - cell

July 16, 2014

Via email: finkh@twp.northfield.mi.us

Northfield Township Office
Attn: Howard Fink
8350 Main St., Ste. A
Whitmore Lake, MI 48189

Dear Mr. Fink:

Please let this correspondence serve as my opposition to the Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions. As a lifetime resident of Northfield Township, I am appalled that Northfield Township leaders would seek to violate Northfield Township's Master Plan.

Northfield Township's Master Plan represents our community's vision for responsible land use and development. Had our township sought to allow subdivisions with densities as high as ¼ acre zoning, it would have been in our Master Plan. I ask that you and the rest of Northfield Township leaders represent and defend our community's voice by rejecting Biltmore's current proposal.

Kind regards,

Kathryn L. Burkhart

Howard Fink

From: Howard Fink [finkh@twp.northfield.mi.us]
Sent: Wednesday, June 18, 2014 8:45 AM
To: Andrea Darden; Bradley Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: FW: Biltmore dev

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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> Traffic, light pollution, noise. Please say No to this!
> Thank you,
> Heidi D Braun, 5510 Hellner Rd, Ann Arbor, 48105
>
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> H.D.Braun,D.D.S.

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8350 Main St., Ste. A
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Kind regards,

K Burkhart

Kathryn L. Burkhart
6187 Nollar Road
Whitmore Lake, MI
734-665-1210

July 16, 2014

Via email: finkh@twp.northfield.mi.us

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Kind regards,

K Burkhart

Kathryn L. Burkhart

Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road · ann arbor, mi 48105

16 July 2014

Northfield Township Board of Trustees and Planning Commission
c/o Mr. Howard Fink
Township Manager
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189

Re: Biltmore Land's request to change Northfield's Master Plan

Dear members of the Northfield Township's Board of Trustees and Planning Commission;

You have before you a request to alter Northfield Township's Master Plan to allow nine specific parcels to be developed for single family residential use to a density of up to one house per quarter acre lot. They are currently zoned to be at least 5 acres per residence. I am writing today to ask that you turn down this request as Northfield Township has clearly determined your preference for this acreage at a time when you were unburdened by a developer's proposal and you clearly voted that you would not like these parcels developed to this density.

For background, I am a practicing architect, with work experience in a number of arenas including planning and housing projects. I am a pro-development urbanist, who believes strongly in increasing the densities of our cities. However, what is being proposed for these 460 acres will not achieve the goals the developer says they will achieve and goes against good planning concepts understood today.

I am also not a resident of Northfield Township. I live two miles south of this proposed development. As such I will be impacted little but that is not relevant. What is relevant is the following:

1. Your master plan is your communication to not only your residents, but it is also your communication to your surrounding communities, your municipal neighbors, as to what your values are regarding your township and how you see the future in your township. Your community, through your Planning Commission, adopted a master plan just two years ago charged with considering the coming decades, and your community said 5 acres is an acceptable minimum for these lots.

2. As an active member in the community I have contributed to master plan and zoning discussions in a number of the surrounding townships, as well as Ann Arbor, and am very familiar with the issues up and down Whitmore Lake Road. I am also familiar with many of the proposals that have been pitched along this corridor in the past and know that despite the fact that "the economic climate is improving" plopping 1,000 or so houses in an agricultural / rural corridor is just bad planning. Doing this will 'preserve and enhance' nothing; it is the definition of sprawl.

3. As has been pointed out to you in letters from others, the addition of houses to a municipality does not automatically result in an increased tax benefit. The more residents you have, the more municipal responsibility you also have. And many times the cost to provide the necessary services for a residence is not fully covered by that resident's taxes.

Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road • ann arbor, mi 48105

4. The developer has made the statement that this development "will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses." What they did not point out is that all of the parcels, with the possible exception of parcel 'D' which is just 2 acres, is in the Ann Arbor Public School District. This means that the children who were to live in this development would go to Wines, Forsythe and Skyline; schools located in the city of Ann Arbor. The result will be that these families will identify with, and spend their time and money, in Ann Arbor. So yes, this development will support and strengthen the existing downtown area; the existing downtown area of Ann Arbor.

The following is from Northfield Township's Master Plan under *"How is this Plan to be used"* (emphasis added).

1. It is a general statement of the Township's goals and policies and provides a single, comprehensive view of the ***community's desire for the future****.*

2. It serves as an ***aid in daily decision-making****. The goals and policies outlined in this Plan guide Planning Commissioners and Township Board of Trustees in their deliberations on zoning, subdivisions, capital improvements, and other matters relating to land use and development. The Master Plan provides a stable, long-term basis for decision-making.*

5. Finally, this Master Plan serves as an educational tool and ***gives*** *citizens, property owners,* ***developers****, and adjacent communities* ***a clear indication of the Township's direction for the future.***

The above makes it clear how the Master Plan is to be used by both the township and the developer. The below is just one of the appropriate paragraphs to be heeded by both (again emphasis added).

"The rural pattern is comprised of low density residential uses, agricultural uses and operations, protected conservation districts, as well as wetlands and other sensitive environmental areas. ***New residential development should be minimized*** *in order to maintain viable units of agricultural production, rural character, and open spaces. These areas are located primarily in the Northeast, Southwest and the Southeast Sub-areas.* ***Where residential development would occur, the preferred form of development is an open space or cluster residential development****."*

Thank you for considering my thoughts.

Sincerely,
Charles Bultman, architect *LLC*



Charles Bultman A. I. A.,
President

Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road · ann arbor, mi 48105

16 July 2014

Northfield Township Board of Trustees and Planning Commission
c/o Mr. Howard Fink
Township Manager
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189

Re: Biltmore Land's request to change Northfield's Master Plan

Dear members of the Northfield Township's Board of Trustees and Planning Commission;

You have before you a request to alter Northfield Township's Master Plan to allow nine specific parcels to be developed for single family residential use to a density of up to one house per quarter acre lot. They are currently zoned to be at least 5 acres per residence. I am writing today to ask that you turn down this request as Northfield Township has clearly determined your preference for this acreage at a time when you were unburdened by a developer's proposal and you clearly voted that you would not like these parcels developed to this density.

For background, I am a practicing architect, with work experience in a number of arenas including planning and housing projects. I am a pro-development urbanist, who believes strongly in increasing the densities of our cities. However, what is being proposed for these 460 acres will not achieve the goals the developer says they will achieve and goes against good planning concepts understood today.

I am also not a resident of Northfield Township. I live two miles south of this proposed development. As such I will be impacted little but that is not relevant. What is relevant is the following:

1. Your master plan is your communication to not only your residents, but it is also your communication to your surrounding communities, your municipal neighbors, as to what your values are regarding your township and how you see the future in your township. Your community, through your Planning Commission, adopted a master plan just two years ago charged with considering the coming decades, and your community said 5 acres is an acceptable minimum for these lots.

2. As an active member in the community I have contributed to master plan and zoning discussions in a number of the surrounding townships, as well as Ann Arbor, and am very familiar with the issues up and down Whitmore Lake Road. I am also familiar with many of the proposals that have been pitched along this corridor in the past and know that despite the fact that "the economic climate is improving" plopping 1,000 or so houses in an agricultural / rural corridor is just bad planning. Doing this will 'preserve and enhance' nothing; it is the definition of sprawl.

3. As has been pointed out to you in letters from others, the addition of houses to a municipality does not automatically result in an increased tax benefit. The more residents you have, the more municipal responsibility you also have. And many times the cost to provide the necessary services for a residence is not fully covered by that resident's taxes.

Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road · ann arbor, mi 48105

4. The developer has made the statement that this development "will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses." What they did not point out is that all of the parcels, with the possible exception of parcel 'D' which is just 2 acres, is in the Ann Arbor Public School District. This means that the children who were to live in this development would go to Wines, Forsythe and Skyline; schools located in the city of Ann Arbor. The result will be that these families will identify with, and spend their time and money, in Ann Arbor. So yes, this development will support and strengthen the existing downtown area; the existing downtown area of Ann Arbor.

The following is from Northfield Township's Master Plan under *"How is this Plan to be used"* (emphasis added).

1. It is a general statement of the Township's goals and policies and provides a single, comprehensive view of the ***community's desire for the future****.*

2. It serves as an ***aid in daily decision-making****. The goals and policies outlined in this Plan guide Planning Commissioners and Township Board of Trustees in their deliberations on zoning, subdivisions, capital improvements, and other matters relating to land use and development. The Master Plan provides a stable, long-term basis for decision-making.*

5. Finally, this Master Plan serves as an educational tool and ***gives*** *citizens, property owners,* ***developers****, and adjacent communities* ***a clear indication of the Township's direction for the future.***

The above makes it clear how the Master Plan is to be used by both the township and the developer. The below is just one of the appropriate paragraphs to be heeded by both (again emphasis added).

"The rural pattern is comprised of low density residential uses, agricultural uses and operations, protected conservation districts, as well as wetlands and other sensitive environmental areas. ***New residential development should be minimized*** *in order to maintain viable units of agricultural production, rural character, and open spaces. These areas are located primarily in the Northeast, Southwest and the Southeast Sub-areas.* ***Where residential development would occur, the preferred form of development is an open space or cluster residential development****."*

Thank you for considering my thoughts.

Sincerely,
Charles Bultman, architect *LLC*



Charles Bultman A. I. A.,
President

July 16, 2014

Via email: finkh@twp.northfield.mi.us

Northfield Township Office
Attn: Howard Fink
8350 Main St., Ste. A
Whitmore Lake, MI 48189

Dear Mr. Fink:

Please let this correspondence serve as my opposition to the Biltmore Land LLC's plan to change 460 acres of farmland along Whitmore Lake into housing subdivisions. As a lifetime resident of Northfield Township, I am appalled that Northfield Township leaders would seek to violate Northfield Township's Master Plan.

Northfield Township's Master Plan represents our community's vision for responsible land use and development. Had our township sought to allow subdivisions with densities as high as ¼ acre zoning, it would have been in our Master Plan. I ask that you and the rest of Northfield Township leaders represent and defend our community's voice by rejecting Biltmore's current proposal.

Kind regards,

K Burkhart

Kathryn L. Burkhart
6187 Nollar Road
Whitmore Lake, MI
734-665-1210

August 6, 2014

Via email: finkh@twp.northfield.mi.us

Northfield Township Office
Attn: Howard Fink
8350 Main Street, Suite A
Whitmore Lake, MI 48189

Dear Mr. Fink:

As you are aware from my previous correspondence dated July 16, 2014, I oppose Biltmore Land LLC's request to change Northfield Township's Master Plan. Please let this correspondence serve as my second notice of opposition to Biltmore's plan to change 460 acres of farmland along Whitmore Lake Road into ¼ acre zoning.

I am a lifelong resident of Northfield Township, and I am appalled that Northfield Township leaders would seek to change the Master Plan two years after it was adopted. This 460 acres is currently zoned for farmland or 5 acre home sites, and it should stay that way! In the past, developers have attempted similar changes and the Northfield Township voters have always rejected such changes. I ask that you and the rest of the Northfield Township leaders represent and defend our community's voice by rejecting Biltmore's proposal.

Regards,

Kathryn L. Burkhart
6187 Nollar Road
Whitmore Lake, MI 48189
734-665-1210

July 16, 2014

Via email: finkh@twp.northfield.mi.us

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Kathryn L. Burkhart
6187 Nollar Road
Whitmore Lake, MI
734-665-1210

Susan E. Shink
600 West Joy Road
Ann Arbor, MI 48105
seshink@aol.com
August 18, 2014

Northfield Township Office
8350 Main Street, Whitmore Lake, MI 48189

Attn: Howard Fink, Northfield Township Manager and Angela Westover ,Northfield Township Clerk

This is a request under the Freedom of Information Act.

I request that a copy of all records and any writing as defined by the Freedom of Information Act, concerning the following subject matters, be provided to me for the following time periods:

1. All electronic and written communications/documents/records concerning or exchanged between Biltmore Development, LLC (including Biltmore Land, LLC and all relevant business names), its representatives, staff, agents and contract professionals or anyone in anyway associated with it, and Northfield Township elected and appointed representatives, staff, agents and contract professionals.
   Time Period: August 11, 2013 through August 31, 2014

2. All electronic and written communications/documents/records containing the key word "Biltmore," (anywhere within the body of the text or heading), which were exchanged between Northfield Township elected and appointed representatives, staff, agents and contract professionals. ***Time Period: August 31, 2013 through August 31, 2014***

3. All electronic and written communications/documents/records containing the key word "Biltmore," (anywhere within the body of the text or heading), which were exchanged between Carlisle/Wortman, its representatives, staff, agents and contract professionals, and Northfield Township elected and appointed representatives, staff, agents and contract professionals. ***Time Period: August 31, 2013, through August 31, 2014***

4. All citizen letters, which either support or oppose amending the Master Plan, which have been received by Township elected and appointed representatives, staff, agents and contract professionals. ***Time Period: April, 2014, through August 31, 2014***

5. All invoices submitted by Carlisle/Wortman to Northfield Township for the development of the current Northfield Township Master Plan, from the initial planning phases, comprehensively through to the successful adoption of Master Plan.
   Time Period: January 1, 2009 through January 1, 2013

Comments to Biltmore Development LLC's "Northfield Township Master Plan Map Amendment Request"

July 9, 2014

Prepared by Jennifer DeLisle, 7441 Spencer Rd.

To be clear from the outset: Biltmore is asking you to change almost five hundred acres on the future land use map (p. 41 of the Master Plan) from agricultural (5 acre minimum), to medium density residential land use (4 dwelling units per acre, if they succeed in running sewer to it). This is a density increase of 2,000%. It is an outrageous request. And if you agree to amend the Master Plan as requested – or even in a smaller, less drastic way – there is no going back. Once the Master Plan is amended, it will be a slam-dunk to rezone the properties in question.

This is not fair to the residents of our township, who have participated in the planning process in good faith; it is not fair to the residents of the Southwest Sub-area – 3, who have bought and maintained their properties in reliance on our Master Plan; and it is most especially not fair to those located immediately adjacent to the parcels carved out by Biltmore, who will be forced out of their properties as their rural way of life is destroyed by construction, traffic, loss of the natural environment, and possible tax increases and sewer assessments.

This request is an insult to the township. It insinuates that all of the work that has gone into creating our Master Plan is subject to the whims of a developer who wishes to make big bucks at the expense of our quality of life (and probably also at our expense as taxpayers). We have a Master Plan. Stick with it. If Biltmore wishes to develop within Northfield Township, our current Master Plan provides for more than enough property where such development is appropriate.

You have more power now than you will have at any other point in the process. Use that power for good. Uphold the rights of the citizens of our own community, not developers who will pocket the profits as they destroy a treasured way of life for many township residents. I have been in your shoes. I know it's difficult to say "no" flat-out and definitively. But in this case, it's the right thing to do and it's up to you to be brave enough to do it. The cards are stacked in favor of the developer, but you have this one moment to say, "thanks, but no thanks. We will amend our Master Plan on our own schedule, when the time is right. And that time is not now."

Master Plan

As per page one of the Master Plan, it "provides a single, comprehensive view of the community's desire for the future." Biltmore is asking you to fundamentally alter that

view, which is based on years of work by the Planning Commission and substantial input from the township's residents.

The Master Plan is also supposed to "provide[] a stable, long-term basis for decision-making." Please do not sweep aside years of work and consensus-building just because someone looking to make a profit asks you to jettison that vision for their own benefit.

I would like to remind you of what our Master Plan currently states.

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> The following statements reflect the primary goals of Northfield Township:
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> - Maintain the rural character and preserve the local characteristics of Northfield Township including a viable, stable agricultural industry by encouraging the retention and preservation of farmland and agricultural production as well as the preservation of general open space in the undeveloped areas of the Township.
> - Systematically preserve open spaces and greenways to maintain the quality of life in Northfield Township, to preserve critical environmental areas, and to maintain rural character.
> - Guide residential development in a manner which will create, preserve and enhance a quality living environment for existing and future Township residents.

(see p. 15). I could go on quot from the general goals and policies stated in our Master Plan, but there is definitely not a place where it says "unless a developer comes along that wants to completely re-write our goals and policies so they can make money."

The specific "Development Strategies" listed in the Master Plan for Southwest Sub-area – 3 include:

> 1. Preserve open space, woodlands and natural features with conservation easements throughout the Southeast [sic] Sub-area.
> 2. Preserve remaining farmland as active farms or open space.
> 3. Continue to control and plan for future residential growth by requiring clustered development by implementing policies regarding tree preservation and management, subdivision open space requirements, parkland, and trail requirements.
> 4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture.

5. Discourage extension of public sewer service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture.

(see p. 29). The list goes on, but it is all about open space and farmland preservation – NOT development of densely-platted subdivisions. If you look at the natural features map for the Southwest Sub-area (see p. 31), you will see that the Biltmore proposal is for the most part forested wetland and woodland, except for the parcels at the far southeast corner. This land, if it is buildable at all, contains exactly those natural features the Township has pledged to preserve.

I would finally like to remind you of the planning fair comments contained in the Master Plan with respect to the Southwest Sub-area -3:

Agriculture:

- Preserve farmland, put money into it. Keep five acre zoning (helps preserve working farms). All road paving include bike lanes. Any development include transfer of development rights, preservation of development rights. Identify and preserve wildlife corridors. Work with county to have them purchase natural areas. Work with greenbelt to preserve farms. Try to limit new residential development to preserve farmland, avoid infrastructure expansion.
- Farmland preservation.
- Rural character preservation throughout western section of Township, including North Territorial.
- Rural character maintained.
- Maintain farmland.

Development - Residential

- 5+ acre expectancy upon purchase by residents
- No less than 1-acre residences.
- If development, clusters and open space.
- Maintain 5-acre density.
- Cluster residential not needed.
- 5 to 2 acre density
- Cluster needed.

Development – General

- Tight boundary of development at N. Territorial / 23
- Prohibit sprawl – create firm boundaries.

Natural Features / Open Space Preservation/Recreation

- Greenbelt preservation/expansion.

- Wetland preservation.
- No additional light pollution.
- Bicycle paths on Whitmore Lake Road.
- Connect whole Township via bike path.
- Bike path and walking path
- Park and rec area.
- Dog park.
- Preserve wetlands.
- Dark skies – yes.
- Greenbelt – yes.
- Maintain hunting ability.
- Preserve wildlife.

Utilities / Roads

- Minimize traffic congestion.
- No extension of municipal sewer/water.
- No widening of Whitmore Lake Road.
- Developers pay from [sic] infrastructure improvements.
- Repair N. Territorial and 23 bridge.
- Keep Whitmore Lake 2 lanes – bike lanes!
- No city water/sewer in rural areas.

Miscellaneous

- Preserve existing character.
- Facilitate zoning/planning/cooperation with Ann Arbor Township.
- Don't turn into Canton or Brighton.
- Safety.
- Development or improvements done professionally.

The Biltmore proposal is quite simply contradictory to our entire Master Plan and the expressed wishes of our community members.

Possible Annexation of Whitmore Lake Public Schools by Ann Arbor Public Schools

Biltmore wishes to develop the area in question because it is located within the Ann Arbor Public Schools district. Quite simply, developers are not interested in Whitmore Lake Public Schools. You can argue that they are making a mistake, but that doesn't change the fact that a development within the Ann Arbor Public Schools boundaries is much more desirable.

With the annexation proposal currently being considered, a great deal of the township would become part of the Ann Arbor Public Schools district, and would therefore

become of much greater interest to developers. There are areas of the township that are better suited – and currently zoned – for residential development. Those areas are closer to Whitmore Lake and would be more appropriate locations for suburban development. Development in these locations would be much more likely to fuel the commercial development in downtown Whitmore Lake that many in the township would like to see.

Until the decision has been made as to whether the annexation will move forward, it is not the time to reconsider our master plan.

Roads

We don't need to do a traffic study to tell us that Whitmore Lake Road, Joy Road, N. Territorial Road, and the two nearest entrances to US-23 (N. Territorial and Barton Drive) cannot reasonably handle the additional traffic. Substantial back-ups are already occurring at the Whitmore Lake Road/N. Territorial intersection. This may be improved in the future with the construction of roundabouts – but it may not. A further issue is that these properties are all in the Wines/Forsythe/Skyline boundaries. One of the easiest ways to get to those schools is on Joy Road to Maple Road – rural, gravel roads poorly suited to handle the traffic that would result from such dense development.

Imagine thousands of new trips on these roads every day. Now imagine that people might start clamoring for road improvements. The costs of improving these roads and intersections will fall to us as taxpayers – via the county and state funds based on the taxes we all pay – not the developer. The developer can be required to add a turning lane into the subdivision if we're lucky, but they cannot be required to provide the fixes that would be required to handle the additional traffic that development would bring.

Taxes

Biltmore is waving the promise of taxes flowing into the township's coffers. They probably didn't mention that they sued Northville Township over the payment of taxes on land that they were developing there. The upshot was a decision from the Michigan Supreme Court stating that they do not need to pay increased taxes on the land as they develop it. They can put in roads, sewer, water, electricity and phone lines, and continue to pay the same taxes as they would were the land undeveloped. The improvements to the land can only be taxed as each individual parcel is sold. This decision made it cheaper for developers to 'bank' property. Maybe they'll develop it now, maybe they'll develop it in twenty years – but the township isn't going to get a sudden influx of taxes. Ask your experts.

My bet is that Biltmore hopes to ram through this drastic change to our Master Plan and them to hold on to this land for some time. Look at the surrounding businesses north of

the proposed development on Whitmore Lake Road. Does it look like the entry to a high-end subdivision? I am betting that they are counting on substantial changes to the area, forced in part by re-zoning a large chunk of the Southwest Sub-area – 3. A Biltmore development would not provide the township any additional tax money for quite some time, if ever, and of course all those houses might require the construction of a new fire station or other amenities that might come at the expense of the township's current residents, as well as additional police and fire staffing and other township services.

The Domino Effect

The Biltmore proposal, if you look at it, is quite piecemeal. There are cutouts where landowners most likely did not wish to sell to a developer. Those people bought property that was zoned agricultural and that was to remain that way as per the township's master plan. You might think that they would be free to continue using their properties while the land around them is being developed, but this has unfortunately been shown over and over to be incorrect.

Here is a quick primer on the purposes of agricultural zoning:

> The purpose of agricultural zoning is to protect farmland from incompatible uses that would adversely affect the long-term economic viability of the area within the region. Zoning accomplishes this purpose in several ways.
>
> First, zoning protects agricultural land by minimizing land use conflicts and precluding land use controversies. As municipalities grow, the influx of non-agricultural land uses to previously agricultural areas often creates conflict between the faming activities . . . . The segregation of land uses minimizes the number of non-farming landowners impacted by farming activities and reduces the conflicts that arise between farming and non-farming neighbors.
>
> Second, agricultural zoning maintains the vitality of the agricultural sector by retaining a critical mass of agricultural land. Scattered development of non-agricultural buildings often interferes with an agricultural operation's ability to maintain an effective operation, not only by creating a physical obstacle to performing activities efficiently, but also because it diminishes the strength of the overall agricultural community. Non-farm development interferes with the efficient administration of farm duties and diminishes the overall strength of the agricultural community.
>
> Third, effective agricultural zoning ordinances protect prime agricultural soils. Obviously, a dynamic agricultural sector requires soils amendable

> to food production for human and animal consumption. Not all communities contain such valuable soils, however, and many communities contain them in a limited supply. By preserving for agricultural use those soils that are most suitable for agriculture and directing other development to non-suitable soils, zoning maintains in continued use perhaps the most vital ingredient of a healthy agricultural community.

(See "Agricultural Zoning" by David Kruft, at
http://law.psu.edu/_file/aglaw/Agricultural_Zoning.pdf

The Biltmore proposal is, quite simply, bad planning. As you know from the years of work put into developing the current Master Plan, density changes should be gradual. Agricultural uses should be sheltered. Dense development does not belong in the middle of an agricultural area, putting the rest of that area at risk of no longer being able to carry out agricultural uses.

What if there is another economic downturn?

Such a sizeable development is a risky proposition. What happens if there is another economic downturn? Might we be left with destroyed natural features and a partially-developed eyesore? Other townships in the area were left with such monstrosities after the last downturn. This development would likely be held by a thinly-capitalized subsidiary that could easily be left to go bankrupt should the development climate head south, leaving the township with wrecked land and unpaid taxes.

Here is a quotation from an article dated December 20, 2007 titled "Distressed Oakland residential properties yield deals": "'National builders have a lot to do with the state of this economy,' Long said. 'They get options for large tracts of land, which impacts the prices, and in essence shut out other builders. But when things take a downturn, they walk away from their deposit because they have the capital to be able to do that.'"
http://blog.mlive.com/oak_business_review/2007/12/distressed_residential_propert.html

And here is a link to an article about properties going to auction in Washtenaw County this summer – including three partially completed developments.
http://www.mlive.com/business/ann-arbor/index.ssf/2014/06/washtenaw_county_tax_foreclosu_3.html Take a good look at the pictures of the partially-completed, blighted developments.

The development proposed by Biltmore is massive, given that there were only 461 single-family building permits in all of Washtenaw County last year. The size alone makes the development extremely risky, and I'm afraid that risk will be borne by the township, taxpayers and any future residents of the development. If Biltmore were to

start development and then the economy were to go down again, they could simply walk away, and we would be left with the wreck.

Doug Lewan's experience with Biltmore Development LLC in Scio Township

In researching this project, I learned that Biltmore has also been working with Doug Lewan in Scio Township on a similar (albeit much smaller) project. See http://www.annarbor.com/business-review/new-construction-323-single-family-homes-proposed-off-staebler-road/. From the comments on annarbor.com, it seems as though this project might not have been welcomed amongst the residents of Scio Township. I would appreciate a summary from Mr. Lewan as to the status of that project and what happened there.

Conclusion

I would like to conclude by stating that I am not 'anti-development' – but I am against development of property zoned agricultural. Once this land is gone, we can never get it back. I am for development in downtown Ann Arbor. I am for development in Detroit. I am for development in those areas of Northfield Township zoned for development, especially those close to downtown Whitmore Lake, where neighboring residents and businesses would welcome development. But it is not fair to ruin the way of life for those residents of our township who chose to live in areas zoned agricultural and protected under our Master Plan. A lot of consensus-building went into the creation of our Master Plan, and your agreement to amend that plan based on the request of a developer would destroy that consensus. I ask you to act courageously, and in the best interests of our township as a whole, by refusing to take the bait offered by Biltmore Development LLC.

We've already seen what happens when you bend to the will of a developer in violation of the wishes of the majority of the residents of the township. The time is now – just say no.

Planning Commission / Township Board Joint Meeting
Consideration of "Sub-Plan" Amendment

Outline of Joint Meeting

1 Meeting Outcomes

- Determine if the Township should review and adopt a "sub-plan" for a geographic area less than the entire Township, due to unique physical characteristics that warrant more intensive planning.
- Make a determination what if anything has changed since the adoption of the current Master Plan in 2012 to warrant the review of a sub-plan of the Master Plan.
- Provide direction to the Planning Commission for either moving forward with a change or staying with current plan. General scope of change should be determined.

2 Review Area Under Consideration

- Review general purpose of a Master Plan pursuant to the Michigan Planning Enabling Act
- Master Plan sub-plan review and adoption pursuant to Michigan Planning Enabling Act
- Review of land area under consideration.
- Acreage under consideration.
- Review of existing physical conditions, including significant natural areas, land-use potential, and existing housing .
- Review of current zoning.
- Review of current Master Plan.

3 Determination of Scope of Sub-Plan

- If desirable to review a sub-plan of the Master Plan, what is the scope of the change? The scope has at least two elements:
    1. Land area of the sub-area.
    2. Residential Density taking into account the unique features of sub-area.

  Decision on the above two items should be based on what makes sense for the sub-area.

4 Implications and Additional Information

The following studies may assist the Planning Commission and Board in making any decision to change the Master Plan. A change to the Master Plan within the subject area will cause a significant change in the development pattern of the Township:

- Traffic analysis to determine impacts on Whitmore Lake Road and adjoining roadway intersections.
- Sewer capacity study. Impacts on this area in relation to other areas of the Township should be considered.
- Fiscal Impact Analysis. This study would take into account the impacts to tax base and costs of a potential residential development of the scope proposed.

5 Outcomes and Future Direction

The Planning Commission and Township Board will be asked to comment on the following items to determine we are on the right track in this effort:

- Determination if sub-area planning should move forward.
- Determination if additional studies are required, i.e. traffic, sewer, fiscal impact, and environmental impacts.
- If it is determined that some sub-area plan should move forward, what is the scope of that sub-area planning effort, i.e. geographic area, and residential density.

The results will be provided at the next scheduled Planning Commission meeting along with any next steps in this process.

Comments to Biltmore Development LLC's "Northfield Township Master Plan Map Amendment Request"

July 9, 2014

Prepared by Jennifer DeLisle, 7441 Spencer Rd.

To be clear from the outset: Biltmore is asking you to change almost five hundred acres on the future land use map (p. 41 of the Master Plan) from agricultural (5 acre minimum), to medium density residential land use (4 dwelling units per acre, if they succeed in running sewer to it). This is a density increase of 2,000%. It is an outrageous request. And if you agree to amend the Master Plan as requested – or even in a smaller, less drastic way – there is no going back. Once the Master Plan is amended, it will be a slam-dunk to rezone the properties in question.

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(see p. 29). The list goes on, but it is all about open space and farmland preservation – NOT development of densely-platted subdivisions. If you look at the natural features map for the Southwest Sub-area (see p. 31), you will see that the Biltmore proposal is for the most part forested wetland and woodland, except for the parcels at the far southeast corner. This land, if it is buildable at all, contains exactly those natural features the Township has pledged to preserve.

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Agriculture:

- Preserve farmland, put money into it. Keep five acre zoning (helps preserve working farms). All road paving include bike lanes. Any development include transfer of development rights, preservation of development rights. Identify and preserve wildlife corridors. Work with county to have them purchase natural areas. Work with greenbelt to preserve farms. Try to limit new residential development to preserve farmland, avoid infrastructure expansion.
- Farmland preservation.
- Rural character preservation throughout western section of Township, including North Territorial.
- Rural character maintained.
- Maintain farmland.

Development - Residential

- 5+ acre expectancy upon purchase by residents
- No less than 1-acre residences.
- If development, clusters and open space.
- Maintain 5-acre density.
- Cluster residential not needed.
- 5 to 2 acre density
- Cluster needed.

Development – General

- Tight boundary of development at N. Territorial / 23
- Prohibit sprawl – create firm boundaries.

Natural Features / Open Space Preservation/Recreation

- Greenbelt preservation/expansion.

- Wetland preservation.
- No additional light pollution.
- Bicycle paths on Whitmore Lake Road.
- Connect whole Township via bike path.
- Bike path and walking path
- Park and rec area.
- Dog park.
- Preserve wetlands.
- Dark skies – yes.
- Greenbelt – yes.
- Maintain hunting ability.
- Preserve wildlife.

Utilities / Roads

- Minimize traffic congestion.
- No extension of municipal sewer/water.
- No widening of Whitmore Lake Road.
- Developers pay from [sic] infrastructure improvements.
- Repair N. Territorial and 23 bridge.
- Keep Whitmore Lake 2 lanes – bike lanes!
- No city water/sewer in rural areas.

Miscellaneous

- Preserve existing character.
- Facilitate zoning/planning/cooperation with Ann Arbor Township.
- Don't turn into Canton or Brighton.
- Safety.
- Development or improvements done professionally.

The Biltmore proposal is quite simply contradictory to our entire Master Plan and the expressed wishes of our community members.

Possible Annexation of Whitmore Lake Public Schools by Ann Arbor Public Schools

Biltmore wishes to develop the area in question because it is located within the Ann Arbor Public Schools district. Quite simply, developers are not interested in Whitmore Lake Public Schools. You can argue that they are making a mistake, but that doesn't change the fact that a development within the Ann Arbor Public Schools boundaries is much more desirable.

With the annexation proposal currently being considered, a great deal of the township would become part of the Ann Arbor Public Schools district, and would therefore

become of much greater interest to developers. There are areas of the township that are better suited – and currently zoned – for residential development. Those areas are closer to Whitmore Lake and would be more appropriate locations for suburban development. Development in these locations would be much more likely to fuel the commercial development in downtown Whitmore Lake that many in the township would like to see.

Until the decision has been made as to whether the annexation will move forward, it is not the time to reconsider our master plan.

Roads

We don't need to do a traffic study to tell us that Whitmore Lake Road, Joy Road, N. Territorial Road, and the two nearest entrances to US-23 (N. Territorial and Barton Drive) cannot reasonably handle the additional traffic. Substantial back-ups are already occurring at the Whitmore Lake Road/N. Territorial intersection. This may be improved in the future with the construction of roundabouts – but it may not. A further issue is that these properties are all in the Wines/Forsythe/Skyline boundaries. One of the easiest ways to get to those schools is on Joy Road to Maple Road – rural, gravel roads poorly suited to handle the traffic that would result from such dense development.

Imagine thousands of new trips on these roads every day. Now imagine that people might start clamoring for road improvements. The costs of improving these roads and intersections will fall to us as taxpayers – via the county and state funds based on the taxes we all pay – not the developer. The developer can be required to add a turning lane into the subdivision if we're lucky, but they cannot be required to provide the fixes that would be required to handle the additional traffic that development would bring.

Taxes

Biltmore is waving the promise of taxes flowing into the township's coffers. They probably didn't mention that they sued Northville Township over the payment of taxes on land that they were developing there. The upshot was a decision from the Michigan Supreme Court stating that they do not need to pay increased taxes on the land as they develop it. They can put in roads, sewer, water, electricity and phone lines, and continue to pay the same taxes as they would were the land undeveloped. The improvements to the land can only be taxed as each individual parcel is sold. This decision made it cheaper for developers to 'bank' property. Maybe they'll develop it now, maybe they'll develop it in twenty years – but the township isn't going to get a sudden influx of taxes. Ask your experts.

My bet is that Biltmore hopes to ram through this drastic change to our Master Plan and them to hold on to this land for some time. Look at the surrounding businesses north of

the proposed development on Whitmore Lake Road. Does it look like the entry to a high-end subdivision? I am betting that they are counting on substantial changes to the area, forced in part by re-zoning a large chunk of the Southwest Sub-area – 3. A Biltmore development would not provide the township any additional tax money for quite some time, if ever, and of course all those houses might require the construction of a new fire station or other amenities that might come at the expense of the township's current residents, as well as additional police and fire staffing and other township services.

The Domino Effect

The Biltmore proposal, if you look at it, is quite piecemeal. There are cutouts where landowners most likely did not wish to sell to a developer. Those people bought property that was zoned agricultural and that was to remain that way as per the township's master plan. You might think that they would be free to continue using their properties while the land around them is being developed, but this has unfortunately been shown over and over to be incorrect.

Here is a quick primer on the purposes of agricultural zoning:

> The purpose of agricultural zoning is to protect farmland from incompatible uses that would adversely affect the long-term economic viability of the area within the region. Zoning accomplishes this purpose in several ways.
>
> First, zoning protects agricultural land by minimizing land use conflicts and precluding land use controversies. As municipalities grow, the influx of non-agricultural land uses to previously agricultural areas often creates conflict between the faming activities . . . . The segregation of land uses minimizes the number of non-farming landowners impacted by farming activities and reduces the conflicts that arise between farming and non-farming neighbors.
>
> Second, agricultural zoning maintains the vitality of the agricultural sector by retaining a critical mass of agricultural land. Scattered development of non-agricultural buildings often interferes with an agricultural operation's ability to maintain an effective operation, not only by creating a physical obstacle to performing activities efficiently, but also because it diminishes the strength of the overall agricultural community. Non-farm development interferes with the efficient administration of farm duties and diminishes the overall strength of the agricultural community.
>
> Third, effective agricultural zoning ordinances protect prime agricultural soils. Obviously, a dynamic agricultural sector requires soils amendable

> to food production for human and animal consumption. Not all communities contain such valuable soils, however, and many communities contain them in a limited supply. By preserving for agricultural use those soils that are most suitable for agriculture and directing other development to non-suitable soils, zoning maintains in continued use perhaps the most vital ingredient of a healthy agricultural community.

(See "Agricultural Zoning" by David Kruft, at http://law.psu.edu/_file/aglaw/Agricultural_Zoning.pdf

The Biltmore proposal is, quite simply, bad planning. As you know from the years of work put into developing the current Master Plan, density changes should be gradual. Agricultural uses should be sheltered. Dense development does not belong in the middle of an agricultural area, putting the rest of that area at risk of no longer being able to carry out agricultural uses.

What if there is another economic downturn?

Such a sizeable development is a risky proposition. What happens if there is another economic downturn? Might we be left with destroyed natural features and a partially-developed eyesore? Other townships in the area were left with such monstrosities after the last downturn. This development would likely be held by a thinly-capitalized subsidiary that could easily be left to go bankrupt should the development climate head south, leaving the township with wrecked land and unpaid taxes.

Here is a quotation from an article dated December 20, 2007 titled "Distressed Oakland residential properties yield deals": "'National builders have a lot to do with the state of this economy,' Long said. 'They get options for large tracts of land, which impacts the prices, and in essence shut out other builders. But when things take a downturn, they walk away from their deposit because they have the capital to be able to do that.'" http://blog.mlive.com/oak_business_review/2007/12/distressed_residential_propert.html

And here is a link to an article about properties going to auction in Washtenaw County this summer – including three partially completed developments. http://www.mlive.com/business/ann-arbor/index.ssf/2014/06/washtenaw_county_tax_foreclosu_3.html Take a good look at the pictures of the partially-completed, blighted developments.

The development proposed by Biltmore is massive, given that there were only 461 single-family building permits in all of Washtenaw County last year. The size alone makes the development extremely risky, and I'm afraid that risk will be borne by the township, taxpayers and any future residents of the development. If Biltmore were to

start development and then the economy were to go down again, they could simply walk away, and we would be left with the wreck.

Doug Lewan's experience with Biltmore Development LLC in Scio Township

In researching this project, I learned that Biltmore has also been working with Doug Lewan in Scio Township on a similar (albeit much smaller) project. See http://www.annarbor.com/business-review/new-construction-323-single-family-homes-proposed-off-staebler-road/. From the comments on annarbor.com, it seems as though this project might not have been welcomed amongst the residents of Scio Township. I would appreciate a summary from Mr. Lewan as to the status of that project and what happened there.

Conclusion

I would like to conclude by stating that I am not 'anti-development' – but I am against development of property zoned agricultural. Once this land is gone, we can never get it back. I am for development in downtown Ann Arbor. I am for development in Detroit. I am for development in those areas of Northfield Township zoned for development, especially those close to downtown Whitmore Lake, where neighboring residents and businesses would welcome development. But it is not fair to ruin the way of life for those residents of our township who chose to live in areas zoned agricultural and protected under our Master Plan. A lot of consensus-building went into the creation of our Master Plan, and your agreement to amend that plan based on the request of a developer would destroy that consensus. I ask you to act courageously, and in the best interests of our township as a whole, by refusing to take the bait offered by Biltmore Development LLC.

We've already seen what happens when you bend to the will of a developer in violation of the wishes of the majority of the residents of the township. The time is now – just say no.

NORTHFIELD TOWNSHIP PLANNING COMMISSION
NORTHFIELD TOWNSHIP BOARD OF TRUSTEES
NOTICE OF JOINT MEETING
July 16, 2014 at 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, Whitmore Lake, MI 48189

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. CALL TO THE PUBLIC
6. CORRESPONDENCE
7. REPORTS
   - A. Board of Trustees Report
   - B. ZBA
   - C. Staff Report
   - D. Planning Consultant Report
8. PUBLIC HEARINGS
9. OLD BUSINESS
10. NEW BUSINESS
11. MINUTES: July 2, 2014 Regular Meeting
12. POLICY REVIEW AND DISCUSSION

    Review of Issues and Policy Discussion concerning undertaking a Potential Master Plan Amendment for the Whitmore Lake Road corridor in the Southwest Sub-area
13. COMMENTS FROM THE COMMISSIONERS
14. CALL TO THE PUBLIC
15. ANNOUNCEMENT: Next Regular Meeting – August 6, 2014
16. ADJOURNMENT

This notice is posted in compliance with PA 267 Of 1976 as amended (open meetings act) MCLA 41.7 2A (2) (3) and the Americans with Disabilities Act. (ADA) Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Office, (734) 449-5000 seven days in advance.

P.O. Box 576 8350 Main Street, Whitmore Lake, MI 48189-0576 Telephone: (734) 449-5000 Fax: (734) 449 –0123
Website: www.twp.northfield.mi.us

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:34 AM
To: Jen Carlise
Subject: Fw: Master Plan Map Amendment Request
Attachments: Master Plan Amendment 052914.pdf

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click *here* to see why we chose Marilyn!"

Visit my website at www.MarilynHandloser.com to search for the entire MLS homes in Southeast Michigan! Each RE/MAX office is independently owned and operated.

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----- Forwarded Message -----
From: Jennifer Carlisle <Carlislej@twp.northfield.mi.us>
To: 'marilyn handloser' <hmarilyn@yahoo.com>
Sent: Friday, May 30, 2014 8:48 AM
Subject: FW: Master Plan Map Amendment Request

From: David Stollman [mailto:dstollman@me.com]
Sent: Thursday, May 29, 2014 8:53 PM
To: Howard Fink
Cc: Doug Lewan; Kevin Kohls; Jennifer Carlisle; Jim Beuche; Joe Van Esley
Subject: Master Plan Map Amendment Request

Howard,

Attached is Biltmore's formal request for a Master Plan Amendment for the nine properties in Northfield Township that we now have under contract. The total acreage for all nine properties is 460.78 acres. If you have any questions please let me know.

Please confirm receipt of this email and the attached PDF.

Best Regards,

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800

Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com



Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:03 PM
To: Jen Carlise
Subject: Fw: Master Plan Map Amendment Request
Attachments: Master Plan Amendment 052914.pdf

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----- Forwarded Message -----
From: marilyn handloser <hmarilyn@yahoo.com>
To: Jen Carlise <carlislej@twp.northfield.mi.us>
Sent: Monday, September 8, 2014 11:33 AM
Subject: Fw: Master Plan Map Amendment Request

Marilyn Handloser
Associate Broker
RE/MAX Classic
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DJS

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Birmingham, MI 48009

Phone: (248) 563-5800

Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com



Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:03 PM
To: Jen Carlise
Subject: Fw: Planning Comission

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
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----- Forwarded Message -----
From: marilyn handloser <hmarilyn@yahoo.com>
To: Carolyn and Charlei Otterman <ottermac74@aol.com>
Sent: Wednesday, August 27, 2014 8:44 AM
Subject: Fw: Planning Comission

See the dates below

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: Kathleen Manley <manleyk@twp.northfield.mi.us>
To: "hmarilyn@yahoo.com" <hmarilyn@yahoo.com>
Cc: Marilyn Engstrom <engstromm@twp.northfield.mi.us>
Sent: Wednesday, August 27, 2014 8:37 AM
Subject: Planning Comission

Marilyn

Here are the next couple Planning Comission dates: 9/3 & 9/17 then 10/1 & 10/15.

As far as Howard knows, Biltmore is NOT on the agenda yet.

Thanks,

Kathleen Manley

8350 Main ST

Whitmore Lake, MI 48189

734-449-2880 x17

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:02 PM
To: Jen Carlise
Subject: Fw: Planning Comission

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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To: "hmarilyn@yahoo.com" <hmarilyn@yahoo.com>
Cc: Marilyn Engstrom <engstromm@twp.northfield.mi.us>
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Thanks,

Kathleen Manley

8350 Main ST

Whitmore Lake, MI 48189

734-449-2880 x17

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:02 PM
To: Jen Carlise
Subject: Fw: Fwd: Imagining our potential future

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: Marilyn <hmarilyn@yahoo.com>
To: Carolyn and Charlei Otterman <ottermac74@aol.com>
Sent: Monday, August 25, 2014 12:26 PM
Subject: Fwd: Imagining our potential future

See below

Marilyn Handloser
Remax Classic
248-231-4216

Spelling and grammar mistakes are compliments of my iPad.

Begin forwarded message:

From: Howard Fink <finkh@twp.northfield.mi.us>
Date: August 25, 2014, 9:28:00 AM EDT
To: <angiewestover@yahoo.com>, "Burns, Paul" <burns@peblaw.net>, Howard Fink <finkh@twp.northfield.mi.us>, Jackie Otto <jackiotto@yahoo.com>, Jackie Otto <ottoj@twp.northfield.mi.us>, Janet Chick <jchick711@aol.com>, Kathy Braun <kbraun@dmsax.com>, Kathy Braun <kathysuebraun@gmail.com>, Marilyn

<hmarilyn@yahoo.com>, Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>, Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>, Tracy Thomas <tstplc12@gmail.com>, "Wayne Dockett" <dockettw@twp.northfield.mi.us>
Subject: FW: Imagining our potential future

fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Saturday, August 16, 2014 5:07 PM
To: chockleym@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; finkh@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@top.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Subject: Imagining our potential future

Dear Northfield Township Officials:
As a Northfield Township resident living on Five Mile, I don't understand why we would amend the Master Plan or why we're entertaining Biltmore's current proposal to rezone and develop land on ¼ **acre** plots (medium density). These are some of the reasons for my confusion, and I desperately hope you will hold at least two public planning meetings that invite input from us residents and answer our questions:

1) At **460 acres, even developing only 300 of them as ¼ plots = 1,200 new households:** with a very modest estimation of **two people and two cars per household**, we are looking at adding *at minimum* **2,400 new residents and their cars** to our infrastructure.
2) If any of these households has school-aged children, these kids would attend Ann Arbor Public Schools. This means that every single one of those additional cars trying to access one of the Ann Arbor schools **has to pass through one of two intersections—ONLY 2,** the Nixon/Dhu Varren intersection and the Barton/Whitmore lake intersection. Both currently 4-way stops.
3) Given the proposals to develop 491 units at Nixon and Dhu Varren, along with 294 apartments across Nixon, that adds **at minimum 1,570 cars to that intersection** (estimating two cars per unit). Nothing would move!
4) In total, the current infrastructure would have to support **3,970 additional cars** (counting the adjacent Ann Arbor developments), and anyone from Biltmore's development heading to their public school would have to pass through one of only two intersections. Rush hour would be a parking lot.
5) How is North Territorial going to handle the additional vehicles joining the rush hours streams onto US 23?
6) Why are we considering destroying unique and rapidly disappearing wetlands when we should be courting developers to revitalize those large stretches of land along US 23, some of it pure rubble (like the lot across from Whitmore Market/Proos Save On)? Those areas are ripe for high-density residential development, and the downtown businesses and Whitmore Lake Schools would greatly benefit from this influx of new residents.

7) Finally, if we change our Master Plan to accommodate Biltmore's proposal, then we invite endless lawsuits from anyone who has ever been denied their rezoning requests.

With a ***minimum of 3,680 new residents and cars***, *no infrastructure to support them, no students attending our school district, and located by a few service businesses in our township (the gas stations and TSC) and none downtown,* how on earth would we benefit from this plan? We must direct development where we really need it and preserve what makes us unique.

Please give us residents time and opportunity through public planning meetings to contribute to these plans for our township.

Thank you—Cecilia Infante, Five Mile, Whitmore Lake

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:02 PM
To: Jen Carlise
Subject: Fw: Fwd: northfiled twp

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: Marilyn <hmarilyn@yahoo.com>
To: Carolyn Otterman <ottermac74@icloud.com>
Sent: Monday, August 25, 2014 12:25 PM
Subject: Fwd: northfiled twp

See below.....

Marilyn Handloser
Remax Classic
248-231-4216

Spelling and grammar mistakes are compliments of my iPad.

Begin forwarded message:

From: Howard Fink <finkh@twp.northfield.mi.us>
Date: August 25, 2014, 11:13:20 AM EDT
To: Bradley Cousino <brad.cousino@live.com>, Doug Lewan <dlewan@cwaplan.com>, Janet Chick <jchick711@aol.com>, Ken Dignan <kjdignan@gmail.com>, Larry Roman <lar103@yahoo.com>, Marlene Chockley <mchockley@rc.net>, Sam Iaquinto <samiaquinto@charter.net>, <angiewestover@yahoo.com>, "Burns, Paul"

<burns@peblaw.net>, Howard Fink <finkh@twp.northfield.mi.us>, Jackie Otto <jackiotto@yahoo.com>, Jackie Otto <ottoj@twp.northfield.mi.us>, Kathy Braun <kbraun@dmsax.com>, Kathy Braun <kathysuebraun@gmail.com>, Marilyn <hmarilyn@yahoo.com>, Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>, Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>, Tracy Thomas <tstplc12@gmail.com>, "Wayne Dockett" <dockettw@twp.northfield.mi.us>
Subject: FW: northfiled twp

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: bdg576@aol.com [mailto:bdg576@aol.com]
Sent: Friday, August 01, 2014 12:58 PM
To: finkh@twp.northfield.mi.us
Subject: northfiled twp

Dear Mr. Fink:
Thank you for considering my opinion on the matter of revising the Master Plan.
I find it disturbing that we might actually change a long-standing township law—one that all of us have had to abide by—just because it gets in the way of a Birmingham company's plans. If we want to allow Biltmore to build more in our township, then they need to respect our ordinances and follow the same process that we all do in proposing plans for development and rezoning in our township. This is not China. This is America, and we do not allow big money and political power to trample our values and disrespect our rules. And if we actually do fold under their pressure and fail to uphold our own laws, then it's game over because we'll have NO defense at all against any lawsuit in the future.

I strongly urge you not to give into this Birmingham heavy-weight and require them to follow the same laws we all do when proposing development in our township. If the Master Plan needs to be revisited and revised, then that sounds like an issue for the ballet and for our vote.

Sincerely,
Bryan Gipson
1035 5 Mile
Whitmore Lake, MI

Bryan Gipson

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:02 PM
To: Jen Carlise
Subject: Fw: Fwd: REZONING

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click *here* to see why we chose Marilyn!"

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----- Forwarded Message -----
From: Marilyn <hmarilyn@yahoo.com>
To: Carolyn and Charlei Otterman <ottermac74@aol.com>
Sent: Monday, August 25, 2014 12:24 PM
Subject: Fwd: REZONING

See below

Marilyn Handloser
Remax Classic
248-231-4216

Spelling and grammar mistakes are compliments of my iPad.

Begin forwarded message:

From: Howard Fink <finkh@twp.northfield.mi.us>
Date: August 25, 2014, 11:14:26 AM EDT
To: <angiewestover@yahoo.com>, "Burns, Paul" <burns@peblaw.net>, Howard Fink <finkh@twp.northfield.mi.us>, Jackie Otto <jackiotto@yahoo.com>, Jackie Otto <ottoj@twp.northfield.mi.us>, Janet Chick <jchick711@aol.com>, Kathy Braun <kbraun@dmsax.com>, Kathy Braun <kathysuebraun@gmail.com>, Marilyn

<hmarilyn@yahoo.com>, Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>, Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>, Tracy Thomas <tstplc12@gmail.com>, "Wayne Dockett" <dockettw@twp.northfield.mi.us>
Subject: FW: REZONING

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lawrence bellino [mailto:bell7105@msn.com]
Sent: Tuesday, July 29, 2014 10:38 AM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
Subject: REZONING

The Master Plan was the result of community consensus. **It is defensible in court if you follow it.** Change it and you are in peril," said Gene Ragland, a former trustee from Ann Arbor Township which has successfully defended its Master Plan on numerous occasions. "If (the township) changes the master plan so easily, there will be no defense against (future) law suits," he warned.

Jim Nelson added "(The Master Plan) is a promise to residents that their neighborhoods will be protected. Don't break that promise."

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IN GOD WE TRUST

LARRY BELLINO

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:02 PM
To: Jen Carlise
Subject: Fw: Fwd: REZONING

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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From: Marilyn <hmarilyn@yahoo.com>
To: Carolyn and Charlei Otterman <ottermac74@aol.com>
Sent: Monday, August 25, 2014 12:23 PM
Subject: Fwd: REZONING

I have to share some of these crazy letters we receive weekly from these people. See the one below and I will forward a few more.

Marilyn Handloser
Remax Classic
248-231-4216

Spelling and grammar mistakes are compliments of my iPad.

Begin forwarded message:

From: Howard Fink <finkh@twp.northfield.mi.us>
Date: August 25, 2014, 10:58:17 AM EDT
To: <angiewestover@yahoo.com>, "Burns, Paul" <burns@peblaw.net>, Howard Fink <finkh@twp.northfield.mi.us>, Jackie Otto <jackiotto@yahoo.com>, Jackie Otto <ottoj@twp.northfield.mi.us>, Janet Chick <jchick711@aol.com>, Kathy Braun

<kbraun@dmsax.com>, Kathy Braun <kathysuebraun@gmail.com>, Marilyn <hmarilyn@yahoo.com>, Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>, Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>, Tracy Thomas <tstplc12@gmail.com>, "Wayne Dockett" <dockettw@twp.northfield.mi.us>
Subject: FW: REZONING

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lawrence bellino [mailto:bell7105@msn.com]
Sent: Tuesday, August 19, 2014 2:42 PM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
Subject: FW: REZONING

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IT SEEMS THE INEPTITUDE AND CORRUPTION OF NATIONAL POLITICS HAS FOUND IT'S WAY TO OUR SMALL COMMUNITY.

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YOU MUST REALIZE THAT WE (THE RESIDENTS OF THE TWP.) PUT YOU OFFICE AND WE CAN TAKE YOU OUT.

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LARRY

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:01 PM
To: Jen Carlise
Subject: Fw: REZONING

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
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To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>
Sent: Monday, August 25, 2014 11:14 AM
Subject: FW: REZONING

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Sent: Tuesday, July 29, 2014 10:38 AM
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dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
Subject: REZONING

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Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:01 PM
To: Jen Carlise
Subject: Fw: northfiled twp

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
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----- Forwarded Message -----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>; angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>
Sent: Monday, August 25, 2014 11:13 AM
Subject: FW: northfiled twp

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: bdg576@aol.com [mailto:bdg576@aol.com]
Sent: Friday, August 01, 2014 12:58 PM

To: finkh@twp.northfield.mi.us
Subject: northfiled twp

Dear Mr. Fink:
Thank you for considering my opinion on the matter of revising the Master Plan.
I find it disturbing that we might actually change a long-standing township law--one that all of us have had to abide by--just because it gets in the way of a Birmingham company's plans. If we want to allow Biltmore to build more in our township, then they need to respect our ordinances and follow the same process that we all do in proposing plans for development and rezoning in our township. This is not China. This is America, and we do not allow big money and political power to trample our values and disrespect our rules. And if we actually do fold under their pressure and fail to uphold our own laws, then it's game over because we'll have NO defense at all against any lawsuit in the future.

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Sincerely,
Bryan Gipson
1035 5 Mile
Whitmore Lake, MI

Bryan Gipson

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:01 PM
To: Jen Carlise
Subject: Fw: REZONING

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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Sent: Monday, August 25, 2014 10:58 AM
Subject: FW: REZONING

FYI

Howard Fink
Northfield Township Manager
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Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us;

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LARRY

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:01 PM
To: Jen Carlise
Subject: Fw: Biltmore Developement

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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Sent: Monday, August 25, 2014 9:49 AM
Subject: FW: Biltmore Developement

fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: HBraunDDSPC@aol.com [mailto:HBraunDDSPC@aol.com]
Sent: Thursday, August 21, 2014 1:44 PM
To: chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us;

engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com; h3333@sbcglobal.net
Subject: Biltmore Developement

We are against changing Northfield Townships master plan and Biltmore Developement.
Please turn this down.
Traffic, light pollution etc. we say no thank you.

Heidi & Mark Braun

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:01 PM
To: Jen Carlise
Subject: Fw: Imagining our potential future

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
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Sent: Monday, August 25, 2014 9:28 AM
Subject: FW: Imagining our potential future

fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Saturday, August 16, 2014 5:07 PM
To: chockleym@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; finkh@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@top.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us;

iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Subject: Imagining our potential future

Dear Northfield Township Officials:
As a Northfield Township resident living on Five Mile, I don't understand why we would amend the Master Plan or why we're entertaining Biltmore's current proposal to rezone and develop land on **¼ acre** plots (medium density). These are some of the reasons for my confusion, and I desperately hope you will hold at least two public planning meetings that invite input from us residents and answer our questions:

1) At **460 acres, even developing only 300 of them as ¼ plots = 1,200 new households:** with a very modest estimation of **two people and two cars per household**, we are looking at adding *at minimum* **2,400 new residents and their cars** to our infrastructure.
2) If any of these households has school-aged children, these kids would attend Ann Arbor Public Schools. This means that every single one of those additional cars trying to access one of the Ann Arbor schools **has to pass through one of two intersections—ONLY 2,** the Nixon/Dhu Varren intersection and the Barton/Whitmore lake intersection. Both currently 4-way stops.
3) Given the proposals to develop 491 units at Nixon and Dhu Varren, along with 294 apartments across Nixon, that adds **at minimum 1,570 cars to that intersection** (estimating two cars per unit). Nothing would move!
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7) Finally, if we change our Master Plan to accommodate Biltmore's proposal, then we invite endless lawsuits from anyone who has ever been denied their rezoning requests.

With a ***minimum of 3,680 new residents and cars,*** *no infrastructure to support them, no students attending our school district, and located by a few service businesses in our township (the gas stations and TSC) and none downtown,* how on earth would we benefit from this plan?
We must direct development where we really need it and preserve what makes us unique.

Please give us residents time and opportunity through public planning meetings to contribute to these plans for our township.

Thank you—Cecilia Infante, Five Mile, Whitmore Lake

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:00 PM
To: Jen Carlise
Subject: Fw: Imagining our potential future

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>
Sent: Monday, August 25, 2014 9:28 AM
Subject: FW: Imagining our potential future

fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Saturday, August 16, 2014 5:07 PM
To: chockleym@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; finkh@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@top.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us;

iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Subject: Imagining our potential future

Dear Northfield Township Officials:
As a Northfield Township resident living on Five Mile, I don't understand why we would amend the Master Plan or why we're entertaining Biltmore's current proposal to rezone and develop land on **¼ acre** plots (medium density). These are some of the reasons for my confusion, and I desperately hope you will hold at least two public planning meetings that invite input from us residents and answer our questions:

1) At **460 acres, even developing only 300 of them as ¼ plots = 1,200 new households:** with a very modest estimation of **two people and two cars per household**, we are looking at adding *at minimum* **2,400 new residents and their cars** to our infrastructure.
2) If any of these households has school-aged children, these kids would attend Ann Arbor Public Schools. This means that every single one of those additional cars trying to access one of the Ann Arbor schools **has to pass through one of two intersections—ONLY 2,** the Nixon/Dhu Varren intersection and the Barton/Whitmore lake intersection. Both currently 4-way stops.
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5) How is North Territorial going to handle the additional vehicles joining the rush hours streams onto US 23?
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We must direct development where we really need it and preserve what makes us unique.

Please give us residents time and opportunity through public planning meetings to contribute to these plans for our township.

Thank you—Cecilia Infante, Five Mile, Whitmore Lake

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:00 PM
To: Jen Carlise
Subject: Fw: Biltmore Developement

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: "HBraunDDSPC@aol.com" <HBraunDDSPC@aol.com>
To: chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com; h3333@sbcglobal.net
Sent: Thursday, August 21, 2014 1:43 PM
Subject: Biltmore Developement

We are against changing Northfield Townships master plan and Biltmore Developement.
Please turn this down.
Traffic, light pollution etc. we say no thank you.

Heidi & Mark Braun

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:00 PM
To: Jen Carlise
Subject: Fw: Fwd: We need your support in Northfield Township

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
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----- Forwarded Message -----
From: marilyn handloser <hmarilyn@yahoo.com>
To: Kenneth Dignan <kjdignan@gmail.com>
Sent: Wednesday, August 20, 2014 9:11 AM
Subject: Re: Fwd: We need your support in Northfield Township

I think the pro growth supporters should get together and try to organize. The Neighbors were already passing out stuff during the election. I am sure they are going to be there in November. Thinking we should put together a flyer to counter everything they are saying so the supporters could have something share with others.

Marilyn Handloser
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From: Kenneth Dignan <kjdignan@gmail.com>
To: Kenneth James Dignan III <kjdignan@gmail.com>
Sent: Tuesday, August 19, 2014 10:06 PM
Subject: Fwd: We need your support in Northfield Township

Everyone,

This was sent to the Washtenaw Board of Commissioners. FYI

Ken

Subject: We need your support in Northfield Township

Dear Washtenaw County Board of Commissioners:
You may be aware of the plan to amend the Master Plan of Northfield Township to accommodate the developer Biltmore and their plans to rezone and develop 460 acres of farmlands and wetlands into **¼ acre** residential plots (medium density). These parcels are also located between Joy Rd and North Territorial, along Whitmore Lake road, which is an area with no infrastructure to support the thousands of new residents and their cars, nor could AAPS accommodate the huge population of students they would suddenly be responsible for educating. Can you help us? These are my main concerns:

1) At **460 acres, even developing only 300 of them as ¼ plots = 1,200 new households:** with a very modest estimation of **two people and two cars per household**, we are looking at adding *at minimum* **2,400 new residents and their cars** to our infrastructure.
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6) Why are we considering destroying unique and rapidly disappearing wetlands when we should be courting developers to revitalize those large stretches of land along US 23, some of it pure rubble (like the lot across from Whitmore Market/Proos Save On)? Those areas are ripe for high-density residential development, and the downtown businesses and Whitmore Lake Schools would greatly benefit from this influx of new residents.
7) Finally, if we change our Master Plan to accommodate Biltmore's proposal, then we invite endless lawsuits from anyone who has ever been denied their rezoning requests.

We desperately need development along the US 23 corridor, but not in these inaccessible, environmentally valuable areas. Our Planning Commission meeting is tomorrow at 7:00pm in our Township Hall, and our pro-development board of representatives is considering approving the amendment to our Master Plan so Biltmore can move forward with theirs.

As our elected officials, can you help us in any way?

Thank you for your attention.
Cecilia Infante,
1035 Five Mile
Whitmore Lake, MI 48189
734-358-0525

--
Thanks,
Ken Dignan

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 12:00 PM
To: Jen Carlise
Subject: Fw: Fwd: We need your support in Northfield Township

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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As our elected officials, can you help us in any way?

Thank you for your attention.
Cecilia Infante,
1035 Five Mile
Whitmore Lake, MI 48189
734-358-0525

--
Thanks,
Ken Dignan

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:59 AM
To: Jen Carlise
Subject: Fw: Finding a new way forward?

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>
Sent: Tuesday, August 12, 2014 8:39 AM
Subject: FW: Finding a new way forward?

FYI
Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: leighann.yogacreations@gmail.com [mailto:leighann.yogacreations@gmail.com] **On Behalf Of** Leigh Ann Phillips-Knope
Sent: Monday, August 11, 2014 6:38 PM
Cc: Marlene Chockley; Angela Westover; Howard Fink; Jacki Otto; Jacki Otto; Janet Chick; Kathy Braun; Marilyn

Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Brad Cousino; Doug Lewan; Ken Dignan; Larry Roman; Sam Iaquinto
Subject: Finding a new way forward?

August 11, 2014

To Northfield Township appointed and elected officials:

I've never attended Northfield Township Planning Commission meetings until now. But I'm incredibly invested in these development issues, and so have been giving up precious time with my two year old son at home to participate in these meetings, communicate with my representatives and fellow residents. I've been extremely disheartened by our township meeting processes, and hope that we can somehow find another way to move forward together.

About 30 residents spoke passionately at last week's meeting, with **28 of them advocating for protection of our farmland and sticking fully with the Master Plan.** Residents voices immense concern about the legal precedent and ramifications of the critical decision before you. We asked you to pause, to hold off on discussions with Biltmore for now, to investigate comprehensively and do your due diligence before moving ahead. **Ann Arbor Township Commissioners even moved swiftly to make a public statement in opposition of amending our plan, warning of the implicit consequences.** What is the harm in slowing all of this down, we asked? And yet, at the end of that meeting, the Planning Commission traveled down its isolated road, even further and faster, moving forward with the amendment process and asking Biltmore to conduct their own reviews/studies/cost of services analysis. Why are you moving ahead so rapidly without us?

I've been deeply troubled by the lack of public discussion/debate amongst our representatives at these meetings. As a facilitator of community groups, I can't understand how this is actually happening. Where are the hard questions? Where is the inquiry? What about truly investigating the complex issues before us? What about this development might be good for us? What might be harmful? What the heck is Biltmore's proposing anyway? How could this be?

We still have a chance to turn this troubling process around. Several residents asked you last week to please re-engage us, the residents, in the planning process. We deserve to be heard and we have a great deal to contribute. If you are set on reviewing this sub-area, then let's do this cooperatively as a community, and have 2-3 substantive planning sessions led by Carlisle/Wortman. Let's take a step back, and examine the real issues before us, like the original planning process that led to the development of the Master Plan.

As leaders, you have nothing to lose by slowing down and engaging your constituents. **But you have everything to lose by stepping forward without us.**

Thank you,

Leigh Ann Phillips-Knope

--
Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:59 AM
To: Jen Carlise
Subject: Fw: Finding a new way forward?

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: Leigh Ann Phillips-Knope <la@rootsofchange.us>
To:
Cc: Marlene Chockley <chockleym@twp.northfield.mi.us>; Angela Westover <westovera@twp.northfield.mi.us>; Howard Fink <finkh@twp.northfield.mi.us>; Jacki Otto <ottoj@twp.northfield.mi.us>; Jacki Otto <jackiotto@yahoo.com>; Janet Chick <chickj@twp.northfield.mi.us>; Kathy Braun <braunk@twp.northfield.mi.us>; Marilyn Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Engstrom <hmarilyn@yahoo.com>; Tracy Thomas <thomast@twp.northfield.mi.us>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Brad Cousino <cousinob@twp.northfield.mi.us>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <dignank@twp.northfield.mi.us>; Larry Roman <romanl@twp.northfield.mi.us>; Sam Iaquinto <iaquintosam@twp.northfield.mi.us>
Sent: Monday, August 11, 2014 6:37 PM
Subject: Finding a new way forward?

About 30 residents spoke passionately at last week's meeting, with ____Residents voices immense concern about the legal precedent and ramifications of the critical decision before you. We asked you to pause, to hold off on discussions with Biltmore for now, to investigate comprehensively and do your due diligence before moving ahead. ____

I've been deeply troubled by the lack of public discussion/debate amongst our representatives at these meetings. As a facilitator of community groups, I can't understand how this is actually happening. Where are the hard questions? Where is the inquiry? What about truly investigating the

complex issues before us? What about this development might be good for us? What might be harmful? What the heck is Biltmore's proposing anyway? How could this be?

[redacted]

--

Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:59 AM
To: Jen Carlise
Subject: Fw: August 6th meeting

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
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To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>
Sent: Monday, August 11, 2014 11:57 AM
Subject: FW: August 6th meeting

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: suzyreiki@aol.com [mailto:suzyreiki@aol.com]
Sent: Sunday, August 10, 2014 9:21 PM
To: mchockley@rc.net; chickj@twp.northfield.mi.us; ken.dignan@wlps.net; iaquintosam@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dlewan@cwaplan.com; finkh@twp.northfield.mi.us
Cc: engstromm@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us;

chickj@twp.northfield.mi.us
Subject: August 6th meeting

Dear Planning Commission Members,

Below are the comments I delivered at the meeting on August 6th. I am sending them because Chairperson Chockley indicated that letters were read and carefully considered.

From my perspective that was not the case with the spoken comments at the meeting.

There was no indication from anyone on the commission that our concerns and recommendations were heard or considered. The only comment from the chairperson was that there were people on both sides. Well, there were only two that spoke in favor of the Biltmore proposal on August 6 and there were dozens who spoke in opposition.

Is it really possible that not one word spoken by the public gave you something to think about it?

Would it be so difficult to say that our concerns are being heard and taken into consideration?

I am stunned by the ridiculously premature decision you made to proceed with studies conducted by Biltmore themselves. How absurd. These studies must be treated as biased causing the township to then foot the bill for checking the veracity of Biltmore's facts and conclusions. It would be akin to asking Toyota to rate other cars compared to theirs.

If a doctor recommends a complex and costly procedure, don't most of us get a second opinion from another doctor who would not profit from the procedure? It just makes sense to have a neutral party conduct these studies.

You have, with a carelessly made decision, opened this township up to every and any developer demanding that we review our master plan to meet their proposals. You have imperiled any defense we might have had. Pandora's Box has been opened.

And, shockingly, the chairperson doesn't even understand what is going on and believes that no action has taken place. Announcing our "intent to amend" is taking action - very serious action.

I would like to ask that the "no applause request" be enforced universally, not just for people who do not agree with Sam Iaquinto. A request was made at the joint meeting but never enforced. And, there was plenty of applause from folks in favor of this proposal. It smacks of unprofessionalism and bias.

I am also curious if cutting the comments from the public to one minute is going to be standard procedure. It is rude, insulting and gives the impression that the input from the residents is unimportant.

The future of our township is in your hands. I implore you to stick with the plan.

Mr. Lewan was integral to the review of our 2012 adopted plan. I find it curious that he now so readily recommends reviewing it. Was there something flawed with the process he guided?

Commissioner Dignan needs some fact checking regarding the proposed development at Dhu Varren & Nixon Roads. That property has been designated for residential developments since the 1970's. It was not a decision recently made by Ann Arbor Township.

The Trustee from Ann Arbor Township spoke at the meeting in response to your 'intent to amend" going out to all of Washtenaw County. She was doing her job. Considering our future growth in relation to neighboring communities is essential if we wish for them to do the same.

Thank you for taking the time to read and consider my thoughts.

Suzy Wienckowski
5558 Hellner Road
Ann Arbor, MI 48105
734-668-8071

My comments from August 6th.

I have lived in NT for over 25 years.

I am here this evening to again encourage the Planning Commission to stick with our current Master Plan.

In my mind, our current plan is a healing document. It represents the result of thoughtful discussion and input from residents from all areas of the township. It was produced after a difficult time in our community.

Our consensus on the growth we wanted in our township was healing and gave us peace of mind. We all want that, right? We could have peace of mind because we had the discussions, listened to one another, compromised and reached a vision we could all live with.

It is very disheartening to me to see some of the past animosities return.

I wonder if it would be possible to take a nice breath, to take a thoughtful pause. There is no rush to make drastic changes to our Master Plan.

Hundreds of acres around Whitmore Lake were changed from 5-acre agriculture to low and moderate density. These were the areas deemed appropriate for growth.

Surely there are developers out there who would find these properties appealing and profitable.

The parcels in question were chosen to be preserved as large lot residential/agriculture. And, appropriately so.

They are our welcoming southern border, adjoining beautiful properties in Ann Arbor Township. Folks who come to out this way via Whitmore Lake Road often say "Wow, it was like a vacation just driving here."

So now a developer enters the picture with his vision – not our vision.

This is not a question of growth or no growth. It is a question of the right growth in the right place.

And, an issue of who decides – us, the residents who love our community or developers motivated by profit – it's their business.

We can save ourselves a lot of grief by simply following the guidelines in our Master Plan.

The Master Plan is in place so we don't need to have the same discussions over and over again.

Does our planner really think it needs revision already? Why?

It will be up for review in 2017. Let's look at it then or at least let's go through the same process it took to create it to review it now.

Let's save ourselves, all of us, a lot of aggravation and strife and go home with peace of mind this evening because we have defended our Master Plan.

Thank you.

Suzy Wienckowski
5558 Hellner Road
Ann Arbor, MI 48105

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:59 AM
To: Jen Carlise
Subject: Fw: Website copy for Northfield Township

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click *here* to see why we chose Marilyn!"

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----- Forwarded Message -----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Friday, August 8, 2014 10:07 AM
Subject: FW: Website copy for Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Amy Grambeau [mailto:amy@orangeegg.net]
Sent: Friday, August 08, 2014 9:42 AM

To: finkh@twp.northfield.mi.us
Subject: Website copy for Northfield Township

Our family has lived in Northfield Township for 30 years and this is why:

Northfield Township is located halfway between Ann Arbor and Brighton off of U.S. 23, encompassing 36 square miles and home to the area known as Whitmore Lake. Our township boasts extreme beauty, with rolling countryside, centennial farms, and a rural character that feels miles away but only minutes from the City... ... Whether it's to enjoy the many natural features we offer, spend a day on one of our lakes, play golf with a beautiful scenic backdrop, or enjoy our downtown shopping; we invite you to come Explore Northfield.

Does that sound familiar? It is the copy on the home page of your website.

Maybe it will read more like this, ten years after Biltmore:

Welcome to Northfield Township, a neighborhood of Ann Arbor Michigan, where we boast of our beautiful Ann Arbor Lake – formerly called Whitmore Lake - with gated-communities and million dollar McMansions.
Move to Northfield Township where you can shop, dine and visit Downtown Ann Arbor because that is why you moved into one of the densely populated neighborhoods we build in the past 10 years.

We built a zoo, with your increased tax money, in Ann Arbor North – formerly Whitmore Lake – so that you can see the wildlife that used to live here... deer, wild turkeys, opossum, cranes, geese, ducks, eagles, owls, fox, coyotes, raccoons, and farm animals of all types. Our Zoo even has an aquarium so that you can see the fish that used to swim in our lake before there were too many boats.

And, we are business friendly. Future developers to Northfield Township you are free to express your greed for dollars here, just like South Florida, with no sense of master plan (because we don't have one).

Special note: We apologize for the traffic congestion and the myriad of accidents entering the M-14 on-ramp from Whitmore Lake road. Please be patient, we are attempting to pave all the dirt roads in the county so that you can drive faster to wherever you're going in such a hurry. Remember, not to text or check your e-mail while you drive.

The Master Plan is not broken, please do not try to fix it. You are opening Pandora's box.

Sincerely,

Amy Grambeau
5165 Hellner Road
Ann Arbor North (Formerly Northfield Township)

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:59 AM
To: Jen Carlise
Subject: Fw: Three Unanswered Questions

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: marilyn handloser <hmarilyn@yahoo.com>
To: Carolyn Otterman <ottermac74@aol.com>
Sent: Sunday, August 3, 2014 4:18 PM
Subject: Re: Three Unanswered Questions

Nope

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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From: Carolyn Otterman <ottermac74@aol.com>
To: marilyn handloser <hmarilyn@yahoo.com>
Sent: Sunday, August 3, 2014 3:30 PM
Subject: Re: Three Unanswered Questions

It's actually not a bad letter. It's quite respectful too. Does the board have to respond to him?

Sent from my iPad

On Aug 3, 2014, at 2:54 PM, marilyn handloser <hmarilyn@yahoo.com> wrote:

> Thought you might like to the see the letter that David Gordon just sent out to the board and planning commission. Don't forward it to anyone yet, I need to see if it becomes public first.
>
> *Marilyn Handloser*
> *Associate Broker*
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> **From:** David Gordon <djg392dimples@gmail.com>
> **To:** Angela Westover <westovera@twp.northfield.mi.us>; Howard Fink <finkh@twp.northfield.mi.us>; Jacki Otto <ottoj@twp.northfield.mi.us>; Jacki Otto <jackiotto@yahoo.com>; Janet Chick <chickj@twp.northfield.mi.us>; Janet Chick <jchick@aol.com>; Kathy Braun <braunk@twp.northfield.mi.us>; Marilyn Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Engstrom <hmarilyn@yahoo.com>; Tracy Thomas <thomast@twp.northfield.mi.us>; Tracy Thomas

<tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Brad Cousino <cousinob@twp.northfield.mi.us>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <dignank@twp.northfield.mi.us>; Larry Roman <romanl@twp.northfield.mi.us>; Marlene Chockley <chockleym@twp.northfield.mi.us>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <iaquintosam@twp.northfield.mi.us>
Sent: Sunday, August 3, 2014 2:48 PM
Subject: Three Unanswered Questions

Dear Northfield Township Representatives, Commissioners and Staff:

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When Grand/Sakwa sued us; I sat in on depositions; read their court arguments and concluded that everything the PC and Board of Trustees does is precedent-setting and fodder for a lawsuit.

This is troubling because, even though the Biltmore "vision" is wildly incompatible with our current Master Plan, the PC has:

a - Agreed to consider the proposal.
b - Asked the Board of Trustees to hold a joint meeting and raised the possibility that the Master Plan may be flawed.
c - Asked the professional planner to provide a report with guidance and alternatives.
d - Is ready to consider the planner's recommendations this Wednesday.

Are we now committed to repeating these steps whenever a developer comes to town or risk being sued for not treating everyone even-handedly?

My concern is that we haven't asked or answered some fundamental questions before allowing the momentum to build. We've unintentionally put the cart before the horse.

Three questions to answer before procceeding:

Question #1- When does trying to be "fluid and flexible" with the Master Plan cross the line and result in our plan no longer being effective protection against unwanted development? The MP should not be subject to review and revision whenever there's a change in township administration, in national monetary policy, in the housing market or when a land speculator comes to town.

I think it's wise to get a written opinion from Mr. Paul Burns AND from the MTA legal and planning departments on the "slippery slope" question before proceeding.

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years or when warranted by resident-driven initiatives, not by pressure from land speculators and outside developers.

I urge you to reconsider the agenda for Wednesday's PC meeting before we set up a scenario where the township gets in an uproar every time a developer comes knocking. Nobody wants that.

Thank you for your time, your consideration and your service to our community.

Sincerely,

David Gordon
Feel free to call/email and share your thoughts. 734-645-9393

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:59 AM
To: Jen Carlise
Subject: Fw: Three Unanswered Questions

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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To: Angela Westover <westovera@twp.northfield.mi.us>; Howard Fink <finkh@twp.northfield.mi.us>; Jacki Otto <ottoj@twp.northfield.mi.us>; Jacki Otto <jackiotto@yahoo.com>; Janet Chick <chickj@twp.northfield.mi.us>; Janet Chick <jchick@aol.com>; Kathy Braun <braunk@twp.northfield.mi.us>; Marilyn Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Engstrom <hmarilyn@yahoo.com>; Tracy Thomas <thomast@twp.northfield.mi.us>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Brad Cousino <cousinob@twp.northfield.mi.us>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <dignank@twp.northfield.mi.us>; Larry Roman <romanl@twp.northfield.mi.us>; Marlene Chockley <chockleym@twp.northfield.mi.us>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <iaquintosam@twp.northfield.mi.us>
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Feel free to call/email and share your thoughts. 734-645-9393

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:58 AM
To: Jen Carlise
Subject: Fw: Planning Commission Meeting

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Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
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Sent: Thursday, July 24, 2014 2:59 PM
Subject: FW: Planning Commission Meeting

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Thursday, July 24, 2014 2:49 PM

To: finkh@twp.northfield.mi.us
Subject: Planning Commission Meeting

Dear Northfield Township Manager Fink:
Thank you for taking time to read my email. I know you have the best interests of our Township at heart when looking into this issue of amending the Master Plan. I hope you can understand how those of us who have lived here for decades are concerned about two things in particular: 1) the prospect that the legal document protecting our community might be disregarded to suit the business interests of one company; and 2) the prospect of being forced out by development costs we cannot afford in order to accommodate new residents our infrastructure cannot support. I have researched Biltmore's other subdivisions (especially in Canton and Grand Rapids) and have seen how this New Urbanist style of development is affordable to wealthy individuals, ones who make over double the average American household income. Creating a pocket of economic elites in our community would forever change the social diversity and democracy of our township. To top it off, our suffering school district will gain not one single student from this land development.

I am sympathetic to the calls for development in the face of stagnation that has plagued our township. Partly due to the recession, we have large areas where developers either dropped their work or have left the land vacant of homes (e.g. on Nollar north of Joy, and the gigantic rock pile off 23 across from Whitmore Lake Market). Why are we not courting developers who will turn those wastelands into vibrant mixed residential communities, and preserve what makes our township unique: greenspace. We have endangered wildlife preserves, wetlands of habitats that are increasingly disappearing, and room for farms, horses, and large gardens.

As you listen to Biltmore's proposal to skirt the laws of our Master Plan and the zoning process every company or individual has had to respect, please consider that most of us cannot afford to support the infrastructure, damage to our environment, and loss of a way of life that is rapidly disappearing in Michigan--in fact, our environment and zoning our principal attraction. Why rezone to such small acreage when we can preserve the current acreage for future residential and agricultural uses that Ann Arbor has recently outlawed. We will have many interested future residents who want to move their hobby farms and small chicken coops or animals to an area nearby that is friendly and will allow them to continue having their children to attend the same schools and they work the same jobs. Northfield Township will be an incredibly desirable place to live, particularly in the future, if we preserve our Master Plan.

Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment.

Regards,
Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:58 AM
To: Jen Carlise
Subject: Fw: Opposition to Biltmore Land proposal
Attachments: Biltmore Opp..pdf

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wednesday, July 16, 2014 4:33 PM
Subject: FW: Opposition to Biltmore Land proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Kathryn Burkhart [mailto:burkhartk@cooley.edu]
Sent: Wednesday, July 16, 2014 4:30 PM

To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.uw
Subject: Opposition to Biltmore Land proposal

Dear all:

Attached please find my letter of opposition to Biltmore's current proposal.

Regards,

Katie Burkhart
6187 Nollar Road
Whitmore Lake, MI
734-665-1210

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:58 AM
To: Jen Carlise
Subject: Fw: Biltmore Plan

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: Doug Lewan <dlewan@cwaplan.com>
To: Janet Chick <jchick711@aol.com>; "finkh@twp.northfield.mi.us" <finkh@twp.northfield.mi.us>; "angiewestover@yahoo.com" <angiewestover@yahoo.com>; "burns@peblaw.net" <burns@peblaw.net>; "jackiotto@yahoo.com" <jackiotto@yahoo.com>; "ottoj@twp.northfield.mi.us" <ottoj@twp.northfield.mi.us>; "kbraun@dmsax.com" <kbraun@dmsax.com>; "kathysuebraun@gmail.com" <kathysuebraun@gmail.com>; "hmarilyn@yahoo.com" <hmarilyn@yahoo.com>; "engstromm@twp.northfield.mi.us" <engstromm@twp.northfield.mi.us>; "marilyn_engstrom@yahoo.com" <marilyn_engstrom@yahoo.com>; "tstplc12@gmail.com" <tstplc12@gmail.com>; "dockettw@twp.northfield.mi.us" <dockettw@twp.northfield.mi.us>; "andreabdarden@gmail.com" <andreabdarden@gmail.com>; "brad.cousino@live.com" <brad.cousino@live.com>; "kjdignan@gmail.com" <kjdignan@gmail.com>; "lar103@yahoo.com" <lar103@yahoo.com>; "mchockley@rc.net" <mchockley@rc.net>; "samiaquinto@charter.net" <samiaquinto@charter.net>
Sent: Wednesday, July 16, 2014 2:57 PM
Subject: RE: Biltmore Plan

All:

I will bring individual copies of the current zoning map and current master plan map as requested by Marlene Chockley as well as acreages dedicated to each designation on both maps. With regard to existing land cover maps, SEMCOG has changed the way they provide this information and it is not useful for our current discussion especially with regard to any comparison with our existing maps. The existing land use maps contained in the Master Plan are still a useful guide for general discussion.

Doug

-

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Wednesday, July 16, 2014 2:12 PM
To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; Doug Lewan; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Biltmore Plan

One more thing to keep in mind. As of 2007 85% of Northfield was active agriculture or in an undeveloped state. Residential including Single Family, Multiple Family and Manufactured Homes was 15%, per our 2012 Master Plan. It may have changed a bit since then. Doug is bringing current totals if we have them.

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Karen Dilbone [mailto:kdilbone@ameritech.net]
Sent: Wednesday, July 16, 2014 10:09 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; jaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Plan

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Karen Dilbone
6230 Hellner Road
Ann Arbor, MI 481055

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:58 AM
To: Jen Carlise
Subject: Fw: Tonight

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: Marilyn Handloser <hmarilyn@yahoo.com>
To: Marlene Chockley <mchockley@rc.net>
Sent: Wednesday, July 16, 2014 2:18 PM
Subject: Re: Tonight

Absolutely, I was just worried it could go all night.

Marilyn Handloser
Remax Classic
248-231-4216
Spelling errors are courtesy of my iPhone

On Jul 16, 2014, at 2:13 PM, "Marlene Chockley" <mchockley@rc.net> wrote:

Please give us a little wiggle room, if possible.
Thanks. See you later.
Marlene

From: marilyn handloser [mailto:hmarilyn@yahoo.com]
Sent: Wednesday, July 16, 2014 1:50 PM

To: Marlene Chockley
Subject: Re: Tonight

Thanks for letting me know, I have a sitter at my house and wanted to let her know when to expect me home.

Marilyn Handloser

Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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From: Marlene Chockley <mchockley@rc.net>
To: 'marilyn handloser' <hmarilyn@yahoo.com>
Sent: Wednesday, July 16, 2014 1:32 PM
Subject: RE: Tonight

Hi Marilyn,

We will have to go through the public comment at 3 min max per person. Biltmore will make a brief presentation before our discussion begins.

Our bylaws:

section 8.11 - adjournment of meeting

Planning Commission meetings should adjourn no later than 10:00 pm. New agenda items shall not be taken up after 10:00 p.m. un1ess an agenda item is approaching an ordinance deadline for Planning Commission action or Commissioners decide by majority vote to continue with one or more agenda items after 11:00 p.m. <<< this should probably be 10 p.m.

If we are not reaching a resolution, Doug suggested that we set up a subcommittee of 3 PC and 3 BOT members to discuss the issues raised and adjourn.

So I'm expecting to be adjourning around 10 or shortly thereafter.

Marlene

From: marilyn handloser [mailto:hmarilyn@yahoo.com]
Sent: Wednesday, July 16, 2014 1:18 PM
To: Marlene Chockley
Subject: Tonight

Hi Marlene,

Looks like it will be a lively meeting tonight. Are you putting a time limit on the meeting tonight?

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
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No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:57 AM
To: Jen Carlise
Subject: Fw: Tonight

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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Sent: Wednesday, July 16, 2014 1:50 PM
Subject: Re: Tonight

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RE/MAX Classic
Cell: (248) 231-4216
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To: 'marilyn handloser' <hmarilyn@yahoo.com>
Sent: Wednesday, July 16, 2014 1:32 PM
Subject: RE: Tonight

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Sent: Wednesday, July 16, 2014 1:18 PM
To: Marlene Chockley
Subject: Tonight

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Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:57 AM
To: Jen Carlise
Subject: Fw: Biltmore proposal for Northfield Township
Attachments: let-Northville Biltmore proposal.pdf

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Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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Sent: Wednesday, July 16, 2014 11:46 AM
Subject: FW: Biltmore proposal for Northfield Township

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: C Bultman [mailto:cbultman@flash.net]
Sent: Wednesday, July 16, 2014 9:48 AM

To: finkh@twp.northfield.mi.us; carlislej@twp.northfield.mi.us
Subject: Biltmore proposal for Northfield Township

Mr. Fink, Ms. Carlisle

I am unable to attend tonight's meeting due to a conflict with an HDC meeting in another jurisdiction. Please forward my letter (attached) to the Northfield Township Board of Trustees and the Planning Commission.

Thank you for your assistance
Chuck Bultman

Charles Bultman, architect
55 Underdown Road
Ann Arbor, MI 48105
734.214.0810

cbultman@flash.net

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:57 AM
To: Jen Carlise
Subject: Fw: Biltmore Master Plan Change request

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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Sent: Wednesday, July 16, 2014 11:46 AM
Subject: FW: Biltmore Master Plan Change request

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: burk44@charter.net [mailto:burk44@charter.net]
Sent: Wednesday, July 16, 2014 10:08 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us;

braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Master Plan Change request

Dear Township Officials

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. I am unable to attend the meeting due to previous commitments that can't be changed. The proposal clearly violates Northfield Township's Master Plan which was a team effort to create that involved resident input, and represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately **reject** Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Please remember you represent the residents and please defend our community's vision and voice.

Regards

M K Burkhart and L G Burkhart
6187 Nollar Rd

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:57 AM
To: Jen Carlise
Subject: Fw: Biltmore Plan

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
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From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wednesday, July 16, 2014 11:46 AM
Subject: FW: Biltmore Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Karen Dilbone [mailto:kdilbone@ameritech.net]
Sent: Wednesday, July 16, 2014 10:09 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us;

braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Plan

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Karen Dilbone
6230 Hellner Road
Ann Arbor, MI 481055

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:57 AM
To: Jen Carlise
Subject: Fw: Interesting read

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: marilyn handloser <hmarilyn@yahoo.com>
To: Jacqueline Otto <jackiotto@yahoo.com>
Sent: Wednesday, July 16, 2014 10:08 AM
Subject: Re: Interesting read

Ok....

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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have received this communication in error, please immediately delete it and all copies, and promptly notify the sender. Nothing in this communication is intended to operate as an electronic signature under applicable law.

From: Jacqueline Otto <jackiotto@yahoo.com>
To: marilyn handloser <hmarilyn@yahoo.com>
Sent: Wednesday, July 16, 2014 10:06 AM
Subject: Re: Interesting read

Really what I'm interested in is how this subdivision was rezoned from AG to LDR. LDR is less than 5 acres but more than 2 acres. It would be interesting to know if any of these parcels are less than 2 acres.

I never thought to reach to Bill - thanks for the directive. As far as pulling anything from our records, maybe its best to hold off after the meeting tonight, but I will keep in mind if needed.

Thank you,

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Wednesday, July 16, 2014 10:01 AM, marilyn handloser <hmarilyn@yahoo.com> wrote:

I don't off hand....do you want me to pull something from the records? Bill Wagner lives in the sub, I know he is out of town but I believe he checks emails while gone. He could probably give you good info.

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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notify the sender. Nothing in this communication is intended to operate as an electronic signature under applicable law.

From: Jacqueline Otto <jackiotto@yahoo.com>
To: marilyn handloser <hmarilyn@yahoo.com>
Sent: Tuesday, July 15, 2014 3:07 PM
Subject: Re: Interesting read

Do you have any info on the Leland sub...number of houses and size of parcel?
Make it a great day! Jacki

marilyn handloser <hmarilyn@yahoo.com> wrote:

A friend of mine was doing some research and ran across this information. I thought you might like to read it.



Marilyn Handloser Engstrom
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Elizabeth Hutton [mailto:erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Reasons To Stop Biltmore

Dear Northfield Township Leaders,

Please do uphold our township ordinances and please do NOT violate the law. Please stop Biltmore's development of our lovely community. Please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing. Please do NOT violate the law.

If obeying the law is not enough reason for you to do the right thing, then here are more reasons:

A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

If we support the few to sell their land in the following significant ways
A. then we are no longer a democracy. We are an oligarchy-- a nice word for dictatorship.
B. Development would add a minimum of 1500 cars but more likely not 3000+ to the already congested traffic on Highway 23. We have enough traffic congestion on 23. WE

DON'T NEED ANYMORE CARS ON THAT MAJOR ARTERY. Do you want your family or yourself commuting on 23 with even more congestion than the terrible congestion we now have?

c. YOUR OWN PROPERTY VALUES WILL DECREASE because our community will lose the beautiful open space "feel" that attracts people here in the 1st place.

d. 4 homes per acre will increase our population too much too fast. Feasibility studies in the past showed conclusively that the tax base WILL NOT KEEP UP WITH THE DEMANDS ON COMMUNITY SERVICE NEEDS [police and fire] and that will INCREASE YOUR OWN PROPERTY Taxes. Do you want YOUR PROPERTY TAXES to increase?!?!? Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

e. You open the township coffers up to a major lawsuit which will cost us taxpayers and too much money.

f. Under the ordinance, the landowners can still sell their land. Why do you have to allow them to violate the law in the process?

In short, again, please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing.

Thank you!
Sincerely,
Elizabeth Hutton

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:47 AM
To: Jen Carlise
Subject: Fw: Biltmore Proposal

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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From: Howard Fink <finkh@twp.northfield.mi.us>
To: angela.westover@att.com; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Saturday, July 12, 2014 5:47 AM
Subject: FW: Biltmore Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: Judy Crookes [mailto:jacrookes@sbcglobal.net]

Sent: Friday, July 11, 2014 7:29 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Proposal

Dear Northfield Township Leader,

I have already written to you regarding my feelings about the Biltmore Proposal, but I did want to write again and reinforce my feelings by joining with my neighbors in their opposition. Altering our Master Plan to satisfy a mega builder doesn't make much sense to me. If we really believe in it, then we should maintain our appreciation for the thoughtful creation and respect that we have for those (perhaps you?) put into the Plan. I appreciated dedication when we purchased our five acres - the minimum that could be purchased based under the current Master Plan.

Our Personal Master Plan was to live on five quiet acres with neighbors who also had/have the same Plan. Please take into consideration the fact that all of us respected the plan and purchased our acreage based on the fact that we felt a deep trust for the leaders of Northfield Township. Please uphold that trust.

Thank you,
Judy A. Crookes
500 W Northfield Church Road
Ann Arbor, MI 48105

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:47 AM
To: Jen Carlise
Subject: Fw: Proposal by Biltmore Land, LLC

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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To: angela.westover@att.com; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Saturday, July 12, 2014 5:47 AM
Subject: FW: Proposal by Biltmore Land, LLC

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: SharonP107@aol.com [mailto:SharonP107@aol.com]
Sent: Friday, July 11, 2014 11:25 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us;

braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Signed,

Sharon Pratt

Sharon Pratt
8530 S Rushton Rd
South Lyon, MI 48178-9618

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:47 AM
To: Jen Carlise
Subject: Fw: Proposed Development

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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Sent: Saturday, July 12, 2014 5:47 AM
Subject: FW: Proposed Development

Hi Everyone,

I will be sending out a number of emails I have received from residents regarding the Biltmore development. If you are checking your Township emails they will be duplicates, but since the planning commission received their emails recently and some board members check their personal accounts more regularly, I thought it best to resend them all to my distribution list to ensure that you received them. Look forward to seeing everyone Wednesday. Also, please note that the Parks and Recreation Board is holding a community meeting regarding the creation of the Parks and Rec Master Plan on Tuesday at 7:00 pm and everyone is welcome.

Howard

Howard Fink

Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Ellen Dennis [mailto:m.ellen.dennis@gmail.com]
Sent: Friday, July 11, 2014 8:04 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposed Development

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Ellen Dennis
3901 Six Mile Rd.
South Lyon, MI 48178 (This is in Northfield Township)

734-649-7603

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:47 AM
To: Jen Carlise
Subject: Fw: Proposal by Biltmore Land, LLC

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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To: Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>; angela.westover@att.com; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Saturday, July 12, 2014 5:39 AM
Subject: FW: Proposal by Biltmore Land, LLC

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Tony Morfino [mailto:tmorfino@charter.net]
Sent: Friday, July 11, 2014 8:38 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us;

braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

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I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Tony Morfino
4617 Six Mile Rd
Northfield Township, Michigan 48178

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:46 AM
To: Jen Carlise
Subject: Fw: Growth in the township - need your help

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: marilyn handloser <hmarilyn@yahoo.com>
To: Kelly Klump <klump@msu.edu>
Sent: Thursday, July 10, 2014 3:16 PM
Subject: Re: Growth in the township - need your help

Thank you so much....

Marilyn Handloser
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From: Kelly Klump <klump@msu.edu>
To: 'marilyn handloser' <hmarilyn@yahoo.com>
Sent: Thursday, July 10, 2014 2:41 PM
Subject: RE: Growth in the township - need your help

This is very helpful – thanks Marilyn! I (and others) really appreciate all that you are doing for the township. Many thanks, and we'll be there to support you and our community!

Best,
Kelly

Kelly L. Klump, Ph.D.
Professor and Co-Director of the Michigan State University Twin Registry
Department of Psychology
Michigan State University
316 Physics Rd - Room 107B
East Lansing, MI 48824-1116
PH: 517-432-7281
FAX: 517-432-2476
E-mail: klump@msu.edu

From: marilyn handloser [mailto:hmarilyn@yahoo.com]
Sent: Thursday, July 10, 2014 2:05 PM
To: Kelly Klump
Subject: Re: Growth in the township - need your help

Hi Kelly,

The meeting is to discuss two items.... should the township consider changing the master plan and second to discuss the Biltmore development. The Biltmore development is different from the last development that the Northfield Neighbors blocked. This one is located on Whitmore Lake Rd but further South down Whitmore Lake Rd, near the township line and in the backyard of the neighbors. It's in Ann Arbor schools so it does not help with our school district but if we get annexed, it's all the same.

The meeting is important in many ways -

To show the planning commission and board of trustees how many people in the township are interested in growth regardless of what development is being discussed. They only hear form the Northfield Neighbors and never hear from the supporters.

The township is currently on the black list of developers because of the last fight with the Northfield Neighbors. If we can make this development a smooth transaction or any other one, it will show the developers and builders that we are truly open for business and welcome development. If the schools don't get annexed, we desperately need the developer/building community on our side, we need more houses and soon for the sake of the schools.

The Northfield Neighbors have already re grouped and are the only ones that have been to the planning commission meetings.
I expect they will have at least 40 people at the meeting. I would like to see at least double that amount to prove to everyone that the majority is for growth.

Thanks for your help. See you on Wednesday.

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From: Kelly Klump <klump@msu.edu>
To: hmarilyn@yahoo.com
Cc: "'Didio, James'" <jdidio@novi.k12.mi.us>
Sent: Thursday, July 10, 2014 11:37 AM
Subject: FW: Growth in the township - need your help

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Thanks for letting us know about this Marilyn – a really important meeting that we all have to attend!

Best,
Kelly

Kelly L. Klump, Ph.D.
Professor and Co-Director of the Michigan State University Twin Registry
Department of Psychology
Michigan State University
316 Physics Rd - Room 107B
East Lansing, MI 48824-1116
PH: 517-432-7281
FAX: 517-432-2476
E-mail: klump@msu.edu

From: Carolyn Otterman [mailto:ottermac74@aol.com]
Sent: Wednesday, July 09, 2014 12:50 PM
To: Julie Rebeau; Leigh Rebeau; Lori Dancik; Kelly Klump; Jim DiDio; Dave Watenpool; Laura Watenpool; Charlie
Subject: Fwd: Growth in the township - need your help

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I am so excited for all the opportunities coming to us!
I am up north right now so I won't be able to make the meeting. We need as many supporters to be there as possible. I will be there in there future though.

Thank you!
Carolyn

Sent from my iPad

Begin forwarded message:

> **From:** marilyn handloser <hmarilyn@yahoo.com>
> **Date:** July 9, 2014 at 12:27:48 PM EDT
> **To:** Carolyn and Charlei Otterman <ottermac74@aol.com>
> **Subject: Growth in the township - need your help**
> **Reply-To:** marilyn handloser <hmarilyn@yahoo.com>
>
> The time has come.....the planning commission is having a joint meeting with the township board next week, July 16th at 7:00. This meeting is to go over the possible change in the master plan and see the proposed development. The Northfield Neighborhoods (the ones that don't want any growth) have been the only people showing up to the planning commission meetings and they need to see many supporters to consider making a change to the master plan.

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Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:46 AM
To: Jen Carlise
Subject: Fw: Growth in the township - need your help

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From: marilyn handloser <hmarilyn@yahoo.com>
To: Kelly Klump <klump@msu.edu>
Sent: Thursday, July 10, 2014 2:04 PM
Subject: Re: Growth in the township - need your help

Hi Kelly,



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FAX: 517-432-2476
E-mail: klump@msu.edu

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Sent: Wednesday, July 09, 2014 12:50 PM
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Subject: Fwd: Growth in the township - need your help

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From: marilyn handloser <hmarilyn@yahoo.com>
Date: July 9, 2014 at 12:27:48 PM EDT
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Subject: Growth in the township - need your help
Reply-To: marilyn handloser <hmarilyn@yahoo.com>

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Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:46 AM
To: Jen Carlise
Subject: Fw: Agenda and Outline for the Joint Meeting - Need input

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From: marilyn handloser <hmarilyn@yahoo.com>
To: Marlene Chockley <mchockley@rc.net>; "engstromm@twp.northfield.mi.us" <engstromm@twp.northfield.mi.us>
Cc: Howard Fink <finkh@twp.northfield.mi.us>; Doug Lewan <dlewan@cwaplan.com>
Sent: Thursday, July 10, 2014 11:06 AM
Subject: Re: Agenda and Outline for the Joint Meeting - Need input

I think it looks good but have on suggestion. I would put #12 as close to the top as possible. Even before reports if you can. I believe you are going to have a good crowd for this item and I would hate for them to wait too long. I think you might not have enough seats for everyone.

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From: Marlene Chockley <mchockley@rc.net>
To: Marilyn Handloser Engstrom <hmarilyn@yahoo.com>; engstromm@twp.northfield.mi.us
Cc: Howard Fink <finkh@twp.northfield.mi.us>; Doug Lewan <dlewan@cwaplan.com>
Sent: Thursday, July 10, 2014 9:38 AM
Subject: Agenda and Outline for the Joint Meeting - Need input

Hi Marilyn,
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I'll ask everyone to bring their copies of the current Master Plan.

Please call me after you get a chance to consider this. I'm hoping to get the packets out this afternoon.

Thank you! I'm looking forward to talking soon.

Marlene

P.S. If you want to grab coffee, I'm also happy to meet you wherever.

Marlene Chockley
Chair, Northfield Township Planning Commission
Cell 734 730-0795
Email mchockley@rc.net

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:45 AM
To: Jen Carlise
Subject: Fw: Agenda and Outline for the Joint Meeting - Need input
Attachments: Joint Meeting Outline 7-9-14.pdf; PCAGENDA-July.16.2014.doc

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RE/MAX Classic
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From: Marlene Chockley <mchockley@rc.net>
To: Marilyn Handloser Engstrom <hmarilyn@yahoo.com>; engstromm@twp.northfield.mi.us
Cc: Howard Fink <finkh@twp.northfield.mi.us>; Doug Lewan <dlewan@cwaplan.com>
Sent: Thursday, July 10, 2014 9:38 AM
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Marlene Chockley

Chair, Northfield Township Planning Commission
Cell 734 730-0795
Email mchockley@rc.net

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:44 AM
To: Jen Carlise
Subject: Fw: Joint Meeting

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----- Forwarded Message -----
From: Marilyn Handloser <hmarilyn@yahoo.com>
To: Howard Fink <finkh@twp.northfield.mi.us>
Sent: Wednesday, July 2, 2014 1:33 PM
Subject: Re: Joint Meeting

I can do the 16th

Marilyn Handloser
Remax Classic
248-231-4216
Spelling errors are courtesy of my iPhone

On Jul 1, 2014, at 2:29 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

Hi Everyone,
By now, you should have received a request for a joint meeting between the BOT and the Planning Commission on the Biltmore Development. Since the Planning Commission is meeting on Wednesday the 16th of July at 7:00 pm,, we would like to schedule this joint meeting then. This is a incredibly important meeting, so please let me know if you are unable to attend and conversely,

please let me know as soon as possible if this date and time works. Thanks and hope everyone is well.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:43 AM
To: Jen Carlise
Subject: Fw: Biltmore Proposal
Attachments: Issues Memo 6-27-14.pdf; Issues to be reviewed 6-27-14.pdf; Northfield Land Use Analysis-Biltmore Property 6-13-14.pdf

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From: Howard Fink <finkh@twp.northfield.mi.us>
To: Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Monday, June 30, 2014 9:56 AM
Subject: FW: Biltmore Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Monday, June 30, 2014 9:48 AM
To: Marlene Chockley; Andrea Darden; Brad Cousino; Janet Chick; Ken Dignan; Larry Roman; 'Sam Iaquinto'; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; dockettw@twp.northfiled.mi.us;

ottoj@twp.northfield.mi.us; thomast@twp.northfield.mi.us; chickj@twp.northfield.mi.us
Cc: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Biltmore Proposal

Planning Commission and Township Board:

In discussions with the Township Manager we believe a joint meeting between the Planning Commission and Board of Trustees is warranted to discuss this very important land use policy issue. In preparation for that meeting my office has put together several documents (attached) that outline some of the issues that will have to be addressed in considering the Biltmore land use proposal. Please review the attachments as you prepare for that joint meeting.

I don't believe a firm date has yet been set for the joint meeting, but it should occur within the next few weeks, please look for an invitation to the meeting in the coming days.

Should you have any questions on the information provided please don't hesitate to give me a call.

Sincerely:

Doug Lewan

DOUGLAS J. LEWAN, AICP, PCP
MANAGING DIRECTOR
CARLISLE/WORTMAN ASSOCIATES, INC.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
DLEWAN@CWAPLAN.COM

VISIT US ON THE WEB AT WWW.CWAPLAN.COM

Please consider the environment before printing this email

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:38 AM
To: Jen Carlise
Subject: Fw: Fwd: northfiled twp

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click *here* to see why we chose Marilyn!"

Visit my website at www.MarilynHandloser.com to search for the entire MLS homes in Southeast Michigan! Each RE/MAX office is independently owned and operated.

This communication contains information from RE/MAX Classic that may be confidential. Except for personal use by the intended recipient, or as expressly authorized by the sender, any person who receives this information is prohibited from disclosing, copying, distributing, and/or using it. If you have received this communication in error, please immediately delete it and all copies, and promptly notify the sender. Nothing in this communication is intended to operate as an electronic signature under applicable law.

----- Forwarded Message -----
From: Marilyn <hmarilyn@yahoo.com>
To: Carolyn Otterman <ottermac74@icloud.com>
Sent: Monday, August 25, 2014 12:25 PM
Subject: Fwd: northfiled twp

See below.....

Marilyn Handloser
Remax Classic
248-231-4216

Spelling and grammar mistakes are compliments of my iPad.

Begin forwarded message:

From: Howard Fink <finkh@twp.northfield.mi.us>
Date: August 25, 2014, 11:13:20 AM EDT
To: Bradley Cousino <brad.cousino@live.com>, Doug Lewan <dlewan@cwaplan.com>, Janet Chick <jchick711@aol.com>, Ken Dignan <kjdignan@gmail.com>, Larry Roman <lar103@yahoo.com>, Marlene Chockley <mchockley@rc.net>, Sam Iaquinto <samiaquinto@charter.net>, <angiewestover@yahoo.com>, "Burns, Paul"

<burns@peblaw.net>, Howard Fink <finkh@twp.northfield.mi.us>, Jackie Otto <jackiotto@yahoo.com>, Jackie Otto <ottoj@twp.northfield.mi.us>, Kathy Braun <kbraun@dmsax.com>, Kathy Braun <kathysuebraun@gmail.com>, Marilyn <hmarilyn@yahoo.com>, Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>, Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>, Tracy Thomas <tstplc12@gmail.com>, "Wayne Dockett" <dockettw@twp.northfield.mi.us>
Subject: FW: northfiled twp

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: bdg576@aol.com [mailto:bdg576@aol.com]
Sent: Friday, August 01, 2014 12:58 PM
To: finkh@twp.northfield.mi.us
Subject: northfiled twp

Dear Mr. Fink:
Thank you for considering my opinion on the matter of revising the Master Plan.
I find it disturbing that we might actually change a long-standing township law—-one that all of us have had to abide by-—just because it gets in the way of a Birmingham company's plans. If we want to allow Biltmore to build more in our township, then they need to respect our ordinances and follow the same process that we all do in proposing plans for development and rezoning in our township. This is not China. This is America, and we do not allow big money and political power to trample our values and disrespect our rules. And if we actually do fold under their pressure and fail to uphold our own laws, then it's game over because we'll have NO defense at all against any lawsuit in the future.

I strongly urge you not to give into this Birmingham heavy-weight and require them to follow the same laws we all do when proposing development in our township. If the Master Plan needs to be revisited and revised, then that sounds like an issue for the ballet and for our vote.

Sincerely,
Bryan Gipson
1035 5 Mile
Whitmore Lake, MI

Bryan Gipson

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:36 AM
To: Jen Carlise
Subject: Fw: Master Plan Map Amendment Request
Attachments: Master Plan Amendment 052914.pdf

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Bradley Cousino <brad.cousino@live.com>; Andrea Darden <andreabdarden@gmail.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Sam Iaquinto <samiaquinto@charter.net>; Marlene Chockley <mchockley@rc.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Friday, May 30, 2014 11:27 AM
Subject: Master Plan Map Amendment Request

Hi Everyone,

Attached is a large master plan amendment submitted by Biltmore development requesting a change in land use from agricultural to medium density residential for the purpose of a mixed-density residential development over 460 acres. This will be distributed to the planning commission and on the agenda (just as an introduction) for this Wednesday. If you have detailed questions on this opportunity, please call me and we can discuss. This will certainly generate a great deal of conversation over the next few months.

CC the planning commission so that everyone knows that all are informed.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:34 AM
To: Jen Carlise
Subject: Fw: Master Plan Map Amendment Request
Attachments: Master Plan Amendment 052914.pdf

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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----- Forwarded Message -----
From: Jennifer Carlisle <Carlislej@twp.northfield.mi.us>
To: 'marilyn handloser' <hmarilyn@yahoo.com>
Sent: Friday, May 30, 2014 8:48 AM
Subject: FW: Master Plan Map Amendment Request

From: David Stollman [mailto:dstollman@me.com]
Sent: Thursday, May 29, 2014 8:53 PM
To: Howard Fink
Cc: Doug Lewan; Kevin Kohls; Jennifer Carlisle; Jim Beuche; Joe Van Esley
Subject: Master Plan Map Amendment Request

Howard,

Attached is Biltmore's formal request for a Master Plan Amendment for the nine properties in Northfield Township that we now have under contract. The total acreage for all nine properties is 460.78 acres. If you have any questions please let me know.

Please confirm receipt of this email and the attached PDF.

Best Regards,

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800

Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Monday, September 08, 2014 11:34 AM
To: Jen Carlise
Subject: Fw: Master Plan Map Amendment Request
Attachments: Master Plan Amendment 052914.pdf

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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From: Jennifer Carlisle <Carlislej@twp.northfield.mi.us>
To: 'marilyn handloser' <hmarilyn@yahoo.com>
Sent: Friday, May 30, 2014 8:48 AM
Subject: FW: Master Plan Map Amendment Request

From: David Stollman [mailto:dstollman@me.com]
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Please confirm receipt of this email and the attached PDF.

Best Regards,

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800

Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com



Jennifer Carlisle

From: Andrea Darden [andreabdarden@gmail.com]
Sent: Wednesday, September 03, 2014 1:50 PM
To: Jennifer Carlisle
Subject: Fwd: Biltmore Proposal

This one looks like it doesn't have Howard on it.

-AD

---------- Forwarded message ----------
From: **Sue Shink** <seshink@aol.com>
Date: Wed, Jun 18, 2014 at 2:19 PM
Subject: Biltmore Proposal
To: Marlene Chockley <mchockley@rc.net>, Andrea Darden <andreabdarden@gmail.com>, Janet Chick <chickj@twp.northfield.mi.us>, Ken Dignan <Ken.Dignan@wlps.net>

Dear Planning Commission Members,

Thank you for serving on the Planning Commission and representing the interests of our community.

Please do not make a decision granting Biltmore's request tonight. Although Biltmore may have been working toward this proposal for awhile, for many of us bordering the proposed development t site, we have only just learned of the proposal. Many, if not all of us, hope that you will turn down the request to change our Growth Management Plan and Zoning. This development in this spot is not good for our community.

I am on my way home from a previously scheduled trip to San Francisco. I would like to have the opportunity to make a professional quality presentation to the Planning Commission regarding this development. I have been consulting with the HuronRiver Watershed Council and also will consult with other professionals in this field.

This proposed development would radically change the nature of our neighborhood, increasing traffic on our already dusty and pot-hole laden road. It will change the water flow patterns and affect farming and wildlife negatively. It may lower the value of our homes and increase costs to our community. It is a disaster for our beautiful neighborhood. Please support us and allow us a presentation slot on the agenda at the next meeting.

Sincerely,

Susan E. Shink
600 West Joy Road
Ann Arbor, MI 48105

--
-Andrea Darden
734-719-0223

Jennifer Carlisle

From: Andrea Darden [andreabdarden@gmail.com]
Sent: Wednesday, September 03, 2014 1:51 PM
To: Jennifer Carlisle
Subject: Fwd: Biltmore proposal -- does not meet Master Plan

Here's another. I forwarded you the entire chain.

-AD

---------- Forwarded message ----------
From: **Joanne Marttila Pierson** <joannemarttilapierson@gmail.com>
Date: Tue, Jun 17, 2014 at 8:00 PM
Subject: Re: Biltmore proposal -- does not meet Master Plan
To: Andrea Darden <andreabdarden@gmail.com>

Oh for pete sakes... I thought it was tonight.

On Jun 17, 2014 7:49 PM, "Andrea Darden" <andreabdarden@gmail.com> wrote:
Joanne-

Thank you for your note. The meeting is tomorrow night at 7. I will plan to share it then if I do not see you.

Warmly,
Andrea

Please excuse the brevity and errors in my message. It has been sent from a mobile device to insure my prompt and immediate attention to your questions.

Sent from iAD

> On Jun 17, 2014, at 6:21 PM, Joanne Marttila Pierson <joannemarttilapierson@gmail.com> wrote:
>
> Hi Andrea,
>
> I fear that I am not going to make tonight's meeting as I am still at the office with work to do. I apologize for sending this at the last minute. I am hoping you will share the following with the Planning Commission:
>
> "I am experiencing deja vu. For those of you who may not have been active in Township issues at the time Grand Sakwa attempted to develop property that was not in line with our Township's Master Plan -- we have been there. Done that. Successfully defended our Master Plan and a lawsuit. (Albeit not without a cost to our Township, but had that been handled properly from the get-go, we could have avoided that.)
>
> Now here we are again, the same story is attempting to unfold. I'm not sure what part the developers do not understand about where we want development and where we do not in Northfield Township. We've got a clear Master Plan as to where we want that to happen (and not).
>
> Mr. Lewan should simply tell Biltmore that the proposal fails to fall within our Master Plan.

>
> End of story.
>
> They are welcome to develop within the areas that are currently zoned to meet the parameters (i.e., density) in their proposal."
>
> Thank you for the time and energy you are giving to our Township. I know it comes with sacrifice of personal time and I greatly appreciate it.
>
> Sincerely,
> Joanne
>
> --
> ~~~~~~
> Joanne Marttila Pierson
> 5756 Earhart Rd.
>
>

--
-Andrea Darden
734-719-0223

Jennifer Carlisle

From: Andrea Darden [andreabdarden@gmail.com]
Sent: Wednesday, September 03, 2014 1:52 PM
To: Jennifer Carlisle
Subject: Fwd: Can we talk?

Here's another chain.

-AD

---------- Forwarded message ----------
From: **djgordon61** <djg392dimples@gmail.com>
Date: Tue, Jun 17, 2014 at 1:08 PM
Subject: Re: Can we talk?
To: Andrea Darden <andreabdarden@gmail.com>

Hi Andrea:
Are you too tied up to talk right now?
David

Sent from my iPhone

On Jun 13, 2014, at 9:59 AM, Andrea Darden <andreabdarden@gmail.com> wrote:

> Thank you for your understanding.
>
> I like your joke!
>
> AD
>
> Please excuse the brevity and errors in my message. It has been sent from a mobile device to insure my prompt and immediate attention to your questions.
>
> Sent from iAD
>
> On Jun 13, 2014, at 12:35 AM, dgordon61 <djg392dimples@gmail.com> wrote:
>
> > Wow, you certainly have your hands full.
> > 1pm Tuesday will work fine.
> > David
> > PS- did you hear the one about the woman applying for a job and the boss asks:
> > "Do you multi-task?"
> > And the woman replies:
> > "Do you multi-pay?"
> >
> > Sent from my iPad
> >
> > On Jun 12, 2014, at 9:59 AM, Andrea Darden <andreabdarden@gmail.com> wrote:

David-

If I could, I would like to request we put a tentative time on the calendar. I run a securities practice by day and am currently training a new employee while moving the office. I also have a 3 month old baby at home. Anything not put on my calendar as a meeting seems to fall off my radar. We can always refine the availability Tuesday. Shall we tentatively say 1:00 p.m?

Warmly,

On Thu, Jun 12, 2014 at 12:01 AM, djgordon61 <djg392dimples@gmail.com> wrote:
No problem about this evening. Tuesday afternoon looks good. We can text then to set it up.
David

Sent from my iPhone

On Jun 11, 2014, at 10:48 PM, Andrea Darden <andreabdarden@gmail.com> wrote:

> David-
>
> I had company all evening, I apologize that today did not workout. How about Tuesday afternoon?
>
> AD
>
> Please excuse the brevity and errors in my message. It has been sent from a mobile device to insure my prompt and immediate attention to your questions.
>
> Sent from iAD
>
> On Jun 11, 2014, at 4:46 PM, David Gordon <djg392dimples@gmail.com> wrote:
>
> > Hi Andrea:
> >
> > Thanks for the fast response. Unfortunately, I'm busy all of tomorrow, Friday and Saturday so meeting for coffee isn't in the cards at present.
> > What about this afternoon (now) or this evening?
> >
> > Warm Regards,

David
734-645-9393

On Wed, Jun 11, 2014 at 12:40 PM, Andrea Darden <andreabdarden@gmail.com> wrote:
David-

I am happy to meet. How about Saturday for coffee around 9:00 am? There is a coffee shop on Barker rd.

Weekdays I am pretty busy and Sunday is Father's Day. I am assuming we should talk before the Committee meets again next Wednesday. Therefore, if 9:00 am doesn't work, please suggest another time. I can't do anything after 4 pm on Saturday however.

Warmly,
Andrea

Please excuse the brevity and errors in my message. It has been sent from a mobile device to insure my prompt and immediate attention to your questions.

Sent from iAD

> On Jun 11, 2014, at 11:53 AM, David Gordon <djg392dimples@gmail.com> wrote:
>
> Hi Andrea:
>
> I was wondering if you could make some time to talk with me about the Biltmore Land LLC proposal to change our Master Plan zoning.
>
> I'm retired so I have no time. Just kidding.
> I can make time available most anytime that works for you.
> Thanks.
>

> David Gordon
> former Planning Commissioner (six years) & Trustee (one-termer)
> cell 734-645-9393
> home 734-668-8071

--
-Andrea Darden
734-719-0223

--
-Andrea Darden
734-719-0223

Jennifer Carlisle

From: Andrea Darden [andreabdarden@gmail.com]
Sent: Wednesday, September 03, 2014 1:53 PM
To: Jennifer Carlisle
Subject: Fwd: Followup on our visit
Attachments: NFT COST OF SERVICES - links to scio and nationwide.doc

---------- Forwarded message ----------
From: **David Gordon** <djg392dimples@gmail.com>
Date: Tue, Jun 17, 2014 at 3:07 PM
Subject: Followup on our visit
To: Andrea Darden <andreabdarden@gmail.com>

Hi Andrea:

Here's a link to the article I mentioned which explains why developers are out scouring for properties at this time. It seems Biltmore is a major player in this law change.
http://www.mlive.com/business/index.ssf/2008/02/court_tax_decision_favors_buil.html

I've also included an attachment that can take you to several web sites that clearly demonstrate that residential development is a net loss financially. Here and in every state of the union.

Thanks again for your time.

David Gordon

--
-Andrea Darden
734-719-0223

Jennifer Carlisle

From:	Andrea Darden [andreabdarden@gmail.com]
Sent:	Wednesday, September 03, 2014 1:54 PM
To:	Jennifer Carlisle
Subject:	Fwd: Fw: Northfield Township Master Plan and Biltmore Land LLC Letter
Attachments:	biltmore development letter signed june 17 2014.pdf

I am assuming she sent this to the others as well, but again I cannot tell.

-AD

---------- Forwarded message ----------
From: **Lenore Zelenock** <tlzteam@yahoo.com>
Date: Tue, Jun 17, 2014 at 11:19 AM
Subject: Fw: Northfield Township Master Plan and Biltmore Land LLC Letter
To: "andreabdarden@gmail.com" <andreabdarden@gmail.com>

Hello Andrea,

I had you email incorrect so I am sending again.

Lenore

On Tuesday, June 17, 2014 11:14 AM, Lenore Zelenock <tlzteam@yahoo.com> wrote:

Hello,

Attached is a letter in regards to considering changing our Master Plan. Please read this letter into the official records at the next Northfield Planning Commission meeting.

Also, please feel free to contact me if you would like to discuss my letter or if more information is required.

Please note I only sent this email and attached letter to those Planning Commission members who had contact information on our Township website.

Thank you for your time and attention.

Lenore M. Zelenock
1440 Six Mile
tlzteam@yahoo.com
734.395.6983

--
-Andrea Darden
734-719-0223

June 17, 2014

Lenore Zelenock
1440 Six Mile
Whitmore Lake, MI 48189

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189

Dear Planning Commission Members, Township Planner, and Township Manager,

Recently, as a community, countless hours were spent to develop a cohesive Master Plan. There were many workshops to get input from all members of Northfield Township; lake residents, rural resident and town residents. The result was a comprehensive Plan which was agreed upon and approved at a Public Hearing.

I respectively request Biltmore Land LLC and the Northfield Township Planning Commission members to adhere to our Master Plan.

If Biltmore Land LLC would have proposed a development in accordance to our Master Plan, we would be having meetings to review site-plans instead of having meetings to change our Master Plan.

If Biltmore Land LLC were to develop according to our Master Plan on Whitmore Lake Road, this would be very beneficial to the Whitmore Lake School District. In my opinion, it is highly unlikely tax payers paying Ann Arbor school taxes and in one of the best school districts in the State, will send their children to Whitmore Lake schools.

If our Master Plan is changed and Biltmore Land LLC changes its plan, the Master Plan has been altered and we just don't know what we would get.

If our Master Plan is changed for this developer, it will need to be changed for all.

Planning is the key to success. Let's have success and execute our Master Plan.

Sincerely,

Lenore M. Zelenock
1440 Six Mile, Whitmore Lake
tlzteam@yahoo.com
734-395-6983

Jennifer Carlisle

From: Andrea Darden [andreabdarden@gmail.com]
Sent: Wednesday, September 03, 2014 1:55 PM
To: Jennifer Carlisle
Subject: Fwd: Biltmore dev

---------- Forwarded message ----------
From: **Andrea Darden** <andreabdarden@gmail.com>
Date: Tue, Jun 17, 2014 at 10:30 AM
Subject: Re: Biltmore dev
To: Heidi Braun <h3333@sbcglobal.net>

Heidi-

Thank you for reaching out to me. I appreciate your voice and hearing your thoughts on this issue.

Warmly,
Andrea Darden

Please excuse the brevity and errors in my message. It has been sent from a mobile device to insure my prompt and immediate attention to your questions.

Sent from iAD

On Jun 17, 2014, at 8:43 AM, Heidi Braun <h3333@sbcglobal.net> wrote:

> Sent from my iPhone
> H.D.Braun,D.D.S.
>
> Begin forwarded message:
>
> > **From:** Heidi Braun <h3333@sbcglobal.net>
> > **Date:** June 17, 2014 at 8:38:00 AM EDT
> > **To:** "mchockley@rc.net" <mchockley@rc.net>
> > **Subject: Biltmore dev**
> >
> > I am against this development proposal. I would only approve in areas zoned such. Please stick with our current development plan in beautiful Northfield township where we live.
> > Traffic, light pollution, noise. Please say No to this!
> > Thank you,
> > Heidi D Braun, 5510 Hellner Rd, Ann Arbor, 48105

Sent from my iPhone
H.D.Braun,D.D.S.

--
-Andrea Darden
734-719-0223

Gmail

Any updates?

[redacted]@med.umich.edu> Tue, Jul 15, 2014 at 11:35 AM
To: Kenneth Dignan <Ken.Dignan@wlps.net>

Thanks, Ken. Looking forward to the update.

From: Kenneth Dignan <Ken.Dignan@wlps.net>
Date: Tuesday, July 15, 2014 at 8:16 AM
To: [redacted]@med.umich.edu>
Subject: Re: Any updates?

[redacted]

As far as the planning commission meeting Wednesday night the only thing that Biltmore has asked us to do is look at the Master plan to decide if more dense development can take place in the area of their interest in and of so modify the master plan accordingly. We need as many people as possible to be there just to speak in favor of growth and development.

It can be as simple as stating your name and address for the record and that you support further growth and development, and support changing the master plan to reflect that.

[redacted]

Thanks,
Ken

On Tuesday, July 15, 2014, [redacted]@med.umich.edu> wrote:
Hi Ken -

[redacted]

On a side note, I'm hoping to make it to the Planning Commission meeting tomorrow night, as well. Is there any information on the master plan or the Biltmore development that you can point me to on the web for background? I definitely support growth...it's time to save our community as well as our schools.

[redacted]

Thanks!
[redacted]

Subject: Fwd: Sewer policy

From: Janet Chick (jchick711@aol.com)

To: jackiotto@yahoo.com;

Date: Wednesday, June 18, 2014 4:19 PM

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jun 18, 2014 8:55 am
Subject: FW: RE: Sewer policy

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: seshink@aol.com [mailto:seshink@aol.com]
Sent: Tuesday, June 17, 2014 1:30 PM
To: mchockley@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; ken.dignan@wlps.net; finkh@twp.northfield.mi.us; dlewan@cwaplan.com
Cc: kolsson@hrwc.org
Subject: Fwd: RE: Sewer policy

Dear Planning Commission Members,

Attached please find maps and materials from Kris Olsson of the Huron Watershed Council. She created these maps from existing information, including our Growth Management Plan. They show that the property proposed to be developed by Biltmore contains sensitive lands and hydric soils.They also show that the request of Biltmore is inconsistent with our Growth Management Plan. Please review these maps and materials before making any decision on Biltmore's requests. Our township is a member of the Huron River Watershed Council and these maps are one of the benefits.

Also, not all of the members of the Planning Commission have publicly available email addresses. Would you please share this information with those members? They are Larry Roman, Brad Cousino, and Sam Iaquinto.

Thank you for your consideration,

Sincerely,

Susan E. Shink

Northfield Township Representative to the Huron River Watershed Council

-----Original Message-----
From: Kris Olsson <kolsson@HRWC.ORG>
To: Sue Shink <seshink@aol.com>
Cc: Ric Lawson <rlawson@HRWC.ORG>; Elizabeth Riggs <eriggs@HRWC.ORG>; Laura Rubin <lrubin@HRWC.ORG>
Sent: Thu, Jun 12, 2014 9:06 am
Subject: RE: Sewer policy

Sue, I have created some quick maps to get a perspective of the proposed master plan change, just FYI or for distribution to your group and/or the PC/Board. Kris Olsson Huron River Watershed Council1100 N. Main Suite 210Ann Arbor, MI 48104734-769-5123 x607 "To maintain the Huron River watershed's health in the face of increased population, we must change current patterns of development by encouraging higher density where infrastructure already exists, and holding onto our natural areas so they can continue to provide the ecological services necessary to maintain quality of water, air, land, and life." "The days where we're just building sprawl forever, those days are over." -- President Barack Obama

Here is the master plan's goals for Southwest Sub Area 3, where this is located (right?):S o u t h w e s t S u b - a r e a - 3This sub-area is bisected by the U.S. 23 corridor, and encompasses aportion of the U.S.
23 / North Territorial Road interchange. This sub-areamaintains both large tracts of vacant land for open space or agricultural useand areas were water and sewer services are available for future residential,industrial and commercial development adjacent to the U.S.
23 corridor.Characteristics· Existing land uses include active agriculture and farmstead,woodland and wetland, and single-family residential.· Large tracts of vacant land are intact throughout this sub-areapresenting opportunities for open space preservation.· U.S. 23 and Whitmore Lake Road are the paved primarily roads inthis sub-area.· Large contiguous areas of woodlands and wetlands are locatedwithin this sub-area. Development Strategies1. Preserve open space, woodlands and natural features withconservation easements throughout the Southeast Sub-area.2. Preserve remaining farmland as active farms or open space.3.
Continue to control and plan for future residential growth by requiringclustered development by implementing policies regarding treepreservation and management, subdivision open spacerequirements, parkland, and trail requirements.4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture5. Discourage extension of public sewer service into areas of theTownship ideally situated and conditioned for open space andnatural features preservation and agriculture.6. Establish programs that maintain the viability of agricultural productsthrough new and expanding markets for locally grown products suchas community supported agriculture, organic food and agri-tourismand non-traditional uses that preserve the character of the area.7. Preserve open space and natural features with a priority onenvironmentally sensitive areas to preserve view-sheds alongroadways.8. Ensure that new residential development is compatible in densityand character to existing residences and neighborhoods in theimmediate area.9. Allow for a mix of service, office and residential uses in the northwestcorner of this sub-area as it relates to the U.S. 23 / North TerritorialRoad interchange.10.
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Kris OlssonHuron River Watershed Council1100 N. Main Suite 210Ann Arbor, MI 48104734-769-5123 x607<image001.jpg>

"To maintain the Huron River watershed's health in the face of increased population, we must change current patterns of development by encouraging higher density where infrastructure already exists, and holding onto our natural areas so they can continue to provide the ecological services necessary to maintain quality of water, air, land, and life." "The days where we're just building sprawl forever, those days are over." -- President Barack Obama

Subject: Fwd: Biltmore dev

From: Janet Chick (jchick711@aol.com)

To: jackiotto@yahoo.com;

Date: Wednesday, June 18, 2014 4:15 PM

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jun 18, 2014 8:44 am
Subject: FW: Biltmore dev

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Heidi Braun [mailto:h3333@sbcglobal.net]
Sent: Tuesday, June 17, 2014 3:55 PM
To: finkh@twp.northfield.mi.us
Subject: Fwd: Biltmore dev

Sent from my iPhone
H.D.Braun,D.D.S.

Begin forwarded message:

> **From:** Heidi Braun <h3333@sbcglobal.net>
> **Date:** June 17, 2014 at 8:38:00 AM EDT
> **To:** "mchockley@rc.net" <mchockley@rc.net>
> **Subject: Biltmore dev**
>
> I am against this development proposal. I would only approve in areas zoned such. Please stick with our current development plan in beautiful Northfield township where we live.
> Traffic, light pollution, noise. Please say No to this!
> Thank you,
> Heidi D Braun, 5510 Hellner Rd, Ann Arbor, 48105

Sent from my iPhone
H.D.Braun,D.D.S.

Subject: Fwd: Sewer policy

From: Janet Chick (jchick711@aol.com)

To: jackiotto@yahoo.com;

Date: Wednesday, June 18, 2014 4:19 PM

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jun 18, 2014 8:55 am
Subject: FW: RE: Sewer policy

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
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To: mchockley@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; ken.dignan@wlps.net; finkh@twp.northfield.mi.us; dlewan@cwaplan.com
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To: Sue Shink <seshink@aol.com>
Cc: Ric Lawson <rlawson@HRWC.ORG>; Elizabeth Riggs <eriggs@HRWC.ORG>; Laura Rubin <lrubin@HRWC.ORG>
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Subject: Fwd: Biltmore Plan

From: Janet Chick (jchick711@aol.com)

To: jackiotto@yahoo.com;

Date: Wednesday, June 18, 2014 4:17 PM

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jun 18, 2014 8:44 am
Subject: FW: Biltmore Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Tuesday, June 17, 2014 1:36 PM
To: Howard Fink (finkh@twp.northfield.mi.us); Marlene Chockley
Subject: FW: Biltmore Plan

FYI

From: Gregory [mailto:greg.grambeau@live.com]
Sent: Tuesday, June 17, 2014 11:34 AM
To: Doug Lewan
Subject: Biltmore Plan

Doug,

As a long time resident of Northfield Township (32 years), I have a few comments regarding the Biltmore Proposal, thanks for taking the time to review them.

We have had this discussion in the township and this type of development was democratically and dramatically voted down. Please govern as you've been directed by your constituents. To do anything else is just wrong, and wrong on many levels.

Biltmore justifies their proposal with the dot points below, my responses are highlighted in yellow.

• Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
- While the infrastructure may be nearby, it is not in the area, and does not "directly" support this proposal. There is land already designated in the Master Plan that has that infrastructure available, use that land, not farmland.

• The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
- Residential Development costs more in services then it provides in taxes, this proposal and subsequent development will hurt the economic situation of the township.

• Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
- The area designated by Biltmore is all in the Ann Arbor School District, this development will not significantly increase the downtown area traffic or increase the demand for services. All of these folks will be going to Ann Arbor for school activities, shopping and entertainment. To believe that this proposal will improve the economic climate of the downtown area is pure folly!

• The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.
- See above, the impact to agricultural products will be minimal.

The traffic impact on Whitmore Lake Road will quite significant and not at all pleasant. The expressway interchanges at both N. Territorial and Barton/Whitmore Lake Rd., will be a disaster! Those two interchanges while already deeply flawed will be stressed to the breaking point. Please do not allow that to happen.

This proposal is nothing more than a money grab and does not support what our community has reviewed, voted on, and the lifestyle that we moved to Northfield Township to have. Many of us moved from city to escape exactly this type of developement.

Support the existing Master Plan!

Tell Biltmore that this plan is not consistent with what our community is seeking.

Please do the right thing!!

Best Regards,
Greg

Gregory K. Grambeau
5165 Hellner Rd.
Ann Arbor, MI 48105
greg.grambeau@live.com
734 355-7484 - cell

Subject: Fwd: Biltmore Homes

From: Janet Chick (jchick711@aol.com)

To: jackiotto@yahoo.com;

Date: Wednesday, June 18, 2014 4:18 PM

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jun 18, 2014 8:44 am
Subject: FW: Biltmore Homes

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Craig Warburton [mailto:craig@bjwgroup.com]
Sent: Tuesday, June 17, 2014 1:30 PM
To: mchockley@rc.net
Cc: 'Brenda Warburton'; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; ken.dignan@wlps.net; finkh@twp.northfield.mi.us; dlewan@cswaplan.com
Subject: Re: Biltmore Homes

Ms. Chockley,
I have read the minutes from your Planning commission meeting of June 4, 2014 and found your comment about the severity of the requested Master Plan Amendment request from Biltmore to be spot on! This is a major request for an abrupt change in zoning. This is NOT brought by a township resident and represents such a significant change in area. It would seem all it takes is a request from a developer to alter the very nature of our homes and homeland. The proposed area is natural wetland and farmland that must be maintained. I cannot help but believe the value of the homes now conforming to the 5 acre minimum will plummet. Our east border will meet 100% of parcel H's west border. Although it is not yet clear how many new neighbors we will get along our driveway, the possibility exists for it to me many.

Mr. Iaquinto said "it costs the township nothing to listen and see...." Immediately after making the motion to employ the township planning commission to draft a report. The Planning Commission has already given too much endorsement to this ridiculous approach on the sanctity of Northfield Township.

I found the minutes confusing as it referenced the Biltmore Proposal as correspondence but also indicated the applicants engineer was on site and accompanied the correspondence with personal input and a question and answer format with commissioners. This was not appropriate.

I urge you to exercise the leadership your position carries and work to reject the Biltmore Master Plan Amendment request as not in keeping with the master plan for the township. They must be held to the same minimum property requirements as exists today. I request that the planning commission look to protect the residents that live on our township, not work to provide profit mechanisms for out of town developers at the expense of our precious rural township.

Just say no.

Sincerely,
Craig P Warburton
450 west Joy Road
Ann Arbor, MI 48105
734-649-7110 (cell)

Craig Warburton
Austin & Warburton
214 West Kingsley Street
Ann Arbor, MI 48103
734-663-7151 voice
734-665-3994 facsimile
http://www.austinandwarburton.com
http://www.theparentandchild.com

Subject: Fwd: Biltmore development plan is a mistake

From: Janet Chick (jchick711@aol.com)

To: jackiotto@yahoo.com;

Date: Wednesday, June 18, 2014 4:14 PM

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jun 18, 2014 8:42 am
Subject: FW: Biltmore development plan is a mistake

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: R Dilbone [mailto:rdilbone@ameritech.net]
Sent: Tuesday, June 17, 2014 10:48 PM
To: chickj@twp.northfield.mi.us; andreadarden@gmail.com; kjdignan@gmail.com; finkh@twp.northfield.mi.us; dlewan@cwaplan.com; mchockley@rc.net; sjiaquinto@gmail.com
Subject: Biltmore development plan is a mistake

It has come to my attention that a developer is proposing a new 1/4 - 1 acre development project in Northfield on Whitmorelake Road. As a resident behind this location I would like to express my discontentment with this proposal. A similar proposal was attempted a couple years back and failed which should be the same outcome for this endeavor. SAY NO TO HIGH DENSITY IN THIS AREA AND CONFORM TO CURRENT MASTER PLAN.

It is not the concept of new growth through additional residential housing but rather the extremely high density under consideration. It is not my understanding that this type of growth will decrease the cost of township services or provide any better quality of life in this area. On the contrary I believe the cost of local services would increase and don't believe anyone on the board is prepared to provide a written guarantee backed by a escrow for all current residents to ensure increased services costs would not prevail from this type of growth.

The residential area surrounding the proposed construction is immune to light and sound pollution and this type of development would deteriorate the current natural setting for this section of the township. Living in this section of the township offers the benefit of observing a natural setting evenings and nights, unaltered by the haze or light interference that comes from a high volume of homes, street lights and traffic.

How would all this development support septics and wells unless it is suspected a sewer extension can be provided without a increase in services costs. Even at that there is still the masses of runoff, detergents from washing cars, oil drippings from leaky cars and lawn mowers that has the potential to seep into our ground water. The current soils in this area are to a large degree clay which provides poor drainage. Where would the decreased absorption capacity be handled, in my basement? You can't put up a large quantity of homes, 1/4-1 acre lots and not affect the surrounding areas. PAY ATTENTION TO THE CURRENT MASTER PLAN AND TURN DOWN THIS TYPE OF HIGH DENSITY DEVELOPMENT.

In closing let me remind you all that the township has a fine Master Plan that was developed at extensive cost and consideration and provided for proper growth in the appropriate locations. The Township representatives should be focusing their efforts on adhering to this plan and looking to grow the areas considered by the plan and not looking to entertain the false hopes and promises of high density developers that want to alter the Master Plan .

Richard Dilbone
rdilbone@ameritech.net

Subject: Biltmore Development LLC proposal

From: Janet Chick (jchick711@aol.com)

To: finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; mchockley@rc.net; dlewan@cwaplan.com;

Date: Thursday, June 19, 2014 7:26 AM

Hi All,

I received a call from Dave Gordon last night. The Planning Commission meeting was cancelled last night as several members were not going to be able to attend so there would not be a quorum. He was basically looking for acknowledgment of this because he had to contact 40 people and advise them not to be there. These were all people coming to speak against the Biltmore proposal.

I was also told there is a petition circulating from another source.

I expect they will be coming to our Workshop meeting but that is just an assumption. Which is fine, they can, they have every right to speak to whatever they would like. My only suggestion is that in the interest of time, if and when this happens, that we can request that only one person speak for the group. When we meet we are meeting to conduct township business and while we do allow time for the public to speak it is reasonable to keep time constraints on the speakers. The prospect of allowing time for 40 people is unreasonable. It would also be helpful to remind the Board to only listen and not engage with the speaker/s. That can open a Pandora's box on touchy issues and can create unnecessary dissension. I know we all know this..its just sometimes hard to resist..but it is usually not in the best interest of the issue.

Anyway I just wanted to give a head up. There is an article in the latest Township Focus on just this topic too, its worth a review.

Also, I did suggest to Dave that he consider talking to his supporters about taking a step back until we have some information. At this point we have not heard anything about what Biltmore's intentions are for these properties. That there is a lot of deliberation that needs to happen first before we know what we are looking at and having people up in arms over unknowns is not productive. We are looking at what they are looking at as far as how it will impact the area and to have some faith in the process, and we are taking their comments and interests into consideration.

I don't know if it helped at all.

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Wed, Jun 18, 2014 3:24 pm
Subject: FW: Biltmore Development LLC proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Sent: Wednesday, June 18, 2014 3:21 PM
To: mchockly@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; sjiaquinto@gmail.com; ken.dignan@wlps.net; kjdignan@gmail.com; finkh@twp.northfield.mi.us; dlewan@cwaplan.com
Subject: Biltmore Development LLC proposal

Audrey DeMarois
6163 Hellner Road
Ann Arbor, Michigan 48105
(734) 330-8521

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189
(734) 449-2880

June 18, 2014

Dear Commissioners:

I regret my absence at tonight's meeting, but I wanted to share my thoughts about the proposed changes to our Northfield Township Master Plan. I plan to be present at future meetings, if the planning commission seriously considers the Biltmore Development LLC proposal.

I urge you to kindly inform Biltmore Development LLC that its plan for these 460 acres does not match that of the Township Master Plan. I recently moved to Northfield Township (15 acres) from Birmingham, MI. When I moved here it was because of the thorough, well thought out recently adopted Master Plan. How many others want to move here if "master plans" are susceptible to change when a developer wants to make money on our community's fertile farmland?

While I was not living here in 2012, I understand that the residents and the commission came together to develop our master plan. I appreciate that a lot of expense and hours were spent to develop the long-range

plan we have today. After careful review of our Master Plan http://www.twp-northfield.org/Master_Plan_FINAL_6_17_13.pdf, it is evident that thoughtful consideration was painstakingly addressed on the very points that Biltmore Development LLC is claiming.

Specifically:
#1 Biltmore: Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
If Biltmore Development LLC is granted an amendment our Master Plan, the development will increase light pollution, sound pollution, crime, traffic jams and potholes.

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Yes, the Township's tax base would increase with more housing, but the cost of providing services would also increase. It is known that it costs more to provide services to housing projects than is collected in taxes.

#3 Biltmore: Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
Yes, more houses equal more people. But how does this strengthen the existing Whitmore Lake downtown area? New residents are very unlikely to send their children to Whitmore Lake schools because they will be paying Ann Arbor School taxes. As a parent, I know that I orient my life to where I work and to where my children go to school. Ann Arbor would see the increased demand for goods and services; not Whitmore Lake.

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I don't understand Biltmore's point. Other than the revenue from the sale of farmland, how is it supporting farmers by turning farmland into subdivision?

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I feel strongly that turning cropland, wetlands and woods into subdivisions does NOT enhance the quality of life for the current residents. Future township residents will be thanking us for preserving farmland now.

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I have yet to see *how* Biltmore proposes to accomplish their plan to preserve open space and view corridors within the ¼ acre parcels.

I welcome Biltmore or other developers that embrace our master plan to build houses on 5 acre parcels. I believe it would be wonderful for the Township and would have my total support. I simply don't see any benefit to the Biltmore proposal.

Thank you for your thoughtful consideration of my opinions. Again, plan to see me at future meetings, if the planning commission seriously considers the Biltmore Development LLC plan.

Most sincerely,

Audrey DeMarois

Subject: Biltmore Development LLC proposal

From: Janet Chick (jchick711@aol.com)

To: finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; mchockley@rc.net; dlewan@cwaplan.com;

Date: Thursday, June 19, 2014 7:26 AM

Hi All,

I received a call from Dave Gordon last night. The Planning Commission meeting was cancelled last night as several members were not going to be able to attend so there would not be a quorum. He was basically looking for acknowledgment of this because he had to contact 40 people and advise them not to be there. These were all people coming to speak against the Biltmore proposal.

I was also told there is a petition circulating from another source.

I expect they will be coming to our Workshop meeting but that is just an assumption. Which is fine, they can, they have every right to speak to whatever they would like. My only suggestion is that in the interest of time, if and when this happens, that we can request that only one person speak for the group. When we meet we are meeting to conduct township business and while we do allow time for the public to speak it is reasonable to keep time constraints on the speakers. The prospect of allowing time for 40 people is unreasonable. It would also be helpful to remind the Board to only listen and not engage with the speaker/s. That can open a Pandora's box on touchy issues and can create unnecessary dissension. I know we all know this..its just sometimes hard to resist..but it is usually not in the best interest of the issue.

Anyway I just wanted to give a head up. There is an article in the latest Township Focus on just this topic too, its worth a review.

Also, I did suggest to Dave that he consider talking to his supporters about taking a step back until we have some information. At this point we have not heard anything about what Biltmore's intentions are for these properties. That there is a lot of deliberation that needs to happen first before we know what we are looking at and having people up in arms over unknowns is not productive. We are looking at what they are looking at as far as how it will impact the area and to have some faith in the process, and we are taking their comments and interests into consideration.

I don't know if it helped at all.

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Wed, Jun 18, 2014 3:24 pm
Subject: FW: Biltmore Development LLC proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Audrey [mailto:itisaud@yahoo.com]
Sent: Wednesday, June 18, 2014 3:21 PM
To: mchockly@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; sjiaquinto@gmail.com; ken.dignan@wlps.net; kjdignan@gmail.com; finkh@twp.northfield.mi.us; dlewan@cwaplan.com
Subject: Biltmore Development LLC proposal

Audrey DeMarois
6163 Hellner Road
Ann Arbor, Michigan 48105
(734) 330-8521

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189
(734) 449-2880

June 18, 2014

Dear Commissioners:

I regret my absence at tonight's meeting, but I wanted to share my thoughts about the proposed changes to our Northfield Township Master Plan. I plan to be present at future meetings, if the planning commission seriously considers the Biltmore Development LLC proposal.

I urge you to kindly inform Biltmore Development LLC that its plan for these 460 acres does not match that of the Township Master Plan. I recently moved to Northfield Township (15 acres) from Birmingham, MI. When I moved here it was because of the thorough, well thought out recently adopted Master Plan. How many others want to move here if "master plans" are susceptible to change when a developer wants to make money on our community's fertile farmland?

While I was not living here in 2012, I understand that the residents and the commission came together to develop our master plan. I appreciate that a lot of expense and hours were spent to develop the long-range

plan we have today. After careful review of our Master Plan http://www.twp-northfield.org/Master_Plan_FINAL_6_17_13.pdf, it is evident that thoughtful consideration was painstakingly addressed on the very points that Biltmore Development LLC is claiming.

Specifically:
#1 Biltmore: Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
If Biltmore Development LLC is granted an amendment our Master Plan, the development will increase light pollution, sound pollution, crime, traffic jams and potholes.

This proposed giant subdivision has little or no infrastructure. By allowing for ¼-acre zoning, we could see easily 1,000+ houses in this area. Extending sewers to the southern end of our township is not and has never been part of our Master Plan. This is raw farmland, wetland and woodland.

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I have yet to see *how* Biltmore proposes to accomplish their plan to preserve open space and view corridors within the ¼ acre parcels.

I welcome Biltmore or other developers that embrace our master plan to build houses on 5 acre parcels. I believe it would be wonderful for the Township and would have my total support. I simply don't see any benefit to the Biltmore proposal.

Thank you for your thoughtful consideration of my opinions. Again, plan to see me at future meetings, if the planning commission seriously considers the Biltmore Development LLC plan.

Most sincerely,

Audrey DeMarois

Howard Fink FYI Howard Fink Northfield Township Manager 8350 Main St., Ste. A Whitmore Lake, MI 48189 Phone: (734) 449-2880 x 12 Fax: (734) 449-0123 From: Doug Lewan [mailto:dlewan@cwaplan.com] Sent: Monday, June
To Howard FinkMeJackie Otto and 9 more...
Jun 30

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Monday, June 30, 2014 9:48 AM
To: Marlene Chockley; Andrea Darden; Brad Cousino; Janet Chick; Ken Dignan; Larry Roman; 'Sam Iaquinto'; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; dockettw@twp.northfiled.mi.us; ottoj@twp.northfield.mi.us; thomast@twp.northfield.mi.us; chickj@twp.northfield.mi.us
Cc: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Biltmore Proposal

Planning Commission and Township Board:

In discussions with the Township Manager we believe a joint meeting between the Planning Commission and Board of Trustees is warranted to discuss this very important land use policy issue. In preparation for that meeting my office has put together several documents (attached) that outline some of the issues that will have to be addressed in considering the Biltmore land use proposal. Please review the attachments as you prepare for that joint meeting.

I don't believe a firm date has yet been set for the joint meeting, but it should occur within the next few weeks, please look for an invitation to the meeting in the coming days.

Should you have any questions on the information provided please don't hesitate to give me a call.

Sincerely:

Doug Lewan

Douglas J. Lewan, AICP, PCP

Managing Director

Carlisle/Wortman Associates, Inc.

P. 734.662.2200

C. 734.678.4997

F. 734.662.1935

Dlewan@CWAPlan.com

Visit us on the web at www.cwaplan.com

Please consider the environment before printing this email

-
-
- 3 Attachments
- View all
- Download all

- Issues Memo 6-27-14

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  Download View

- Issues to be reviewed 6-27-14

  .pdf

  Download View

- Northfield Land Use Analysis- Biltmore Property 6-13-14

  .pdf

  Download View

  Reply, Reply All or Forward | More

Subject: Re: Joint Meeting

From: jchick711@aol.com (jchick711@aol.com)

To: jackiotto@yahoo.com; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Tuesday, July 1, 2014 4:35 PM

I will be there Janet

Sent from my HTC

----- Reply message -----
From: "Jacqueline Otto" <jackiotto@yahoo.com>
To: "Howard Fink" <finkh@twp.northfield.mi.us>, "Jackie Otto" <ottoj@twp.northfield.mi.us>, "Janet Chick" <jchick711@aol.com>, "Kathy Braun" <kbraun@dmsax.com>, "Kathy Braun" <kathysuebraun@gmail.com>, "Marilyn" <hmarilyn@yahoo.com>, "Marilyn Handloser-Engstrom" <engstromm@twp.northfield.mi.us>, "Marilyn Handloser-Engstrom" <marilyn_engstrom@yahoo.com>, "'Paul Burns'" <burns@peblaw.net>, "Tracy Thomas" <tstplc12@gmail.com>, "'Wayne Docket'" <dockettw@twp.northfield.mi.us>
Subject: Joint Meeting
Date: Tue, Jul 1, 2014 2:44 PM

This is the first email I received on it. I can attend.

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Tuesday, July 1, 2014 2:29 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

Hi Everyone,
By now, you should have received a request for a joint meeting between the BOT and the Planning Commission on the Biltmore Development. Since the Planning Commission is meeting on Wednesday the 16th of July at 7:00 pm,, we would like to schedule this joint meeting then. This is a incredibly important meeting, so please let me know if you are unable to attend and conversely, please let me know as soon as possible if this date and time works. Thanks and hope everyone is well.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Subject: FW: Proposed Development

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angela.westover@att.com; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Saturday, July 12, 2014 5:46 AM

Hi Everyone,

I will be sending out a number of emails I have received from residents regarding the Biltmore development. If you are checking your Township emails they will be duplicates, but since the planning commission received their emails recently and some board members check their personal accounts more regularly, I thought it best to resend them all to my distribution list to ensure that you received them. Look forward to seeing everyone Wednesday. Also, please note that the Parks and Recreation Board is holding a community meeting regarding the creation of the Parks and Rec Master Plan on Tuesday at 7:00 pm and everyone is welcome.

Howard

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Ellen Dennis [mailto:m.ellen.dennis@gmail.com]
Sent: Friday, July 11, 2014 8:04 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposed Development

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Ellen Dennis

3901 Six Mile Rd.

South Lyon, MI 48178 (This is in Northfield Township)

734-649-7603

Subject: FW: Proposed Development

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angela.westover@att.com; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

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734-649-7603

Subject: FW: Terribly concerned and looking for your action.

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angela.westover@att.com; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Saturday, July 12, 2014 5:38 AM

Fyi

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: M. Miche Suboski [mailto:Miche@KaiBusiness.com]
Sent: Friday, July 11, 2014 9:29 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Terribly concerned and looking for your action.

To whom it may concern:

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I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Sincerely,

Margaret M. Suboski

90 W. Joy Road

Ann Arbor, MI 48105

Miche@KaiBusiness.com

586.929.4782

My purpose is to help others to identify possibilities,
choose one and make it happen.

Miche@KaiBusiness.com
586.929.4782

Subject: A link to review when considering development

From: Janet Chick (jchick711@aol.com)

To: finkh@twp.northfield.mi.us; angela.westover@att.com; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Saturday, July 12, 2014 9:55 AM

I found this informative and helpful. You may like it as well. If you have any other information that can be shared to help us when considering developments I would welcome that as well. Our decisions need to be made on verifiable information. I have been looking for that.

www.unc.edu/~baerk/sustainability/main.htm

Thanks, Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angela.westover <angela.westover@att.com>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Sat, Jul 12, 2014 5:47 am
Subject: FW: Biltmore Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: Judy Crookes [mailto:jacrookes@sbcglobal.net]
Sent: Friday, July 11, 2014 7:29 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us;

cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us;
dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us;
dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Proposal

Dear Northfield Township Leader,

I have already written to you regarding my feelings about the Biltmore Proposal, but I did want to write again and reinforce my feelings by joining with my neighbors in their opposition. Altering our Master Plan to satisfy a mega builder doesn't make much sense to me. If we really believe in it, then we should maintain our appreciation for the thoughtful creation and respect that we have for those (perhaps you?) put into the Plan. I appreciated dedication when we purchased our five acres - the minimum that could be purchased based under the current Master Plan.

Our Personal Master Plan was to live on five quiet acres with neighbors who also had/have the same Plan. Please take into consideration the fact that all of us respected the plan and purchased our acreage based on the fact that we felt a deep trust for the leaders of Northfield Township. Please uphold that trust.

Thank you,
Judy A. Crookes
500 W Northfield Church Road
Ann Arbor, MI 48105

On Sunday, August 3, 2014 2:49 PM, David Gordon <djg392dimples@gmail.com> wrote:

Dear Northfield Township Representatives, Commissioners and Staff:

I am alarmed about the path the Planning Commission is on and whether it will unintentionally harm our chances of protecting the township from unwanted development in the future.

When Grand/Sakwa sued us; I sat in on depositions; read their court arguments and concluded that everything the PC and Board of Trustees does is precedent-setting and fodder for a lawsuit.

This is troubling because, even though the Biltmore "vision" is wildly incompatible with our current Master Plan, the PC has:

a - Agreed to consider the proposal.
b - Asked the Board of Trustees to hold a joint meeting and raised the possibility that the Master Plan may be flawed.
c - Asked the professional planner to provide a report with guidance and alternatives.
d - Is ready to consider the planner's recommendations this Wednesday.

Are we now committed to repeating these steps whenever a developer comes to town or risk being sued for not treating everyone even-handedly?

My concern is that we haven't asked or answered some fundamental questions before allowing the momentum to build. We've unintentionally put the cart before the horse.

Three questions to answer before procceeding:

Question #1- When does trying to be "fluid and flexible" with the Master Plan cross the line and result in our plan no longer being effective protection against unwanted development? The MP should not be subject to review and revision whenever there's a change in township administration, in national monetary policy, in the housing market or when a land speculator comes to town.

I think it's wise to get a written opinion from Mr. Paul Burns AND from the MTA legal and planning departments on the "slippery slope" question before proceeding.

Question #2 - Is there something fundamentally wrong with our Master Plan and the review process overseen by Carlisle/Wortman? If you agree that the C/W review was professional, defensible & represents our residents, then the only thing wrong here is Biltmore's "vision". There are no "facts" to support the idea that our Master Plan is flawed. Biltmore claims its subdivisions will help the Whitmore Lake schools, the downtown economy and the local farmers. Nearly everyone agrees those are false claims.

Question #3 – Is all "growth" good and isn't smart growth already written into our plan? "You're either growing or you're dying" is old school and not a planning principle. The more current thinking is "adapt or die", and our Master Plan is "adapted" every five

years or when warranted by resident-driven initiatives, not by pressure from land speculators and outside developers.

I urge you to reconsider the agenda for Wednesday's PC meeting before we set up a scenario where the township gets in an uproar every time a developer comes knocking. Nobody wants that.

Thank you for your time, your consideration and your service to our community.

Sincerely,

David Gordon
Feel free to call/email and share your thoughts. 734-645-9393

Subject: FW: Terribly concerned and looking for your action.

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angela.westover@att.com; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Saturday, July 12, 2014 5:38 AM

Fyi

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: M. Miche Suboski [mailto:Miche@KaiBusiness.com]
Sent: Friday, July 11, 2014 9:29 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Terribly concerned and looking for your action.

To whom it may concern:

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Sincerely,

Margaret M. Suboski

90 W. Joy Road

Ann Arbor, MI 48105

Miche@KaiBusiness.com

586.929.4782

My purpose is to help others to identify possibilities,
choose one and make it happen.

Miche@KaiBusiness.com
586.929.4782

Subject: FW: Proposed Development

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angela.westover@att.com; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Saturday, July 12, 2014 5:46 AM

Hi Everyone,

I will be sending out a number of emails I have received from residents regarding the Biltmore development. If you are checking your Township emails they will be duplicates, but since the planning commission received their emails recently and some board members check their personal accounts more regularly, I thought it best to resend them all to my distribution list to ensure that you received them. Look forward to seeing everyone Wednesday. Also, please note that the Parks and Recreation Board is holding a community meeting regarding the creation of the Parks and Rec Master Plan on Tuesday at 7:00 pm and everyone is welcome.

Howard

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Ellen Dennis [mailto:m.ellen.dennis@gmail.com]
Sent: Friday, July 11, 2014 8:04 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposed Development

"I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Ellen Dennis

3901 Six Mile Rd.

South Lyon, MI 48178 (This is in Northfield Township)

734-649-7603

Subject: [No Subject]

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angela.westover@att.com; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Cc: mchockley@rc.net;

Date: Saturday, July 12, 2014 8:09 AM

Hi Everyone,

I believe this is the last of the Letters that were previously sent to the planning commission. Hope everyone has an enjoyable weekend.

Howard

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Judy Crookes [mailto:jacrookes@sbcglobal.net]
Sent: Tuesday, July 01, 2014 2:40 PM
To: finkh@twp.northfield.mi.us
Subject: Planning Commission

RE: BILTMORE PROPOSAL

Dear Mr. Fink,

The enrichment and development of all the people who live and work in Northfield Township will play an important role in your decisions surrounding the Biltmore Proposal - and the way in which you will vote. We live on Northfield Church Road and will be directly affected by those decisions since we live in Northfield Township and our property borders one of the parcels. Therefore, we would like to add our thoughts to your decision process.

1. As you know, the current zoning is Agricultural, as was our land. Although we are not opposed to development, we do feel that the current Master Plan – which took a lot of hours and hard work – represents the vision of the Township as a whole and should be respected as such.
2. Should the need to change lead us down a different path we feel that acreage requirements for any development should remain the same – 5 acres. This would maintain property values for Northfield Township's current property owners.
3. Wetlands, woodlands, and animal life are abundant within the zones of the proposal. Our Township's respect for these important assets will be appreciated by our children and grandchildren and should be at the top of our list of considerations. Where will all the animals go? For instance, the wetland in Parcel B has several resident female snapping turtles - shells at 18" wide - we can send you pictures. They "cross the boundary" between properties and lay eggs on our land every June. Where will these "Grand Old Dames" go?
4. Northfield Township should be comfortable and ready to expand services to an increased population. Will the increased tax base pay for Fire and Police services? Where will these families shop? Go to school?
5. Would Whitmore Lake Road be ready to handle the increased traffic? As it stands now, when there is an accident on 23, Whitmore Lake Road becomes the "get around it" solution. Will Rt 23 be ready to handle the increased traffic or, for that matter, the exit ramp traffic? When we increase asphalt surfaces, what will happen with all the run off from storms? We currently have many power outages...is the grid ready to handle an increased population?
6. If there are sewer lines put in, will current property owners, who already have paid for the appropriate and required sewage systems have to link with a town system? Will they have to bear the financial burden a second time?
7. A gas line will soon run to and be a part of our property. We have, along with other families, made the decision to bear the financial burden of the main gas line installation on Northfield Church Rd. Will we be compensated for that financial output when Biltmore benefits?

We have confidence that you will carefully consider this proposal, that you will make decisions based on the needs of ALL Northfield Township residents and that you will be proud of the resolutions to problems as they arise. The size of the Biltmore organization should not intimidate us - or our needs! Nor should it force us to change our current Master Plan. Please fight for the integrity of our Township!

Sincerely,
Bill and Judy Crookes
500 W Northfield Church Rd

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Gregory [mailto:greg.grambeau@live.com]
Sent: Tuesday, June 17, 2014 11:31 AM
To: finkh@twp.northfield.mi.us
Subject: Biltmore Plan

Howard,

As a long time resident of Northfield Township (32 years), I have a few comments regarding the Biltmore Proposal, thanks for taking the time to review them.

We have had this discussion in the township and this type of development was democratically and dramatically voted down. Please govern as you've been directed by your constituents. To do anything else is just wrong, and wrong on many levels.

Biltmore justifies their proposal with the dot points below, my responses are highlighted in yellow.

• Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.

- While the infrastructure may be nearby, it is not in the area, and does not "directly" support this proposal. There is land already designated in the Master Plan that has that infrastructure available, use that land, not farmland.

• The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.

- Residential Development costs more in services then it provides in taxes, this proposal and subsequent development will hurt the economic situation of the township.

• Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.

- The area designated by Biltmore is all in the Ann Arbor School District, this development will not significantly increase the downtown area traffic or increase the demand for services. All of these folks will be going to Ann Arbor for school activities, shopping and entertainment. To believe that this proposal will improve the economic climate of the downtown area is pure folly!

• The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

- See above, the impact to agricultural products will be minimal.

The traffic impact on Whitmore Lake Road will quite significant and not at all pleasant. The expressway interchanges at both N. Territorial and Barton/Whitmore Lake Rd., will be a disaster! Those two interchanges while already deeply flawed will be stressed to the breaking point. Please do not allow that to happen.

This proposal is nothing more than a money grab and does not support what our community has reviewed, voted on, and the lifestyle that we moved to Northfield Township to have. Many of us moved from city to escape exactly this type of developement.

Support the existing Master Plan!

Tell Biltmore that this plan is not consistent with what our community is seeking.

Please do the right thing!!

Best Regards,

Greg

Gregory K. Grambeau

5165 Hellner Rd.

Ann Arbor, MI 48105

greg.grambeau@live.com

734 355-7484 - cell

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Heidi Braun [mailto:h3333@sbcglobal.net]
Sent: Tuesday, June 17, 2014 3:55 PM
To: finkh@twp.northfield.mi.us
Subject: Fwd: Biltmore dev

Sent from my iPhone

H.D.Braun,D.D.S.

Begin forwarded message:

> **From:** Heidi Braun <h3333@sbcglobal.net>
> **Date:** June 17, 2014 at 8:38:00 AM EDT
> **To:** "mchockley@rc.net" <mchockley@rc.net>
> **Subject: Biltmore dev**
>
> I am against this development proposal. I would only approve in areas zoned such. Please stick with our current development plan in beautiful Northfield township where we live. Traffic, light pollution, noise. Please say No to this!
> Thank you,
> Heidi D Braun, 5510 Hellner Rd, Ann Arbor, 48105
>
> Sent from my iPhone
> H.D.Braun,D.D.S.

Subject: FW: REZONING

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angela.westover@att.com; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Saturday, July 12, 2014 6:09 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lawrence bellino [mailto:bell7105@msn.com]
Sent: Thursday, July 10, 2014 11:54 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com; dockettw@twp.northfield.mi.u
Subject: FW: REZONING

IN GOD WE TRUST

LARRY

From: bell7105@msn.com
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com; dockettw@twp.northfield.mi.us
Subject: REZONING
Date: Thu, 10 Jul 2014 08:25:38 -0400

To:
engstromm@twp.northfield.mi.us, mchockley@rc.net, finkh@twp.northfield.mi.us, braunk@twp.northfield.mi.us, thomast@twp.northfield.mi.us, ottoj@twp.northfield.mi.us, chickj@twp.northfi
dockettw@twp.northfield.mi.us,

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Signed,

Your name; LAWRENCE BELLINO

Street Address; 7105 VINTAGE DRIVE

Contact Information; BELL7105@MSN.COM

IN GOD WE TRUST

LARRY

Subject: Land Use Density

From: Janet Chick (jchick711@aol.com)

To: finkh@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net; angela.westover@att.com; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Saturday, July 12, 2014 10:00 AM

This one I think speaks to what we are looking at...
www.unc,edu/~shashi/Infrastructure/landusedensity.html

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>; angela.westover <angela.westover@att.com>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Sat, Jul 12, 2014 5:38 am
Subject: FW: Proposal by Biltmore Land, LLC

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Tony Morfino [mailto:tmorfino@charter.net]
Sent: Friday, July 11, 2014 8:38 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density

subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Tony Morfino
4617 Six Mile Rd
Northfield Township, Michigan 48178

Subject: FW: Fwd: Northfield Under Attack by Large Developer - Again!

From: Howard Fink (finkh@twp.northfield.mi.us)

To: andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; jchick711@aol.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net; angela.westover@att.com; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Saturday, July 12, 2014 10:35 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: CKleinschmidt [mailto:ck1939@sbcglobal.net]
Sent: Saturday, July 12, 2014 10:02 AM
To: Howard Fink
Subject: Fw: Fwd: Northfield Under Attack by Large Developer - Again!

Howard

I'm sure you have seen this. It was emailed to my son's CPA inviting signatures to oppose Biltmore.

My son also reported seeing a fancy billboard on southbound US23 saying "Build in Northfield"

Chuck

----- Forwarded Message -----
From: Steve Kleinschmidt <Steve.Kleinschmidt@kleinschmidtinsurance.com>

To: Pops <Ck1939@sbcglobal.net>
Sent: Saturday, July 12, 2014 9:33 AM
Subject: Fwd: Northfield Under Attack by Large Developer - Again!

Fyi

Steve Kleinschmidt

-------- Original Message --------
Subject: FW: Northfield Under Attack by Large Developer - Again!
From: Michael Kaslik <kaslikpc@comcast.net>
To: Steve Kleinschmidt <Steve.Kleinschmidt@kleinschmidtinsurance.com>
CC:

FYI, I probably got this because of Dave Gordon. Mike
PS,See you tomorrow at Radrick.
Mike

In accordance with Internal Revenue Service Circular 230, we advise you that any discussion of a federal tax issue in this communication is not intended or written to be used, and it cannot be used, by any recipient, for the purpose of avoiding penalties that may be imposed on the recipient under United States federal tax laws, or promoting, marketing or recommending to another person any transaction or matter addressed in this communication. Confidentiality Notice: This electronic mail transmission is intended for the use of the individual or entity to which it is addressed and may contain confidential information belonging to the sender, which is protected by the attorney-client privilege. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately by e-mail and delete the original message. Thank you for your cooperation.

From: Northfield Neighbors [mailto:northfieldneighborsmi@yahoo.com]
Sent: Tuesday, July 08, 2014 6:21 PM
To: Northfield Neighbors
Subject: Northfield Under Attack by Large Developer - Again!

Hello Neighbor:

This time the developer - Biltmore Land LLC of Birmingham - is trying a new tactic.

Instead of asking for a rezoning, Biltmore is asking that the Planning Commission "correct the vision" of our 2012 Master Plan and allow up to 1/4-acre housing on 460 acres of prime farmland, woodland and wetland along more than a mile of Whitmore Lake Road starting at our southern border. If the Master Plan is changed, there will be no way to stop a rezoning.

Click on this link to sign a petition opposing this scheme.

Northfield Township Supervisor: Reject Biltmore Land's proposal to transform farmland into subdivisions<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions?recruiter=2569311&utm_campaign=petition_invitation&utm_medium=email&utm_source=share_petition>

[Image removed by sender. image]<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions?recruiter=2569311&utm_campaign=petition_invitation&utm_medium=email&utm_source=share_petition>

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We strongly oppose the Biltmore Land LLC plan to transform 460 acres of farmland along Whitmore Lake Road into subdivisions with densities as high as...

View on www.change.org<http://www.change.org/petitions/northfield-township-supervisor-reject-biltmore-land-s-proposal-to-transform-farmland-into-subdivisions?recruiter=2569311&utm_campaign=petition_invitation&utm_medium=email&utm_source=share_petition>

Preview by Yahoo

If this isn't stopped, it will set a terrible precedent and gut the Master Plan. It will open the entire township to more sewer extensions, subdivisions and likely result in higher taxes, terrible traffic congestion and degrade our quality of life. None of the homes in this proposed subdivision are in the Whitmore Lake School District.

We're Northfield, not Southfield.

There is a joint Board of Trustee/Planning Commission meeting scheduled for July 16th, 7pm at the Township Hall, 8350 Main St., Whitmore Lake. Please attend and send a loud, clear message.

Act now!
Your Ever Vigilant Northfield Neighbors

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form, is strictly prohibited. If you receive this message in error, please immediately notify the sender and

delete or destroy any copy of this message.

Subject: FW: Biltmore Land LLC plan

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angela.westover@att.com; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Sunday, July 13, 2014 9:36 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Jerry Lustig [mailto:jlustig@prodigy.net]
Sent: Sunday, July 13, 2014 9:34 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice, we've been down this road before and we're still here. We still don't want this kind of development.

Jerry Lustig

2530 7-Mile Rd.

South Lyon, MI 48178
734-449-9299
galustig@yahoo.com

Subject: FW: Biltmore Proposal

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Monday, July 14, 2014 8:40 AM

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8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: suzyreiki@aol.com [mailto:suzyreiki@aol.com]
Sent: Sunday, July 13, 2014 10:55 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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Suzy Wienckowski

5558 Hellner Rd.

Ann Arbor, MI 48105

734-668-8071

SuzyReiki@aol.com

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Date: Monday, July 14, 2014 11:12 AM

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Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: educare.consulting@gmail.com [mailto:educare.consulting@gmail.com] **On Behalf Of** Kim Phillips-Knope
Sent: Monday, July 14, 2014 10:59 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com
Subject: Biltmore Development Proposal

To Northfield Township Planning Commission and Board of Trustees:

I'm a township resident, writing with strong opposition to Biltmore Land's proposal to construct high-density subdivisions within our agricultural areas.

I've been studying our Master Plan, reading minutes from your recent meetings and talking with other residents. I find myself deeply concerned on several levels:

- ·We spent two years to create a model Master Plan, which details the optimal land use policy for our community. While it may be an evolving document, the purpose and integrity of this document should remain intact and be a guiding force for any future changes in 2017. Recommendations should certainly not be altered based on the desires of outside developers seeking to profit from our prime preservation land and location in the Ann Arbor school district.

- **Our Township's planning process should be based on our Master Plan's purpose/vision.** By hearing Biltmore's call for this amendment—which clearly violates nearly every recommendation for the use of our Southwest Corridor--we are engaging in unnecessary process, and wasting our time and resources. If Biltmore is a good community partner, as they have been referenced, we can invite them to submit a plan that is fully in line with our community's vision. Biltmore and all future developers should be advised to respect our Master Plan, comply with the recommended areas for development, and work within it—not dictate drastic change from the outside.

This is the first opportunity we have to follow our Master Plan regarding a large-scale development. *Why would we abandoned it now, when it is most needed?*

We have every reason to say No to Biltmore immediately, learn from this experience, and ask that developers submit responsible plans for our growth which follow our values. My additional hope is that our future processes as a township will center around actually administering the Master Plan we created and adopted. This is an outstanding Master Plan within which we can take pride as a community.

Thank you for hearing my concerns and opposition to rezoning or amending the Master Plan.

Sincerely,

Kim Phillips

5720 Earhart Road

Ann Arbor, MI 48105

--

Kim Phillips-Knope, MSW
CAHC Program Consultant, Michigan Department of Community Health
Special Projects Consultant, Michigan Department of Education

Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: kim@rootsofchange.us
Phone: (248) 210-3523 cell

"For one human being to love another; that is perhaps the most difficult of all our tasks, the final and ultimate proof, the work for which all other is but preparation." (Rilke)

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Sincerely,

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5720 Earhart Road

Ann Arbor, MI 48105

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Kim Phillips-Knope, MSW
CAHC Program Consultant, Michigan Department of Community Health
Special Projects Consultant, Michigan Department of Education

Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: kim@rootsofchange.us
Phone: (248) 210-3523 cell

"For one human being to love another; that is perhaps the most difficult of all our tasks, the final and ultimate proof, the work for which all other is but preparation." (Rilke)

Subject: Re: Master Plan

From: Jacqueline Otto (jackiotto@yahoo.com)

To: jchick711@aol.com;

Date: Monday, July 14, 2014 1:50 PM

While the NN are very educated people, they are very emotional about the situation and only look at what is at stake for them. When you let your emotions your decisions, mistakes happen....they will trip up.

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Monday, July 14, 2014 12:56 PM, Janet Chick <jchick711@aol.com> wrote:

They are totally two different things..and PUDs don't necessarily have to include stores, etc.. .but it is used most often for that kind of developments. It can also be used for solely a residential development. PUDs are used when stringent conditions are needed to gain approval. That's why we are talking about it in this particular instance.

BTW.. very premature action by NN.. but they are going to come out in full force!!

Janet M.Chick

-----Original Message-----
From: Jacqueline Otto <jackiotto@yahoo.com>
To: Janet Chick <jchick711@aol.com>
Sent: Mon, Jul 14, 2014 12:44 pm
Subject: Re: Master Plan

If Biltmore was planning a PUD, it would have to take in account shopping centers, etc. That's a real PUD. That's why I put a definition in the last email. People may be mixing up cluster development with PUD and they are NOT the same.

So without knowing what Biltmore is truly presenting, all this is VERY premature and may bite the Northfield Neighbors in the.....

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Monday, July 14, 2014 12:23 PM, Janet Chick <jchick711@aol.com> wrote:

Real quickly, although none of us has seen what Biltmore is proposing as a development.. our understanding at the PC is that it ***will*** be a a PUD. Which will insist on buffering and open space elements.

We aren't even at the point of approving anything for Biltmore yet. The only thing on the table right now is whether or not to change the Master Plan to allow this kind of development within Agricultural Zoning for these properties. This was proposed (on the down-low) instead of just changing the zoning which is what happened with the Leland property.

At work :) How is your tooth... or empty tooth spot??

Janet

-----Original Message-----
From: Jacqueline Otto <jackiotto@yahoo.com>
To: Janet Chick <jchick711@aol.com>; Howard Fink <finkh@twp.northfield.mi.us>
Sent: Mon, Jul 14, 2014 12:05 pm
Subject: Master Plan

This weekend, I took the time to review the 2012 Master Plan with the focus on the Southwestern corridor of Northfield Township.

For the Agricultural District, it speaks of 5 acre parcels for residential as well as cluster developments - reflecting what is happening currently. As you go, further into the Master plan it speaks of preservation of the agricultural environment and greenways - developing programs for preservation. On the district map, there are several small areas outlined for greenways and one small area outlined for PA 116, of which only cover small specific parts of the district and not the whole district. It also speaks of 1 to 2 acre parcels for residential development as well as cluster development preserving wetlands, wooded areas, etc. for future development.

What concerns me about the Master Plan is that it mixes two different types of developments. 5 acre parcels are NOT cluster developments. Leland subdivision or Shadowood Farms subdivision would be considered a cluster development - neither of which are on 5 acre parcels. Shadowood Farms has 1 to 1/4 acre parcels - I'm not familiar with the Leland subdivision. Based on what people are siting as the township not following the Master Plan - how can it be followed? The Agricultural district is inconsistent. The question I have for these people is if there is a need for preservation of this land, then where are the agricultural programs to preserve them - identified in the Master Plan was promoting agricultural products, increasing agricultural programs....what are THEY doing? Just owning property to preserve the land doesn't promote anything other than self-interest. If the Thursday Farmers' Market is an example of promoting agricultural products...then it is a poor showing of support by those who live to preserve agriculture.

Based on the emails, I question those who really reviewed the Master Plan. So at this point for me, the reasoning of not following the Master Plan is not a viable argument.

Based on Wikipedia Definition of Cluster developments - (**Conservation development - Wikipedia, the free encyclopedia**) is the grouping of residential properties on a development site in order to use the extra land as open space, recreation or agriculture. It is increasingly becoming popular in subdivision development because it allows the developer to spend much less on land and obtain much the same price per unit as for detached houses. Claimed advantages include more green/public space, closer community, and an optimal storm water management. It is a practice of Low Impact Development that groups residential properties in a proposed subdivision closer together in order to utilize the rest of the land for open space, recreation or agriculture. **Cluster development differs from a planned unit development (PUD) due the fact that a PUD contains a mix of residential, commercial, industrial, or other uses, whereas the cluster development primarily focuses on residential area.**



Conservation development - Wikipedia, the free encyclop...

Conservation development, also known as conservation design, is a controlled-growth land use development that adopts the principle for allowing limited sustainable ...

View on en.wikipedia.org

Preview by Yahoo

Planned unit development - Wikipedia, the free encyclopedia

Planned unit development - Wikipedia, the free encyclopedia

A planned unit development (PUD), is a type of building development and also a regulatory process. As a building development, it is a designed grouping of both varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks, all within one co...

View on en.wikipedia.org

Preview by Yahoo

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

Subject: FW: Biltmore Development Proposal

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Monday, July 14, 2014 11:12 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: educare.consulting@gmail.com [mailto:educare.consulting@gmail.com] **On Behalf Of** Kim Phillips-Knope
Sent: Monday, July 14, 2014 10:59 AM
To: engstromm@twp.northfield.mi.us; mchockley@rc.net; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; dlewan@cwaplan.com; andreabdarden@gmail.com; sjdignan@gmail.com; sjiaquinto@gmail.com
Subject: Biltmore Development Proposal

To Northfield Township Planning Commission and Board of Trustees:

I'm a township resident, writing with strong opposition to Biltmore Land's proposal to construct high-density subdivisions within our agricultural areas.

I've been studying our Master Plan, reading minutes from your recent meetings and talking with other residents. I find myself deeply concerned on several levels:

- ·We spent two years to create a model Master Plan, which details the optimal land use policy for our community. While it may be an evolving document, the purpose and integrity of this document should remain intact and be a guiding force for any future changes in 2017. Recommendations should certainly not be altered based on the desires of outside developers seeking to profit from our prime preservation land and location in the Ann Arbor school district.

- **Our Township's planning process should be based on our Master Plan's purpose/vision.** By hearing Biltmore's call for this amendment—which clearly violates nearly every recommendation for the use of our Southwest Corridor--we are engaging in unnecessary process, and wasting our time and resources. If Biltmore is a good community partner, as they have been referenced, we can invite them to submit a plan that is fully in line with our community's vision. Biltmore and all future developers should be advised to respect our Master Plan, comply with the recommended areas for development, and work within it—not dictate drastic change from the outside.

This is the first opportunity we have to follow our Master Plan regarding a large-scale development. *Why would we abandoned it now, when it is most needed?*

We have every reason to say No to Biltmore immediately, learn from this experience, and ask that developers submit responsible plans for our growth which follow our values. My additional hope is that our future processes as a township will center around actually administering the Master Plan we created and adopted. This is an outstanding Master Plan within which we can take pride as a community.

Thank you for hearing my concerns and opposition to rezoning or amending the Master Plan.

Sincerely,

Kim Phillips

5720 Earhart Road

Ann Arbor, MI 48105

--

Kim Phillips-Knope, MSW
CAHC Program Consultant, Michigan Department of Community Health
Special Projects Consultant, Michigan Department of Education

Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: kim@rootsofchange.us
Phone: (248) 210-3523 cell

"For one human being to love another; that is perhaps the most difficult of all our tasks, the final and ultimate proof, the work for which all other is but preparation." (Rilke)

Subject: FW: Reasons To Stop Biltmore

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Tuesday, July 15, 2014 9:28 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Elizabeth Hutton [mailto:erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Reasons To Stop Biltmore

Dear Northfield Township Leaders,

Please do uphold our township ordinances and please do NOT violate the law. Please stop Biltmore's development of our lovely community. Please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing. Please do NOT violate the law.

If obeying the law is not enough reason for you to do the right thing, then here are more reasons:

A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

If we support the few to sell their land in the following significant ways

A. then we are no longer a democracy. We are an oligarchy-- a nice word for dictatorship.

B. Development would add a minimum of 1500 cars but more likely not 3000+ to the already congested traffic on Highway 23. We have enough traffic congestion on 23. WE DON'T NEED ANYMORE CARS ON THAT MAJOR ARTERY. Do you want your family or yourself commuting on 23 with even more congestion than the terrible congestion we now have?

C. YOUR OWN PROPERTY VALUES WILL DECREASE because our community will lose the beautiful open space "feel" that attracts people here in the 1st place.

D. 4 homes per acre will increase our population too much too fast. Feasibility studies in the past showed conclusively that the tax base WILL NOT KEEP UP WITH THE DEMANDS ON COMMUNITY SERVICE NEEDS [police and fire] and that will INCREASE YOUR OWN PROPERTY Taxes. Do you want YOUR PROPERTY TAXES to increase?!?!? Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

E. You open the township coffers up to a major lawsuit which will cost us taxpayers and too much money.

F. Under the ordinance, the landowners can still sell their land. Why do you have to allow them to violate the law in the process?

In short, again, please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5

acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing.

Thank you!
Sincerely,
Elizabeth Hutton

Subject: FW: Please Oppose Biltmore's Unlawful Development of Our Community

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Tuesday, July 15, 2014 9:28 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: C. Mann [mailto:graceeagle@yahoo.com]
Sent: Tuesday, July 15, 2014 12:23 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Please Oppose Biltmore's Unlawful Development of Our Community

Dear Leaders of Our Community:

Please make this simple: just obey the ordinance and tell Biltmore and the landowners who want to sell their land to obey the ordinance, too. This creates a win-win for all:

1. Landowners can still sell their land
and
2. Biltmore can still develop the land [1 home per 5 acres]
and
3. the majority of township citizens can rest assured the community will keep its beauty, open spaces, quiet small town appearance and feel
because
4. NO ONE IS ABOVE THE LAW and EVERYONE IS OBEYING THE LAW.

If that is not enough, then:

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Thank you!

Sincerely,
C. Mann of Northfield Township

Subject: FW: Please Oppose Biltmore's Unlawful Development of Our Community

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Tuesday, July 15, 2014 9:28 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: C. Mann [mailto:graceeagle@yahoo.com]
Sent: Tuesday, July 15, 2014 12:23 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Please Oppose Biltmore's Unlawful Development of Our Community

Dear Leaders of Our Community:

Please make this simple: just obey the ordinance and tell Biltmore and the landowners who want to sell their land to obey the ordinance, too. This creates a win-win for all:

1. Landowners can still sell their land
and
2. Biltmore can still develop the land [1 home per 5 acres]
and
3. the majority of township citizens can rest assured the community will keep its beauty, open spaces, quiet small town appearance and feel
because
4. NO ONE IS ABOVE THE LAW and EVERYONE IS OBEYING THE LAW.

If that is not enough, then:

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Thank you!

Sincerely,
C. Mann of Northfield Township

Subject: FW: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Wednesday, July 16, 2014 9:14 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Clay Raybourn [mailto:clay.raybourn@gmail.com]
Sent: Wednesday, July 16, 2014 6:07 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Signed,

Clayton Raybourn
7786 Carrie Lane
South Lyon, MI 48178
(248) 486-8047

Subject: FW: Biltmore proposal for Northfield Township

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Wednesday, July 16, 2014 11:46 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: C Bultman [mailto:cbultman@flash.net]
Sent: Wednesday, July 16, 2014 9:48 AM
To: finkh@twp.northfield.mi.us; carlislej@twp.northfield.mi.us
Subject: Biltmore proposal for Northfield Township

Mr. Fink, Ms. Carlisle

I am unable to attend tonight's meeting due to a conflict with an HDC meeting in another jurisdiction. Please forward my letter (attached) to the Northfield Township Board of Trustees and the Planning Commission.

Thank you for your assistance

Chuck Bultman

Charles Bultman, architect
55 Underdown Road

Ann Arbor, MI 48105
734.214.0810

cbultman@flash.net

Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road · ann arbor, mi 48105

16 July 2014

Northfield Township Board of Trustees and Planning Commission
c/o Mr. Howard Fink
Township Manager
Northfield Township
8350 Main Street
Whitmore Lake, Mi 48189

Re: Biltmore Land's request to change Northfield's Master Plan

Dear members of the Northfield Township's Board of Trustees and Planning Commission;

You have before you a request to alter Northfield Township's Master Plan to allow nine specific parcels to be developed for single family residential use to a density of up to one house per quarter acre lot. They are currently zoned to be at least 5 acres per residence. I am writing today to ask that you turn down this request as Northfield Township has clearly determined your preference for this acreage at a time when you were unburdened by a developer's proposal and you clearly voted that you would not like these parcels developed to this density.

For background, I am a practicing architect, with work experience in a number of arenas including planning and housing projects. I am a pro-development urbanist, who believes strongly in increasing the densities of our cities. However, what is being proposed for these 460 acres will not achieve the goals the developer says they will achieve and goes against good planning concepts understood today.

I am also not a resident of Northfield Township. I live two miles south of this proposed development. As such I will be impacted little but that is not relevant. What is relevant is the following:

1. Your master plan is your communication to not only your residents, but it is also your communication to your surrounding communities, your municipal neighbors, as to what your values are regarding your township and how you see the future in your township. Your community, through your Planning Commission, adopted a master plan just two years ago charged with considering the coming decades, and your community said 5 acres is an acceptable minimum for these lots.

2. As an active member in the community I have contributed to master plan and zoning discussions in a number of the surrounding townships, as well as Ann Arbor, and am very familiar with the issues up and down Whitmore Lake Road. I am also familiar with many of the proposals that have been pitched along this corridor in the past and know that despite the fact that "the economic climate is improving" plopping 1,000 or so houses in an agricultural / rural corridor is just bad planning. Doing this will 'preserve and enhance' nothing; it is the definition of sprawl.

3. As has been pointed out to you in letters from others, the addition of houses to a municipality does not automatically result in an increased tax benefit. The more residents you have, the more municipal responsibility you also have. And many times the cost to provide the necessary services for a residence is not fully covered by that resident's taxes.

Charles Bultman
architect

cbultman • flash.net
734 214 0810

55 underdown road · ann arbor, mi 48105

4. The developer has made the statement that this development "will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses." What they did not point out is that all of the parcels, with the possible exception of parcel 'D' which is just 2 acres, is in the Ann Arbor Public School District. This means that the children who were to live in this development would go to Wines, Forsythe and Skyline; schools located in the city of Ann Arbor. The result will be that these families will identify with, and spend their time and money, in Ann Arbor. So yes, this development will support and strengthen the existing downtown area; the existing downtown area of Ann Arbor.

The following is from Northfield Township's Master Plan under *"How is this Plan to be used"* (emphasis added).

1. It is a general statement of the Township's goals and policies and provides a single, comprehensive view of the ***community's desire for the future****.*

2. It serves as an ***aid in daily decision-making****. The goals and policies outlined in this Plan guide Planning Commissioners and Township Board of Trustees in their deliberations on zoning, subdivisions, capital improvements, and other matters relating to land use and development. The Master Plan provides a stable, long-term basis for decision-making.*

5. Finally, this Master Plan serves as an educational tool and ***gives*** *citizens, property owners,* ***developers****, and adjacent communities* ***a clear indication of the Township's direction for the future.***

The above makes it clear how the Master Plan is to be used by both the township and the developer. The below is just one of the appropriate paragraphs to be heeded by both (again emphasis added).

"The rural pattern is comprised of low density residential uses, agricultural uses and operations, protected conservation districts, as well as wetlands and other sensitive environmental areas. ***New residential development should be minimized*** *in order to maintain viable units of agricultural production, rural character, and open spaces. These areas are located primarily in the Northeast, Southwest and the Southeast Sub-areas.* ***Where residential development would occur, the preferred form of development is an open space or cluster residential development****."*

Thank you for considering my thoughts.

Sincerely,
Charles Bultman, architect *LLC*



Charles Bultman A. I. A.,
President

Subject: FW: Opposition to Biltmore Land proposal

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Wednesday, July 16, 2014 4:32 PM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Kathryn Burkhart [mailto:burkhartk@cooley.edu]
Sent: Wednesday, July 16, 2014 4:30 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.uw
Subject: Opposition to Biltmore Land proposal

Dear all:

Attached please find my letter of opposition to Biltmore's current proposal.

Regards,

Katie Burkhart

6187 Nollar Road
Whitmore Lake, MI
734-665-1210

August 6, 2014

Via email: finkh@twp.northfield.mi.us

Northfield Township Office
Attn: Howard Fink
8350 Main Street, Suite A
Whitmore Lake, MI 48189

Dear Mr. Fink:

As you are aware from my previous correspondence dated July 16, 2014, I oppose Biltmore Land LLC's request to change Northfield Township's Master Plan. Please let this correspondence serve as my second notice of opposition to Biltmore's plan to change 460 acres of farmland along Whitmore Lake Road into ¼ acre zoning.

I am a lifelong resident of Northfield Township, and I am appalled that Northfield Township leaders would seek to change the Master Plan two years after it was adopted. This 460 acres is currently zoned for farmland or 5 acre home sites, and it should stay that way! In the past, developers have attempted similar changes and the Northfield Township voters have always rejected such changes. I ask that you and the rest of the Northfield Township leaders represent and defend our community's voice by rejecting Biltmore's proposal.

Regards,

K Burkhart

Kathryn L. Burkhart
6187 Nollar Road
Whitmore Lake, MI 48189
734-665-1210

Subject: Re: Biltmore Master Plan Change request

From: Janet Chick (jchick711@aol.com)

To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Wednesday, July 16, 2014 12:11 PM

What percentage of Northfield is designated as AG and what percentage of the AG area is the proposed Biltmore project?

Thank you, Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Master Plan Change request

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: burk44@charter.net [mailto:burk44@charter.net]
Sent: Wednesday, July 16, 2014 10:08 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us;

dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Master Plan Change request

Dear Township Officials

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. I am unable to attend the meeting due to previous commitments that can't be changed. The proposal clearly violates Northfield Township's Master Plan which was a team effort to create that involved resident input, and represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately **reject** Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Please remember you represent the residents and please defend our community's vision and voice.

Regards

M K Burkhart and L G Burkhart
6187 Nollar Rd

Subject: FW: Planning Commission Meeting

From: Howard Fink (finkh@twp.northfield.mi.us)

To: andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; jchick711@aol.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net; angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Thursday, July 24, 2014 2:58 PM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Thursday, July 24, 2014 2:49 PM
To: finkh@twp.northfield.mi.us
Subject: Planning Commission Meeting

Dear Northfield Township Manager Fink:
Thank you for taking time to read my email. I know you have the best interests of our Township at heart when looking into this issue of amending the Master Plan. I hope you can understand how those of us who have lived here for decades are concerned about two things in particular: 1) the prospect that the legal document protecting our community might be disregarded to suit the business interests of one company; and 2) the prospect of being forced out by development costs we cannot afford in order to accommodate new residents our infrastructure cannot support. I have researched Biltmore's other subdivisions (especially in Canton and Grand Rapids) and have seen how this New Urbanist style of development is affordable to wealthy individuals, ones who make over double the average American household income. Creating a pocket of economic elites in our community would forever change the social diversity and democracy of our township. To top it off, our suffering school district will gain not one single student from this land development.

I am sympathetic to the calls for development in the face of stagnation that has plagued our township. Partly due to the recession, we have large areas where developers either dropped their work or have left the land vacant of homes (e.g. on Nollar north of Joy, and the gigantic rock pile off 23 across from Whitmore Lake Market). Why are we not courting developers who will turn those wastelands into vibrant mixed residential communities, and preserve what makes our township unique: greenspace. We have endangered wildlife preserves, wetlands of habitats that are increasingly disappearing, and room for farms, horses, and large gardens.

As you listen to Biltmore's proposal to skirt the laws of our Master Plan and the zoning process every company or individual has had to respect, please consider that most of us cannot afford to support the infrastructure, damage to our environment, and loss of a way of life that is rapidly disappearing in Michigan--in fact, our environment and zoning our principal attraction. Why rezone to such small acreage when we can preserve the current acreage for future residential and agricultural uses that Ann Arbor has recently outlawed. We will have many interested future residents who want to move their hobby farms and small chicken coops or animals to an area nearby that is friendly and will allow them to continue having their children to attend the same schools and they work the same jobs. Northfield Township will be an incredibly desirable place to live, particularly in the future, if we preserve our Master Plan.

Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment.

Regards,

Cecilia Infante

1035 5 Mile

Whitmore Lake, MI

734-358-0525

Subject: The Proposed Biltmore Property

From: Jacqueline Otto (jackiotto@yahoo.com)

To: finkh@twp.northfield.mi.us;

Date: Tuesday, July 15, 2014 12:46 AM

Howard,

As I am reading these emails regarding Biltmore the one question keeps standing out for me - regarding the land that Biltmore is acquiring, is any of this land farmed today by their owners or rented out to farm? And if it is rented out to farm, has any of these farmers offered to acquire this land? I would be very interested in knowing if this land is just vacant or it's actually being farmed. It doesn't make a difference on my decision, but it will make a difference on how I will respond to such comments. Can you research this for me? Thanks,

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

Subject: RE: Biltmore Plan

From: Doug Lewan (dlewan@cwaplan.com)

To: jchick711@aol.com; finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Wednesday, July 16, 2014 2:57 PM

All:

I will bring individual copies of the current zoning map and current master plan map as requested by Marlene Chockley as well as acreages dedicated to each designation on both maps. With regard to existing land cover maps, SEMCOG has changed the way they provide this information and it is not useful for our current discussion especially with regard to any comparison with our existing maps. The existing land use maps contained in the Master Plan are still a useful guide for general discussion.

Doug

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Wednesday, July 16, 2014 2:12 PM
To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; Doug Lewan; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Biltmore Plan

One more thing to keep in mind. As of 2007 85% of Northfield was active agriculture or in an undeveloped state. Residential including Single Family, Multiple Family and Manufactured Homes was 15%, per our 2012 Master Plan. It may have changed a bit since then. Doug is bringing current totals if we have them.

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Plan

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Karen Dilbone [mailto:kdilbone@ameritech.net]
Sent: Wednesday, July 16, 2014 10:09 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Plan

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Karen Dilbone
6230 Hellner Road
Ann Arbor, MI 481055

Subject: Re: Joint Meeting

From: jchick711@aol.com (jchick711@aol.com)

To: jackiotto@yahoo.com; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Tuesday, July 1, 2014 4:35 PM

I will be there Janet

Sent from my HTC

----- Reply message -----
From: "Jacqueline Otto" <jackiotto@yahoo.com>
To: "Howard Fink" <finkh@twp.northfield.mi.us>, "Jackie Otto" <ottoj@twp.northfield.mi.us>, "Janet Chick" <jchick711@aol.com>, "Kathy Braun" <kbraun@dmsax.com>, "Kathy Braun" <kathysuebraun@gmail.com>, "Marilyn" <hmarilyn@yahoo.com>, "Marilyn Handloser-Engstrom" <engstromm@twp.northfield.mi.us>, "Marilyn Handloser-Engstrom" <marilyn_engstrom@yahoo.com>, "'Paul Burns'" <burns@peblaw.net>, "Tracy Thomas" <tstplc12@gmail.com>, "'Wayne Docket'" <dockettw@twp.northfield.mi.us>
Subject: Joint Meeting
Date: Tue, Jul 1, 2014 2:44 PM

This is the first email I received on it. I can attend.

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Tuesday, July 1, 2014 2:29 PM, Howard Fink <finkh@twp.northfield.mi.us> wrote:

Hi Everyone,
By now, you should have received a request for a joint meeting between the BOT and the Planning Commission on the Biltmore Development. Since the Planning Commission is meeting on Wednesday the 16th of July at 7:00 pm,, we would like to schedule this joint meeting then. This is a incredibly important meeting, so please let me know if you are unable to attend and conversely, please let me know as soon as possible if this date and time works. Thanks and hope everyone is well.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Subject: FW: Website copy for Northfield Township

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Friday, August 8, 2014 10:07 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Amy Grambeau [mailto:amy@orangeegg.net]
Sent: Friday, August 08, 2014 9:42 AM
To: finkh@twp.northfield.mi.us
Subject: Website copy for Northfield Township

Our family has lived in Northfield Township for 30 years and this is why:

Northfield Township is located halfway between Ann Arbor and Brighton off of U.S. 23, encompassing 36 square miles and home to the area known as Whitmore Lake. Our township boasts extreme beauty, with rolling countryside, centennial farms, and a rural character that feels miles away but only minutes from the City... ... Whether it's to enjoy the many natural features we offer, spend a day on one of our lakes, play golf with a beautiful scenic backdrop, or enjoy our downtown shopping; we invite you to come Explore Northfield.

Does that sound familiar? It is the copy on the home page of your website.

Maybe it will read more like this, ten years after Biltmore:

Welcome to Northfield Township, a neighborhood of Ann Arbor Michigan, where we boast of our beautiful Ann Arbor Lake – formerly called Whitmore Lake - with gated-communities and million dollar McMansions.

Move to Northfield Township where you can shop, dine and visit Downtown Ann Arbor because that is why you moved into one of the densely populated neighborhoods we build in the past 10 years.

We built a zoo, with your increased tax money, in Ann Arbor North – formerly Whitmore Lake – so that you can see the wildlife that used to live here... deer, wild turkeys, opossum, cranes, geese, ducks, eagles, owls, fox, coyotes, raccoons, and farm animals of all types. Our Zoo even has an aquarium so that you can see the fish that used to swim in our lake before there were too many boats.

And, we are business friendly. Future developers to Northfield Township you are free to express your greed for dollars here, just like South Florida, with no sense of master plan (because we don't have one).

Special note: We apologize for the traffic congestion and the myriad of accidents entering the M-14 on-ramp from Whitmore Lake road. Please be patient, we are attempting to pave all the dirt roads in the county so that you can drive faster to wherever you're going in such a hurry. Remember, not to text or check your e-mail while you drive.

The Master Plan is not broken, please do not try to fix it. You are opening Pandora's box.

Sincerely,

Amy Grambeau

5165 Hellner Road

Ann Arbor North (Formerly Northfield Township)

Subject: FW: Website copy for Northfield Township

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Friday, August 8, 2014 10:07 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Date: Friday, August 8, 2014 10:07 AM

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Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Sincerely,

Amy Grambeau

5165 Hellner Road

Ann Arbor North (Formerly Northfield Township)

Subject: FW: Zoning exception request by Biltmore Land, LLC

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Wednesday, August 6, 2014 11:29 AM

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: Brian [mailto:bmcewen@gmail.com]
Sent: Wednesday, August 06, 2014 7:47 AM
To: chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us; engstromm@twp.northfield.mi.us
Subject: Zoning exception request by Biltmore Land, LLC

I'm writing to oppose the plan to alter our Master Plan and rezone 460 acres of farmland along Whitmore Lake into high density subdivisions.
The proposal clearly violates Northfield Township's Master Plan, which was was prepared with input from our entire community.

We moved to this township in large part due to the existing zoning and master plan which showed opportunities for sustained, supportable growth.

Development of these properties is available per current zoning: 1 home per 5 acres.

This proposed high-density exception to the master plan would create a city with the population of Whitmore Lake itself in a location without infrastructure to support it.

I ask the township leadership to reject this proposed exception to our current zoning, and I welcome development projects that conform to such.

Thank you;

Brian McEwen

5924 Bedford Pl
734-649-8376c

Subject: FW: Opposition to Biltmore's Proposal

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Wednesday, August 6, 2014 11:16 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Katie Burkhart [mailto:katie.burkhart@yahoo.com]
Sent: Wednesday, August 06, 2014 9:12 AM
To: finkh@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; thomast@twp.northfield.mi.us
Subject: Opposition to Biltmore's Proposal

Attached please find my opposition to Biltmore's request to change the master plan.

Katie Burkhart

August 6, 2014

Via email: finkh@twp.northfield.mi.us

Northfield Township Office
Attn: Howard Fink
8350 Main Street, Suite A
Whitmore Lake, MI 48189

Dear Mr. Fink:

As you are aware from my previous correspondence dated July 16, 2014, I oppose Biltmore Land LLC's request to change Northfield Township's Master Plan. Please let this correspondence serve as my second notice of opposition to Biltmore's plan to change 460 acres of farmland along Whitmore Lake Road into ¼ acre zoning.

I am a lifelong resident of Northfield Township, and I am appalled that Northfield Township leaders would seek to change the Master Plan two years after it was adopted. This 460 acres is currently zoned for farmland or 5 acre home sites, and it should stay that way! In the past, developers have attempted similar changes and the Northfield Township voters have always rejected such changes. I ask that you and the rest of the Northfield Township leaders represent and defend our community's voice by rejecting Biltmore's proposal.

Regards,

K Burkhart

Kathryn L. Burkhart
6187 Nollar Road
Whitmore Lake, MI 48189
734-665-1210

Subject: [No Subject]

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angela.westover@att.com; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Cc: mchockley@rc.net;

Date: Saturday, July 12, 2014 8:09 AM

Hi Everyone,

I believe this is the last of the Letters that were previously sent to the planning commission. Hope everyone has an enjoyable weekend.

Howard

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Judy Crookes [mailto:jacrookes@sbcglobal.net]
Sent: Tuesday, July 01, 2014 2:40 PM
To: finkh@twp.northfield.mi.us
Subject: Planning Commission

RE: BILTMORE PROPOSAL

Dear Mr. Fink,

The enrichment and development of all the people who live and work in Northfield Township will play an important role in your decisions surrounding the Biltmore Proposal - and the way in which you will vote. We live on Northfield Church Road and will be directly affected by those decisions since we live in Northfield Township and our property borders one of the parcels. Therefore, we would like to add our thoughts to your decision process.

1. As you know, the current zoning is Agricultural, as was our land. Although we are not opposed to development, we do feel that the current Master Plan – which took a lot of hours and hard work – represents the vision of the Township as a whole and should be respected as such.
2. Should the need to change lead us down a different path we feel that acreage requirements for any development should remain the same – 5 acres. This would maintain property values for Northfield Township's current property owners.
3. Wetlands, woodlands, and animal life are abundant within the zones of the proposal. Our Township's respect for these important assets will be appreciated by our children and grandchildren and should be at the top of our list of considerations. Where will all the animals go? For instance, the wetland in Parcel B has several resident female snapping turtles - shells at 18" wide - we can send you pictures. They "cross the boundary" between properties and lay eggs on our land every June. Where will these "Grand Old Dames" go?
4. Northfield Township should be comfortable and ready to expand services to an increased population. Will the increased tax base pay for Fire and Police services? Where will these families shop? Go to school?
5. Would Whitmore Lake Road be ready to handle the increased traffic? As it stands now, when there is an accident on 23, Whitmore Lake Road becomes the "get around it" solution. Will Rt 23 be ready to handle the increased traffic or, for that matter, the exit ramp traffic? When we increase asphalt surfaces, what will happen with all the run off from storms? We currently have many power outages...is the grid ready to handle an increased population?
6. If there are sewer lines put in, will current property owners, who already have paid for the appropriate and required sewage systems have to link with a town system? Will they have to bear the financial burden a second time?
7. A gas line will soon run to and be a part of our property. We have, along with other families, made the decision to bear the financial burden of the main gas line installation on Northfield Church Rd. Will we be compensated for that financial output when Biltmore benefits?

We have confidence that you will carefully consider this proposal, that you will make decisions based on the needs of ALL Northfield Township residents and that you will be proud of the resolutions to problems as they arise. The size of the Biltmore organization should not intimidate us - or our needs! Nor should it force us to change our current Master Plan. Please fight for the integrity of our Township!

Sincerely,
Bill and Judy Crookes
500 W Northfield Church Rd

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Gregory [mailto:greg.grambeau@live.com]
Sent: Tuesday, June 17, 2014 11:31 AM
To: finkh@twp.northfield.mi.us
Subject: Biltmore Plan

Howard,

As a long time resident of Northfield Township (32 years), I have a few comments regarding the Biltmore Proposal, thanks for taking the time to review them.

We have had this discussion in the township and this type of development was democratically and dramatically voted down. Please govern as you've been directed by your constituents. To do anything else is just wrong, and wrong on many levels.

Biltmore justifies their proposal with the dot points below, my responses are highlighted in yellow.

• Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.

- While the infrastructure may be nearby, it is not in the area, and does not "directly" support this proposal. There is land already designated in the Master Plan that has that infrastructure available, use that land, not farmland.

• The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.

- Residential Development costs more in services then it provides in taxes, this proposal and subsequent development will hurt the economic situation of the township.

• Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.

- The area designated by Biltmore is all in the Ann Arbor School District, this development will not significantly increase the downtown area traffic or increase the demand for services. All of these folks will be going to Ann Arbor for school activities, shopping and entertainment. To believe that this proposal will improve the economic climate of the downtown area is pure folly!

• The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

- See above, the impact to agricultural products will be minimal.

The traffic impact on Whitmore Lake Road will quite significant and not at all pleasant. The expressway interchanges at both N. Territorial and Barton/Whitmore Lake Rd., will be a disaster! Those two interchanges while already deeply flawed will be stressed to the breaking point. Please do not allow that to happen.

This proposal is nothing more than a money grab and does not support what our community has reviewed, voted on, and the lifestyle that we moved to Northfield Township to have. Many of us moved from city to escape exactly this type of developement.

Support the existing Master Plan!

Tell Biltmore that this plan is not consistent with what our community is seeking.

Please do the right thing!!

Best Regards,

Greg

Gregory K. Grambeau

5165 Hellner Rd.

Ann Arbor, MI 48105

greg.grambeau@live.com

734 355-7484 - cell

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Heidi Braun [mailto:h3333@sbcglobal.net]
Sent: Tuesday, June 17, 2014 3:55 PM
To: finkh@twp.northfield.mi.us
Subject: Fwd: Biltmore dev

Sent from my iPhone

H.D.Braun,D.D.S.

Begin forwarded message:

> **From:** Heidi Braun <h3333@sbcglobal.net>
> **Date:** June 17, 2014 at 8:38:00 AM EDT
> **To:** "mchockley@rc.net" <mchockley@rc.net>
> **Subject: Biltmore dev**
>
> I am against this development proposal. I would only approve in areas zoned such. Please stick with our current development plan in beautiful Northfield township where we live. Traffic, light pollution, noise. Please say No to this!
> Thank you,
> Heidi D Braun, 5510 Hellner Rd, Ann Arbor, 48105
>
> Sent from my iPhone
> H.D.Braun,D.D.S.

RE: BILTMORE PROPOSAL

The enrichment and development of all the people who live and work in Northfield Township will play an important role in your decisions surrounding the Biltmore Proposal - and the way in which you will vote. We live on Northfield Church Road and will be directly affected by those decisions since we live in Northfield Township and our property borders one of the parcels. Therefore, we would like to add our thoughts to your decision process.

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We have confidence that you will carefully consider this proposal, that you will make decisions based on the needs of ALL Northfield Township residents and that you will be proud of the resolutions to problems as they arise. The size of the Biltmore organization should not intimidate us - or our needs! Nor should it force us to change our current Master Plan. Please fight for the integrity of our Township!

Sincerely,
Bill and Judy Crookes
500 W Northfield Church Rd

Subject: Re: Interesting read

From: marilyn handloser (hmarilyn@yahoo.com)

To: jackiotto@yahoo.com;

Date: Wednesday, July 16, 2014 10:08 AM

Ok....

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click *here* to see why we chose Marilyn!"

Visit my website at www.MarilynHandloser.com to search for the entire MLS homes in Southeast Michigan! Each RE/MAX office is independently owned and operated.

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From: Jacqueline Otto <jackiotto@yahoo.com>
To: marilyn handloser <hmarilyn@yahoo.com>
Sent: Wednesday, July 16, 2014 10:06 AM
Subject: Re: Interesting read

Really what I'm interested in is how this subdivision was rezoned from AG to LDR. LDR is less than 5 acres but more than 2 acres. It would be interesting to know if any of these parcels are less than 2 acres.

I never thought to reach to Bill - thanks for the directive. As far as pulling anything from our records, maybe its best to hold off after the meeting tonight, but I will keep in mind if needed.

Thank you,

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Wednesday, July 16, 2014 10:01 AM, marilyn handloser <hmarilyn@yahoo.com> wrote:

I don't off hand....do you want me to pull something from the records? Bill Wagner lives in the sub, I know he is out of town but I believe he checks emails while gone. He could probably give you good info.

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click *here* to see why we chose Marilyn!"

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From: Jacqueline Otto <jackiotto@yahoo.com>
To: marilyn handloser <hmarilyn@yahoo.com>
Sent: Tuesday, July 15, 2014 3:07 PM
Subject: Re: Interesting read

Do you have any info on the Leland sub...number of houses and size of parcel?
Make it a great day! Jacki

marilyn handloser <hmarilyn@yahoo.com> wrote:

A friend of mine was doing some research and ran across this information. I thought you might like to read it.

So, I've been doing some research online and started reading about the attempt to have Northfield Twp join the Greenbelt back in 2010 and came across this gem of a comment. I know it's a few years old, but I still had to

share. I was especially surprised to read the parts about his "group" "stopping development at all costs" and the best part "Hell, we even stopped a major development from starting by getting a referendum placed on the ballot, and getting it passed. Though I can't take all the credit for it, our position was brillant in that we convinced people that if the door is propped open, the horses will charge on through and there will be no stopping things. But hey, we did leave a little bit of a mess for the current board to try and get through. All in the plan."

22.By David G
January 13, 2010 at 9:54 pm | permalinkAs one of the previous board members of Northfield Township, I helped to fight for the Greenbelt expansion into the township. Myself and the other like-minded board members even went as far as to delay and postpone any possilbe development that was presented before us in the hopes that monies would have been available in the commission's budget to purchase the developmental rights along the areas we thought were most prone to development, but alas, the economy had a sudden downturn and we as township administrators didn't have any funds to match as contibutions.

You see, we understood, as many of the Conservancy do, that there is no such thing as smart growth. If we want to make sure that our farm spaces are preserved, the only real way to do this is to prevent growth. Basically, if growth starts, it is self perpetuating. Once a community starts to get money from tax revenues of develpoed property, it is like a drug. They only want more and more. That's why the group I helped to form, and which I was a part of during my 4 years on the board, decided in our infancy to stop develpoment at all costs. Why get hooked on the drug of money? Hell, we even stopped a major development from starting by getting a referendum placed on the ballot, and getting it passed. Though I can't take all the credit for it, our position was brillant in that we convinced people that if the door is propped open, the horses will charge on through and there will be no stopping things. But hey, we did leave a little bit of a mess for the
current board to try and get through. All in the plan.

So as you can tell, I am a staunch supporter of keeping the open spaces open. Living in Northfield Township has made me realize that I like things the way they are. No need for change. I'd really like to see everyone of my neighbors sell their develpomental right to the Greenbelt Commission. As a matter of fact, I really don't care that there is not a single pharmacy in the town that I live. I can just get in my car and drive 10 or 15 minutes into Ann Arbor or Brighton.

And I really am glad there is no hardware store or lumber yard in my town. It keeps the traffic down and helps me see the stars at night, since having someting like that would do nothing but pollute the night sky with lights. As a matter of fact, I'd love to see flowers planted all the way down the median of US-23 into Ann Arbor, just as a reminder of how beautiful our past has been.

And in closing, I really have disdain for the current Northfield Township Board. Not only have they succeeded in strengthing the townships finances (A- bond ratings), which we were never able to do, but they are actually encouraging development to occur, which I, and those of like mind , tried desperately to keep out. I hate to say it, but it may be time for me to think about moving up north, where I know open spaces will be perserved for ever.

Marilyn Handloser Engstrom
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

Howard Fink

Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Elizabeth Hutton [mailto:erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Reasons To Stop Biltmore

Dear Northfield Township Leaders,

Please do uphold our township ordinances and please do NOT violate the law. Please stop Biltmore's development of our lovely community. Please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing. Please do NOT violate the law.

If obeying the law is not enough reason for you to do the right thing, then here are more reasons:

A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??

If we support the few to sell their land in the following significant ways

A. then we are no longer a democracy. We are an oligarchy-- a nice word for dictatorship.
B. Development would add a minimum of 1500 cars but more likely not 3000+ to the already congested traffic on Highway 23. We have enough traffic congestion on 23. WE DON'T NEED ANYMORE CARS ON THAT MAJOR ARTERY. Do you want your family or yourself commuting on 23 with even more congestion than the terrible congestion we now have?
C. YOUR OWN PROPERTY VALUES WILL DECREASE because our community will lose the beautiful open space "feel" that attracts people here in the 1st place.
D. 4 homes per acre will increase our population too much too fast. Feasibility studies in the past showed conclusively that the tax base WILL NOT KEEP UP WITH THE DEMANDS ON COMMUNITY SERVICE NEEDS [police and fire] and that will INCREASE YOUR OWN PROPERTY Taxes. Do you want YOUR PROPERTY TAXES to increase?!?!? Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WilL LOSE IN THE LONG RUN??
E. You open the township coffers up to a major lawsuit which will cost us taxpayers and too much money.
F. Under the ordinance, the landowners can still sell their land. Why do you have to allow them to violate the law in the process?

In short, again, please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing.

Thank you!
Sincerely,
Elizabeth Hutton

Subject: FW: Website copy for Northfield Township

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Friday, August 8, 2014 10:07 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Amy Grambeau [mailto:amy@orangeegg.net]
Sent: Friday, August 08, 2014 9:42 AM
To: finkh@twp.northfield.mi.us
Subject: Website copy for Northfield Township

Our family has lived in Northfield Township for 30 years and this is why:

Northfield Township is located halfway between Ann Arbor and Brighton off of U.S. 23, encompassing 36 square miles and home to the area known as Whitmore Lake. Our township boasts extreme beauty, with rolling countryside, centennial farms, and a rural character that feels miles away but only minutes from the City... ... Whether it's to enjoy the many natural features we offer, spend a day on one of our lakes, play golf with a beautiful scenic backdrop, or enjoy our downtown shopping; we invite you to come Explore Northfield.

Does that sound familiar? It is the copy on the home page of your website.

Maybe it will read more like this, ten years after Biltmore:

Welcome to Northfield Township, a neighborhood of Ann Arbor Michigan, where we boast of our beautiful Ann Arbor Lake – formerly called Whitmore Lake - with gated-communities and million dollar McMansions.

Move to Northfield Township where you can shop, dine and visit Downtown Ann Arbor because that is why you moved into one of the densely populated neighborhoods we build in the past 10 years.

We built a zoo, with your increased tax money, in Ann Arbor North – formerly Whitmore Lake – so that you can see the wildlife that used to live here... deer, wild turkeys, opossum, cranes, geese, ducks, eagles, owls, fox, coyotes, raccoons, and farm animals of all types. Our Zoo even has an aquarium so that you can see the fish that used to swim in our lake before there were too many boats.

And, we are business friendly. Future developers to Northfield Township you are free to express your greed for dollars here, just like South Florida, with no sense of master plan (because we don't have one).

Special note: We apologize for the traffic congestion and the myriad of accidents entering the M-14 on-ramp from Whitmore Lake road. Please be patient, we are attempting to pave all the dirt roads in the county so that you can drive faster to wherever you're going in such a hurry. Remember, not to text or check your e-mail while you drive.

The Master Plan is not broken, please do not try to fix it. You are opening Pandora's box.

Sincerely,

Amy Grambeau

5165 Hellner Road

Ann Arbor North (Formerly Northfield Township)

Subject: FW: Biltmore plan

From: Marlene Chockley (mchockley@rc.net)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; samiaquinto@charter.net;

Date: Wednesday, July 16, 2014 5:06 PM

FYI. Erin lives at 8845 Kearney Rd.

-----Original Message-----
From: Deemer Family [mailto:deemerfamily@gmail.com]
Sent: Wednesday, July 16, 2014 4:45 PM
To: mchockley@rc.net
Subject: Biltmore plan

Dear Marlene and Trustees, and residents of Northfield Township, Having grown up in this township, and now raising my own family here, I do care about this community. After college I moved around and lived in a few different areas, and I noticed the effects of massive developments. Development companies are looking to make money, but they don't care about the community. I am not opposed to reasonable development as needed, but I do not support the Biltmore Land Plan for drastic rezoning and deviation from the township's plan. With such a plan I would foresee just the beginning of sub-urban development- I am certain that substantial commercial development would be right around the corner, with small town stores put out of business. I would hope we could come up with a better, less impersonal plan that has the good of all of us- newcomers and old- in mind.
Thank you,
Erin Deemer

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Subject: FW: Finding a new way forward?

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Tuesday, August 12, 2014 8:39 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: leighann.yogacreations@gmail.com [mailto:leighann.yogacreations@gmail.com] **On Behalf Of** Leigh Ann Phillips-Knope
Sent: Monday, August 11, 2014 6:38 PM
Cc: Marlene Chockley; Angela Westover; Howard Fink; Jacki Otto; Jacki Otto; Janet Chick; Kathy Braun; Marilyn Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Brad Cousino; Doug Lewan; Ken Dignan; Larry Roman; Sam Iaquinto
Subject: Finding a new way forward?

August 11, 2014

To Northfield Township appointed and elected officials:

I've never attended Northfield Township Planning Commission meetings until now. But I'm incredibly invested in these development issues, and so have been giving up precious time with my two year old son at home to participate in these meetings, communicate with my representatives and fellow residents. I've been extremely disheartened by our township meeting processes, and hope that we can somehow find another way to move forward together.

About 30 residents spoke passionately at last week's meeting, with **28 of them advocating for protection of our farmland and sticking fully with the Master Plan.** Residents voices immense concern about the legal precedent and ramifications of the critical decision before you. We asked you to pause, to hold off on discussions with Biltmore for now, to investigate comprehensively and do your due diligence before moving ahead. **Ann Arbor Township Commissioners even moved swiftly to make a public statement in opposition of amending our plan, warning of the implicit consequences.** What is the harm in slowing all of this down, we asked? And yet, at the end of that meeting, the Planning Commission traveled down its isolated road, even further and faster, moving forward with the amendment process and asking Biltmore to conduct their own reviews/studies/cost of services analysis. Why are you moving ahead so rapidly without us?

I've been deeply troubled by the lack of public discussion/debate amongst our representatives at these meetings. As a facilitator of community groups, I can't understand how this is actually happening. Where are the hard questions? Where is the inquiry? What about truly investigating the complex issues before us? What about this development might be good for us? What might be harmful? What the heck is Biltmore's proposing anyway? How could this be?

We still have a chance to turn this troubling process around. Several residents asked you last week to please re-engage us, the residents, in the planning process. We deserve to be heard and we have a great deal to contribute. If you are set on reviewing this sub-area, then let's do this cooperatively as a community, and have 2-3 substantive planning sessions led by Carlisle/Wortman. Let's take a step back, and examine the real issues before us, like the original planning process that led to the development of the Master Plan.

As leaders, you have nothing to lose by slowing down and engaging your constituents. **But you have everything to lose by stepping forward without us.**

Thank you,

Leigh Ann Phillips-Knope

--

Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

Subject: FW: August 6th meeting

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Monday, August 11, 2014 11:56 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: suzyreiki@aol.com [mailto:suzyreiki@aol.com]
Sent: Sunday, August 10, 2014 9:21 PM
To: mchockley@rc.net; chickj@twp.northfield.mi.us; ken.dignan@wlps.net; iaquintosam@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dlewan@cwaplan.com; finkh@twp.northfield.mi.us
Cc: engstromm@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; chickj@twp.northfield.mi.us
Subject: August 6th meeting

Dear Planning Commission Members,

Below are the comments I delivered at the meeting on August 6th. I am sending them because Chairperson Chockley indicated that letters were read and carefully considered.

From my perspective that was not the case with the spoken comments at the meeting.

There was no indication from anyone on the commission that our concerns and recommendations were heard or considered. The only comment from the chairperson was that there were people on both sides. Well, there were only two that spoke in favor of the Biltmore proposal on August 6 and there were dozens who spoke in opposition.

Is it really possible that not one word spoken by the public gave you something to think about it?

Would it be so difficult to say that our concerns are being heard and taken into consideration?

I am stunned by the ridiculously premature decision you made to proceed with studies conducted by Biltmore themselves. How absurd. These studies must be treated as biased causing the township to then foot the bill for checking the veracity of Biltmore's facts and conclusions. It would be akin to asking Toyota to rate other cars compared to theirs.

If a doctor recommends a complex and costly procedure, don't most of us get a second opinion from another doctor who would not profit from the procedure? It just makes sense to have a neutral party conduct these studies.

You have, with a carelessly made decision, opened this township up to every and any developer demanding that we review our master plan to meet their proposals. You have imperiled any defense we might have had. Pandora's Box has been opened.

And, shockingly, the chairperson doesn't even understand what is going on and believes that no action has taken place. Announcing our "intent to amend" is taking action - very serious action.

I would like to ask that the "no applause request" be enforced universally, not just for people who do not agree with Sam Iaquinto. A request was made at the joint meeting but never enforced. And, there was plenty of applause from folks in favor of this proposal. It smacks of unprofessionalism and bias.

I am also curious if cutting the comments from the public to one minute is going to be standard procedure. It is rude, insulting and gives the impression that the input from the residents is unimportant.

The future of our township is in your hands. I implore you to stick with the plan.

Mr. Lewan was integral to the review of our 2012 adopted plan. I find it curious that he now so readily recommends reviewing it. Was there something flawed with the process he guided?

Commissioner Dignan needs some fact checking regarding the proposed development at Dhu Varren & Nixon Roads. That property has been designated for residential developments since the 1970's. It was not a decision recently made by Ann Arbor Township.

The Trustee from Ann Arbor Township spoke at the meeting in response to your 'intent to amend" going out to all of Washtenaw County. She was doing her job. Considering our future growth in relation to neighboring communities is essential if we wish for them to do the same.

Thank you for taking the time to read and consider my thoughts.

Suzy Wienckowski

5558 Hellner Road

Ann Arbor, MI 48105

734-668-8071

My comments from August 6th.

I have lived in NT for over 25 years.

I am here this evening to again encourage the Planning Commission to stick with our current Master Plan.

In my mind, our current plan is a healing document. It represents the result of thoughtful discussion and input from residents from all areas of the township. It was produced after a difficult time in our community.

Our consensus on the growth we wanted in our township was healing and gave us peace of mind. We all want that, right? We could have peace of mind because we had the discussions, listened to one another, compromised and reached a vision we could all live with.

It is very disheartening to me to see some of the past animosities return.

I wonder if it would be possible to take a nice breath, to take a thoughtful pause. There is no rush to make drastic changes to our Master Plan.

Hundreds of acres around Whitmore Lake were changed from 5-acre agriculture to low and moderate density. These were the areas deemed appropriate for growth.

Surely there are developers out there who would find these properties appealing and profitable.

The parcels in question were chosen to be preserved as large lot residential/agriculture. And, appropriately so.

They are our welcoming southern border, adjoining beautiful properties in Ann Arbor Township. Folks who come to out this way via Whitmore Lake Road often say "Wow, it was like a vacation just driving here."

So now a developer enters the picture with his vision – not our vision.

This is not a question of growth or no growth. It is a question of the right growth in the right place.

And, an issue of who decides – us, the residents who love our community or developers motivated by profit – it's their business.

We can save ourselves a lot of grief by simply following the guidelines in our Master Plan.

The Master Plan is in place so we don't need to have the same discussions over and over again.

Does our planner really think it needs revision already? Why?

It will be up for review in 2017. Let's look at it then or at least let's go through the same process it took to create it to review it now.

Let's save ourselves, all of us, a lot of aggravation and strife and go home with peace of mind this evening because we have defended our Master Plan.

Thank you.

Suzy Wienckowski

5558 Hellner Road

Ann Arbor, MI 48105

Subject: FW: Imagining our potential future

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Monday, August 25, 2014 9:27 AM

fyi

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Saturday, August 16, 2014 5:07 PM
To: chockleym@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; finkh@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@top.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dockettw@twp.northfield.mi.us
Subject: Imagining our potential future

Dear Northfield Township Officials:
As a Northfield Township resident living on Five Mile, I don't understand why we would amend the Master Plan or why we're entertaining Biltmore's current proposal to rezone and develop land on **¼ acre** plots (medium density). These are some of the reasons for my confusion, and I desperately hope you will hold at least two public planning meetings that invite input from us residents and answer our questions:

1) At **460 acres, even developing only 300 of them as ¼ plots = 1,200 new households:** with a very modest estimation of **two people and two cars per household**, we are looking at adding *at minimum* **2,400 new residents and their cars** to our infrastructure.

2) If any of these households has school-aged children, these kids would attend Ann Arbor Public Schools. This means that every single one of those additional cars trying to access one of the Ann Arbor schools **has to pass through one of two intersections—ONLY 2,** the Nixon/Dhu Varren intersection and the Barton/Whitmore lake intersection. Both currently 4-way stops.

3) Given the proposals to develop 491 units at Nixon and Dhu Varren, along with 294 apartments across Nixon, that adds **at minimum 1,570 cars to that intersection** (estimating two cars per unit). Nothing would move!

4) In total, the current infrastructure would have to support **3,970 additional cars** (counting the adjacent Ann Arbor developments), and anyone from Biltmore's development heading to their public school would have to pass through one of only two intersections. Rush hour would be a parking lot.

5) How is North Territorial going to handle the additional vehicles joining the rush hours streams onto US 23?

6) Why are we considering destroying unique and rapidly disappearing wetlands when we should be courting developers to revitalize those large stretches of land along US 23, some of it pure rubble (like the lot across from Whitmore Market/Proos Save On)? Those areas are ripe for high-density residential development, and the downtown businesses and Whitmore Lake Schools would greatly benefit from this influx of new residents.

7) Finally, if we change our Master Plan to accommodate Biltmore's proposal, then we invite endless lawsuits from anyone who has ever been denied their rezoning requests.

With a ***minimum of 3,680 new residents and cars***, *no infrastructure to support them, no students attending our school district, and located by a few service businesses in our township (the gas stations and TSC) and none downtown,* how on earth would we benefit from this plan?
We must direct development where we really need it and preserve what makes us unique.

Please give us residents time and opportunity through public planning meetings to contribute to these plans for our township.

Thank you—Cecilia Infante, Five Mile, Whitmore Lake

Subject: FW: Biltmore Developement

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Monday, August 25, 2014 9:49 AM

fyi

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: HBraunDDSPC@aol.com [mailto:HBraunDDSPC@aol.com]
Sent: Thursday, August 21, 2014 1:44 PM
To: chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com; h3333@sbcglobal.net
Subject: Biltmore Developement

We are against changing Northfield Townships master plan and Biltmore Developement.

Please turn this down.

Traffic, light pollution etc. we say no thank you.

Heidi & Mark Braun

Subject: Fwd: We need your support in Northfield Township

From: Kenneth Dignan (kjdignan@gmail.com)

To: kjdignan@gmail.com;

Bcc: jackiotto@yahoo.com;

Date: Tuesday, August 19, 2014 10:06 PM

Everyone,

This was sent to the Washtenaw Board of Commissioners. FYI

Ken

Subject: We need your support in Northfield Township

Dear Washtenaw County Board of Commissioners:
You may be aware of the plan to amend the Master Plan of Northfield Township to accommodate the developer Biltmore and their plans to rezone and develop 460 acres of farmlands and wetlands into **¼ acre** residential plots (medium density). These parcels are also located between Joy Rd and North Territorial, along Whitmore Lake road, which is an area with no infrastructure to support the thousands of new residents and their cars, nor could AAPS accommodate the huge population of students they would suddenly be responsible for educating. Can you help us? These are my main concerns:

1) At **460 acres, even developing only 300 of them as ¼ plots = 1,200 new households:** with a very modest estimation of **two people and two cars per household**, we are looking at adding *at minimum* **2,400 new residents and their cars** to our infrastructure.
2) If any of these households has school-aged children, these kids would attend Ann Arbor Public Schools. This means that every single one of those additional cars trying to access one of the Ann Arbor schools **has to pass through one of two intersections—ONLY 2,** the Nixon/Dhu Varren intersection and the Barton/Whitmore lake intersection. Both currently 4-way stops.
3) Given the proposals to develop 491 units at Nixon and Dhu Varren, along with 294 apartments across Nixon, that adds **at minimum 1,570 cars to that intersection** (estimating two cars per unit). Nothing would move!
4) In total, the current infrastructure would have to support **3,970 additional cars** (counting the adjacent Ann Arbor developments), and anyone from Biltmore's development heading to their public school would have to pass through one of only two intersections. Rush hour would be a parking lot.
5) How is North Territorial going to handle the additional vehicles joining the rush hours streams onto US 23?

6) Why are we considering destroying unique and rapidly disappearing wetlands when we should be courting developers to revitalize those large stretches of land along US 23, some of it pure rubble (like the lot across from Whitmore Market/Proos Save On)? Those areas are ripe for high-density residential development, and the downtown businesses and Whitmore Lake Schools would greatly benefit from this influx of new residents.

7) Finally, if we change our Master Plan to accommodate Biltmore's proposal, then we invite endless lawsuits from anyone who has ever been denied their rezoning requests.

We desperately need development along the US 23 corridor, but not in these inaccessible, environmentally valuable areas. Our Planning Commission meeting is tomorrow at 7:00pm in our Township Hall, and our pro-development board of representatives is considering approving the amendment to our Master Plan so Biltmore can move forward with theirs.

As our elected officials, can you help us in any way?

Thank you for your attention.
Cecilia Infante,
1035 Five Mile
Whitmore Lake, MI 48189
734-358-0525

--
Thanks,
Ken Dignan

Subject: FW: Biltmore Developement

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Monday, August 25, 2014 9:49 AM

fyi

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: HBraunDDSPC@aol.com [mailto:HBraunDDSPC@aol.com]
Sent: Thursday, August 21, 2014 1:44 PM
To: chockleym@twp.northfield.mi.us; westovera@twp.northfield.mi.us; finkh@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; jackiotto@yahoo.com; chickj@twp.northfield.mi.us; braunk@twp.northfield.mi.us; engstromm@twp.northfield.mi.us; hmarilyn@yahoo.com; thomast@twp.northfield.mi.us; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; dlewan@cwaplan.com; dignank@twp.northfield.mi.us; romanl@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us
Cc: northfieldneighborsmi@gmail.com; h3333@sbcglobal.net
Subject: Biltmore Developement

We are against changing Northfield Townships master plan and Biltmore Developement.

Please turn this down.

Traffic, light pollution etc. we say no thank you.

Heidi & Mark Braun

Subject: FOIA Request

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net;

Date: Friday, August 22, 2014 11:17 AM

Hi Everyone,

Attached is a FOIA request received for documents pertaining to the Biltmore Development proposal. Some of you might have received this already. Angie and I needed to consult with Paul Burns before proceeding. Please note that I will be contacting PC and BOT members directly with instructions on reviewing past emails / documents to include in the FOIA response.

Please let me or Angie know if you have any questions.

Howard

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Subject: FW: northfiled twp

From: Howard Fink (finkh@twp.northfield.mi.us)

To: brad.cousino@live.com; dlewan@cwaplan.com; jchick711@aol.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net; angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Monday, August 25, 2014 11:12 AM

Fyi

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: bdg576@aol.com [mailto:bdg576@aol.com]
Sent: Friday, August 01, 2014 12:58 PM
To: finkh@twp.northfield.mi.us
Subject: northfiled twp

Dear Mr. Fink:
Thank you for considering my opinion on the matter of revising the Master Plan.

I find it disturbing that we might actually change a long-standing township law--one that all of us have had to abide by--just because it gets in the way of a Birmingham company's plans. If we want to allow Biltmore to build more in our township, then they need to respect our ordinances and follow the same process that we all do in proposing plans for development and rezoning in our township. This is not China. This is America, and we do not allow big money and political power to trample our values and disrespect our rules. And if we actually do fold under their pressure and fail to uphold our

own laws, then it's game over because we'll have NO defense at all against any lawsuit in the future.

I strongly urge you not to give into this Birmingham heavy-weight and require them to follow the same laws we all do when proposing development in our township. If the Master Plan needs to be revisited and revised, then that sounds like an issue for the ballet and for our vote.

Sincerely,

Bryan Gipson

1035 5 Mile

Whitmore Lake, MI

Bryan Gipson

Subject: FW: REZONING

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Monday, August 25, 2014 11:13 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lawrence bellino [mailto:bell7105@msn.com]
Sent: Tuesday, July 29, 2014 10:38 AM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
Subject: REZONING

The Master Plan was the result of community consensus. **It is defensible in court if you follow it.** Change it and you are in peril," said Gene Ragland, a former trustee from Ann Arbor Township which has successfully defended its Master Plan on numerous occasions. "If (the township) changes the master plan so easily, there will be no defense against (future) law suits," he warned.

Jim Nelson added "(The Master Plan) is a promise to residents that their neighborhoods will be protected. Don't break that promise."

Unfortunately, some Board of Trustees members were eager to accept Biltmore's vision.

Township Supervisor Marilyn Engstrom (a local realtor) and Trustee Wayne Dockett (a local pawn shop owner) voiced their support for Biltmore's plan even though Biltmore didn't present a plan.

Let's not let greed and business opportunity cloud our judgement.

YOU ARE REPRESENTATIVES OF THE PEOPLE, KEEP FINANCIAL INTERESTS OUT OF OUR LOCAL POLICIES.

IN GOD WE TRUST

LARRY BELLINO

Subject: FW: REZONING

From: Howard Fink (finkh@twp.northfield.mi.us)

To: angiewestover@yahoo.com; burns@peblaw.net; finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; jchick711@aol.com; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us;

Date: Monday, August 25, 2014 11:13 AM

FYI

Howard Fink

Northfield Township Manager

8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: lawrence bellino [mailto:bell7105@msn.com]
Sent: Tuesday, July 29, 2014 10:38 AM
To: chockleym@twp.northfield.mi.us; chickj@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dardena@twp.northfield.mi.us; dignank@twp.northfield.mi.us; sjdignan@gmail.com; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; engstromm@twp.northfield.mi.us; westovera@twp.northfield.mi.us; braunk@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; dockettw@twp.northfield.mi.us; thomast@twp.northfield.mi.us; finkh@twp.northfield.mi.us
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IN GOD WE TRUST

LARRY BELLINO

7507

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2126-128**
Client No.:	**271**
Date:	**6-1-12**
Period End:	**5-31-12**

MASTER PLAN 2010 -

Tasks Completed:

- Final revisions as requested by Planning Commission.
- Master Plan sub-committee meeting.
- Meeting with M. Chockley regarding changes.
- Future Land Use calculations.

ENTERED

11.0 hrs. @ $90/hr. = $990.00
5.0 hrs. @ $70/hr. = 350.00
1.5 hrs. @ $60/hr. = 90.00

= $1,430.00

TOTAL DUE THIS INVOICE: $1,430.00

101-412-801
SM

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2124-129**
Client No.:	**271**
Date:	**4-1-12**
Period End:	**3-31-12**

MASTER PLAN

- Review mailing list and requirements and forward draft plan to WATS and SEMCOG.

1.0 hr. @ $90/hr. = $90.00
0.5 hr. @ $70/hr. = 35.00
0.5 hr. @ $50/hr. = 25.00
POSTAGE = 1.80

= $151.80

TOTAL DUE THIS INVOICE: **$151.80**

ENTERED

101-412-801
Sm

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Ann Arbor, MI 48104
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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2123-136**
Client No.:	**271**
Date:	**3-1-12**
Period End:	**2-29-12**

MASTER PLAN 2010

(Additional Master Plan work)

- Master Plan distribution and management of mailing list.



2.0 hrs. @ $90/hr.	=	$180.00
2.5 hrs. @ $70/hr.	=	175.00
1.0 hr. @ $50/hr.	=	50.00
Printing	=	544.38

TOTAL DUE THIS INVOICE: **$949.38**

101-412-801
SW

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Ann Arbor, MI 48104
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fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2123-133**
Client No.:	**271**
Date:	**3-1-12**
Period End:	**2-29-12**

GENERAL CONSULTATION

- Provide digital Master Plan to Township resident.
- Set-up and attend Speedway Gas Station pre-application meeting.
- Develop rezoning announcement for publication in Courant.
- Develop legal notice and map for WLD hearing.
- Set-up and attend Northfield Self-Storage pre-application meeting.
- Planning Commisson packet and distribution.

ENTERED

11.0 hrs. @ $90/hr.	=	$990.00
4.5 hrs. @ $70/hr.	=	315.00
4.0 hrs. @ $60/hr.	=	240.00
1.5 hrs. @ $50/hr.	=	75.00
Copies	=	21.00
Postage	=	21.00

TOTAL DUE THIS INVOICE: **$1,662.00**

101-412-801

CARLISLE/WORTMAN ASSOCIATES, INC.
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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2122-111**
Client No.:	**271**
Date:	**2-1-12**
Period End:	**1-31-12**

MASTER PLAN 2010

(Additional Master Plan work)

- Develop Master Plan alternatives as requested by Planning Commission.
- Develop land area calculations for alternative variations of future land use map.

9.0 hrs. @ $90/hr. = $810.00
4.0 hrs. @ $70/hr. = 280.00
5.0 hrs. @ $60/hr. = 300.00
5.0 hrs. **GIS** @ $25/hr. = 125.00

= $1,515.00

TOTAL DUE THIS INVOICE: $1,515.00

ENTERED

101-412-801
gm

CARLISLE/WORTMAN ASSOCIATES, INC.
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Ann Arbor, MI 48104
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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**212194**
Client No.:	**271**
Date:	**1-1-12**
Period End:	**12-31-11**

MASTER PLAN 2010

- Revisions as requested by Township Attorney.

0.5 hr. @ $90/hr. = $45.00
0.5 hr. @ $70/hr. = 35.00
0.5 hr. @ $50/hr. = 25.00

= $105.00

Contract Amount:	$27,500.00
Amount Billed to Date:	$27,320.33
Amount Due this Invoice:	$105.00

Printing of drafts = 325.12
(not included in contract)

TOTAL DUE THIS INVOICE: **$430.12**

ENTERED

101-412-801

SW

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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2111278**
Client No.:	**271**
Date:	**12-1-11**
Period End:	**11-30-11**

MASTER PLAN 2010

- Revisions as requested by Township Attorney.

0.5 hr. @ $90/hr.	=	$45.00
2.0 hrs. @ $70/hr.	=	140.00
1.0 hr. @ $60/hr.	=	60.00
1.0 hr. **GIS** @ $25/hr.	=	25.00
TOTAL DUE THIS INVOICE:		**$270.00**

Contract Amount:	$27,500.00
Amount Billed to Date:	$27,050.33
Amount Due this Invoice:	$270.00

ENTERED

101-412-801
SM

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Community Planners /Landscape Architects

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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2111273**
Client No.:	**271**
Date:	**12-1-11**
Period End:	**11-30-11**

GENERAL CONSULTATION

- Meeting at Township offices regarding Master Plan and Form-Based Code.
- Meeting at Township offices regarding Northfield Mini-Storage.

5.0 hrs. @ $90/hr. = $450.00

TOTAL DUE THIS INVOICE: $450.00

ENTERED

101-412-801

SM

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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2111164**
Client No.:	**271**
Date:	**11-1-11**
Period End:	**10-31-11**

MASTER PLAN 2010

- Submit full draft to Planning Commission.
- Begin revisions as requested.

1.5 hrs. @ $90/hr.	=	$135.00
4.0 hrs. @ $60/hr.	=	240.00
0.5 hr. @ $60/hr.	=	30.00
1.0 hr. @ $50/hr.	=	50.00
0.5 hr. **GIS** @ $25/hr.	=	12.50
Copies & Delivery (not in contract)	=	267.82
TOTAL DUE THIS INVOICE:		**$735.32**

Contract Amount:	$27,500.00
Amount Billed to Date:	$26,315.01
Amount Due this Invoice:	$735.32

101-412-801
sm

CARLISLE/WORTMAN ASSOCIATES, INC.
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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**21110-121**
Client No.:	**271**
Date:	**10-1-11**
Period End:	**9-30-11**

MASTER PLAN 2010

- Submit full draft to Planning Commission.
- Begin revisions as requested.

3.0 hrs. @ $90/hr.	=	$270.00
1.5 hrs. @ $60/hr.	=	90.00
2.0 hrs. @ $50/hr.	=	100.00
2.0 hrs. **GIS** @ $25/hr.	=	50.00
TOTAL DUE THIS INVOICE:		**$510.00**

Contract Amount:	$27,500.00
Amount Billed to Date:	$25,805.01
Amount Due this Invoice:	$510.00

101-412-807

SM

CARLISLE/WORTMAN ASSOCIATES, INC.
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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2119-126**
Client No.:	**271**
Date:	**9-1-11**
Period End:	**8-31-11**

MASTER PLAN 2010

- Review draft with Planning Commission Chair and make revisions.
- Planning Commission sub-committee.

6.5 hrs. @ $90/hr.	=	$585.00
0.5 hr. @ $60/hr.	=	30.00
0.5 hr. @ $50/hr.	=	25.00
0.5 hr. **GIS** @ $25/hr.	=	12.50
Copies	=	27.51

TOTAL DUE THIS INVOICE: **$680.01**

Contract Amount:	$27,500.00
Amount Billed to Date:	$25,125.00
Amount Due this Invoice:	$680.01

101-412-800
SW

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fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**211730**
Client No.:	**271**
Date:	**7-1-11**
Period End:	**6-30-11**

MASTER PLAN 2010

- Revisions to Future Land Use Map.
- Draft full draft for review of Planning Commission.

12.5 hrs. @ $90/hr. = $1,125.00
6.5 hrs. @ $70/hr. = 455.00

= $1,580.00

Contract Amount:	$27,500.00
Amount Billed to Date:	$23,545.00
Amount Due this Invoice:	$1,580.00

Copies (not in contract) = 162.00

TOTAL DUE THIS INVOICE: **$1,742.00**

101-412-800

CARLISLE/WORTMAN ASSOCIATES, INC.
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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2116-153**
Client No.:	**271**
Date:	**6-1-11**
Period End:	**5-31-11**

MASTER PLAN 2010

- Revisions to Future Land Use Map.
- Draft full draft for review of Planning Commission.

5.5 hrs. @ $90/hr. =	$495.00	
15.0 hrs. @ $70/hr. =	1,050.00	
4.0 hrs. @ $60/hr. =	240.00	
4.0 hrs. **GIS** @ $25/hr. =	100.00	
	=	$1,885.00

TOTAL DUE THIS INVOICE: **$1,885.00**

Contract Amount:	$27,500.00
Amount Billed to Date:	$21,660.00
Amount Due this Invoice:	$1,885.00

101-412-800

Gw

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

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Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

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fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2115-119**
Client No.:	**271**
Date:	**5-1-11**
Period End:	**4-31-11**

MASTER PLAN 2010

- Revisions to Future Land Use Map.
- Revisions and development of categories.

4.5 hrs. @ $90/hr. = $405.00
10.5 hrs. @ $70/hr. = 735.00
2.5 hrs. @ $60/hr. = 150.00
2.5 hrs. **GIS** @ $25/hr. = 62.50

= $1,352.50

Contract Amount:	$27,500.00
Amount Billed to Date:	$20,827.50
Amount Due this Invoice:	$832.50

ADDITIONAL EXPENSES:

Color Copies = 14.70

TOTAL DUE THIS INVOICE: **$1,367.20**

101-412-800
SM

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
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fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2114-118**
Client No.:	**271**
Date:	**4-1-11**
Period End:	**3-31-11**

MASTER PLAN 2010

- Revisions to Future Land Use Map.
- Revisions and development of categories.

5.0 hrs. @ $90/hr.	=	$450.00
4.5 hrs. @ $60/hr.	=	270.00
4.5 hrs. GIS @ $25/hr.	=	112.50

TOTAL DUE THIS INVOICE: **$832.50**

Contract Amount:	$27,500.00
Amount Billed to Date:	$20,827.50
Amount Due this Invoice:	$832.50

101-412-800
SLM

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

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fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**211368**
Client No.:	**271**
Date:	**3-1-11**
Period End:	**2-28-11**

MASTER PLAN 2010

- Community Survey Revisions.
- FLU categories.
- Master Plan meeting at Township offices (2-18-11).

25.5 hrs. @ $90/hr.	=	$2,295.00
10.0 hrs. @ $70/hr.	=	700.00
0.5 hr. @ $50/hr.	=	25.00

TOTAL DUE THIS INVOICE: **$3,020.00**

Contract Amount:	$27,500.00
Amount Billed to Date:	$17,807.50
Amount Due this Invoice:	$3,020.00

101-412-800
SM

RECEIVED
MAR 22 2011

CARLISLE/WORTMAN ASSOCIATES, INC.
Landscape Planners Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**211285**
Client No.:	**271**
Date:	**2-1-11**
Period End:	**1-31-11**

MASTER PLAN 2010

- Community Survey Report and Revisions.
- Steering Committee meeting.

2.0 hrs. @ $90/hr. = $180.00
8.5 hrs. @ $70/hr. = 595.00
3.5 hrs. @ $60/hr. = 210.00
3.5 hrs. **GIS** @ $25/hr. = 87.50

= $1,072.50

TOTAL DUE THIS INVOICE: $1,072.50

Contract Amount: $27,500.00
Amount Billed to Date: $16,735.00
Amount Due this Invoice: $1,072.50

101-412-800

SM

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

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Ann Arbor, MI 48104
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fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2111-118**
Client No.:	**271**
Date:	**1-1-11**
Period End:	**12-31-10**

MASTER PLAN 2010

- Community Survey Report and Revisions.
- Steering Committee meeting.

10.5 hrs. @ $90/hr. = $945.00
9.0 hrs. @ $70/hr. = 630.00

= $1,575.00

Contract Amount:	$27,500.00
Amount Billed to Date:	$15,160.00
Amount Due this Invoice:	$1,575.00

Printing = 72.66
(not included in Contract)

TOTAL DUE THIS INVOICE: **$1,647.66**

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SW

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners Landscape Architects

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INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**21012-117**
Client No.:	**271**
Date:	**12-1-10**
Period End:	**11-30-10**

MASTER PLAN 2010

- Work on Future Land Use.
- Format Community Survey as requested.

10.5 hrs. @ $90/hr. =	$945.00	
19.5 hrs. @ $70/hr. =	1,365.00	
7.0 hrs. @ $60/hr. =	420.00	
7.0 hrs. **GIS** @ $25/hr. =	175.00	
	=	$2,905.00

TOTAL DUE THIS INVOICE: **$2,905.00**

Contract Amount:	$27,500.00
Amount Billed to Date:	$12,255.00
Amount Due this Invoice:	$2,905.00

101-412-801

CARLISLE/WORTMAN ASSOCIATES, INC.
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INVOICE

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NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**21011-111**
Client No.:	**271**
Date:	**11-1-10**
Period End:	**10-31-10**

MASTER PLAN 2010

- Prepare Planning Fair comments to Planning Commission.
- Develop Community Description and continue Background Studies.
- Begin Natural Features and mapping.

12.5 hrs. @ $90/hr. = $1,125.00
13.0 hrs. @ $70/hr. = 910.00
1.0 hr. @ $50/hr. = 50.00

= $2,085.00

TOTAL DUE THIS INVOICE: $2,085.00

Contract Amount: $27,500.00
Amount Billed to Date: $10,170.00
Amount Due this Invoice: $2,085.00

101-412-801 sm

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**21010-116**
Client No.:	**271**
Date:	**10-1-10**
Period End:	**9-30-10**

MASTER PLAN 2010

- Prepare Planning Fair comments to Planning Commission.
- Develop Community Description and continue Background Studies.
- Begin Natural Features and mapping.

6.5 hrs. @ $90/hr. = $585.00 7.5 hrs. @ $70/hr. = 525.00 7.0 hrs. @ $60/hr. = 420.00 7.0 hrs. **GIS** @ $25/hr. = 175.00	=	$1,705.00
Copies (Not in Contract)	=	15.40
TOTAL DUE THIS INVOICE:		**$1,720.40**

Contract Amount:	$27,500.00
Amount Billed to Date:	$8,465.00
Amount Due this Invoice:	$1,705.00

101-412-800
SW

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**210973**
Client No.:	**271**
Date:	**9-1-10**
Period End:	**8-30-10**

MASTER PLAN 2010

- Prepare Planning Fair comments to Planning Commission.
- Develop Community Description and continue Background Studies.
- Begin Natural Features and mapping.

2.5 hrs. @ $90/hr. =	$225.00	
10.0 hrs. @ $70/hr. =	700.00	
1.0 hr. @ $60/hr. =	60.00	
1.0 hr. **GIS** @ $25/hr. =	25.00	
=		$1,010.00

TOTAL DUE THIS INVOICE: **$1,010.00**

Contract Amount:	$27,500.00
Amount Billed to Date:	$7,455.00
Amount Due this Invoice:	$1,010.00

101-412-800
SM

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners/Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**2108-116**
Client No.:	**271**
Date:	**8-1-10**
Period End:	**7-31-10**

MASTER PLAN 2010

- Master Plan Planning Fair #2 and preparation.
- Compile results from Public input, begin Goals statements.
- Presentation on residential density.

10.5 hrs. @ $90/hr. = $945.00
14.0 hrs. @ $70/hr. = 980.00
5.5 hrs. @ $50/hr. = 275.00

= $2,200.00

TOTAL DUE THIS INVOICE: $2,200.00

Contract Amount:	$27,500.00
Amount Billed to Date:	$5,255.00
Amount Due this Invoice:	$2,200.00

101-412-800

sm

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners / Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**210768**
Client No.:	**271**
Date:	**7-1-10**
Period End:	**6-30-10**

MASTER PLAN 2010

- Prepare materials and maps for Master Plan Planning Fair #1.
- Draft Community Description and begin Background Studies.

13.0 hrs. @ $90/hr. =	$1,170.00	
20.5 hrs. @ $70/hr. =	1,435.00	
13.5 hrs. @ $60/hr. =	810.00	
2.0 hrs. @ $50/hr. =	100.00	
13.5 hrs. **GIS** @ $25/hr. =	337.50	
=		$3,852.50

Contract Amount:	$27,500.00
Amount Billed to Date:	$1,402.50
Amount Due this Invoice:	$3,852.5

09-10

ADDITIONAL EXPENSES:

In-house Copies (outside of contract)	=	51.40
TOTAL DUE THIS INVOICE:		**$3,903.90**

101-412-801 Sm

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**210262**
Client No.:	**271**
Date:	**2-1-10**
Period End:	**1-31-10**

PLANNING CONSULTATION

- Meeting with M. Chockley regarding Planning Commission priorities and issues.
- Prepare memo to Planning Commission regarding Goals & Master Plan for discussion at Planning Commission meeting.

6.0 hrs. @ $90/hr. = $540.00

TOTAL DUE THIS INVOICE: **$540.00**

101-412-801

Sm

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners/Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No.	**210690**
Client No.:	**271**
Date:	**6-1-10**
Period End:	**5-31-10**

MASTER PLAN 2010

- Plan to Plan meeting and preparation.

2.0 hrs. @ $90/hr. =	$180.00	
6.0 hrs. @ $70/hr. =	420.00	
0.5 hr. @ $60/hr. =	30.00	
2.0 hrs. @ $50/hr. =	100.00	
0.5 hr. **GIS** @ $25/hr. =	12.50	
	=	$742.50

Contract Amount:	$27,500.00
Amount Billed to Date:	$660.00
Amount Due this Invoice:	$742.50

ADDITIONAL EXPENSES:

Postage (outside of contract)	=	9.24

TOTAL DUE THIS INVOICE: **$751.74**

09-10

101-412-801

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

INVOICE

Michele Manning, Clerk
NORTHFIELD TOWNSHIP
P.O. Box 576
Whitmore Lake, Michigan 48189

Invoice No. 2105-117
Client No.: 271
Date: 5-1-10
Period End: 4-30-10

MASTER PLAN 2010

- Plan to Plan meeting and preparation.

3.0 hrs. @ $90/hr.	=	$270.00
2.0 hrs. @ $60/hr.	=	120.00

TOTAL DUE THIS INVOICE: **$390.00**

Contract Amount:	$27,500.00
Amount Billed to Date:	$270.00
Amount Due this Invoice:	$390.00

101-412-801

Jennifer Carlisle

From: David Stollman [dstollman@me.com]
Sent: Wednesday, May 21, 2014 2:42 PM
To: Jennifer Carlisle
Cc: Scott W. Betzoldt; Doug Lewan
Subject: Re: Northfield Township

Confirmed. Scott and I will be there.

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

On May 21, 2014, at 11:34 AM, Jennifer Carlisle <Carlislej@twp.northfield.mi.us> wrote:

Meeting with Biltmore Development is scheduled for Tuesday at 11:00 here at the Township Office.

Thanks,
Jennifer Carlisle
Asst. to Northfield Twp. Mgr.
734-449-2880 ext. 18
carlislej@twp.northfield.mi.us

Jennifer Carlisle

From: Jim Beuche [jbeuche@hooperhathaway.com]
Sent: Wednesday, April 30, 2014 2:35 PM
To: 'Jennifer Carlisle' (Carlislej@twp.northfield.mi.us)
Cc: CKleinschmidt; dstollman@me.com
Subject: FW: Sewer Meeting

Ms. Carlisle:

Joe Van Esley's email address is below.

He as well will be included in the meeting.

James R. Beuche
Hooper, Hathaway, Price, Beuche & Wallace
126 South Main Street
Ann Arbor, Michigan 48104
Tele: 734-662-4426
Fax: 734-662-9559
Email: jbeuche@hooperhathaway.com



Confidentiality Notice: this transmission is intended for the sole use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone. Thank you.

IRS Circular 230 Notice: to ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication is not intended or written to be used, and cannot be used by any taxpayer, for the purpose of avoiding U.S. tax penalties.

From: David Stollman [mailto:dstollman@me.com]
Sent: Wednesday, April 30, 2014 2:12 PM
To: Jim Beuche
Subject: Re: Sewer Meeting

Yes. He already told me he is available for meeting and will attend. His email is: vanesleyre@aol.com.

Jim, thanks for arranging this meeting so quickly. Much appreciated!!!

DJS

David J. Stollman
President
Biltmore Development LLC

555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com



On Apr 30, 2014, at 2:09 PM, Jim Beuche <jbeuche@hooperhathaway.com> wrote:

David:

Do you have an email address for Joe?

James R. Beuche
Hooper, Hathaway, Price, Beuche & Wallace
126 South Main Street
Ann Arbor, Michigan 48104
Tele: 734-662-4426
Fax: 734-662-9559
Email: jbeuche@hooperhathaway.com

<image001.png>

Confidentiality Notice: this transmission is intended for the sole use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone. Thank you.

IRS Circular 230 Notice: to ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication is not intended or written to be used, and cannot be used by any taxpayer, for the purpose of avoiding U.S. tax penalties.

From: David Stollman [mailto:dstollman@me.com]
Sent: Wednesday, April 30, 2014 2:08 PM
To: Jim Beuche
Subject: Re: Sewer Meeting

Jim,

FYI - Joe Van Esley will be attending as well.

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

<image002.jpg>

On Apr 30, 2014, at 2:03 PM, Jim Beuche <jbeuche@hooperhathaway.com> wrote:

Ms. Carlisle:

Attendees for the Friday morning meeting will be Chuck Kleinschmidt, David Stollman, Joyce Braun (potentially) and me.

Thanks for circulating the meeting notice.

James R. Beuche
Hooper, Hathaway, Price, Beuche & Wallace
126 South Main Street
Ann Arbor, Michigan 48104
Tele: 734-662-4426
Fax: 734-662-9559
Email: jbeuche@hooperhathaway.com

<image001.png>

Confidentiality Notice: this transmission is intended for the sole use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone. Thank you.

IRS Circular 230 Notice: to ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication is not intended or written to be used, and cannot be used by any taxpayer, for the purpose of avoiding U.S. tax penalties.

From: Howard Fink [mailto:finkh@twp.northfield.mi.us]
Sent: Wednesday, April 30, 2014 1:48 PM
To: Jim Beuche

Cc: 'Jennifer Carlisle'
Subject:

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Jennifer Carlisle

From: David Stollman [dstollman@me.com]
Sent: Friday, May 09, 2014 11:52 AM
To: Jennifer Carlisle
Subject: Re: Conference Call Today

Thanks Jennifer

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com

On May 9, 2014, at 11:51 AM, Jennifer Carlisle <Carlislej@twp.northfield.mi.us> wrote:

I got it. I'll forward this to the appropriate people. Thank you!

From: David Stollman [mailto:dstollman@me.com]
Sent: Friday, May 09, 2014 11:50 AM
To: Howard Fink; carlislej@twp.northfield.mi.us
Subject: Conference Call Today

Howard/Jennifer,

I am available for a conference call today at 3PM. I am trying to get my engineer (Scott Betzoldt) to join us on the call but I haven't been able to reach him. Why don't we use the Biltmore Development Conference Call #? The dial-in instructions are as follows:

Conference Call #: (712) 432-0385
Participant Code: 952338#

Please confirm you received this. Jennifer can you send me your contact information/email address?

I look forward to speaking with you at 3PM.

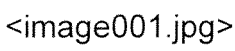
Thanks

DJS

David J. Stollman
President
Biltmore Development LLC
555 South Old Woodward, Suite1409
Birmingham, MI 48009

Phone: (248) 563-5800
Fax: (248) 499-1006
Email: dstollman@me.com
dstollman@BiltmoreDevelopment.com

www.BiltmoreDevelopment.com



Jennifer Carlisle

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Wednesday, May 21, 2014 10:51 AM
To: Jennifer Carlisle
Subject: RE:

Friday after 11:00 A. or any time Tuesday or Wednesday.

Doug

From: Jennifer Carlisle [mailto:Carlislej@twp.northfield.mi.us]
Sent: Wednesday, May 21, 2014 10:46 AM
To: Doug Lewan
Subject:

David Stollman from Biltmore would like to schedule a meeting with you and Howard. What are some good times for you to meet?

Thanks,
Jennifer Carlisle
Asst. to Northfield Twp. Mgr.
734-449-2880 ext. 18
carlislej@twp.northfield.mi.us

Jennifer Carlisle

From: Tami Averill [averillt@twp.northfield.mi.us]
Sent: Friday, May 30, 2014 4:44 PM
To: Jennifer Carlisle
Subject: RE: Staff Meeting Overview

Hi Jen,

Feel free to stick a few of the Clean-up flyers in my box. I have a few here, but a few more won't hurt.

Thanks!

Tami

From: Jennifer Carlisle
Sent: Friday, May 30, 2014 12:24 PM
To: Tami Averill; Kathleen Manley
Subject: Staff Meeting Overview

Item 1: Basement Clean-up – The clean-up was originally scheduled for tomorrow 5/31. Howard cancelled it. It would have been a voluntary thing to come in and clean, and he feels it should be something that we get paid for, so we will be schedule a Friday afternoon in the near future. One person will remain upstairs (or people will rotate so that 1 person is upstairs at all times) to handle phones and people at the counter.

Item 2: Evaluations- Staff evaluations will be starting next week.

Item 3: Elections- Since we do not have a clerk at the moment, Jewelie and Howard will be handling the election for now for the election scheduled for Aug. 5 with help from someone from Pittsfield Township. Voting Districts 1 & 3 will be moved back to the Township Hall to try to make things less hectic. District 2 will remain where it has been.

Item 4: Credit Card Reader – We are now taking credit cards at the front desk. The reader is not currently working – we will contact the Online Payments people to get this figured out. There was discussion regarding having to manually enter all of the information and how it was time-consuming and defeats the purpose of having a reader at the desk. Howard suggested having a computer at the front desk for residents to use specifically for credit card payments – would have Kelly lock-down the computer so that this is all it could be used for. This would reduce the work on counter staff, and still allow residents to pay by card. Nothing was decided upon for certain.

Item 5: Cash Receipts- There was an overage of approximately $80 in the cash drawer with no paper (bill, receipt, etc.) to go with it. The estimated date of this overage was June 23 (last Friday). May be possible that someone did not get credit for sewer bill or something of that nature. Please make sure we are printing receipts for all cash transactions. Please do not disturb counter workers while handling customer transactions. Howard and Pam will discuss with Kathy Braun if we want to start reconciling the cash drawer at 3:00 each day, and how to handle payments that come in after that time. Howard suggested doing receipts for each individual that came to the counter whether they paid with cash or check (not bundling checks). Pam said this would make it take way too long to reconcile having to go through each check individually. We will continue to work on streamlining this process. It was also mentioned that if Pam starts reconciling in the afternoons, she is not to be disturbed during that time. There will be cross-training for Building/inspection stuff for Jen and Kathy.

Item 6: Other- Howard handed out a packet from a company called Biltmore that is in the process of purchasing/developing 460 acres along Whitmore Lake Rd and Northfield Church Rd. (Tami – I will put a packet in your mailbox.) Any questions regarding this project should be directed to Howard.

Our County Clean-up Day is coming up soon – June 14. This is a County-wide Clean-up Day, not just for Northfield Township. However, it is for Washtenaw County Only – Green Oak twp., Hamburg, etc. are restricted from attending. There are flyers here at the Office for people to take. Howard or I can try and answer any questions people may have. They are taking appliances and large items such as mattresses and furniture. Tami – if you want some flyers down there, I can put some copies in your mailbox.

Jennifer Carlisle
Asst. to Northfield Twp. Mgr.
734-449-2880 ext. 18
carlislej@twp.northfield.mi.us

May 02, 2014

Friday

May 2014

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June 2014

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

2 Friday

7 am

8 00

9 00

10 00

11 00

Meeting reg. potential future development in Northfield Townsip
Northfield Township, 8350 Main St, Whitmore Lake, MI 48189
Jennifer Carlisle

12 pm

1 00

2 00

3 00

Mtg with Tom Ester & Doug Lewan

4 00

5 00

6 00

Daily Task List

Arranged By: Due Date

Notes

May 27, 2014
Tuesday

May 2014

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June 2014

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

27 Tuesday

7 am

8 00

9 00

10 00

11 00 **Meeting with Biltmore**
here
Jennifer Carlisle

12 pm

1 00 **FW: Urban County Executive Committee meeting**
LLRC Meeting Room B
Stephen Wade

2 00

3 00

4 00

5 00

6 00

7:00pm - 10:00pm Twp Board Workshop

Daily Task List

Arranged By: Due Date

Notes

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Tuesday, July 15, 2014 10:57 AM
To: finkh@twp.northfield.mi.us
Subject: Re: Please Oppose Biltmore's Unlawful Development of Our Community

What "Law"?

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tue, Jul 15, 2014 9:28 am
Subject: FW: Please Oppose Biltmore's Unlawful Development of Our Community

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: C. Mann [mailto:graceeagle@yahoo.com]
Sent: Tuesday, July 15, 2014 12:23 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Please Oppose Biltmore's Unlawful Development of Our Community

Dear Leaders of Our Community:

Please make this simple: just obey the ordinance and tell Biltmore and the landowners who want to sell their land to obey the ordinance, too. This creates a win-win for all:

1. Landowners can still sell their land and

2. Biltmore can still develop the land [1 home per 5 acres]
and
3. the majority of township citizens can rest assured the community will keep its beauty, open spaces, quiet small town appearance and feel because
4. NO ONE IS ABOVE THE LAW and EVERYONE IS OBEYING THE LAW.

If that is not enough, then:

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Thank you!

Sincerely,
C. Mann of Northfield Township

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Saturday, July 12, 2014 10:00 AM
To: finkh@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net; angela.westover@att.com; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us
Subject: Land Use Density

This one I think speaks to what we are looking at...
www.unc.edu/~shashi/Infrastructure/landusedensity.html

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>; angela.westover <angela.westover@att.com>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Sat, Jul 12, 2014 5:38 am
Subject: FW: Proposal by Biltmore Land, LLC

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Tony Morfino [mailto:tmorfino@charter.net]
Sent: Friday, July 11, 2014 8:38 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Tony Morfino
4617 Six Mile Rd
Northfield Township, Michigan 48178

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Saturday, July 12, 2014 9:56 AM
To: finkh@twp.northfield.mi.us; angela.westover@att.com; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: A link to review when considering development

I found this informative and helpful. You may like it as well. If you have any other information that can be shared to help us when considering developments I would welcome that as well. Our decisions need to be made on verifiable information. I have been looking for that.

www.unc.edu/~baerk/sustainability/main.htm

Thanks, Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angela.westover <angela.westover@att.com>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Sat, Jul 12, 2014 5:47 am
Subject: FW: Biltmore Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

-----Original Message-----
From: Judy Crookes [mailto:jacrookes@sbcglobal.net]
Sent: Friday, July 11, 2014 7:29 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Proposal

Dear Northfield Township Leader,

I have already written to you regarding my feelings about the Biltmore Proposal, but I did want to write again and reinforce my feelings by joining with my neighbors in their opposition. Altering our Master Plan to satisfy a mega builder doesn't make much sense to me. If we really believe in it, then we should maintain our appreciation for the thoughtful creation and respect that we have for those (perhaps you?) put into the Plan. I appreciated dedication when we purchased our five acres - the minimum that could be purchased based under the current Master Plan.

Our Personal Master Plan was to live on five quiet acres with neighbors who also had/have the same Plan. Please take into consideration the fact that all of us respected the plan and purchased our acreage based on the fact that we felt a deep trust for the leaders of Northfield Township. Please uphold that trust.

Thank you,
Judy A. Crookes
500 W Northfield Church Road
Ann Arbor, MI 48105

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Thursday, June 19, 2014 7:26 AM
To: finkh@twp.northfield.mi.us; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; mchockley@rc.net; dlewan@cwaplan.com
Subject: Biltmore Development LLC proposal

Hi All,

I received a call from Dave Gordon last night. The Planning Commission meeting was cancelled last night as several members were not going to be able to attend so there would not be a quorum. He was basically looking for acknowledgment of this because he had to contact 40 people and advise them not to be there. These were all people coming to speak against the Biltmore proposal.

I was also told there is a petition circulating from another source.

I expect they will be coming to our Workshop meeting but that is just an assumption. Which is fine, they can, they have every right to speak to whatever they would like. My only suggestion is that in the interest of time, if and when this happens, that we can request that only one person speak for the group. When we meet we are meeting to conduct township business and while we do allow time for the public to speak it is reasonable to keep time constraints on the speakers. The prospect of allowing time for 40 people is unreasonable. It would also be helpful to remind the Board to only listen and not engage with the speaker/s. That can open a Pandora's box on touchy issues and can create unnecessary dissension. I know we all know this..its just sometimes hard to resist..but it is usually not in the best interest of the issue.

Anyway I just wanted to give a head up. There is an article in the latest Township Focus on just this topic too, its worth a review.

Also, I did suggest to Dave that he consider talking to his supporters about taking a step back until we have some information. At this point we have not heard anything about what Biltmore's intentions are for these properties. That there is a lot of deliberation that needs to happen first before we know what we are looking at and having people up in arms over unknowns is not productive. We are looking at what they are looking at as far as how it will impact the area and to have some faith in the process, and we are taking their comments and interests into consideration.

I don't know if it helped at all.

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Wed, Jun 18, 2014 3:24 pm
Subject: FW: Biltmore Development LLC proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Audrey [mailto:itisaud@yahoo.com]
Sent: Wednesday, June 18, 2014 3:21 PM
To: mchockly@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; sjiaquinto@gmail.com; ken.dignan@wlps.net; kjdignan@gmail.com; finkh@twp.northfield.mi.us; dlewan@cwaplan.com
Subject: Biltmore Development LLC proposal

Audrey DeMarois
6163 Hellner Road
Ann Arbor, Michigan 48105
(734) 330-8521

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189
(734) 449-2880

June 18, 2014

Dear Commissioners:

I regret my absence at tonight's meeting, but I wanted to share my thoughts about the proposed changes to our Northfield Township Master Plan. I plan to be present at future meetings, if the planning commission seriously considers the Biltmore Development LLC proposal.

I urge you to kindly inform Biltmore Development LLC that its plan for these 460 acres does not match that of the Township Master Plan. I recently moved to Northfield Township (15 acres) from Birmingham, MI. When I moved here it was because of the thorough, well thought out recently adopted Master Plan. How many others want to move here if "master plans" are susceptible to change when a developer wants to make money on our community's fertile farmland?

While I was not living here in 2012, I understand that the residents and the commission came together to develop our master plan. I appreciate that a lot of expense and hours were spent to develop the long-range plan we have today. After careful review of our Master Plan http://www.twp-northfield.org/Master_Plan_FINAL_6_17_13.pdf, it is evident that thoughtful consideration was painstakingly addressed on the very points that Biltmore Development LLC is claiming.

Specifically:
#1 Biltmore: Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
If Biltmore Development LLC is granted an amendment our Master Plan, the development will increase light pollution, sound pollution, crime, traffic jams and potholes.

This proposed giant subdivision has little or no infrastructure. By allowing for ¼-acre zoning, we could see easily 1,000+ houses in this area. Extending sewers to the southern end of our township is not and has never been part of our Master Plan. This is raw farmland, wetland and woodland.

#2 Biltmore: The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.

Yes, the Township's tax base would increase with more housing, but the cost of providing services would also increase. It is known that it costs more to provide services to housing projects than is collected in taxes.

#3 Biltmore: Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
Yes, more houses equal more people. But how does this strengthen the existing Whitmore Lake downtown area? New residents are very unlikely to send their children to Whitmore Lake schools because they will be paying Ann Arbor School taxes. As a parent, I know that I orient my life to where I work and to where my children go to school. Ann Arbor would see the increased demand for goods and services; not Whitmore Lake.

#4 Biltmore: The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.
I don't understand Biltmore's point. Other than the revenue from the sale of farmland, how is it supporting farmers by turning farmland into subdivision?

#5 Biltmore: The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.
I feel strongly that turning cropland, wetlands and woods into subdivisions does NOT enhance the quality of life for the current residents. Future township residents will be thanking us for preserving farmland now.

#5 Biltmore: Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.
I have yet to see *how* Biltmore proposes to accomplish their plan to preserve open space and view corridors within the ¼ acre parcels.

I welcome Biltmore or other developers that embrace our master plan to build houses on 5 acre parcels. I believe it would be wonderful for the Township and would have my total support. I simply don't see any benefit to the Biltmore proposal.

Thank you for your thoughtful consideration of my opinions. Again, plan to see me at future meetings, if the planning commission seriously considers the Biltmore Development LLC plan.

Most sincerely,

Audrey DeMarois

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Friday, May 30, 2014 11:46 AM
To: finkh@twp.northfield.mi.us
Subject: Re: Master Plan Map Amendment Request

Very nice document.

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Bradley Cousino <brad.cousino@live.com>; Andrea Darden <andreabdarden@gmail.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Sam Iaquinto <samiaquinto@charter.net>; Marlene Chockley <mchockley@rc.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Fri, May 30, 2014 11:28 am
Subject: Master Plan Map Amendment Request

Hi Everyone,

Attached is a large master plan amendment submitted by Biltmore development requesting a change in land use from agricultural to medium density residential for the purpose of a mixed-density residential development over 460 acres. This will be distributed to the planning commission and on the agenda (just as an introduction) for this Wednesday. If you have detailed questions on this opportunity, please call me and we can discuss. This will certainly generate a great deal of conversation over the next few months.

CC the planning commission so that everyone knows that all are informed.

Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Thursday, August 07, 2014 1:15 PM
To: finkh@twp.northfield.mi.us
Subject: Re: Bias

Hi Howard... if I recall didn't Tetra Tech do a study for that area a couple of years ago? Or am I thinking of another area?

I know. A traffic study would be difficult and without an idea of what is being proposed it will be hard to do an impact study that won't be used negatively if it proves to be inaccurate. If they are simply looking at the number of houses and an impact on the area... is there any way to go middle of the road or worst case scenario?

As far as the aquifers wouldn't that require a geographical survey?

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: 'Janet Chick' <jchick711@aol.com>
Sent: Thu, Aug 7, 2014 1:01 pm
Subject: RE: Bias

Hi Janet,
I think the sewer study should be performed Tetra Tech. As to the other studies, I don't understand how you can do a traffic study or even a fiscal impact study with the information that we have at this time.
Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Thursday, August 07, 2014 11:06 AM
To: finkh@twp.northfield.mi.us; mchockley@rc.net; dlewan@cwaplan.com
Subject: Bias

In order to avoid the appearance of a bias, would it be reasonable to suggest to Biltmore to allow the township to choose who does the three studies they are being asked to conduct? They would still bear the cost. An appearance of a bias will not help their cause.

I know a motion was made but if they offer to do that.. we should be okay. Right?

Thanks, Janet

Janet M.Chick

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Thursday, August 07, 2014 11:06 AM
To: finkh@twp.northfield.mi.us; mchockley@rc.net; dlewan@cwaplan.com
Subject: Bias

In order to avoid the appearance of a bias, would it be reasonable to suggest to Biltmore to allow the township to choose who does the three studies they are being asked to conduct? They would still bear the cost. An appearance of a bias will not help their cause.

I know a motion was made but if they offer to do that.. we should be okay. Right?

Thanks, Janet

Janet M.Chick

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Thursday, July 24, 2014 6:04 PM
To: finkh@twp.northfield.mi.us
Subject: Re: Northfield Township

Good move. We should stay in their line of vision. As things improve economically, with US23 renovations, and any good movement on Northfield's part to develop they will take a longer look I hope.

Janet

Michael Flickinger | Director of Real Estate | Properties | Real Estate
Meijer | 2929 Walker Ave NW | Grand Rapids, MI 49544
P: 708-342-9995 | **C:** 630-334-6429 |

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: 'Janet Chick' <jchick711@aol.com>
Sent: Thu, Jul 24, 2014 5:56 pm
Subject: FW: Northfield Township

FYI – I left a message on the Biltmore development.
Howard

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Flickinger, Michael [mailto:Michael.Flickinger@meijer.com]
Sent: Thursday, July 24, 2014 4:29 PM
To: Jennifer Carlisle
Cc: Howard Fink
Subject: RE: Northfield Township

Howard,
Sorry I have not been able to get back with you this week. No movement on our timeline to build. We will continue to monitor and if something should change, I will let you know. In the meantime, please share any additional positive news as it becomes available.

Thanks!

Michael Flickinger | Director of Real Estate | Properties | Real Estate
Meijer | 2929 Walker Ave NW | Grand Rapids, MI 49544
P: 708-342-9995 | **C:** 630-334-6429 |
michael.flickinger@meijer.com

From: Jennifer Carlisle [mailto:Carlislej@twp.northfield.mi.us]
Sent: Thursday, July 24, 2014 3:48 PM

To: Flickinger, Michael
Cc: Howard Fink
Subject: Northfield Township

Hi Michael,
Howard wanted me to follow-up with you on the voicemail he left. He wanted to talk with you regarding the potential development at North Territorial & Whitmore Lake Rd., and to see if that would change anything in the plans for Meijer in that area. Howard can be reached at 734-449-2880 ext. 12.

Thanks,
Jennifer Carlisle
Asst. to Northfield Twp. Mgr.
734-449-2880 ext. 18
carlislej@twp.northfield.mi.us

NOTE: This electronic message and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this message in error, any unauthorized review, use, disclosure, distribution or copying of this message is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Unless expressly stated in this e-mail, nothing in this message should be construed as a digital or electronic signature or writing.

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Wednesday, July 16, 2014 2:12 PM
To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Biltmore Plan

One more thing to keep in mind. As of 2007 85% of Northfield was active agriculture or in an undeveloped state. Residential including Single Family, Multiple Family and Manufactured Homes was 15%, per our 2012 Master Plan. It may have changed a bit since then. Doug is bringing current totals if we have them.

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Plan

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Karen Dilbone [mailto:kdilbone@ameritech.net]
Sent: Wednesday, July 16, 2014 10:09 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Plan

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal

clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Karen Dilbone
6230 Hellner Road
Ann Arbor, MI 481055

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Wednesday, July 16, 2014 12:11 PM
To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Biltmore Master Plan Change request

What percentage of Northfield is designated as AG and what percentage of the AG area is the proposed Biltmore project?

Thank you, Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Master Plan Change request

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: burk44@charter.net [mailto:burk44@charter.net]
Sent: Wednesday, July 16, 2014 10:08 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Master Plan Change request

Dear Township Officials

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. I am unable to attend the meeting due to previous commitments that can't be changed. The proposal clearly violates Northfield Township's Master Plan which was a team effort to create that involved resident input, and represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately **reject** Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Please remember you represent the residents and please defend our community's vision and voice.

Regards

M K Burkhart and L G Burkhart
6187 Nollar Rd

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Wednesday, July 16, 2014 12:12 PM
To: finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Biltmore Master Plan Change request

What percentage of Northfield is designated as AG and what percentage of the AG area is the proposed Biltmore project?

Thank you, Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 11:45 am
Subject: FW: Biltmore Master Plan Change request

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: burk44@charter.net [mailto:burk44@charter.net]
Sent: Wednesday, July 16, 2014 10:08 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Biltmore Master Plan Change request

Dear Township Officials

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. I am unable to attend the meeting due to previous commitments that can't be changed. The proposal clearly violates Northfield Township's Master Plan which was a team effort to create that involved resident input, and represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately **reject** Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Please remember you represent the residents and please defend our community's vision and voice.

Regards

M K Burkhart and L G Burkhart
6187 Nollar Rd

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Wednesday, July 16, 2014 9:45 AM
To: finkh@twp.northfield.mi.us
Subject: Re: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

Looks like a form letter went out??

Janet M.Chick

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Wed, Jul 16, 2014 9:14 am
Subject: FW: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Clay Raybourn [mailto:clay.raybourn@gmail.com]
Sent: Wednesday, July 16, 2014 6:07 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Please Respect the Master Plan - Please Reject the Biltmore Land LLC Proposal

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Signed,

Clayton Raybourn
7786 Carrie Lane

South Lyon, MI 48178
(248) 486-8047

Howard Fink

From: Janet Chick [jchick711@aol.com]
Sent: Wednesday, July 16, 2014 6:22 AM
To: jackiotto@yahoo.com; hmarilyn@yahoo.com; finkh@twp.northfield.mi.us; angiewestover@yahoo.com; burns@peblaw.net; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net
Subject: Re: Interesting read

I appreciate the information Mr. Gordon provided. We received something similar from another resident in that area back when we were updating the Master Plan. Not the same study but something similar relating to farmland.

Personally a more objective study would make me more comfortable. While I respect the information, as I interpreted it, the paper was done to support a position.

Thank you for your thoughtful commentary Jacki. Good points.

Janet

-----Original Message-----
From: Jacqueline Otto <jackiotto@yahoo.com>
To: jchick711 <jchick711@aol.com>; marilyn handloser <hmarilyn@yahoo.com>; Howard Cell <finkh@twp.northfield.mi.us>; angiewestover <angiewestover@yahoo.com>; Burns, Paul <burns@peblaw.net>; Jackie Otto <ottoj@twp.northfield.mi.us>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Lar <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tue, Jul 15, 2014 10:45 pm
Subject: Re: Interesting read

According to the letter that David Gordan provided to the Planning Commission siting a Meta-Analysis of Cost of Community Service Studies. If you haven't had a chance to read the report, the report sites some interesting facts that I would like to share that Mr. Gordon doesn't mention in his letter:

- Dspite these concerns, COCS studies have become increasingly popular and influential in debates about municipal land-use decision-making. The increased emphasis on economic arguments through COCS studies has been particularly apparent among supporters of open-space/farmland conservation and in efforts to limit urban sprawl.
- COCS studies measure demand for services rather than benefits, which often include public goods for the greater community, and land use decisions should account for public benefits (Kelsey 1996, Deller 1999). The use of ratios does not reflect the magnitudes of surplus or deficit for a given land use (Kelsey 1996, Deller 1999). The fact that COCS studies are based on *average* expenditures and revenues is problematic because understanding the impacts of land use change requires information about *marginal* costs and benefits (Deller 1999, Staley 1999, Crompton 2000).
- Moreover, because educational expenses are such a large portion of many budgets, residential ratios are primarily a reflection of the school budget when they are accounted for in COCS studies (Kelsey 1996, Crompton 2000, Edwards et al. 2000).
- Although COCS studies often frame municipal land-use debates, the results of these studies have not been rigorously evaluated to determine the factors that contribute to differing results.

According to the report, the COCS report was never meant to be used in a vaccumm as the only document to determine landuse as Mr. Gordon presented.

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Tuesday, July 15, 2014 9:06 PM, "jchick711@aol.com" <jchick711@aol.com> wrote:

So basically he is taking crédit for him and his cohorts duping our résidents and costing the township thousands of dollars? Incredible.

Sent from my HTC

----- Reply message -----
From: "marilyn handloser" <hmarilyn@yahoo.com>
To: "Howard Fink" <finkh@twp.northfield.mi.us>, "angiewestover@yahoo.com" <angiewestover@yahoo.com>, "Burns, Paul" <burns@peblaw.net>, "Jackie Otto" <jackiotto@yahoo.com>, "Jackie Otto" <ottoj@twp.northfield.mi.us>, "Janet Chick" <jchick711@aol.com>, "Kathy Braun" <kbraun@dmsax.com>, "Kathy Braun" <kathysuebraun@gmail.com>, "Marilyn Handloser-Engstrom" <engstromm@twp.northfield.mi.us>, "Marilyn Handloser-Engstrom" <marilyn_engstrom@yahoo.com>, "Tracy Thomas" <tstplc12@gmail.com>, "Wayne Dockett" <dockettw@twp.northfield.mi.us>, "Andrea Darden" <andreabdarden@gmail.com>, "Bradley Cousino" <brad.cousino@live.com>, "Doug Lewan" <dlewan@cwaplan.com>, "Ken Dignan" <kjdignan@gmail.com>, "Larry Roman" <lar103@yahoo.com>, "Marlene Chockley" <mchockley@rc.net>, "Sam Iaquinto" <samiaquinto@charter.net>
Subject: Interesting read
Date: Tue, Jul 15, 2014 2:30 PM

A friend of mine was doing some research and ran across this information. I thought you might like to read it.

So, I've been doing some research online and started reading about the attempt to have Northfield Twp join the Greenbelt back in 2010 and came across this gem of a comment. I know it's a few years old, but I still had to share. I was especially surprised to read the parts about his "group" "stopping development at all costs" and the best part "Hell, we even stopped a major development from starting by getting a referendum placed on the ballot, and getting it passed. Though I can't take all the credit for it, our position was brillant in that we convinced people that if the door is propped open, the horses will charge on through and there will be no stopping things. But hey, we did leave a little bit of a mess for the current board to try and get through. All in the plan."

22.By David G
January

13, 2010 at 9:54 pm | permalinkAs one of the previous board members of Northfield Township, I helped to fight for the Greenbelt expansion into the township. Myself and the other like-minded board members even went as far as to delay and postpone any possilbe development that was presented before us in the hopes that monies would have been available in the commission's budget to purchase the developmental rights along the areas we thought were most prone to development, but alas, the economy had a sudden downturn and we as township administrators didn't have any funds to match as contibutions.

You see, we understood,
as many of the Conservancy do, that there is no such thing as smart growth. If we want to make sure that our farm spaces are preserved, the only real way to do this is to prevent growth. Basically, if growth starts, it is self perpetuating. Once a community starts to get money from tax revenues of develpoed property, it is like a drug. They only want more and more. That's why the group I helped to form, and which I was a part of during my 4 years on the board, decided in our infancy to stop develpoment at all costs. Why get hooked on the drug of money? Hell, we even stopped a major development from starting by getting a referendum placed on the ballot, and getting it passed. Though I can't take all the credit for it, our position was brillant in that we convinced people that if the door is propped open, the horses will charge on through and there will be no stopping things. But hey, we did leave a little bit of a mess for the
current board to try and get through. All in the plan.

So
as you can tell, I am a staunch supporter of keeping the open spaces open. Living in Northfield Township has made me realize that I like things the way they are. No need for change. I'd really like to see everyone of my neighbors sell their develpomental right to the Greenbelt Commission. As a matter of fact, I really don't care that there is not a single pharmacy in the town that I live. I can just get in my car and drive 10 or 15 minutes into Ann Arbor or Brighton. And I really am glad there is no hardware store or lumber yard in my town. It keeps the traffic down and helps me see the stars at night, since having someting like that would do nothing but pollute the night sky with lights. As a matter of fact, I'd love to see flowers planted all the way down the median of US-23 into Ann Arbor, just as a reminder of how beautiful our past has been.

And in closing, I really have disdain for the
current Northfield Township Board. Not only have they succeeded in strengthing the townships finances (A- bond ratings), which we were never able to do, but they are actually encouraging development to occur, which I, and those of like mind , tried desperately to keep out. I hate to say it, but it may be time for me to think about moving up north, where I know open spaces will be perserved for ever.

Marilyn Handloser Engstrom
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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From: Howard Fink <finkh@twp.northfield.mi.us>
To: angiewestover@yahoo.com; "Burns, Paul" <burns@peblaw.net>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Janet Chick <jchick711@aol.com>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; Tracy Thomas <tstplc12@gmail.com>; Wayne Dockett <dockettw@twp.northfield.mi.us>; Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <larl03@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>
Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From:Elizabeth Hutton [mailto:erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Reasons To Stop Biltmore

Dear Northfield Township Leaders,

Please do uphold our township ordinances and please do NOT violate the law. Please stop Biltmore's development of our lovely community. Please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing. Please do NOT violate the law.

If obeying the law is not enough reason for you to do the right thing, then here are more reasons:

A. Biltmore's plan and the landowners' wish to sell their land is in violation of the township ordinances. Do you want to be guilty of an illegal act that could actually land you in jail? But if that is not enough for you to the right thing, then do consider these points:

B. Please represent the wishes of the MAJORITY of our township citizens: The referendum 10 years ago showed 3 to 1 that our community did NOT want Grand Sacwa development. So please represent the MAJORITY of our citizens who wish to STOP the development for these reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

C. Only a few landowners stand to gain from this but at least 98% of the township stand to LOSE. Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WiLL LOSE IN THE LONG RUN??

If we support the few to sell their land in the following significant ways
A. then we are no longer a democracy. We are an oligarchy-- a nice word for dictatorship.
B. Development would add a minimum of 1500 cars but more likely not 3000+ to the already congested traffic on Highway 23. We have enough traffic congestion on 23. WE DON'T NEED ANYMORE CARS ON THAT MAJOR ARTERY. Do you want your family or yourself commuting on 23 with even more congestion than the terrible congestion we now have?
C. YOUR OWN PROPERTY VALUES WILL DECREASE because our community will lose the beautiful open space "feel" that attracts people here in the 1st place.
D. 4 homes per acre will increase our population too much too fast. Feasibility studies in the past showed conclusively that the tax base WILL NOT KEEP UP WITH THE DEMANDS ON COMMUNITY SERVICE NEEDS [police and fire] and that will INCREASE YOUR OWN PROPERTY Taxes. Do you want YOUR PROPERTY TAXES to increase?!?!? Do you really want to support those few landowners who wish to sell their land to Biltmore so that YOU WiLL LOSE IN THE LONG RUN??
E. You open the township coffers up to a major lawsuit which will cost us taxpayers and too much money.
F. Under the ordinance, the landowners can still sell their land. Why do you have to allow them to violate the law in the process?

In short, again, please just do the right thing: you were sworn in to uphold the laws and ordinances of the township. The ordinance says 1 new home per 5 acres, NOT 4 homes per 1 acre. Please do your job and obey the ordinance and tell Biltmore and the few landowners who want to sell their land to Biltmore to do the same thing.

Thank you!
Sincerely,
Elizabeth Hutton

Hi:

9/6/2014

Here are hard copies of all the e-mails I received that were either addressed to me alone or were part of a group-wide mailing that did not include your name.

Some of them do not contain the word "Biltmore" but do pertain to the issues surrounding this matter.

I did not, to the best of my memory, send any e-mails (or any other written communication) regarding this matter.

Call if you have questions.

Tracy

Thomas

Biltmore proposal

Jennifer MacLean [jenny@tir.org]

Sent: Friday, August 08, 2014 8:03 PM

To: Marilyn Engstrom; Angela Westover; Kathy Braun; Wayne Dockett; Jackie Otto; Tracy Thomas; Janet Chick

Dear Board of Trustees,

Because of our schedules, it is difficult for my husband and I to attend planning meetings, but we do care deeply about Northfield township's plans. We would like you to know that we both feel very strongly about sticking to our master plan.

Please feel free to contact either Ken or me at 734-996-0940.

Thank you for looking out for the best interests of our township, and protecting us from becoming Canton.

Respectfully,

Jennifer MacLean

Planning Commission Mtg.

Jeannie Morfino [jmorfino@charter.net]

Sent: Wednesday, August 06, 2014 5:44 PM

To: Marilyn Engstrom; Jackie Otto; Kathy Braun; Tracy Thomas; Janet Chick; Wayne Dockett

Dear Township board members,

As residents of the township since 1979, we simply can't believe that we are going through this again! When have the majority of citizens ever remotely suggested that they would love to turn our township into another Novi, Brighton, Canton, etc. When has it ever seemed unclear that people move here for the rural/small town character of the township! Have you read the description of our township ON THE HOMEPAGE OF THE NORTHFIELD TOWNSHIP WEBSITE?

You know darn well that if we change the Master Plan (the one we were all asked to give our opinions on and was created just two years ago, at some expense) or allow rezoning, for one developer, we won't have a leg to stand on when the rest come calling.

Please consider carefully what your actions mean for our future. We are a unique area and our way of life will be increasingly sought after as those around us fill in with evermore shopping, traffic, noise and congestion.

Very Sincerely,

Jeannie and Tony Morfino

4617 Six Mile Rd.

Stick with the master plan.

Campbell, Kelly [campmohr@med.umich.edu]
Sent: Wednesday, August 06, 2014 8:02 AM
To: Tracy Thomas

Good Morning,

Please stick with the master plan for Northfield Township. Please do not allow developers to come into our township and ravage the farmlands, wetlands and woodlands.

Thank you,

Kelly Campbell
2531 Seven Mile Rd

****
Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

Master Plan

richnjen20@charter.net
Sent: Tuesday, August 05, 2014 7:05 PM
To: Tracy Thomas

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice."

Jenny Cash
6468 Nollar
Whitmore Lake, MI 48189

northfield twp
bdg576@aol.com
Sent: Friday, August 01, 2014 12:57 PM
To: Tracy Thomas

Dear Ms. Thomas:
Thank you for considering my opinion on the matter of revising the Master Plan.
I find it disturbing that we might actually change a long-standing township law--one that all of us have had to abide by--just because it gets in the way of a Birmingham company's plans. If we want to allow Biltmore to build more in our township, then they need to respect our ordinances and follow the same process that we all do in proposing plans for development and rezoning in our township. This is not China. This is America, and we do not allow big money and political power to trample our values and disrespect our rules. And if we actually do fold under their pressure and fail to uphold our own laws, then it's game over because we'll have NO defense at all against any lawsuit in the future.

I strongly urge you not to give into this Birmingham heavy-weight and require them to follow the same laws we all do when proposing development in our township. If the Master Plan needs to be revisited and revised, then that sounds like an issue for the ballet and for our vote.

Sincerely,
Bryan Gipson
1035 5 Mile
Whitmore Lake, MI

Bryan Gipson

Planning Commission Meeting

writing4all@aol.com
Sent: Thursday, July 24, 2014 2:47 PM
To: Tracy Thomas

Dear Trustee Thomas:
Thank you for taking time to read my email. I know you have the best interests of our Township at heart when looking into this issue of amending the Master Plan. I hope you can understand how those of us who have lived here for decades are concerned about two things in particular: 1) the prospect that the legal document protecting our community might be disregarded to suit the business interests of one company; and 2) the prospect of being forced out by development costs we cannot afford in order to accommodate new residents our infrastructure cannot support. I have researched Biltmore's other subdivisions (especially in Canton and Grand Rapids) and have seen how this New Urbanist style of development is affordable to wealthy individuals, ones who make over double the average American household income. Creating a pocket of economic elites in our community would forever change the social diversity and democracy of our township. To top it off, our suffering school district will gain not one single student from this land development.

I am sympathetic to the calls for development in the face of stagnation that has plagued our township. Partly due to the recession, we have large areas where developers either dropped their work or have left the land vacant of homes (e.g. on Nollar north of Joy, and the gigantic rock pile off 23 across from Whitmore Lake Market). Why are we not courting developers who will turn those wastelands into vibrant mixed residential communities, and preserve what makes our township unique: greenspace. We have endangered wildlife preserves, wetlands of habitats that are increasingly disappearing, and room for farms, horses, and large gardens.

As you listen to Biltmore's proposal to skirt the laws of our Master Plan and the zoning process every company or individual has had to respect, please consider that most of us cannot afford to support the infrastructure, damage to our environment, and loss of a way of life that is rapidly disappearing in Michigan--in fact, our environment and zoning our principal attraction. Why rezone to such small acreage when we can preserve the current acreage for future residential and agricultural uses that Ann Arbor has recently outlawed. We will have many interested future residents who want to move their hobby farms and small chicken coops or animals to an area nearby that is friendly and will allow them to continue having their children to attend the same schools and they work the same jobs. Northfield Township will be an incredibly desirable place to live, particularly in the future, if we preserve our Master Plan.

Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment.

Regards,
Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

Development

Mulcrone, Jim [Jim.Mulcrone@maritz.com]
Sent: Thursday, July 17, 2014 9:18 AM
To: Tracy Thomas

Please follow the Master Plan and keep the rural nature of our Township.
Those who want to live in suburbia can move to Canton or Livonia.
The population of Michigan is not growing, I don't know where all the people the developer projects will want to move into these homes will come from.
Seems to me like a wrongheaded move on many levels.

Thanks for your service to the Township,

James Mulcrone
366 Glenmoor Drive

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Project

Randy Bizer [randybizermsw@yahoo.com]
Sent: Tuesday, July 15, 2014 4:26 PM
To: Tracy Thomas

Hello Tracy,
Just a short email to express my concern about a proposed large scale construction in our township.
Please be faithful to the master plan and keep our township rural.
Thank you,

Randy Bizer
9186 Sunny Oaks Drive
South Lyon (Northfield Twsp.), MI 48178

Proposal by Biltmore Land, LLC

Laura Wojtys [laurawo@umich.edu]
Sent: Sunday, July 13, 2014 1:14 PM
To: Tracy Thomas

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Laura Wojtys
6235 Hellner Road
(734) 474-8613

Thank you!

Your Northfield Neighbors
For more information or to be removed from our list, please email us at:northfieldneighborsmi@yahoo.com

Jennifer Carlisle

From: Janet Chick [jchick711@aol.com]
Sent: Friday, June 06, 2014 8:42 PM
To: mchockley@rc.net
Subject: Agenda

Hi Marlene,

Just looked at the BOT agenda for June 10th. There are 20 items on it from the PC. Were you or Doug planning to be there? Some are designated "reaffirming" do those need motions for approval? I have never seen reaffirming used.

I am wondering if the Neighbors will show to speak to the Biltmore project? And I have heard from people already that portions of the PC meeting are missing from the Livestream video. I asked Howard about this and he said he will check into it. I hope its a glitch and not intentional.

Sorry to bother you on the weekend. I just want to be prepared for Tuesday :)

Janet

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Version: 2014.0.4592 / Virus Database: 3955/7635 - Release Date: 06/06/14

Jennifer Carlisle

From: suzyreiki@aol.com
Sent: Wednesday, June 18, 2014 12:57 PM
To: mchockley@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; Ken.Dignan@wlps.net
Subject: Biltmore Proposal

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Commissioner,

I am writing to let you know that I oppose the Biltmore Proposal.

Our current Master Plan is well thought out regarding areas that are appropriate for growth and development and represents the resident's vision. I encourage you to support our current plan and preserve the quality of life so enjoyed by our residents.

This type of development was strongly opposed and voted down by 60% of the voters in 2008.

The property in the Biltmore Proposal is not in the Whitmore Lake school district and has no infrastructure in the area. The highway interchanges, bridges and roads accessing this property are not built to handle the amount of traffic this development would generate. The state of Michigan cannot even maintain the roads it has let alone maintain new ones.

There are many, many studies that indicate that residential development costs more in services than it generates in tax revenue.

We can save us all a great deal of time and aggravation by simply, politely telling Biltmore that their plan is not consistent with our Master Plan.

Thank you for your time,
Suzy Wienckowski
5558 Hellner Rd.

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Version: 2014.0.4592 / Virus Database: 3972/7699 - Release Date: 06/18/14

Jennifer Carlisle

From: Janet Chick [jchick711@aol.com]
Sent: Friday, May 30, 2014 4:40 PM
To: mchockley@rc.net
Subject: Biltmore

Follow Up Flag: Follow up
Flag Status: Completed

Hi Marlene,

So it looks like we may have something to look at from a developer! I went online to look at some of their projects. The type of developments they have done seem to fit with what would compliment the character of Northfield. It will be interesting to work through the process and see where it goes.

This was why I was asking at the last meeting about looking at zoning changes farther south of the area we have been talking about...but it came sooner than I thought.

Exciting right??

Have a great weekend!
Janet

Janet M.Chick

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Jennifer Carlisle

From: Heidi Braun [h3333@sbcglobal.net]
Sent: Tuesday, June 17, 2014 8:38 AM
To: mchockley@rc.net
Subject: Biltmore dev

Follow Up Flag: Follow up
Flag Status: Completed

I am against this development proposal. I would only approve in areas zoned such. Please stick with our current development plan in beautiful Northfield township where we live. Traffic, light pollution, noise. Please say No to this!
Thank you,
Heidi D Braun, 5510 Hellner Rd, Ann Arbor, 48105

Sent from my iPhone
H.D.Braun,D.D.S.

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Version: 2014.0.4592 / Virus Database: 3964/7690 - Release Date: 06/17/14

Jennifer Carlisle

From: HBraunDDSPC@aol.com
Sent: Thursday, August 21, 2014 1:44 PM
To: Marlene Chockley; Angela Westover; Howard Fink; Jackie Otto; jackiotto@yahoo.com; Janet Chick; Kathy Braun; Marilyn Engstrom; hmarilyn@yahoo.com; Tracy Thomas; tstplc12 @gmail.com; Wayne Dockett; Bradley Cousino; dlewan@cwaplan.com; Ken Dignan; Larry Roman; Sam Iaquinto
Cc: northfieldneighborsmi@gmail.com; h3333@sbcglobal.net
Subject: Biltmore Developement

We are against changing Northfield Townships master plan and Biltmore Developement.
Please turn this down.
Traffic, light pollution etc. we say no thank you.

Heidi & Mark Braun

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Version: 2014.0.4745 / Virus Database: 4007/8074 - Release Date: 08/21/14

Jennifer Carlisle

From: Audrey [itisaud@yahoo.com]
Sent: Wednesday, June 18, 2014 3:27 PM
To: mchockley@rc.net
Subject: Biltmore Development LLC proposal
Attachments: Northfield Twsp letter.docx; _Certification_.htm

Follow Up Flag: Follow up
Flag Status: Completed

Audrey DeMarois
6163 Hellner Road
Ann Arbor, Michigan 48105
(734) 330-8521

Northfield Township Planning Commission
8350 Main Street
Whitmore Lake, MI 48189
(734) 449-2880

June 18, 2014

Dear Commissioners:

I regret my absence at tonight's meeting, but I wanted to share my thoughts about the proposed changes to our Northfield Township Master Plan. I plan to be present at future meetings, if the planning commission seriously considers the Biltmore Development LLC proposal.

I urge you to kindly inform Biltmore Development LLC that its plan for these 460 acres does not match that of the Township Master Plan. I recently moved to Northfield Township (15 acres) from Birmingham, MI. When I moved here it was because of the thorough, well thought out recently adopted Master Plan. How many others want to move here if "master plans" are susceptible to change when a developer wants to make money on our community's fertile farmland?

While I was not living here in 2012, I understand that the residents and the commission came together to develop our master plan. I appreciate that a lot of expense and hours were spent to develop the long-range plan we have today. After careful review of our Master Plan http://www.twp-northfield.org/Master_Plan_FINAL_6_17_13.pdf, it is evident that thoughtful consideration was painstakingly addressed on the very points that Biltmore Development LLC is claiming.

Specifically:
#1 Biltmore: Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
If Biltmore Development LLC is granted an amendment our Master Plan, the development will increase light pollution, sound pollution, crime, traffic jams and potholes.

This proposed giant subdivision has little or no infrastructure. By allowing for ¼-acre zoning, we could see easily 1,000+ houses in this area. Extending sewers to the southern end of our township is not and has never been part of our Master Plan. This is raw farmland, wetland and woodland.

#2 Biltmore: The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
Yes, the Township's tax base would increase with more housing, but the cost of providing services would also increase. It is known that it costs more to provide services to housing projects than is collected in taxes.

#3 Biltmore: Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
Yes, more houses equal more people. But how does this strengthen the existing Whitmore Lake downtown area? New residents are very unlikely to send their children to Whitmore Lake schools because they will be paying Ann Arbor School taxes. As a parent, I know that I orient my life to where I work and to where my children go to school. Ann Arbor would see the increased demand for goods and services; not Whitmore Lake.

#4 Biltmore: The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.
I don't understand Biltmore's point. Other than the revenue from the sale of farmland, how is it supporting farmers by turning farmland into subdivision?

#5 Biltmore: The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.
I feel strongly that turning cropland, wetlands and woods into subdivisions does NOT enhance the quality of life for the current residents. Future township residents will be thanking us for preserving farmland now.

#5 Biltmore: Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.
I have yet to see *how* Biltmore proposes to accomplish their plan to preserve open space and view corridors within the ¼ acre parcels.

I welcome Biltmore or other developers that embrace our master plan to build houses on 5 acre parcels. I believe it would be wonderful for the Township and would have my total support. I simply don't see any benefit to the Biltmore proposal.

Thank you for your thoughtful consideration of my opinions. Again, plan to see me at future meetings, if the planning commission seriously considers the Biltmore Development LLC plan.

Most sincerely,

Audrey DeMarois

Jennifer Carlisle

From: writing4all@aol.com
Sent: Wednesday, June 18, 2014 6:37 PM
To: mchockley@rc.net
Subject: Biltmore Land LCC

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Chockley:
Thank you for taking time to read my email. I know you have the best interests of our Township at heart when looking into this issue of rezoning the master plan. I hope you can understand how those of us who have lived here for decades are concerned about being forced out by costs we cannot afford in order to accommodate new residents our infrastructure cannot support. To top it off, our suffering school district will gain not one single student from this land development. Already we have a vacant land development off Noller north of Joy and a gigantic rock pile off 23 across from Witmore lake Market that has yet to be developed. Please, consider that most of us cannot afford to support the infrastructure, damage to our environment, and loss of a way of life that is rapidly disappearing and unique to our area--- in fact, our environment and zoning is the attraction. Why rezone to such small acreage when we can preserve the current acreage for future residential and agricultural uses that Ann Arbor has recently outlawed. We will have many interested future residents who want to move their hobby farms and small chicken coops or animals to an area nearby that is friendly and will allow them to continue having their children to attended the same schools and they work the same jobs. Northfield Township will be an incredibly desirable place to live, particularly in the future, if we preserve our master plan. Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment. I wish I could attend this evening's meeting but I am taking care of family out of town for the next month or two. Regards, Cecilia Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

Sent from my iPhone

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Version: 2014.0.4592 / Virus Database: 3972/7699 - Release Date: 06/18/14

Jennifer Carlisle

From: David Gordon [djg392dimples@gmail.com]
Sent: Tuesday, June 17, 2014 3:42 PM
To: Marlene Chockley
Subject: Biltmore Land LLC "correction" to our Master Plan

Follow Up Flag: Follow up
Flag Status: Completed

Hello Marlene:

You know I'm opposed to the Biltmore suggestion for many reasons. Matter of fact, I can't think of a single good reason for entertaining their "correction" to our Master Plan. Our plan is a good one, represents the vision of our residents, and is defensible.

The only idea I'd like to suggest to you is this:

- The Planning Commission has no obligation to spend time and effort on this request. It is perfectly within your rights to simply let Biltmore Land LLC know that their vision is "inconsistent" with our Master Plan.

A strong, clear, quick decision lets developers know that we stand by our plan. And it avoids putting our residents through another ugly fight over an issue that's already been settled.

Less than 10 years ago this community voted 2-1 (a super majority) to reject a rezoning that would have turned farmland into subdivisions. The message was clear - farmland needs to be preserved and sprawl is to be avoided.

Thank you for your time, your hard work and your genuine willingness to serve.

David Gordon

Planner & Trustee Emeritus

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Jennifer Carlisle

From: Samuel Morello [samuel.morello@gm.com]
Sent: Wednesday, August 06, 2014 9:00 AM
To: Marlene Chockley
Subject: Biltmore Land Plans

Dear Mrs. Chockley,
I'm not in favor of this new subdivision. I believe we should foster the current plans to have a centrally located residential and commercial area within Northfield Township. If I read correctly, this is in the Lakes Sub area and Central Sub areas of the township. This is the current agreed upon plan by the board and approved by the state.
The LDR areas within the plans should be further developed before considering a major change like the Biltmore Land plan.

Best regards,

Sam Morello
7729 Shady Beach
Whitmore Lake MI 48189
(248)410-8794

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Jennifer Carlisle

From: David Gordon [djg392dimples@icloud.com]
Sent: Monday, July 21, 2014 9:50 PM
To: Chockley Marlene
Subject: Biltmore on agenda?

Hello Marlene:

I hope this email finds you well.
I was wondering when Doug Lewan's new analysis of the Master Plan / Biltmore proposal is back on the agenda?

It is unclear from the agenda online.
Thanks m

David Gordon

Sent from my iPad

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Jennifer Carlisle

From: Gregory [greg.grambeau@live.com]
Sent: Tuesday, June 17, 2014 11:26 AM
To: Mchockley@rc.net
Subject: Biltmore Plan

Follow Up Flag: Follow up
Flag Status: Completed

Hi Marlene,
I have a few comments regarding the Biltmore Proposal, thanks for taking the time to review them.

We have had this discussion in the township and this type of development was democratically and dramatically voted down. Please govern as you've been directed by your constituents. To do anything else is just wrong, and wrong on many levels.

Biltmore justifies their proposal with the dot points below, my responses are highlighted in yellow.

• Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
- While the infrastructure may be nearby, it is not in the area, and does not "directly" support this proposal. There is land already designated in the Master Plan that has that infrastructure available, use that land, not farmland.

• The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
- Residential Development costs more in services then it provides in taxes, this proposal and subsequent development will hurt the economic situation of the township.

• Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
- The area designated by Biltmore is all in the Ann Arbor School District, this development will not significantly increase the downtown area traffic or increase the demand for services. All of these folks will be going to Ann Arbor for school activities, shopping and entertainment. To believe that this proposal will improve the economic climate of the downtown area is pure folly!

• The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.
- See above, the impact to agricultural products will be minimal.

The traffic impact on Whitmore Lake Road will quite significant and not at all pleasant. The expressway interchanges at both N. Territorial and Barton/Whitmore Lake Rd., will be a disaster! Those two interchanges while already deeply flawed will be stressed to the breaking point. Please do not allow that to happen.

This proposal is nothing more than a money grab and does not support what our community has reviewed, voted on, and the lifestyle that we moved to Northfield Township to have. Many of us moved from city to escape exactly this type of developement.

Support the existing Master Plan!

Tell Biltmore that this plan is not consistent with what our community is seeking.

Please do the right thing!!

Best Regards,
Greg

Gregory K. Grambeau
5165 Hellner Rd.
Ann Arbor, MI 48105
greg.grambeau@live.com
734 355-7484 - cell

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Jennifer Carlisle

From: Deemer Family [deemerfamily@gmail.com]
Sent: Wednesday, July 16, 2014 4:45 PM
To: mchockley@rc.net
Subject: Biltmore plan

Dear Marlene and Trustees, and residents of Northfield Township, Having grown up in this township, and now raising my own family here, I do care about this community. After college I moved around and lived in a few different areas, and I noticed the effects of massive developments. Development companies are looking to make money, but they don't care about the community. I am not opposed to reasonable development as needed, but I do not support the Biltmore Land Plan for drastic rezoning and deviation from the township's plan. With such a plan I would foresee just the beginning of sub-urban development- I am certain that substantial commercial development would be right around the corner, with small town stores put out of business. I would hope we could come up with a better, less impersonal plan that has the good of all of us- newcomers and old- in mind.
Thank you,
Erin Deemer

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Jennifer Carlisle

From: Sue Shink [seshink@aol.com]
Sent: Wednesday, June 18, 2014 2:19 PM
To: Marlene Chockley; Andrea Darden; Janet Chick; Ken Dignan
Subject: Biltmore Proposal

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning Commission Members,

Thank you for serving on the Planning Commission and representing the interests of our community.

Please do not make a decision granting Biltmore's request tonight. Although Biltmore may have been working toward this proposal for awhile, for many of us bordering the proposed development t site, we have only just learned of the proposal. Many, if not all of us, hope that you will turn down the request to change our Growth Management Plan and Zoning. This development in this spot is not good for our community.

I am on my way home from a previously scheduled trip to San Francisco. I would like to have the opportunity to make a professional quality presentation to the Planning Commission regarding this development. I have been consulting with the HuronRiver Watershed Council and also will consult with other professionals in this field.

This proposed development would radically change the nature of our neighborhood, increasing traffic on our already dusty and pot-hole laden road. It will change the water flow patterns and affect farming and wildlife negatively. It may lower the value of our homes and increase costs to our community. It is a disaster for our beautiful neighborhood. Please support us and allow us a presentation slot on the agenda at the next meeting.

Sincerely,

Susan E. Shink
600 West Joy Road
Ann Arbor, MI 48105

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Jennifer Carlisle

From: Jennifer MacLean [jenny@tir.org]
Sent: Friday, August 08, 2014 8:07 PM
To: Marlene Chockley; Janet Chick; Ken Dignan; Sam Iaquinto; Bradley Cousino; Larry Roman; Andrea Darden
Subject: Biltmore proposal

Dear Planning Commission,

Because of our schedules, it is difficult for my husband and I to attend planning meetings, but we do care deeply about Northfield township's plans. We would like you to know that we both feel very strongly about sticking to our master plan.

Please feel free to contact either Ken or me at 734-996-0940.

Thank you for looking out for the best interests of our township, and protecting us from becoming Canton.

Respectfully,

Jennifer MacLean

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Version: 2014.0.4744 / Virus Database: 4007/8005 - Release Date: 08/08/14

Jennifer Carlisle

From: writing4all@aol.com
Sent: Thursday, July 24, 2014 2:27 PM
To: Marlene Chockley
Subject: CeciliaInfanteLetter2

Dear Planning Commission Chair Chockley:

Thank you for taking time to read my email. I know you have the best interests of our Township at heart when looking into this issue of emending the Master Plan. I hope you can understand how those of us who have lived here for decades are concerned about two things in particular: 1) the prospect that the legal document protecting our community might be disregarded to suit the business interests of one company; and 2) the prospect of being forced out by development costs we cannot afford in order to accommodate new residents our infrastructure cannot support. I have researched Biltmore's other subdivisions (especially in Canton and Grand Rapids) and have seen how this New Urbanist style of development is affordable to wealthy individuals, ones who make over double the average American household income. Creating a pocket of economic elites in our community would forever change the social diversity and democracy of our township. To top it off, our suffering school district will gain not one single student from this land development.

I am sympathetic to the calls for development in the face of stagnation that has plagued our township. Partly due to the recession, we have large areas where developers either dropped their work or have left the land vacant of homes (e.g. on Nollar north of Joy, and the gigantic rock pile off 23 across from Whitmore Lake Market). Why are we not courting developers who will turn those wastelands into vibrant mixed residential communities, and preserve what makes our township unique: greenspace. We have endangered wildlife preserves, wetlands of habitats that are increasingly disappearing, and room for farms, horses, and large gardens.

As you listen to Biltmore's proposal to skirt the laws of our Master Plan and the zoning process every company or individual has had to respect, please consider that most of us cannot afford to support the infrastructure, damage to our environment, and loss of a way of life that is rapidly disappearing in Michigan--in fact, our environment and zoning our principal attraction. Why rezone to such small acreage when we can preserve the current acreage for future residential and agricultural uses that Ann Arbor has recently outlawed. We will have many interested future residents who want to move their hobby farms and small chicken coops or animals to an area nearby that is friendly and will allow them to continue having their children to attend the same schools and they work the same jobs. Northfield Township will be an incredibly desirable place to live, particularly in the future, if we preserve our Master Plan.

Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment.

Regards,
Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

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Version: 2014.0.4716 / Virus Database: 3986/7910 - Release Date: 07/24/14

Jennifer Carlisle

From: writing4all@aol.com
Sent: Thursday, August 07, 2014 2:21 PM
To: mchockley@rc.net
Subject: Continuing thoughts on the Master Plan amendment and Biltmore's proposal

Hello Chairman Chockley:
I understand the reasonable stance of waiting until all of the facts have been presented before considering the amendment of the Master Plan, but I think that line of reasoning neglects a major point of concern: that amending the Master Plan in Biltmore's case, while all other developers had to follow protocol and abide by the law, and willy-nilly change the law for them will open us up to endless law suits. Remember, Grand Sakwa paid property taxes and paid for all those planning documents and maps that the Planning Commission required; Biltmore speciously claims it would be "presumptuous" to present the PC with these planning documents at this moment so it won't pay for them and leaves us all in the dark until it can know for sure if the "Township wants growth or not." That is not the question nor the issue here. We all want healthy development and growth. And currently, our township has wastelands of developments that were begun and abandoned, and seriously need to be developed.
If the Master Plan needs amendment, then we need to follow the process mandated by the state and upheld in ALL cases when considering changes to this legal document. Are we really going to enforce our laws on some and not others. Does this mean that we're all equal, but some of us are more equal than others?
I apologize for my angry tone, but I am still furious about having to pay for law suits that never should have been possible. If we toss out our protocol and legal precedent for amending the Master Plan and developing our township in an orderly and democratic fashion, then we'll never, ever resurface from the deluge of lawsuits to come. Please read the following article from today's press:
http://www.mlive.com/business/ann-arbor/index.ssf/2014/08/company_targets_460_acres_nort.html#incart_river
Thank you,
Cecilia Infante
1035 Five Mile
Whitmore Lake, MI 48189

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Jennifer Carlisle

From: Mark Braun [markbraun7@gmail.com]
Sent: Wednesday, June 18, 2014 8:19 AM
To: mchockley@rc.net
Subject: development plans

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Chockley,

My wife and I are residents of Northfield Township, owning our property since 1990. We were drawn to the Township,its 5 acre minimum, and the many facets of good living that are part of a rural area. We are in favor of the very thorough and well thought out Master Plan that is in place currently. We are not in favor of the proposed development that is at odds with this accepted plan. Growth in our township can occur in other ways that are more in line with our current Master Plan, in the areas that infrastructure is in place to support it.

We have learned that the return on investment by townships in developing rural areas often falls short of what is returned in taxes; there are plenty of examples that support that claim, and I am concerned that we may fall victim to a similar outcome. I am not in favor of the certain increase in traffic, the noise created, or many of the other elements that are always a part of new development in rural areas.

I recall that voters in our Township already made clear their concerns regarding the large scale development of the rural areas that are clearly not consistent with the agreed upon Master Plan we've agreed to abide by.
My wife and I expect that there may be developers making overtures to our Township, but we also expect that our elected representatives use our excellent guidelines that are agreed upon and in place, not saying yes to a significant departure from those agreed upon plans.

Thanks for your consideration of our viewpoint,

Mark Braun

Mark Braun / Mr.B
Blues pianist and founder of Mr. B's Joybox Express, a 501(c)(3) that raises funds for organizations that provide arts and athletics programming for kids.

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Version: 2014.0.4592 / Virus Database: 3972/7696 - Release Date: 06/17/14

Jennifer Carlisle

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Monday, August 11, 2014 6:38 PM
Cc: Marlene Chockley; Angela Westover; Howard Fink; Jackie Otto; Jacki Otto; Janet Chick; Kathy Braun; Marilyn Engstrom; Marilyn Engstrom; Tracy Thomas; Tracy Thomas; Wayne Dockett; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Sam Iaquinto
Subject: Finding a new way forward?

August 11, 2014

To Northfield Township appointed and elected officials:

I've never attended Northfield Township Planning Commission meetings until now. But I'm incredibly invested in these development issues, and so have been giving up precious time with my two year old son at home to participate in these meetings, communicate with my representatives and fellow residents. I've been extremely disheartened by our township meeting processes, and hope that we can somehow find another way to move forward together.

About 30 residents spoke passionately at last week's meeting, with 28 of them advocating for protection of our farmland and sticking fully with the Master Plan. Residents voices immense concern about the legal precedent and ramifications of the critical decision before you. We asked you to pause, to hold off on discussions with Biltmore for now, to investigate comprehensively and do your due diligence before moving ahead. Ann Arbor Township Commissioners even moved swiftly to make a public statement in opposition of amending our plan, warning of the implicit consequences. What is the harm in slowing all of this down, we asked? And yet, at the end of that meeting, the Planning Commission traveled down its isolated road, even further and faster, moving forward with the amendment process and asking Biltmore to conduct their own reviews/studies/cost of services analysis. Why are you moving ahead so rapidly without us?

I've been deeply troubled by the lack of public discussion/debate amongst our representatives at these meetings. As a facilitator of community groups, I can't understand how this is actually happening. Where are the hard questions? Where is the inquiry? What about truly investigating the complex issues before us? What about this development might be good for us? What might be harmful? What the heck is Biltmore's proposing anyway? How could this be?

We still have a chance to turn this troubling process around. Several residents asked you last week to please re-engage us, the residents, in the planning process. We deserve to be heard and we have a great deal to contribute. If you are set on reviewing this sub-area, then let's do this cooperatively as a community, and have 2-3 substantive planning sessions led by Carlisle/Wortman. Let's take a step back, and examine the real issues before us, like the original planning process that led to the development of the Master Plan.

As leaders, you have nothing to lose by slowing down and engaging your constituents. But you have everything to lose by stepping forward without us.

Thank you,

Leigh Ann Phillips-Knope

--

Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us<http://www.rootsofchange.us/>
Email: la@rootsofchange.us<mailto:la@rootsofchange.us>
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

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Version: 2014.0.4744 / Virus Database: 4007/8018 - Release Date: 08/11/14

Jennifer Carlisle

From: Al Patterson [alpatterson1@yahoo.com]
Sent: Monday, August 11, 2014 1:31 PM
To: Marlene Chockley
Cc: northfieldneighborsmi@gmail.com
Subject: Five Acre Minimum

Ms. Chockley,
I have been a resident of Northfield Township for 16 years. My wife and I bought a home on Dixboro Rd in 1998, and moved to Six Mile Rd two yeas ago. One of the main reasons we stayed in Northfield Township when purchasing our second home here was the fice acre minimum rule. We love the country atmosphere and that's why we love Northfield Township. We have no desire to raise our family near a subdivision.

As one of our respresentatives, I would ask that you ensure that the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant. The changes being considered have huge consequences.

Thank you for looking out for our best interests.

Al Patterson
3632 6 Mile Rd
Northfield Township MI

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Version: 2014.0.4744 / Virus Database: 4007/8018 - Release Date: 08/11/14

Jennifer Carlisle

From: julia henshaw [henshawjulia@yahoo.com]
Sent: Monday, August 11, 2014 9:55 AM
To: Marlene Chockley
Subject: further review please

the planning commission must allow our citizens to have further unbiased information about impacts on the infrastructure in the sw portion of the township if the biltmore plan is to proceed. please arrange for some well-publicized way for all sides of this issue to be in dialogue.

thank you,

julia henshaw
4681 six mile road.

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Version: 2014.0.4744 / Virus Database: 4007/8013 - Release Date: 08/10/14

Jennifer Carlisle

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:05 PM
To: mchockley@rc.net
Subject: FW: Biltmore Development LLC

Follow Up Flag: Follow up
Flag Status: Completed

From: mmaliarik@yahoo.com [mmaliarik@yahoo.com]
Sent: Wednesday, July 16, 2014 12:15 PM
To: Marlene Chockley
Subject: Biltmore Development LLC

Dear Commissioners
I am unfortunately unable to attend tonights July 16th 2014 Planning Commission meeting, but would like to express my opposition to the amendment of the Township Master Plan in order to accomodate a single developer.

Several years ago, I observed the Planning Commission's excellent process to develop and upgrade the Master Plan (MP) for the township. I believe they did an excellent job of balancing development with environmental and infrastructure factors.

The current proposal by Biltmore contains many points that directly conflict with the MP. I have read many of the letters already sent to the Planning commission containing detailed analyses, reports from the Huron River Watershed Council, and well written critiques of the Biltmore proposal.

Rather than reiterating each point, I wish to say that I agree that this proposal will have a negative impact on the township infrastructure (roads, sewers, schoools), and finances of the township.
In addition the environmental impact increase in light, noise and air pollution, negative effects on existing wetlands, and loss of rural ambience are major factors in my opposition.

I have lived in this township 14 years, and have seen unscrupulous developers come and go. I have seen the lawsuits come and go as well. There are developers out there who are willing to work with a township to maintain a reasonable size and environment.

I encourage the planning commission to deny this proposal. I do not mind development, but it should comply with the Master Plan, so thoughtfully written.

Thank you for your time,
Mary Maliarik
5894 Earhart Rd

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Jennifer Carlisle

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:19 PM
To: mchockley@rc.net
Subject: FW: Opposition to Biltmore Development

Follow Up Flag: Follow up
Flag Status: Completed

From: leighann.yogacreations@gmail.com [leighann.yogacreations@gmail.com] on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Friday, July 11, 2014 11:00 AM
Subject: Opposition to Biltmore Development

July 11, 2014

To Northfield Township Planning Commission and Board of Trustees:

I'm a township resident, writing with strong opposition to Biltmore Land's proposal to construct high-density subdivisions within our agricultural areas.

I've been studying our Master Plan, reading minutes from your recent meetings and talking with other residents. I find myself deeply concerned on several levels:

* We spent two years to create a model Master Plan, which details the optimal land use policy for our community. While it may be an evolving document, the purpose and integrity of this document should remain intact and be a guiding force for any future changes in 2017. Recommendations should certainly not be altered based on the desires of outside developers seeking to profit from our prime preservation land and location in the Ann Arbor school district.

* Our Township's planning process should be based on our Master Plan's purpose/vision. By hearing Biltmore's call for this amendment–which clearly violates nearly every recommendation for the use of our Southwest Corridor--we are engaging in unnecessary process, and wasting our time and resources. If Biltmore is a good community partner, as they have been referenced, we can invite them to submit a plan that is fully in line with our community's vision. Biltmore and all future developers should be advised to respect our Master Plan, comply with the recommended areas for development, and work within it–not dictate drastic change from the outside.
This is the first opportunity we have to follow our Master Plan regarding a large-scale development.
Why would we abandoned it now, when it is most needed?

We have every reason to say No to Biltmore immediately, learn from this experience, and ask that developers submit responsible plans for our growth which follow our values. My additional hope is that our future processes as a township will center around formally administering the Master Plan you created and adopted. This is an outstanding Master Plan within which we can take pride as a community.

Thank you for hearing my concerns and opposition to rezoning and/or amending the Master Plan.

Sincerely,

Leigh Ann Knope
5720 Earhart Road
Ann Arbor, MI 48105

--
Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us<http://www.rootsofchange.us/>
Email: la@rootsofchange.us<mailto:la@rootsofchange.us>
Phone: (248) 981-6858 cell

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Dr. Maya Angelou, 2013

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Jennifer Carlisle

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:08 PM
To: mchockley@rc.net
Subject: FW: Proposal to Amend the Master Plan

Follow Up Flag: Follow up
Flag Status: Completed

From: George Hansen [hansen.g.c@att.net]
Sent: Monday, July 14, 2014 10:46 PM
To: Marlene Chockley
Subject: Proposal to Amend the Master Plan

Ms. Chockley,

I am writing to you to express my opposition to the Proposal to Amend the Master Plan of Northfield Township.

When my wife and I were looking for a place to live, and we had narrowed our search, we reviewed the previous Master Plan to ensure that our expectations of where we wanted to live were in sync with the community that we were planning to move to. We followed with interest the process that lead our township officials to come up with the latest Master Plan which was approved in 2012. We feel that this proposal would go against the stated goals of the Master Plan.

For instance this is from Page 4:
Statement of Mission and Purpose
To provide efficient and effective Township services, through comprehensive planning based on long-term systematic principles that foster an open, honest, responsive government. To do this in an environment that provides for maximum services provided in a fiscally conservative manner.

2 years doesn't seem very long term.

It would seem that if this is the plan that our Township has adopted, we should at least give it a chance to be worked, before we tear up a significant portion of it in chasing an idea from a developer, that admittedly during the June 4th meeting could decide to walk away at any time.

The issues I see with this specific plan to amend the Master Plan are these:

- Although the sewer is planned to move down Whitmore Lake Road. The Master Plan is very specific in stating that "Discourage extension of public sewer service into areas of the Township ideally situated and conditioned for open space and natural features preservation and agriculture." It would further seem that a this set of parcels has a significant amount of Wetland Acreage, over 150 acres has been inventoried by the DEQ and identified as Forested Wetland. The Runoff Coefficient for a Forested Wetland is 0.05, for comparison a neighborhood would have a Runoff Coefficient of around 0.5. This would imply that as rain flows through a Forested Wetland it takes considerably longer to make its way to any drainage. The impact on this development to the Wetland would be significant, and being that this entire development resides in the Horseshoe Lake Basin, the residents of Horseshoe Lake would be impacted by increased flow rates into the Lake. Considering that the Lake is only 85 acres and more than

150 acres of Forested Wetlands could be impacted, either through Mitigation [which would need to be done at a 2 to 1 ratio due to Part 303 of the Wetlands Protection Act], or elimination [and paying the maximum fine, which would still be less that mitigation 300 acres outside of the Horseshoe Lake Basin].

- Whitmore Lake Road is a "Minor Artery", and has sees it's most significant traffic when there are incidents on US 23. There is no planned improvement for Whitmore Lake Road by the county. The Southern most interchange is at Barton Hills / M14. This interchange is currently not up to Federal Standards, and is currently inadequate to support existing traffic. Any significant change to this interchange would require a significant investment from MDOT [$20 - $50 million] due to issues relating to property acquistion [including park land from the City of Ann Arbor]. For this reason alone, MDOT has avoided doing anything more that maintenance of the existing ramps.
To the North the interchange of N. Territorial and US23 is expected to be replaced in 2016 with a 2 lane bridge with a sidewalk. This is considered not considered a capacity project. The current bridge is rated in "SERIOUS" condition and the bridge has been posted with a lower than standard load rating.
The main intersection to the west of the interchange was recently upgraded with "Smart" lights to improve traffic flow through this area. Adding significant traffic through this corridor will impact current residents and businesses, and negatively impact motorists perceptions of the area as a whole.

Considering all the issues listed above, plus the fact that the developer could walk away from this proposal without delivering any development. It seems that the only entity assuming risk on this project is the Township, and the current residents on the Southwest Sub Area.

I think we would all like to see more people building houses, and moving into our township.

It is my belief that they should do so under the same rules, and plan that we have all agreed on in 2012.

Thank you.

George Hansen
6519 Linton Way
Ann Arbor, MI 48105

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Jennifer Carlisle

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Tuesday, August 19, 2014 3:59 PM
To: Marlene Chockley
Subject: FW: Question about notices to neighboring communities

Marlene:

Isn't this the woman you were going to speak to? I could talk to her if you would like.

Doug

From: leighann.yogacreations@gmail.com [mailto:leighann.yogacreations@gmail.com] **On Behalf Of** Leigh Ann Phillips-Knope
Sent: Tuesday, August 19, 2014 1:38 PM
To: Marlene Chockley; Doug Lewan
Subject: Question about notices to neighboring communities

Hi Marlene and Doug,

I was circling back to see if you received my email question from last Wednesday? I'm sure that you're extremely both busy at the moment, but I was really hoping to hear back with some clarification.

Thanks for your time!

Leigh Ann

---------- Forwarded message ----------
From: **Leigh Ann Phillips-Knope** <la@rootsofchange.us>
Date: Wed, Aug 13, 2014 at 2:03 PM
Subject: Question about notices to neighboring communities
To: Marlene Chockley <chockleym@twp.northfield.mi.us>, Doug Lewan <dlewan@cwaplan.com>

Dear Marlene and Doug,

As you know, I've been sharing my concerns about the rapid progress that our township representatives and planners are undertaking to amend our Master Plan, and the processes being used to achieve that goal. But as of late, I've becoming increasingly concerned about the discord evidencing between some of the information presented to us, the public, and some of the events that appear to be taking place. When you have a moment, I would greatly appreciate hearing your perspectives on the misinformation we were given about the notice letters to neighboring communities below.

At the August 6th Planning Commission meeting, we learned that Carlisle/Wortman had already sent out these notices in July. However, several days prior to that August 6th meeting. Marlene assured David Gordon during a phone call that the notice letter was only in a draft format, that it had not been sent out, and would be up for consideration by representatives at that August 6th meeting. When you get a moment, I look forward to hearing your perspectives on the discord about that issue.

Also, from a community planning perspective, I'd have a related question. I'm wondering how it is considered a valuable process to notify neighboring communities now, when we have no specific proposal from Biltmore? How are neighboring communities supposed to measure how they may be effected, if they have little to no information about the reality of the development before them? On that note, we all have very little knowledge about Biltmore's plans, which is why is so alarming that it's been full steam ahead from the start.

Thank you very much for taking the time to respond to these two very important questions.

I greatly appreciate it and look forward to hearing from you by email or phone, at 248-981-6858 .

Sincerely,

Leigh Ann Phillips-Knope

--
Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us
Email: la@rootsofchange.us
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

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Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

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Dr. Maya Angelou, 2013

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Version: 2014.0.4745 / Virus Database: 4007/8063 - Release Date: 08/19/14

Jennifer Carlisle

From: Jan Glowinski [j.glowinski@magnum-mfg.com]
Sent: Wednesday, August 06, 2014 9:16 AM
To: Marlene Chockley
Subject: FW: STICK TO THE PLAN!!!!!!

From: Jan Glowinski [mailto:j.glowinski@magnum-mfg.com]
Sent: Wednesday, August 06, 2014 9:15 AM
To: 'iaquintosam@twp.northfield.mi.us'
Subject: STICK TO THE PLAN!!!!!!

Regarding proposed development in Northfield Township to be discussed today, August 6, 2014.

PLEASE STICK TO THE PLAN!!!
NORTHFIELD TOWNSHIP RESIDENTS HAVE SPOKEN SEVERAL TIMES!!!!!

WE DO NOT WANT RESIDENTIAL BUILDING ON LOTS LESS THAN 5 ACRES– PLEASE CONSIDER WHAT WE, THE TAXPAYERS, WANT AND DO NOT ALLOW THE DEVELOPERS PROPOSAL FOR NEW RESIDENTIAL "SUBDIVISIONS".

Jan Glowinski
5907 BEDFORD PLACE

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Version: 2014.0.4744 / Virus Database: 3986/7988 - Release Date: 08/05/14

Jennifer Carlisle

From: Marlene Chockley [chockleym@twp.northfield.mi.us]
Sent: Wednesday, July 16, 2014 1:14 PM
To: mchockley@rc.net
Subject: FW: Subject: Proposal by Biltmore Land, LLC

Follow Up Flag: Follow up
Flag Status: Completed

From: Laura Wojtys [laurawo@umich.edu]
Sent: Sunday, July 13, 2014 1:12 PM
To: Marlene Chockley
Subject: Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Laura Wojtys
6235 Hellner Road
(734) 474-8613

Thank you!

Your Northfield Neighbors
For more information or to be removed from our list, please email us at:northfieldneighborsmi@yahoo.com<mailto:northfieldneighborsmi@yahoo.com>

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Jennifer Carlisle

From: Andrea Darden [andreabdarden@gmail.com]
Sent: Tuesday, June 10, 2014 9:26 PM
To: Marlene Chockley
Subject: Fwd: Northfield township-- Biltmore issue

Marlene-

It was a pleasure have coffee with you last week.

I have another favor to ask of you. Please see the email below. I would like some council as you have had more experience with him than I have. I am wanting to hear him out, but not wanting it to derail a productive discussion about what is best for the Township.

Thanks,
Andrea

Please excuse the brevity and errors in my message. It has been sent from a mobile device to insure my prompt and immediate attention to your questions.

Sent from iAD

Begin forwarded message:

> **From:** Joanne Marttila Pierson <joannemarttilapierson@gmail.com>
> **Date:** June 10, 2014 at 7:07:47 PM EDT
> **To:** Andrea Darden <andreabdarden@gmail.com>
> **Subject: Northfield township-- Biltmore issue**
>
> Andrea,
>
> My friend David Gordon would like to chat with you about the Biltmore proposal. I know he can find your contact info via the Township, but are you using this email address?
>
> As you could tell by last week's meeting, many us are very dismayed by the incongruence between the proposal and the Township's Master Plan.
>
> J.

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Version: 2014.0.4592 / Virus Database: 3955/7657 - Release Date: 06/10/14

Jennifer Carlisle

From: Kenneth Dignan [kjdignan@gmail.com]
Sent: Tuesday, August 19, 2014 10:06 PM
To: Kenneth James Dignan III
Subject: Fwd: We need your support in Northfield Township

Everyone,

This was sent to the Washtenaw Board of Commissioners. FYI

Ken

Subject: We need your support in Northfield Township

Dear Washtenaw County Board of Commissioners:
You may be aware of the plan to amend the Master Plan of Northfield Township to accommodate the developer Biltmore and their plans to rezone and develop 460 acres of farmlands and wetlands into **¼ acre** residential plots (medium density). These parcels are also located between Joy Rd and North Territorial, along Whitmore Lake road, which is an area with no infrastructure to support the thousands of new residents and their cars, nor could AAPS accommodate the huge population of students they would suddenly be responsible for educating. Can you help us? These are my main concerns:

1) At **460 acres, even developing only 300 of them as ¼ plots = 1,200 new households:** with a very modest estimation of **two people and two cars per household**, we are looking at adding *at minimum* **2,400 new residents and their cars** to our infrastructure.
2) If any of these households has school-aged children, these kids would attend Ann Arbor Public Schools. This means that every single one of those additional cars trying to access one of the Ann Arbor schools **has to pass through one of two intersections—ONLY 2,** the Nixon/Dhu Varren intersection and the Barton/Whitmore lake intersection. Both currently 4-way stops.
3) Given the proposals to develop 491 units at Nixon and Dhu Varren, along with 294 apartments across Nixon, that adds **at minimum 1,570 cars to that intersection** (estimating two cars per unit). Nothing would move!
4) In total, the current infrastructure would have to support **3,970 additional cars** (counting the adjacent Ann Arbor developments), and anyone from Biltmore's development heading to their public school would have to pass through one of only two intersections. Rush hour would be a parking lot.
5) How is North Territorial going to handle the additional vehicles joining the rush hours streams onto US 23?
6) Why are we considering destroying unique and rapidly disappearing wetlands when we should be courting developers to revitalize those large stretches of land along US 23, some of it pure rubble (like the lot across from Whitmore Market/Proos Save On)? Those areas are ripe for high-density residential development, and the downtown

businesses and Whitmore Lake Schools would greatly benefit from this influx of new residents.

7) Finally, if we change our Master Plan to accommodate Biltmore's proposal, then we invite endless lawsuits from anyone who has ever been denied their rezoning requests.

We desperately need development along the US 23 corridor, but not in these inaccessible, environmentally valuable areas. Our Planning Commission meeting is tomorrow at 7:00pm in our Township Hall, and our pro-development board of representatives is considering approving the amendment to our Master Plan so Biltmore can move forward with theirs.

As our elected officials, can you help us in any way?

Thank you for your attention.
Cecilia Infante,
1035 Five Mile
Whitmore Lake, MI 48189
734-358-0525

--
Thanks,
Ken Dignan

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Version: 2014.0.4745 / Virus Database: 4007/8066 - Release Date: 08/19/14

Jennifer Carlisle

From: David Gordon [djg392dimples@gmail.com]
Sent: Thursday, August 07, 2014 11:55 AM
To: Marlene Chockley; Marlene Chockley
Subject: "Intent to Amend the Master Plan" - Minutes from June 4 PC meeting

Dear Madam Chairperson:

Below are the minutes from the June 4 meeting referenced last night by Mgr. Fink. There was nothing about informing all of Washtenaw County of your "intent to amend" the Master Plan. The minutes are revealing and disturbing.

I served on the Planning Commission for six years. I served as a Trustee for four years. I've attended many training sessions for Planners. I have direct, real-world experience with the issues you are facing, yet it is apparent that my advice has little or no value to you or your commission based on your actions. Pity.

I'm unsure whether it's worth continuing our emails after watching the actions of the Commission last night – listening to and then totally disregarding the pleas and warnings from 95% of the residents who spoke with passion and intelligence.

Your discussion didn't change one iota from the agenda. None of the points raised by the residents was discussed, at all. That was disrespectful in the extreme. First you insist there will be no dialogue between the PC and residents during the Call to the Public, and then nothing the residents say is taken up for discussion. You think we feel like you heard us? How could we possibly believe that?

Do you think you are following a proper, informed, citizen-involved "process"? Or that your actions are "transparent"? You, yourself, didn't understand the consequences of the June 4 motion - and neither did anyone else. We're all being played but it's your job to become aware of it and put a halt to it.

Here's what the minutes clearly show:

Less than 5 days after the Biltmore proposal is received by Mgr. Fink, your Planning Commission agreed, with extremely limited discussion and no professional advice, to "start the process for a possible amendment" to the Master Plan, unaware that Doug Lewan, our planner, would send out a letter advising the entire county of our

"intent to amend" the plan. Was there sufficient discussion at that point and consensus that our Master Plan was fatally flawed and needed revision? No, there was not!

And now you've set a precedent. All future developers can insist, rightfully, that the PC "start the process for a possible amendment" of the Master Plan for their proposals. You've done it for Biltmore, why not them?

You've said you wanted to avoid fights and uproar in the community. Well, Madam, your actions have set the precedent for exactly the opposite.

Mgr. Fink and Commissar Iaquinto are working in tandem to bring high density to every property west of Nollar. Iaquinto said so last night. He doesn't paint with a brush, he uses an axe. What is your vision, and whose vision is prevailing?

Iaquinto's actions and words consistently demonstrate his lack of respect for the Master Plan and anyone he disagrees with, and it's obvious he doesn't respect you as Chairperson or the rules of order. Yet when he moved to reduce from 3 to 1 minute the discussion during the last Call to the Public, you all agreed. That's twice now you've done this.

Yes, it was past 10 pm, - so what? This issue you're acting on is the biggest in our township's history. It's upsetting to think you consider your bedtime more important than letting the residents speak.

You claim to be interested in preservation and I still want to believe you, so I can only attribute your actions (or lack of action in defending the Plan), to inexperience and naïveté.

Yes, naïveté. Asking for the developer to provide studies? Seriously? How can you get a recommendation like that from your planner and not question that process?

I provided your commission with access to Cost of Community Services (CCS) studies from 151 towns in 28 states, all confirming the negative financial impact of farmland to subdivisions, yet you've asked the developer to do another?

What if Biltmore's "survey" shows Northfield Township is the one exception and will financially benefit? Are you prepared to accept that or will that raise alarm bells for you? And even if it does, which agency are you going to go to for verification? Please not the Michigan Homebuilders or Realtors Associations.

Do your job, Madam. Stand up for the residents and our Master Plan. If you don't do that, what are you doing at all?

Minutes below – or look them up yourself on line.

Northfield Township Planning Commission Minutes of Regular Meeting Public Safety Building;

8350 Main Street June 4, 2014

10. NEW BUSINESS

Motion: Iaquinto moved, Darden supported, that Carlisle-Wortman start the process for a possible amendment to the Master Plan for the 460 acre development proposed by Biltmore Development.

Cousino asked if a request from a developer is all that is required to start this process. Lewan said the Planning Commission could decide not to investigate this, but this type of request is one way the amendment process begins.

Chockley said the reason the Commission considered the Master Plan amendment it just recommended to the Board regarding the MU area was because property owners in that area wanted to expand sewer service for their properties.

Cousino said it seemed like those opposed to the Biltmore development already were well aware of it given the points they cited in their statements.

Fink said the letter from Biltmore was received last Wednesday (May 28th), he reviewed it with Chockley the next day (May 29th), and it was added to the Planning Commission agenda at which point the public became

widely aware of it. He added that the people who live in the area had probably heard something about Biltmore's plans earlier.

Chockley said the Planning Commission's job is to review the request. She noted Biltmore is asking for MDR on the entire site and that seems like a rather abrupt change in use from the surrounding area, rather than a stepped-down approach.

Iaquinto said he has attended many planning trainings, and it has been ingrained in him never to say no until the information has been presented and considered. He said it costs the Commission nothing to listen to see whether it would benefit the Township or not.

Motion carried 7—0 on a roll call vote.

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Version: 2014.0.4744 / Virus Database: 3986/7995 - Release Date: 08/06/14

Jennifer Carlisle

From: chrystyna kozak [xpkozak@att.net]
Sent: Monday, August 11, 2014 11:42 AM
To: Marlene Chockley
Subject: Master Plan

"We believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

We strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come. Thank you."

Chrystyna Kozak
6449 Hellner rd

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Version: 2014.0.4744 / Virus Database: 4007/8013 - Release Date: 08/10/14

Jennifer Carlisle

From: Jeannie Morfino [jmorfino@charter.net]
Sent: Sunday, August 10, 2014 1:46 PM
To: Marilyn Engstrom; Jackie Otto; Kathy Braun; Tracy Thomas; dlewan@cwaplan.com; Marlene Chockley
Cc: northfieldneighborsmi@gmail.com
Subject: Master PLan

"We believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

We strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come. Thank you."

Jeannie and Tony Morfino
4617 Six Mile RD.

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Version: 2014.0.4744 / Virus Database: 4007/8011 - Release Date: 08/10/14

Jennifer Carlisle

From: bdg576@aol.com
Sent: Friday, August 01, 2014 12:37 PM
To: Marlene Chockley
Subject: Master Plan

Dear Marlene Chockley, Chair:
Thank you for considering my opinion on the matter of revising the Master Plan.
I find it disturbing that we might actually change a long-standing township law--one that all of us have had to abide by--just because it gets in the way of a Birmingham company's plans. If we want to allow Biltmore to build more in our township, then they need to respect our ordinances and follow the same process that we all do in proposing plans for development and rezoning in our township. This is not China. This is America, and we do not allow big money and political power to trample our values and disrespect our rules. And if we actually do fold under their pressure and fail to uphold our own laws, then it's game over because we'll have NO defense at all against any lawsuit in the future.

I strongly urge you not to give into this Birmingham heavy-weight and require them to follow the same laws we all do when proposing development in our township. If the Master Plan needs to be revisited and revised, then that sounds like an issue for the ballet and for our vote.

Sincerely,
Bryan Gipson
1035 5 Mile
Whitmore Lake, MI

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Version: 2014.0.4716 / Virus Database: 3986/7961 - Release Date: 08/01/14

Jennifer Carlisle

From: burk44@charter.net
Sent: Friday, August 15, 2014 9:39 AM
To: Marlene Chockley
Subject: Master plan

Dear Ms Chockley,

I strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come.

The last review of the Master Plan included input from the residents and we MUST continue that input.

I personally am very against changing the area in question from it's current plan of agriculture zoning. I believe the current Master Plan as it is today accommodates growth of housing.

The township and it's officials should work to find business for the land already zoned and promote growth in that manner. Business growth is much better for the overall health of the township.

Please listen to all of the residents and carefully consider this MAJOR change.

Thank you

Kitty Burkhart

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Version: 2014.0.4745 / Virus Database: 4007/8040 - Release Date: 08/15/14

Jennifer Carlisle

From: Amy Grambeau [amy@orangeegg.net]
Sent: Friday, August 08, 2014 10:03 AM
To: Marlene Chockley
Subject: New Website Copy for Northfield Twp.

Our family has lived in Northfield Township for 30 years and this is why:

Northfield Township is located halfway between Ann Arbor and Brighton off of U.S. 23, encompassing 36 square miles and home to the area known as Whitmore Lake. Our township boasts extreme beauty, with rolling countryside, centennial farms, and a rural character that feels miles away but only minutes from the City... ... Whether it's to enjoy the many natural features we offer, spend a day on one of our lakes, play golf with a beautiful scenic backdrop, or enjoy our downtown shopping; we invite you to come Explore Northfield.

Does that sound familiar? It is the current copy on the home page of your website.

Maybe it will read more like this, ten years after Biltmore:

Welcome to Northfield Township, a neighborhood of Ann Arbor Michigan, where we boast of our beautiful Ann Arbor Lake - formerly called Whitmore Lake - with gated-communities and million dollar McMansions.
Move to Northfield Township where you can shop, dine and visit Downtown Ann Arbor because that is why you moved into one of the densely populated neighborhoods we build in the past 10 years.

We built a zoo, with your increased tax money, in Ann Arbor North - formerly Whitmore Lake - so that you can see the wildlife that used to live here... deer, wild turkeys, opossum, cranes, geese, ducks, eagles, owls, fox, coyotes, raccoons, and farm animals of all types. Our Zoo even has an aquarium so that you can see the fish that used to swim in our lake before there were too many boats.

And, we are business friendly. Future developers to Northfield Township you are free to express your greed for dollars here, just like South Florida, with no sense of master plan (because we don't have one).

Special note: We apologize for the traffic congestion and the myriad of accidents entering the M-14 on-ramp from Whitmore Lake road. Please be patient, we are attempting to pave all the dirt roads in the county so that you can drive faster to wherever you're going in such a hurry. Remember, not to text or check your e-mail while you drive.

The Master Plan is not broken, please do not try to fix it. You are opening Pandora's box.

Sincerely,

Amy Grambeau
5165 Hellner Road
Ann Arbor North (Formerly Northfield Township)

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Version: 2014.0.4744 / Virus Database: 4007/8002 - Release Date: 08/08/14

Jennifer Carlisle

From: Cherie Feldpausch [vanity428@yahoo.com]
Sent: Sunday, August 10, 2014 7:02 PM
To: Marlene Chockley
Subject: Northfield Township Master Plan

"We believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

We strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come. Thank you."

Sincerely,

Don and Cherie Feldpausch
8165 S. Rushton Rd.

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Version: 2014.0.4744 / Virus Database: 4007/8011 - Release Date: 08/10/14

Jennifer Carlisle

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Sent: Sunday, August 10, 2014 7:02 PM
To: Marlene Chockley
Subject: Northfield Township Master Plan

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Version: 2014.0.4744 / Virus Database: 4007/8011 - Release Date: 08/10/14

Jennifer Carlisle

From: Beverly Patterson [hiddentreasurefarm@gmail.com]
Sent: Sunday, August 10, 2014 8:18 PM
To: Marlene Chockley
Subject: Our township

I have lived in Northfield Township for over 25 years. I am in my third house here. Why because I love the township and the country side. (5 acre minimum!!)

I believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.
I strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come.
Please stick with the master plan!
Sincerely,
Beverly Patterson

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Version: 2014.0.4744 / Virus Database: 4007/8013 - Release Date: 08/10/14

Jennifer Carlisle

From: Wojtys, Edward (Ed) [edwojtys@med.umich.edu]
Sent: Thursday, August 07, 2014 1:31 PM
To: Marlene Chockley
Subject: Planning Commision Actions

Follow Up Flag: Follow up
Flag Status: Completed

Madam Chairman, I have not personally met you but I would like to talk with you regarding the PC decisions concerning the Biltmore proposal. I'm having a difficult time understanding how you could have reached your decisions. Please let me know how this can be accomplished. Thanks!

****
Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

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Version: 2014.0.4744 / Virus Database: 3986/7995 - Release Date: 08/06/14

Jennifer Carlisle

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Wednesday, August 13, 2014 2:03 PM
To: Marlene Chockley; Doug Lewan
Subject: Question about notices to neighboring communities

Follow Up Flag: Follow up
Flag Status: Completed

Dear Marlene and Doug,

As you know, I've been sharing my concerns about the rapid progress that our township representatives and planners are undertaking to amend our Master Plan, and the processes being used to achieve that goal. But as of late, I've becoming increasingly concerned about the discord evidencing between some of the information presented to us, the public, and some of the events that appear to be taking place. When you have a moment, I would greatly appreciate hearing your perspectives on the misinformation we were given about the notice letters to neighboring communities below.

At the August 6th Planning Commission meeting, we learned that Carlisle/Wortman had already sent out these notices in July. However, several days prior to that August 6th meeting. Marlene assured David Gordon during a phone call that the notice letter was only in a draft format, that it had not been sent out, and would be up for consideration by representatives at that August 6th meeting. When you get a moment, I look forward to hearing your perspectives on the discord about that issue.

Also, from a community planning perspective, I'd have a related question. I'm wondering how it is considered a valuable process to notify neighboring communities now, when we have no specific proposal from Biltmore? How are neighboring communities supposed to measure how they may be effected, if they have little to no information about the reality of the development before them? On that note, we all have very little knowledge about Biltmore's plans, which is why is so alarming that it's been full steam ahead from the start.

Thank you very much for taking the time to respond to these two very important questions.

I greatly appreciate it and look forward to hearing from you by email or phone, at 248-981-6858<tel:248-981-6858> .

Sincerely,

Leigh Ann Phillips-Knope

--
Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us<http://www.rootsofchange.us/>
Email: la@rootsofchange.us<mailto:la@rootsofchange.us>
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

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Version: 2014.0.4744 / Virus Database: 4007/8029 - Release Date: 08/13/14

Jennifer Carlisle

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Wednesday, August 13, 2014 2:03 PM
To: Marlene Chockley; Doug Lewan
Subject: Question about notices to neighboring communities

Follow Up Flag: Follow up
Flag Status: Completed

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Jennifer Carlisle

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Subject: Question about notices to neighboring communities

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Sincerely,

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Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

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Dr. Maya Angelou, 2013

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Jennifer Carlisle

From: Samuel Morello [samuel.morello@gm.com]
Sent: Wednesday, August 27, 2014 8:07 AM
To: Marlene Chockley
Subject: RE: Biltmore Land Plans
Attachments: image001.png

Dear Mrs. Chockley,
Can you please tell me what the outcome of this project is? I understand at a recent board meeting this was to be voted upon.

Best regards,

Sam Morello
Senior Manufacturing Project Engineer
Tel +01(248) 410-8794
e-mail samuel.morello@gm.com<mailto:samuel.morello@gm.com>,
777 Joslyn Rd. Pontiac MI. 48340-2920
[cid:image001.png@01CF8663.412F0AC0]

From: Samuel Morello
Sent: Wednesday, August 06, 2014 9:00 AM
To: 'chockleym@twp.northfield.mi.us'
Subject: Biltmore Land Plans

Dear Mrs. Chockley,
I'm not in favor of this new subdivision. I believe we should foster the current plans to have a centrally located residential and commercial area within Northfield Township. If I read correctly, this is in the Lakes Sub area and Central Sub areas of the township. This is the current agreed upon plan by the board and approved by the state.
The LDR areas within the plans should be further developed before considering a major change like the Biltmore Land plan.

Best regards,

Sam Morello
7729 Shady Beach
Whitmore Lake MI 48189
(248)410-8794

Nothing in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message.

Confidentiality Note: This message is intended only for the person or entity to which it is addressed. It may contain confidential and/or privileged material. Any review, transmission, dissemination or other use, or taking of any action in reliance upon this message by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this message in error, please contact the sender and delete it from your computer.

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Jennifer Carlisle

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Monday, June 30, 2014 11:14 AM
To: Marlene Chockley
Subject: RE: Biltmore Proposal

Rhe-Tech is under detailed engineering review, so it's probably good that the PC is at least aware of where they are in the review process. I'd keep it in the packet as an informational item.

Doug

From: Marlene Chockley [mailto:mchockley@rc.net]
Sent: Monday, June 30, 2014 11:04 AM
To: Doug Lewan
Subject: RE: Biltmore Proposal

Ok. Just found out the packets for our meeting on Wednesday have not been mailed yet even though Pam said they were mailed last Thursday.
The transition to Kathy is not a smooth one. She only works Tuesday through Thursday.
She emailed the packet out and included some recent letters on Rhe-Tech. We don't need those, do we?
She asked for me to meet with her and I'll do that so we can get coordinated.
Marlene

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Monday, June 30, 2014 10:53 AM
To: Marlene Chockley
Subject: RE: Biltmore Proposal

Thanks,

Just re-sent. Also, I'm sending out hard copies to both the PC and BOT.

Doug

From: Marlene Chockley [mailto:mchockley@rc.net]
Sent: Monday, June 30, 2014 10:47 AM
To: Doug Lewan
Subject: RE: Biltmore Proposal

You spelled Dockett's email address wrong.

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Monday, June 30, 2014 9:48 AM
To: Marlene Chockley; Andrea Darden; Brad Cousino; Janet Chick; Ken Dignan; Larry Roman; 'Sam Iaquinto'; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; dockettw@twp.northfiled.mi.us; ottoj@twp.northfield.mi.us; thomast@twp.northfield.mi.us; chickj@twp.northfield.mi.us
Cc: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Biltmore Proposal

Planning Commission and Township Board:

In discussions with the Township Manager we believe a joint meeting between the Planning Commission and Board of Trustees is warranted to discuss this very important land use policy issue. In preparation for that meeting my office has put together several documents (attached) that outline some of the issues that will have to be addressed in considering the Biltmore land use proposal. Please review the attachments as you prepare for that joint meeting.

I don't believe a firm date has yet been set for the joint meeting, but it should occur within the next few weeks, please look for an invitation to the meeting in the coming days.

Should you have any questions on the information provided please don't hesitate to give me a call.

Sincerely:

Doug Lewan

DOUGLAS J. LEWAN, AICP, PCP
MANAGING DIRECTOR
CARLISLE/WORTMAN ASSOCIATES, INC.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
DLEWAN@CWAPLAN.COM

VISIT US ON THE WEB AT WWW.CWAPLAN.COM



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Version: 2014.0.4592 / Virus Database: 3986/7770 - Release Date: 06/30/14

Jennifer Carlisle

From: Janet Chick [jchick711@aol.com]
Sent: Tuesday, August 12, 2014 10:29 AM
To: mchockley@rc.net
Subject: Re: Candidates

Yep, as of a few months ago.

I am seeing a form letter (email) circulating requesting two design charettes from NN. Is it charettes for the Master Plan Amendment...or for a Biltmore Development? Why would that need to be done?

Janet

----Original Message-----
From: Marlene Chockley <mchockley@rc.net>
To: 'Janet Chick' <jchick711@aol.com>
Sent: Tue, Aug 12, 2014 10:20 am
Subject: RE: Candidates

No. I didn't know she was on the ZBA.

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Tuesday, August 12, 2014 10:11 AM
To: mchockley@rc.net
Subject: Re: Candidates

Athena is on the ZBA, can she serve on both if we have a ZBA rep on the PC already?

-----Original Message-----
From: Marlene Chockley <mchockley@rc.net>
To: 'Janet Chick' <jchick711@aol.com>
Sent: Tue, Aug 12, 2014 10:01 am
Subject: RE: Candidates

I haven't personally received any letters. I did speak with Sherri Chisholm and she was supposed to submit a letter. I think Athena would be an excellent option, too, but I don't know her last name.

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Tuesday, August 12, 2014 9:52 AM
To: mchockley@rc.net; hmarilyn@yahoo.com; finkh@twp.northfield.mi.us
Subject: Candidates

Hi All,

Have we had any candidates submit a letter of interest for the opening on the PC? We only have one more week. Would be great to have a field of good candidates.

Janet

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Version: 2014.0.4744 / Virus Database: 4007/8019 - Release Date: 08/11/14

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Version: 2014.0.4744 / Virus Database: 4007/8023 - Release Date: 08/12/14

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Version: 2014.0.4744 / Virus Database: 4007/8023 - Release Date: 08/12/14

Jennifer Carlisle

From: David Gordon [djg392dimples@gmail.com]
Sent: Friday, August 01, 2014 2:15 PM
To: Marlene Chockley
Subject: Re: Get-together?

Hello Marlene:

It was nice speaking with you today. Thanks for taking time away from gardening. And thank you for distributing the Cost of Services Study to the PC & BT.

For starters, I don't know all the answers or outcomes, and I've been wrong many times. I do know lots of the right questions to ask and the best practices that produce superior results.

Moving forward with discussions about possible alternative visions of the Southwest Area as outlined in the PC agenda and Carlisle/Wortman report is putting the cart before the horse and may have serious, unintended consequences.

There has been no planned community "visioning" about the wisdom of opening the Master Plan for major alterations. We should seek opinions from both Mr. Lewan and Mr. Burns, and from uninvolved experts at the Michigan Township Associations, about this "slippery slope" before we even begin discussing particulars.

To date, there has been just one joint meeting with one presentation from the developer who gave very little information and lots of promises. It's premature to be moving forward toward altering our plan.

What about the lengthy process that we all did to update our Master Plan? Was there something fundamentally wrong with the process we did to update the Master Plan? Could a developer's attorney argue that obviously there must be if the PC immediately agrees to consider altering our plan for the benefit of Biltmore.

Shouldn't there be an equally long & resident-involved process when considering even the possibility of changes such as extending sewers and changing the vision from rural/ag to residential/subdivision?

At what point does the Master Plan go from a "fluid, living document" to one that can be speedily altered at a developer's request and therefore has no legal teeth when the PC really wants to reject a proposal? This is the crux of protecting our community and our resident's vision, and we don't have an answer. We need to ask this question and get an answer.

If our Master Plan loses its place as a document to protect us, then future growth won't be smart, or responsible, or community driven. It will be driven by developers, land speculators and whichever side wins each court fight.

If, after this process of asking that fundamental question, we can move forward with specifics.

We all want to avoid endless fights and community uproar. The simplest, best and most effective way to do that is to defend our Master Plan and wait for the developers to come around to our vision instead of pushing theirs. Our community is a gem, and a valuable one. If we stick to our principles, we will get great, smart, sensible growth in the areas that we want it.

"Growth or no growth" is the wrong question. The real question is whether our residents or land speculators control our future.

Let's have that discussion BEFORE going down the road of discussing altering the plan.

The momentum is building for growth-growth-growth. The banks are opening their vaults, the developers are out in force and the land speculators are drooling. The Courant is beating the drum with its horridly biased "reporting", claiming that these are "local landowners" when in fact, of the seven property owners optioned by Biltmore, two don't live in Michigan, another two don't live in our township, and the last three don't live on the land they're putting up for sale. They're all speculators.

This is a difficult position and I don't envy you, especially with a Supervisor who has already come out in favor of Biltmore even before a plan has been presented. This is your unenviable task as chairperson and protecting our quality of life is largely in your hands.

It's been 10 years since the voters resoundingly rejected the last large rezoning & sewer extension. Maybe some attitudes have shifted since then, but I believe the vast majority of residents would still agree with this statement: "We would like to see a little growth in our township, but not at the expense of our quality of life."

I implore you as the leader of the Planning Commission to put on the brakes and insist we take the time to consider the possible consequences, in conjunction with the lots of community input, not just the few folks who show up for their three minutes at Call to the Public. Please apply the brakes.

Northfield Neighbors is not the enemy. We are not a special interest group; we are your friends. I am a long-time resident and former trustee and commissioner who has real-life experience with these issues and is concerned we will gut our best defense mechanism to avoid constant battles - the Master Plan.

We're counting on you to stand firm and defend our vision.
Thanks for your time & consideration.

David Gordon

On Thu, Jul 31, 2014 at 4:06 PM, Marlene Chockley <mchockley@rc.net> wrote:

Hi David,

I have a 6-17-14 email to me and your cover letter and the cost of services study (which I did distribute to the PC). You also gave the PC a letter at the first meeting we discussed the proposal.

The packet is available on line now so you can see Doug's memo concerning the Master Plan.

I can talk on the phone, but I really don't have time to go somewhere for a meeting.

Marlene

From: David Gordon [mailto:djg392dimples@gmail.com]
Sent: Thursday, July 31, 2014 1:29 PM
To: Marlene Chockley
Subject: Re: Get-together?

Hi Marlene:

I'm sorry you are so busy and, of course, disappointed that you can't find the time for a chat this week.

When you say you have my "letter and the paper", do you mean the cover letter that accompanied the Cost of Community Service studies, or another correspondence?

All the Best,

David

On Wed, Jul 30, 2014 at 10:23 PM, Marlene Chockley <mchockley@rc.net> wrote:

Hi David,

It's not too likely. Many items in the queue.

What's the agenda for the chat? I have your letter and the paper. Do you have more?

Marlene

From: David Gordon [mailto:djg392dimples@gmail.com]
Sent: Wednesday, July 30, 2014 2:42 PM
To: Marlene Chockley
Subject: Get-together?

Hello Marlene:

Can you find some time this week to get together for a chat?

David Gordon

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Version: 2014.0.4716 / Virus Database: 3986/7948 - Release Date: 07/30/14

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Version: 2014.0.4716 / Virus Database: 3986/7961 - Release Date: 08/01/14

Jennifer Carlisle

From: Jacqueline Otto [jackiotto@yahoo.com]
Sent: Tuesday, July 15, 2014 10:46 PM
To: jchick711@aol.com; marilyn handloser; Howard Cell; angiewestover@yahoo.com; Burns, Paul; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Lar; Marlene Chockley; Sam Iaquinto
Subject: Re: Interesting read

According to the letter that David Gordan provided to the Planning Commission siting a Meta-Analysis of Cost of Community Service Studies. If you haven't had a chance to read the report, the report sites some interesting facts that I would like to share that Mr. Gordon doesn't mention in his letter:

- Dspite these concerns, COCS studies have become increasingly popular and influential in debates about municipal land-use decision-making. The increased emphasis on economic arguments through COCS studies has been particularly apparent among supporters of open-space/farmland conservation and in efforts to limit urban sprawl.
- COCS studies measure demand for services rather than benefits, which often include public goods for the greater community, and land use decisions should account for public benefits (Kelsey 1996, Deller 1999). The use of ratios does not reflect the magnitudes of surplus or deficit for a given land use (Kelsey 1996, Deller 1999). The fact that COCS studies are based on *average* expenditures and revenues is problematic because understanding the impacts of land use change requires information about *marginal* costs and benefits (Deller 1999, Staley 1999, Crompton 2000).
- Moreover, because educational expenses are such a large portion of many budgets, residential ratios are primarily a reflection of the school budget when they are accounted for in COCS studies (Kelsey 1996, Crompton 2000, Edwards et al. 2000).
- Although COCS studies often frame municipal land-use debates, the results of these studies have not been rigorously evaluated to determine the factors that contribute to differing results.

According to the report, the COCS report was never meant to be used in a vaccumm as the only document to determine landuse as Mr. Gordon presented.

Jacqueline R. Otto
Cell: 734-368-2251
Email: jackiotto@yahoo.com

"The artist is nothing without the gift, but the gift is nothing without the work." Emile Zola

On Tuesday, July 15, 2014 9:06 PM, "jchick711@aol.com" <jchick711@aol.com> wrote:

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Sent: Tuesday, July 15, 2014 9:28 AM
Subject: FW: Reasons To Stop Biltmore

FYI

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From:Elizabeth Hutton [mailto:erthluv@yahoo.com]
Sent: Tuesday, July 15, 2014 12:06 AM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
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Jennifer Carlisle

From: jchick711@aol.com
Sent: Tuesday, July 15, 2014 9:07 PM
To: marilyn handloser; Howard Cell; angiewestover@yahoo.com; Burns, Paul; Jackie Otto; Jackie Otto; Kathy Braun; Kathy Braun; Marilyn Handloser-Engstrom; Marilyn Handloser-Engstrom; Tracy Thomas; Wayne Dockett; Andrea Darden; Bradley Cousino; Doug Lewan; Ken Dignan; Larry Roman; Marlene Chockley; Sam Iaquinto
Subject: Re: Interesting read

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8350 Main St., Ste. A
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Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

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Jennifer Carlisle

From: Janet Chick [jchick711@aol.com]
Sent: Monday, June 09, 2014 8:39 PM
To: mchockley@rc.net
Subject: Re: Kathy Nieman

I know. I tried to explain to her that "P" was not the issue she thought it was. She seems to believe that Doug has some agenda to make things easier for D&G. So all of the ordinance revisions are his way of doing that. Strange.

I told her we are going through them one by one and have been doing that for as long as I have been on the PC and there is still have a way to go. So some things may look like they don't mesh. She feels he misses a lot of things and she being "very detail oriented" finds that hard to understand.

I also told her we welcome all comments and tried to pacify her.

She also didn't understand that all the items on tomorrow night's agenda had public hearings already.

I don't know that there will be any questions from the Board about the agenda items but there is a lot of them and Biltmore is in the Manager's report.

Thanks Marlene!
Janet

Janet M.Chick

-----Original Message-----
From: Marlene Chockley <mchockley@rc.net>
To: 'Janet Chick' <jchick711@aol.com>; dlewan <dlewan@cwaplan.com>
Sent: Mon, Jun 9, 2014 7:46 pm
Subject: RE: Kathy Nieman

Hi,

I can explain this to her if she calls me.

This is the problem. The ordinance changes that you are reaffirming were not properly published after they were approved by the BOT. However, they were incorporated into the July 2013 zoning ordinance that Kathy is referencing. That's why it looks like there is a newer version, but it's the same one that you are reaffirming tomorrow.

The 12.03 P cross out that she mentions is a redundancy that was eliminated. It changes nothing.

About the trailers on the pickup trucks . . . I don't think there's a law against that. I have a trailer and I occasionally attach it to my vehicle. It has a license plate and I imagine theirs do, too.

One of us will be at the meeting. I'll check with Doug tomorrow.

Marlene

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Monday, June 09, 2014 5:10 PM

To: dlewan@cwaplan.com; mchockley@rc.net
Subject: Kathy Nieman

Hi,

Kathy just called me. I am at work. She was questioning amended section 12.03. She states that there is a newer version from July and wanted to know why the February 2013 version is in the packet.

She will be attending tomorrow's BOT meeting with questions. She is also still on the D&G issue and feels we are accommodating them with the changes we are making to our ordinances. She then said that D&G is now attaching trailers to their pick up trucks. I told her that unless what they are doing is against one of the township's ordinances that we have no recourse.

Again, she specifically stated section 12.03 letter P as it relates to the fact landscapers and nursery has been crossed off.

As I said I was at work and could not answer her questions. She said she would contact you or Marlene... then said she would be at the meeting.

Are either of you attending?

Thanks, Janet

Thanks, Janet

Janet M.Chick

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Version: 2014.0.4592 / Virus Database: 3955/7648 - Release Date: 06/09/14

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Version: 2014.0.4592 / Virus Database: 3955/7651 - Release Date: 06/09/14

Jennifer Carlisle

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Wednesday, August 13, 2014 2:29 PM
To: Marlene Chockley
Subject: RE: Question about notices to neighboring communities

No problem. If you need more clarification let me know.

Doug

-----Original Message-----
From: Marlene Chockley [mailto:mchockley@rc.net]
Sent: Wednesday, August 13, 2014 2:15 PM
To: Doug Lewan
Subject: FW: Question about notices to neighboring communities

Doug,
I can respond to this if you think that is ok. I had a misunderstanding and even said so at the meeting. That's why I had you address the issue at the meeting.
Marlene

-----Original Message-----
From: leighann.yogacreations@gmail.com
[mailto:leighann.yogacreations@gmail.com] On Behalf Of Leigh Ann Phillips-Knope
Sent: Wednesday, August 13, 2014 2:03 PM
To: Marlene Chockley; Doug Lewan
Subject: Question about notices to neighboring communities

Dear Marlene and Doug,

As you know, I've been sharing my concerns about the rapid progress that our township representatives and planners are undertaking to amend our Master Plan, and the processes being used to achieve that goal. But as of late, I've becoming increasingly concerned about the discord evidencing between some of the information presented to us, the public, and some of the events that appear to be taking place. When you have a moment, I would greatly appreciate hearing your perspectives on the misinformation we were given about the notice letters to neighboring communities below.

At the August 6th Planning Commission meeting, we learned that Carlisle/Wortman had already sent out these notices in July. However, several days prior to that August 6th meeting. Marlene assured David Gordon during a phone call that the notice letter was only in a draft format, that it had not been sent out, and would be up for consideration by representatives at that August 6th meeting. When you get a moment, I look forward to hearing your perspectives on the discord about that issue.

Also, from a community planning perspective, I'd have a related question.
I'm wondering how it is considered a valuable process to notify neighboring communities now, when we have no specific proposal from Biltmore? How are neighboring communities supposed to measure how they may be effected, if they have little to no information about the reality of the development before them? On that note, we all have very little knowledge about Biltmore's plans, which is why is so alarming that it's been full steam ahead from the start.

Thank you very much for taking the time to respond to these two very important questions.

I greatly appreciate it and look forward to hearing from you by email or phone, at 248-981-6858<tel:248-981-6858> .

Sincerely,

Leigh Ann Phillips-Knope

--
Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us<http://www.rootsofchange.us/>
Email: la@rootsofchange.us<mailto:la@rootsofchange.us>
Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

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Version: 2014.0.4744 / Virus Database: 4007/8029 - Release Date: 08/13/14

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Version: 2014.0.4744 / Virus Database: 4007/8029 - Release Date: 08/13/14

Jennifer Carlisle

From: David Gordon [djg392dimples@gmail.com]
Sent: Friday, June 27, 2014 5:04 PM
To: Marlene Chockley
Subject: Re: Request for postponement of Biltmore

Hi Marlene.

Good luck with the house. I know what a HUGE job that is.
I'll call you when I return after the 4th. Have a nice holiday if you can.
Let's say we'll talk Monday, July 7th. I'll check in with you.

David

On Fri, Jun 27, 2014 at 2:32 PM, Marlene Chockley <mchockley@rc.net> wrote:

David,

I'm sorry that I'm so busy. I don't have time until the following week if you are gone next week.

I'm selling my Pittsfield house and am just buried.

When you get back, we can talk.

Marlene

From: David Gordon [mailto:djg392dimples@gmail.com]
Sent: Friday, June 27, 2014 10:17 AM
To: Marlene Chockley
Subject: Re: Request for postponement of Biltmore

Hi Marlene:

I appreciate that the Biltmore report from Doug Lewan isn't on the agenda for July 2nd. Yes, deep breaths are a good idea when it comes to this issue.

And thank you for distributing the materials on CCS to the other commissioners and keeping it fresh. Residential growth seems less attractive when the costs are understood.

I was wondering if we could make a date to talk, or meet over a cup of coffee or lunch.

Please let me know what time might work for you. I'm out of town M-Thursday next week and I'd rather connect before I take off.

Thanks.

David

734-645-9393

On Thu, Jun 26, 2014 at 9:39 AM, Marlene Chockley <mchockley@rc.net> wrote:

Hi David,

Again, thanks for your understanding about my brother. He is home now and doing well.

We have decided to postpone discussion of any master plan amendment that may be connected to Biltmore until we have a joint meeting of the board of trustees and the planning commission to discuss policy. The date for that meeting is being firmed up and possibly July 16th, but that is not certain yet. I'll distribute the materials you sent me with the packet for that meeting so it is fresh.

On July 2nd, Doug will mention that we are planning this joint meeting under his report at the beginning of the meeting, but that will be the extent of it.

Of course, people are always welcome to come to our meetings to address us on any topic, but being a holiday week, this gives us all a bit more time to breathe.

Have a great 4th of July if I don't see you next week.

Marlene

From: David Gordon [mailto:djg392dimples@gmail.com]
Sent: Thursday, June 19, 2014 11:12 AM
To: Marlene Chockley
Subject: Request for postponement of Biltmore

Hi Marlene:

I hope your brother pulled through his operation well. It is always a stressful and difficult time

I am requesting that, because there is so much interest and concern about this Biltmore request to alter our Master Plan "vision", the report from Planner Lewan and the topic be postponed until the July 16th meeting.

July 2nd right before the holiday; lots of people who want to attend may be unavailable, and since this last meeting was cancelled so last minute, folks might get the wrong idea that the Planning Commission is trying to avoid the residents. I know that's not the case but perception is important.

Thank you for your consideration.

Warmly,

David Gordon

PS - I'd like to speak with you at some point. I'm mailing a packet to your PO Box 576 with some info you might find helpful.

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Version: 2014.0.4592 / Virus Database: 3972/7706 - Release Date: 06/19/14

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Subject: Re: Request for postponement of Biltmore

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Version: 2014.0.4592 / Virus Database: 3986/7753 - Release Date: 06/27/14

Jennifer Carlisle

From: David Gordon [djg392dimples@gmail.com]
Sent: Thursday, June 19, 2014 12:00 PM
To: Marlene Chockley
Subject: Re: Request for postponement of Biltmore

Glad to hear it went as well as possible. And thanks for the address. The info is in the mail.

On Thursday, June 19, 2014, Marlene Chockley <mchockley@rc.net> wrote:

He is doing well today. Thanks for asking.

And thanks for the info. My home address is better for mailing. 2665 Five Mile Rd, South Lyon 48178.

Marlene

From: David Gordon [mailto:djg392dimples@gmail.com]
Sent: Thursday, June 19, 2014 11:12 AM
To: Marlene Chockley
Subject: Request for postponement of Biltmore

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Version: 2014.0.4592 / Virus Database: 3972/7706 - Release Date: 06/19/14

Jennifer Carlisle

From: David Gordon [djg392dimples@gmail.com]
Sent: Friday, June 27, 2014 5:53 PM
To: Marlene Chockley
Subject: Re: Request for postponement of Biltmore

A fast question.
Was the joint session scheduled because of this Biltmore proposal?
D

On Fri, Jun 27, 2014 at 2:32 PM, Marlene Chockley <mchockley@rc.net> wrote:

David,

I'm sorry that I'm so busy. I don't have time until the following week if you are gone next week.

I'm selling my Pittsfield house and am just buried.

When you get back, we can talk.

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From: David Gordon [mailto:djg392dimples@gmail.com]
Sent: Friday, June 27, 2014 10:17 AM
To: Marlene Chockley
Subject: Re: Request for postponement of Biltmore

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Version: 2014.0.4592 / Virus Database: 3986/7755 - Release Date: 06/27/14

Jennifer Carlisle

From: Doug Lewan [dlewan@cwaplan.com]
Sent: Monday, August 18, 2014 4:47 PM
To: Marlene Chockley
Subject: Re: Shink's FOIA

Marlene:

Just opened it. It's legit.

Doug

Sent from my iPhone

On Aug 18, 2014, at 1:55 PM, "Marlene Chockley" <mchockley@rc.net> wrote:

> Hi Doug,
> Did you open the zip file? I don't open those files because of a fear of viruses.
> Perhaps we should ask for a PDF.
> Marlene
>
> Marlene Chockley
> Chair, Northfield Township Planning Commission
> Cell 734 730-0795
> Email mchockley@rc.net

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Version: 2014.0.4745 / Virus Database: 4007/8057 - Release Date: 08/18/14

Jennifer Carlisle

From: marilyn handloser [hmarilyn@yahoo.com]
Sent: Wednesday, July 16, 2014 1:50 PM
To: Marlene Chockley
Subject: Re: Tonight

Thanks for letting me know, I have a sitter at my house and wanted to let her know when to expect me home.

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click *here* to see why we chose Marilyn!"

Visit my website at www.MarilynHandloser.com to search for the entire MLS homes in Southeast Michigan! Each RE/MAX office is independently owned and operated.

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From: Marlene Chockley <mchockley@rc.net>
To: 'marilyn handloser' <hmarilyn@yahoo.com>
Sent: Wednesday, July 16, 2014 1:32 PM
Subject: RE: Tonight

Hi Marilyn,

We will have to go through the public comment at 3 min max per person. Biltmore will make a brief presentation before our discussion begins.

Our bylaws:

SECTION 8.11 - ADJOURNMENT OF MEETING

Planning Commission meetings should adjourn no later than 10:00 pm. New agenda items shall not be taken up after 10:00 p.m. un1ess an agenda item is approaching an ordinance deadline for Planning Commission action or Commissioners decide by majority vote to continue with one or more agenda items after 11:00 p.m. <<< this should probably be 10 p.m.

If we are not reaching a resolution, Doug suggested that we set up a subcommittee of 3 PC and 3 BOT members to discuss the issues raised and adjourn.

So I'm expecting to be adjourning around 10 or shortly thereafter.

Marlene

From: marilyn handloser [mailto:hmarilyn@yahoo.com]
Sent: Wednesday, July 16, 2014 1:18 PM
To: Marlene Chockley
Subject: Tonight

Hi Marlene,

Looks like it will be a lively meeting tonight. Are you putting a time limit on the meeting tonight?

Marilyn Handloser

Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Jennifer Carlisle

From: Marilyn Handloser [hmarilyn@yahoo.com]
Sent: Wednesday, July 16, 2014 2:19 PM
To: Marlene Chockley
Subject: Re: Tonight

Absolutely, I was just worried it could go all night.

Marilyn Handloser
Remax Classic
248-231-4216
Spelling errors are courtesy of my iPhone

On Jul 16, 2014, at 2:13 PM, "Marlene Chockley" <mchockley@rc.net> wrote:

> Please give us a little wiggle room, if possible.
> Thanks. See you later.
> Marlene
>
> ---
>
> **From:** marilyn handloser [mailto:hmarilyn@yahoo.com]
> **Sent:** Wednesday, July 16, 2014 1:50 PM
> **To:** Marlene Chockley
> **Subject:** Re: Tonight
>
> Thanks for letting me know, I have a sitter at my house and wanted to let her know when to expect me home.
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> *Associate Broker*
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From: Marlene Chockley <mchockley@rc.net>
To: 'marilyn handloser' <hmarilyn@yahoo.com>
Sent: Wednesday, July 16, 2014 1:32 PM
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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Jennifer Carlisle

From: writing4all@aol.com
Sent: Thursday, July 24, 2014 2:39 PM
To: mchockley@rc.net
Subject: Re:

Thank you!!--Cecilia

-----Original Message-----
From: Marlene Chockley <mchockley@rc.net>
To: writing4all <writing4all@aol.com>
Sent: Thu, Jul 24, 2014 2:37 pm
Subject: RE:

Thank you for your letter, Cecilia. I appreciate hearing your views. I have many of the same concerns.

Have a great weekend.

Marlene

-----Original Message-----
From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Thursday, July 24, 2014 2:27 PM
To: Marlene Chockley
Subject:

Dear Planning Commission Chair Chockley:

Thank you for taking time to read my email. I know you have the best interests of our Township at heart when looking into this issue of emending the Master Plan. I hope you can understand how those of us who have lived here for decades are concerned about two things in particular: 1) the prospect that the legal document protecting our community might be disregarded to suit the business interests of one company; and 2) the prospect of being forced out by development costs we cannot afford in order to accommodate new residents our infrastructure cannot support. I have researched Biltmore's other subdivisions (especially in Canton and Grand Rapids) and have seen how this New Urbanist style of development is affordable to wealthy individuals, ones who make over double the average American household income. Creating a pocket of economic elites in our community would forever change the social diversity and democracy of our township. To top it off, our suffering school district will gain not one single student from this land development.

I am sympathetic to the calls for development in the face of stagnation that has plagued our township. Partly due to the recession, we have large areas where developers either dropped their work or have left the land vacant of homes (e.g. on Nollar north of Joy, and the gigantic rock pile off 23 across from Whitmore Lake Market). Why are we not courting developers who will turn those wastelands into vibrant mixed residential communities, and preserve what makes our township unique: greenspace. We have endangered wildlife preserves, wetlands of habitats that are increasingly disappearing, and room for farms, horses, and large gardens.

As you listen to Biltmore's proposal to skirt the laws of our Master Plan

and the zoning process every company or individual has had to respect, please consider that most of us cannot afford to support the infrastructure, damage to our environment, and loss of a way of life that is rapidly disappearing in Michigan--in fact, our environment and zoning our principal attraction. Why rezone to such small acreage when we can preserve the current acreage for future residential and agricultural uses that Ann Arbor has recently outlawed. We will have many interested future residents who want to move their hobby farms and small chicken coops or animals to an area nearby that is friendly and will allow them to continue having their children to attend the same schools and they work the same jobs. Northfield Township will be an incredibly desirable place to live, particularly in the future, if we preserve our Master Plan.

Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment.

Regards,
Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

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Version: 2014.0.4716 / Virus Database: 3986/7910 - Release Date: 07/24/14

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Version: 2014.0.4716 / Virus Database: 3986/7910 - Release Date: 07/24/14

Jennifer Carlisle

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Sent: Thursday, June 19, 2014 11:12 AM
To: Marlene Chockley
Subject: Request for postponement of Biltmore

Hi Marlene:

I hope your brother pulled through his operation well. It is always a stressful and difficult time

I am requesting that, because there is so much interest and concern about this Biltmore request to alter our Master Plan "vision", the report from Planner Lewan and the topic be postponed until the July 16th meeting.

July 2nd right before the holiday; lots of people who want to attend may be unavailable, and since this last meeting was cancelled so last minute, folks might get the wrong idea that the Planning Commission is trying to avoid the residents. I know that's not the case but perception is important.

Thank you for your consideration.

Warmly,

David Gordon

PS - I'd like to speak with you at some point. I'm mailing a packet to your PO Box 576 with some info you might find helpful.

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4592 / Virus Database: 3972/7706 - Release Date: 06/19/14

Jennifer Carlisle

From: Campbell, Kelly [campmohr@med.umich.edu]
Sent: Wednesday, August 06, 2014 7:58 AM
To: Marlene Chockley
Subject: Stick with the master plan

Good Morning,

Please stick with the master plan for Northfield Township. Please do not allow developers to come into our township and ravage the farmlands, wetlands and woodlands.

Thank you,

Kelly Campbell
2531 Seven Mile Rd

****
Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

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No virus found in this message.
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Version: 2014.0.4744 / Virus Database: 3986/7988 - Release Date: 08/05/14

Jennifer Carlisle

From: Judy Crookes [jcrookes@me.com]
Sent: Sunday, August 10, 2014 12:31 PM
To: Marlene Chockley
Cc: Northfield Neighbors
Subject: Rezoning

Dear Ms. Chockley,

My husband and I believe that the Planning Commission is trying to do it's best for the community. We understand that your job is not an easy one! We have attended Planning Commission meetings which discussed the rezoning and heard both pro and con comments.

We found the following statement from The Ann Arbor Chronicle, made during your race for County Treasurer in 2012:
<<<Chockley - a former county commissioner and current chair of the Northfield Township planning commission<http://twp-northfield.org/boards/planning_commission/PC%20members> ... said she's running to highlight how tax increases are affecting the most vulnerable people in this county. She's concerned that government is too large, and is worried about projections that show a growing population of senior citizens who'll be more vulnerable to higher taxes.>>>

We are especially pleased to read that you are concerned about us - the senior citizens. There are many questions we have regarding the impact on our pocket books that have no answers at the moment. Roads, sewer lines, power, etc. Who will pay for these? Will Biltmore or the citizens...so many of us, as you have said are seniors and are on fixed incomes. Whew! We are not forgotten.

We were also please to read that you are concerned about the government being to large. To us, that means that you are interested in not shouting down from "on high" and telling us what you and other members of the Commission want, but will ask us what we want.

We are confident that you, as the Chair of the Commission, will call for input from the citizens with at the very least two design charrettes. And with whatever means you have at your disposal , you will seek the correct answers and listen.

Thank you,
Bill and Judy Crookes
500 W Northfield Church Rd
Ann Arbor, MI 48105

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Checked by AVG - www.avg.com
Version: 2014.0.4744 / Virus Database: 4007/8011 - Release Date: 08/10/14

Jennifer Carlisle

From: Joe K [paleojk@gmail.com]
Sent: Tuesday, August 05, 2014 3:50 PM
To: Andrea Darden; Larry Roman; Bradley Cousino; Sam Iaquinto; Ken Dignan; Janet Chick; Marlene Chockley
Subject: Support of subdivision development

Commissioners,

I am writing to support development in the township including the proposed development at Joy Rd and Whitmore Lake Rd. I live on Joy (Northfield side) and have no problem with a subdivision going into the area.

I was not aware of this happening but when I stopped to vote today that wonderful group know as the northfield neighbors let me know about the issue. I strongly suspect that most of those "neighbors" do not live in the township. I suspect that your meeting tomorrow will be no different than the school board meeting which was widely attended by Ann Arbor residents.

I believe we need development if we are to survive. The school system needs more students and the last thing we need is a merger with Ann Arbor. If held to vote that proposal will go down as it should. I do not believe that Northfield Township has much in common with those south of us. WE are conservative and they are tax and spend.

I believe in personal property rights and if the farmers want to sell his/her land to a developer they have right too and the developer has a right to develop the land.

I hope to attend the meeting to support the development but I do have a life and may not be able to attend. You are suppose to represent ME.

Joe Koniecki
Northfield Township Resident

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Checked by AVG - www.avg.com
Version: 2014.0.4744 / Virus Database: 3986/7986 - Release Date: 08/05/14

Jennifer Carlisle

From: leighann.yogacreations@gmail.com on behalf of Leigh Ann Phillips-Knope [la@rootsofchange.us]
Sent: Saturday, August 30, 2014 11:26 AM
To: Marlene Chockley; Doug Lewan
Subject: Thanks...and clarification...

Hi Marlene and Doug,

Thanks for our talk today Marlene. I wanted to make sure I accurately understand the Planning Commission activities we discussed. I know Marlene is on vacation so am hoping Doug can correct any points/or share information if needed so that I can update interested residents next week. Thanks very much to you both.

* All decisions about changing the MP are on hold until the impact studies are completed and analyzed.

* The impact studies are being conducted independently: 1)Traffic studies by one of four recommendations from the Road Commission; 2) Sewer studies undertaken by Northfield Township; 3) Aquifer impact assessed by Washtenaw County Health Department. Am I missing any impact studies or researchers Marlene or Doug?

* Besides conducting the studies, there are no other current or planned activities to further advance the amendment process until the impact can be analyzed and carefully weighed. Is this correct?

Marlene, I greatly appreciate hearing that you do not support 1/4 acre density and sewer extensions to this agricultural zone, and are also concerned about any major changes to our Master Plan. It is extremely troublesome that this may be Biltmore's bottom line, and that our Township is setting precedent by how we are engaging with them at such a high level in this first massive challenge to our Master Plan.

Also, do I have the upcoming meeting highlights correct?

* September 3 PC Meeting: Presentation by Mike Moran
* September 17 PC Meeting. Cancelled
* October 1 PC Meeting: Studies discussed if completed

Thank you very much for clarifying so that I may best represent the status of everything we discussed.

Sincerely,
Leigh Ann

--
Leigh Ann Phillips-Knope, MA
Co-Director, Roots of Change
Ann Arbor, Michigan 48105

Web: www.rootsofchange.us<http://www.rootsofchange.us/>
Email: la@rootsofchange.us<mailto:la@rootsofchange.us>

Phone: (248) 981-6858 cell

"Love heals. Heals and liberates. I use the word love, not meaning sentimentality, but a condition so strong that it may be that which holds the stars in their heavenly positions and that which causes the blood to flow orderly in our veins."

Dr. Maya Angelou, 2013

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Checked by AVG - www.avg.com
Version: 2014.0.4745 / Virus Database: 4015/8127 - Release Date: 08/30/14

Jennifer Carlisle

From: julia henshaw [henshawjulia@yahoo.com]
Sent: Thursday, July 17, 2014 7:31 PM
To: mchockley@rc.net; chickj@twp.northfield.mi.us; andreadarden@gmail.com; kjdignan@gmail.com; dlewan@ewaplan.com
Subject: township planning

Follow Up Flag: Follow up
Flag Status: Completed

dear folks,

i attemed the meeting on weds. night but did not speak. i am not opposed to residential growth that is careful with protecting the environment and will increase the population of the township. i deeply mistrust the sweet talk from the biltmore spokesman, and do not understand why we must accept the first proposal that comes along. if the whitmore lake schools are failing, this is certainly not a way to shore them up.

i also am very tired of the residents of whitmore lake boasting about their beautiful lake when there is no public access at all. what happened to the plan to buy some property and put up a charming little gazebo as pictured in photos behind where you sat? and the charming little village is simply uninteresting and unattractive. i would like to see some planning energy in making it a place i would like to visit.

yours sincerely
julia henshaw
4681 six mile road
south lyon

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7871 - Release Date: 07/17/14

Jennifer Carlisle

From: Karen Dilbone [kdilbone@ameritech.net]
Sent: Sunday, August 10, 2014 9:55 AM
To: Marlene Chockley

"We believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

We strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come. Thank you."

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Checked by AVG - www.avg.com
Version: 2014.0.4744 / Virus Database: 4007/8009 - Release Date: 08/09/14

Jennifer Carlisle

From: Laura Wojtys [laurawo@umich.edu]
Sent: Sunday, August 10, 2014 11:36 AM
To: Marlene Chockley
Subject: Urgent Message

Hello Marlene,

My name is Laura Wojtys and I live at 6235 Hellner Road. I believe the Planning Commission understands the crucial importance of citizen input in the review process and understands it is the best way to fashion an outstanding vision for this critical section of our township.

I strongly recommend the Planning Commission hold at least two "design charrettes" in its review of the Southeast Quadrant because the changes being considered, such as sewer extensions, will have massive impacts throughout our community for decades to come.

Thank you.
--
Laura Wojtys
University of Michigan
Ford School of Public Policy
MPP Candidate 2015

[http://fordschool.umich.edu/images/ford100.gif]

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4744 / Virus Database: 4007/8011 - Release Date: 08/10/14

Jennifer Carlisle

From: Janet Chick [jchick711@aol.com]
Sent: Thursday, June 12, 2014 10:02 AM
To: mchockley@rc.net
Subject: When you get a chance...

Hi Marlene,

How did your meeting with Biltmore go? Do you think they are willing to consider some transitioning elements to their concept?

What the heck happened to our sun??!! :) But my grass is happy.

Janet

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4592 / Virus Database: 3964/7666 - Release Date: 06/12/14

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Tuesday, July 08, 2014 7:33 PM
To: Marlene Chockley
Subject: Emailing: Issues Memo 6-27-14.pdf, Issues to be reviewed 6-27-14.pdf, Northfield Land Use Analysis- Biltmore Property 6-13-14.pdf
Attachments: Issues Memo 6-27-14.pdf; Issues to be reviewed 6-27-14.pdf; Northfield Land Use Analysis- Biltmore Property 6-13-14.pdf

Your message is ready to be sent with the following file or link attachments:

Issues Memo 6-27-14.pdf
Issues to be reviewed 6-27-14.pdf
Northfield Land Use Analysis- Biltmore Property 6-13-14.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: Northfield Township Board and Planning Commission

FROM: Douglas J. Lewan, Community Planner

DATE: June 27, 2014

RE: Biltmore Master Plan Proposal – Policy Issue regarding Master Plan Change

The significance of this proposed change to the Master Plan is a policy issue that should be addressed by the elected and appointed officials of the Township. Our role will be to provide those officials the best background information possible to allow an informed decision that addresses the potential implications of this change to the future of the Township.

As a part of this discussion, we recommend the establishment of a framework for addressing this policy issue for land use. The framework will utilize standard planning practices to try to come to some consensus on this very important decision for the Township. I would propose the following framework:

Review of Current Existing Conditions and Recognition of the Following Issues

1. Recognize that the Biltmore proposal is a significant departure from the current Township Master Plan. This plan change taken in part or whole would allow significant growth and development in this part of Northfield Township. It should be determined by the elected officials, appointed officials, as well as Township residents if this area of the Township should be slated as a growth corridor.

2. The development of a growth area of this size raises a number of land use issues that must be addressed including community character, utility extension and capacity, traffic impacts, impacts to natural features as well as financial implications for the Township (both positive and negative) to serve an area as large as proposed.

3. Our office will provide general background on these issues including base land use data, natural features mapping as found in the current master plan and other available data sources. In addition to general background information noted above, we believe the Township should have a clear understanding of the following two points:

a. Sanitary Sewer Impacts. While it is widely believed that adequate capacity exists within the system, we believe it's important to review this capacity in light of current undeveloped land within the existing sewer service area. If we serve a development outside the current district, what, if any, implications are there for existing undeveloped lands found within the district. An analysis such as this, if not already completed, would be done by the Township Engineer.

b. Financial Impact Analysis. At our last Planning Commission meeting, several comments were raised by members of the public regarding the financial impacts of this development on Northfield Township. Our office has experience in developing this type of analysis regarding implications to the tax base of the community for both costs and benefits. This is an important analysis that will help provide the background data needed for the Township to make an informed decision in this case.

4. Finally, while we have been presented a proposed Master Plan change by Biltmore Development we must recognize this is the Master Plan of Northfield Township, as such the planning of this area is not an all or nothing proposal. It is possible that all, part, or none of this proposed change will move forward. Changes to the Township Master Plan should make sense for the Township regardless of whether Biltmore is involved or not.

Obtain Consensus

1. To help obtain consensus on this critical land use issue for Northfield Township we propose to set-up a joint meeting of the Planning Commission and Township Board. The purpose of this meeting would be to review issues of existing conditions (as noted above), and also the concerns of the Township residents and how those issues can be addressed. The joint meeting will also provide direction as to the scope and depth of analysis desired by the Township. An agenda for this meeting will be carefully developed over the course of the next few weeks to ensure this will be a productive meeting with a clear conclusion.

2. After review of existing conditions and background data are presented, alternatives can be discussed. Alternatives may include making no change to the Master Plan, while other changes could include some varying alternatives of the Biltmore proposal.

3. Once consensus is reached we could proceed with the Master Plan amendment if desired.

A meeting such as this would be public to meet the open meetings act. This would keep the process transparent and allow the public to attend, listen to the proceedings and through call to public address both commissions.

I look forward to working with the Township on this very important proposal.

Sincerely,

CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

MEMORANDUM

TO: Northfield Township Board and Planning Commission

FROM: Douglas J. Lewan, Community Planner

DATE: June 25, 2014

RE: Biltmore Master Plan Proposal – Issues to be Reviewed and Considered by the Planning Commission and Township Board

This memorandum is intended to point out land use issues as they relate to the Biltmore proposal to change our Master Plan. The area in question is along Whitmore Lake Road starting at Joy Road going north to an area north of Northfield Church Road. According to information provided by Biltmore Development they have assembled approximately 461 acres.

The subject area is currently designated by the Master Plan as AG-Agriculture. The Biltmore representatives are requesting a Master Plan designation of MDR-Medium Density Residential. As you know this is a significant departure from the current Master Plan by way of total potential density and overall impacts to the Township. The density change is from 1 unit per 5 acres (AG) to up to 4 units per 1 acre (MDR).

Please note that a change to MDR would logically result in a request for either a rezoning to a SR-1 designation or of a PUD to accommodate a mixture of residential densities. The current conforming zoning designation is AR-Agriculture.

The following is a listing of concerns with the change as it relates to the existing Township Master Plan. This list is in no particular order of importance.

1. The subject density increase has no relationship to the existing land use patterns or to the existing zoning within the area and would result in a substantial density increase for this part of the Township. Using gross acreage figures and subtracting 20% (general rule of thumb) for roads, stormwater detention, etc. we roughly calculate under the existing zoning designation of AR we could expect approximately 74 units or up to 185 units (if developed using the Township's open space regulations). Our open space regulations allow a 150% density bonus if certain measures are taken to preserve natural features on site as well as through the development of a superior proposal.

The proposed master plan change and subsequent zoning change could result in up to 1,476 units. This represents up to a 700% increase in density over our current Master Plan designation for this area.

We would also point out that according to the 2010 Census, Northfield Township has 3,303 housing units. This single developed area could represent up to a 45% increase in housing units for the entire Township. This is an abrupt change in planned density for this part of the Township and has significant implications on traffic, natural features, as well as the character of this part of the Township.

2. According to Township mapping, significant natural resources are found on substantial portions of the subject properties. The presence of these features would suggest maintaining a lower density designation for at least a portion of the property. This is particularly true in the central portion of the area under consideration. Township natural feature mapping would indicate that the area identified by the developer as Pheasant Hollow has substantial wetlands, and woodlands to the point that development of this area seems questionable.

3. As we know the property in question is not currently found within the Township sewer service district. Expansion of sewer into AG areas is discouraged in these areas as well as discouraged in the area known in the Master Plan as "sub-area 3".

4. Sub-area 3 of the Master Plan is primarily a rural pattern of growth as described in the Master Plan and the proposal will change this into a suburban pattern. This change is not in keeping with the current plan. In association with this comment the proposed change is not in keeping with the development strategies as outlined in this sub-area.

5. Almost the entire area under consideration is shown in the Master Plan as either "prime farmland" or "prime farmland if drained." One of the primary tenants of the Master plan is the preservation of farmland and open space.

6. The proposal as it relates is not compatible with the Master Plan of Ann Arbor Township. Our Master Plan indicates the desire to cooperate with neighboring jurisdictions. We would also point out that we are the community planners for Ann Arbor Township and have been aware that they have concerns about how this project would impact their community. The Master Plan for Ann Arbor Township shows their boundary with the Township as Agricultural/Rural Residential.

7. Finally, the current Township Master Plan is only two (2) years old. While a community doesn't have to follow their Master Plan in a lock-step fashion conditions that might have changed since adoption of the plan should be described by the potential applicant for consideration of the Planning Commission and Township Board.

While there are constraints to the development of this site the following should also be considered as the Township moves toward deliberation of this proposed change to the Master Plan.

1. The current sewer service area is in the process of extending to the south very close to the area under consideration. Our sewer service expansion policy would be able to be met if properties to the north were included in the district.

2. It is our understanding that sewer capacity is available to serve this area of the Township. Of course detailed analysis will need to be undertaken for this determination to be confirmed. The expenses of this type of analysis, as well as any improvements to the system, are typically borne by the applicant. At least preliminary analysis should be done as any part of a change to the Master Plan in this location.

3. Whitmore Lake Road is considered a "Minor Arterial" at this location. This is the highest classification of road for a rural area according to the hierarchy of the National Functional Classification Maps of roads in Michigan. This road classification would be compatible with an MDR Master Plan designation. While this is an arterial road the amount of potential traffic is significant. A preliminary traffic study should be considered as we move forward. We would have particular concern how a development of this size would impact the Barton Drive, M-14, Main Street interchange area. We assume many of the people living in this potential development would travel south to Ann Arbor each day.

4. Whitmore Lake / North Territorial / U.S.-23 is in close proximity to the area under consideration. Further it is our understanding that the bridge over U.S. 23 will be substantially improved in 2016. This change will help alleviate traffic congestion and will allow a direct access route to the freeway for vehicles heading north on Whitmore Lake Road.

5. The proposal concentrates development in one location of the Township. This concentration would promote the preservation of other areas of the Township for open space and agriculture as desired in the Township Master Plan. Offering moderate density residential in one location could help open space preservation efforts in other parts of the Township, particularly the eastern ½ of the Township. The proposal as presented would leave approximately 60% of the Township planned as Agriculture.

6. We would note that the Master Plan survey of the Township would seem to support the desire for more dense residential development, although it is not stated where this development would occur.

I've provided you with this brief overview of some of the issues that we see and are concerned with. Our first reaction to this proposal after having a chance to do a brief analysis is that of general concern with the density proposed and its effect to not only the natural features of this

area but to the character of this part of the Township as outlined in Sub-area 3 of the Township Master Plan.

If this proposal is to go forward a very clear description of how the conditions of this area have changed since our last Master Plan was adopted should be clearly made. This type of research should generally come from the applicant and not the Township.

I would also point out that the items above are an overview of the issues I've identified to date. Each issue could be elaborated on based on the current Master Plan, natural feature mapping, and the Township sewer expansion policy. Further, there are likely other issues that I have not thought of that would impact this proposal.

CARLISLE/WORTMAN ASSOC., INC.
Douglas J. Lewan, PCP, AICP
Principal

CARLISLE | WORTMAN associates, inc.
605 S. Main Street, Ste. 1
Ann Arbor, MI 48104
(734) 662-2200
(734) 662-1935 Fax

Date: June 13, 2014

Analysis of Existing Conditions For Northfield Township, Michigan

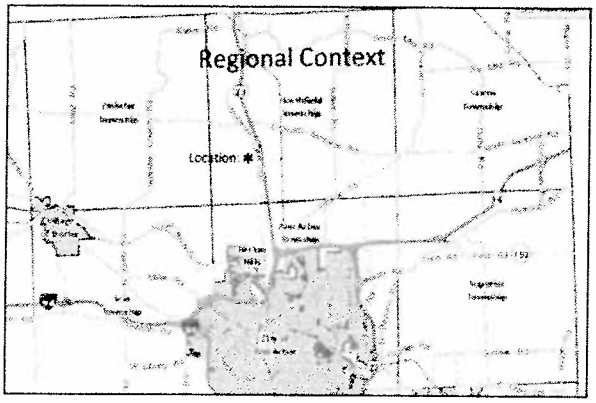
Purpose of Analysis

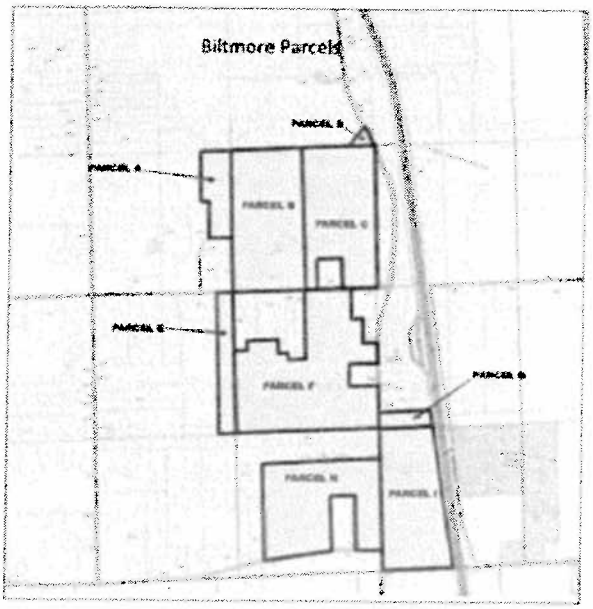
The purpose of this analysis is to compile "existing condition" information for certain real property comprising nine (9) parcels of land in Northfield Township now controlled by Biltmore Development. This analysis is being done in conjunction with the request by Biltmore Development to amend the Township's Master Plan from AG Agriculture to MDR Medium Density Residential.

In addition to the maps provided below, please refer to the current 2012 Northfield Township Master Plan for more detail regarding the items noted below.

Location/Size/Frontage/Zoning

The nine (9) parcels are located in Sections 29 and 32, west of U.S. 23. The parcels currently consist of agriculture, vacant (open space), and very low density single-family residential.





Parcel	Size/Acres	Frontage/Width Approximate	Zoning
A	19.04	Access to Lintons Way and through parcel B.	AR, Agriculture
B	80.00	1,335' Northfield Church Rd.	AR, Agriculture
C	74.00	852' Northfield Church Rd. 153' Whitmore Lk. Rd.	AR, Agriculture
D	1.96	391' Whitmore Lk. Rd.	AR, Agriculture
E	20.01	327' Northfield Church Rd.	AR, Agriculture
F	111.67	858' Northfield Church Rd. 1,120' Whitmore Lk. Rd.	AR, Agriculture
G	6.63	306' Whitmore Lk. Rd.	AR, Agriculture
H	76.35	1,759' Joy Rd. 1,715' Whitmore Lk. Rd.	AR, Agriculture
I	71.12	2,634' Whitmore Lk. Rd. 1,313' Joy Rd.	AR, Agriculture
Total	460.78 acres	3,372 feet on Northfield Church Rd. 6,319 feet on Whitmore Lk Rd. 3,072 feet on Joy Rd. Total Road Frontage: 12,763 feet	All properties currently zoned AR Agriculture.

Items for consideration: *1) Existing character of area and relationship to proposed land use. 2) Substantial road frontage for potential development.*

Zoning, Land Use, and Master Plan Designations

As noted, currently the entire property under consideration is zoned and planned as agriculture.

	Subject Properties	North	South	East	West
Zoning	AR	AR	AR (Ann Arbor Twp: A-1, General Agriculture	AR	AR
Land Use	Agricultural	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family	Agriculture/Large Lot Single-family
Master Plan	AG - Agricultural	AG	Ann Arbor Twp: Agriculture/Rural Residential	AG	AG

Items for consideration: *Change of use from agriculture / open space orientation to single-family residential.*

Natural Resources



Topography: The subject properties can be considered level to rolling. Significant changes in elevation are not found on the subject site.

Woodlands: Woodlands are associated with wetlands throughout the site. The areas only identified as woodlands are most extensive on the southern portions of parcels B and C. Parcel F also contains extensive wetlands. Much of these areas are identified in the current Master Plan as "Woodland" and "Forested Wetland."

Wetlands: Emergent, wooded and scrub and shrub wetlands are located on every parcel with the exception of Parcel I. Wetlands are most extensive on Parcel F. Taken as whole the wetland systems on the site are extensive. The central area of subject properties has a significant amount of wetlands.

Soils: According to the Washtenaw County Soil Survey, a wide variety of soils are found on site that pose various constraints for development ranging from only slight constraints to severe constraints. The most severely constrained soils for development are found in relation to the areas identified as wetland on Township mapping.

It should be noted that these comments are taken from general Township and County mapping and that if this proposal is proceed to the plan development stage, a full natural feature inventory will be required by the Township.

Items to be addressed: *Consideration should be given to existing natural features within the study area as we move forward with the review and analysis of the Master Plan change and potentially as we move into a development proposal. Consideration should be made for the preservation of these areas. We would note that the Township has a number of development options that would help incorporate these features as a part of new development. These options will be discussed in more detail if this proposal moves forward.*

Other

The following should also be considered as we move forward with the review and analysis of this project.

The current sewer service area is in the process of extending to the south through a Special Assessment District and will be very close to the area under consideration. It is our

understanding that sewer capacity is available to serve this area of the Township. Of course detailed analysis will need to be undertaken to for this determination. This should be done as any part of a change to the Master Plan in this location.

Whitmore Lake Road is considered a "Minor Arterial" at this location. This is the highest classification of road for a rural area according to the hierarchy of the National Functional Classification Maps of roads in Michigan. This road classification would be compatible with an MDR Master Plan designation. General traffic issues should be considered for a development of this scope. Phased and/or build-out traffic and its implications on Whitmore Lake Road should be reviewed and considered by the Township.

Whitmore Lake / North Territorial / U.S.-23 is in close proximity to the area under consideration. Further it is our understanding that the bridge over U.S. 23 will be substantially improved in 2016. This change will help alleviate traffic congestion and will allow a direct access route to the freeway.

Items to be addressed: *Consideration of sewer service area and traffic implications.*

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, June 18, 2014 12:49 AM
To: Larry Roman; Brad Cousino (brad.cousino@live.com); 'Sam Iaquinto'
Subject: FW: RE: Sewer policy
Attachments: QuickAerialMapNorthfield.pdf; QuickMasterPlanMapNorthfield.pdf; QuickSensitiveAreasMapNorthfield.pdf; QuickSewerMapNorthfield.pdf; QuickZoningMapNorthfield.pdf

Larry, Brad, and Sam,
This note is from Sue Shink concerning the Biltmore proposal.
She asked me to forward it to you.
Marlene

-----Original Message-----
From: seshink@aol.com [mailto:seshink@aol.com]
Sent: Tuesday, June 17, 2014 1:30 PM
To: mchockley@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; ken.dignan@wlps.net; finkh@twp.northfield.mi.us; dlewan@cwaplan.com
Cc: kolsson@hrwc.org
Subject: Fwd: RE: Sewer policy

Dear Planning Commission Members,

Attached please find maps and materials from Kris Olsson of the Huron Watershed Council. She created these maps from existing information, including our Growth Management Plan. They show that the property proposed to be developed by Biltmore contains sensitive lands and hydric soils.They also show that the request of Biltmore is inconsistent with our Growth Management Plan. Please review these maps and materials before making any decision on Biltmore's requests. Our township is a member of the Huron River Watershed Council and these maps are one of the benefits.

Also, not all of the members of the Planning Commission have publicly available email addresses. Would you please share this information with those members? They are Larry Roman, Brad Cousino, and Sam Iaquinto.

Thank you for your consideration,

Sincerely,

Susan E. Shink
Northfield Township Representative to the Huron River Watershed Council

-----Original Message-----
From: Kris Olsson <kolsson@HRWC.ORG>
To: Sue Shink <seshink@aol.com>
Cc: Ric Lawson <rlawson@HRWC.ORG>; Elizabeth Riggs <eriggs@HRWC.ORG>; Laura Rubin <lrubin@HRWC.ORG>
Sent: Thu, Jun 12, 2014 9:06 am
Subject: RE: Sewer policy

Sue, I have created some quick maps to get a perspective of the proposed master plan change, just FYI or for distribution to your group and/or the PC/Board. Kris Olsson Huron River Watershed Council1100 N. Main Suite 210Ann Arbor, MI 48104734-769-5123 x607 "To maintain the Huron River watershed's health in the face of increased population, we must change

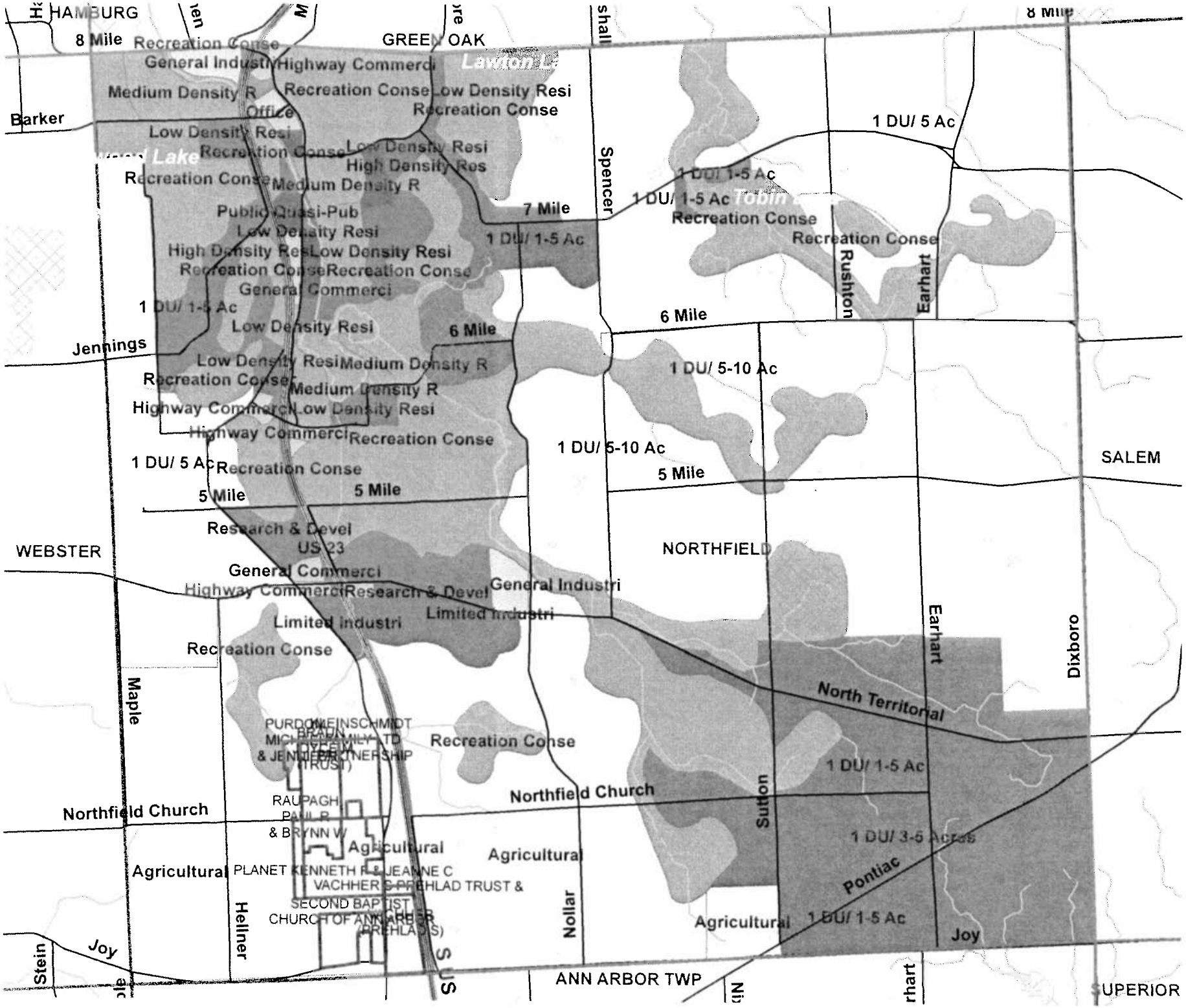
current patterns of development by encouraging higher density where infrastructure already exists, and holding onto our natural areas so they can continue to provide the ecological services necessary to maintain quality of water, air, land, and life." "The days where we're just building sprawl forever, those days are over." -- President Barack Obama

Here is the master plan's goals for Southwest Sub Area 3, where this is located (right?):S o u t h w e s t S u b - a r e a – 3This sub-area is bisected by the U.S. 23 corridor, and encompasses aportion of the U.S.
23 / North Territorial Road interchange. This sub-areamaintains both large tracts of vacant land for open space or agricultural useand areas were water and sewer services are available for future residential,industrial and commercial development adjacent to the U.S.
23 corridor.Characteristics· Existing land uses include active agriculture and farmstead,woodland and wetland, and single-family residential.· Large tracts of vacant land are intact throughout this sub-areapresenting opportunities for open space preservation.· U.S. 23 and Whitmore Lake Road are the paved primarily roads inthis sub-area.· Large contiguous areas of woodlands and wetlands are locatedwithin this sub-area. Development Strategies1. Preserve open space, woodlands and natural features withconservation easements throughout the Southeast Sub-area.2. Preserve remaining farmland as active farms or open space.3.
Continue to control and plan for future residential growth by requiringclustered development by implementing policies regarding treepreservation and management, subdivision open spacerequirements, parkland, and trail requirements.4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture5. Discourage extension of public sewer service into areas of theTownship ideally situated and conditioned for open space andnatural features preservation and agriculture.6. Establish programs that maintain the viability of agricultural productsthrough new and expanding markets for locally grown products suchas community supported agriculture, organic food and agri-tourismand non-traditional uses that preserve the character of the area.7. Preserve open space and natural features with a priority onenvironmentally sensitive areas to preserve view-sheds alongroadways.8. Ensure that new residential development is compatible in densityand character to existing residences and neighborhoods in theimmediate area.9. Allow for a mix of service, office and residential uses in the northwestcorner of this sub-area as it relates to the U.S. 23 / North TerritorialRoad interchange.10.
Coordinate with the State and Washtenaw County for farmlandpreservation.11. Coordinate with Washtenaw County for parkland and open spaceacquisition and development. Design Guidelines1. Maintain and develop greenway corridors such as wildlife passages,creek beds, and woodlands to and from natural features. NORTHFIELD TOWNSHIP MASTER PLAN 30JULY 20122. It is strongly suggested that all new residential development to beclustered to allow continued recreational and agricultural use andopen space preservation of the remainder of the acreage.3. Promote Low Impact Development (LID) techniques for storm-watermanagement such as bio-swales or other best managementpractices.4. Promote Leadership in Energy and Environment Design (LEED)techniques for architecture and site design.5. Maintain open views along roadways and enhance with additionalplantings of native trees, shrubs, grasses, and perennials.6. Protect key vistas along rural roads.7. Carefully site entrance drives and subdivision entrances.8. Separate cars from pedestrians and provide pathways connectingsubdivisions.

Kris OlssonHuron River Watershed Council1100 N. Main Suite 210Ann Arbor, MI 48104734-769-5123 x607<image001.jpg>

"To maintain the Huron River watershed's health in the face of increased population, we must change current patterns of development by encouraging higher density where infrastructure already exists, and holding onto our natural areas so they can continue to provide the ecological services necessary to maintain quality of water, air, land, and life." "The days where we're just building sprawl forever, those days are over." -- President Barack Obama


191
192
193
248
PURDOM
MICHAEL
& JENNIFER
BRAUN
JOYCE M
(TRUST)
KLEINSCHMIDT
FAMILY LTD
PARTNERSHIP
Hellner
Northfield Church
RAUPACH
PAUL R
& BRYNN W
Northfield Church
PLANET KENNETH F & JEANNE C
195
VACHHER S (PREHLAD TRUST &
194
Whitmore Lake
SECOND BAPTIST
CHURCH OF ANN ARBOR
VACHHER
(PREHLAD S)
196
Joy
Joy
427
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community


HAMBURG
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SALEM
Research & Devel
US 23
WEBSTER
NORTHFIELD
General Commerci
Highway Commerci
Research & Devel
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Limited Industri
Limited Industri
Recreation Conse
Earhart
Dixboro
Maple
North Territorial
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Northfield Church
Northfield Church
Sutton
RAUPAGH
PAUL R
& BRYNN W
Agricultural
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PLANET KENNETH F & JEANNE C
VACHHER S PREHLAD TRUST &
SECOND BAPTIST
CHURCH OF ANN ARBOR
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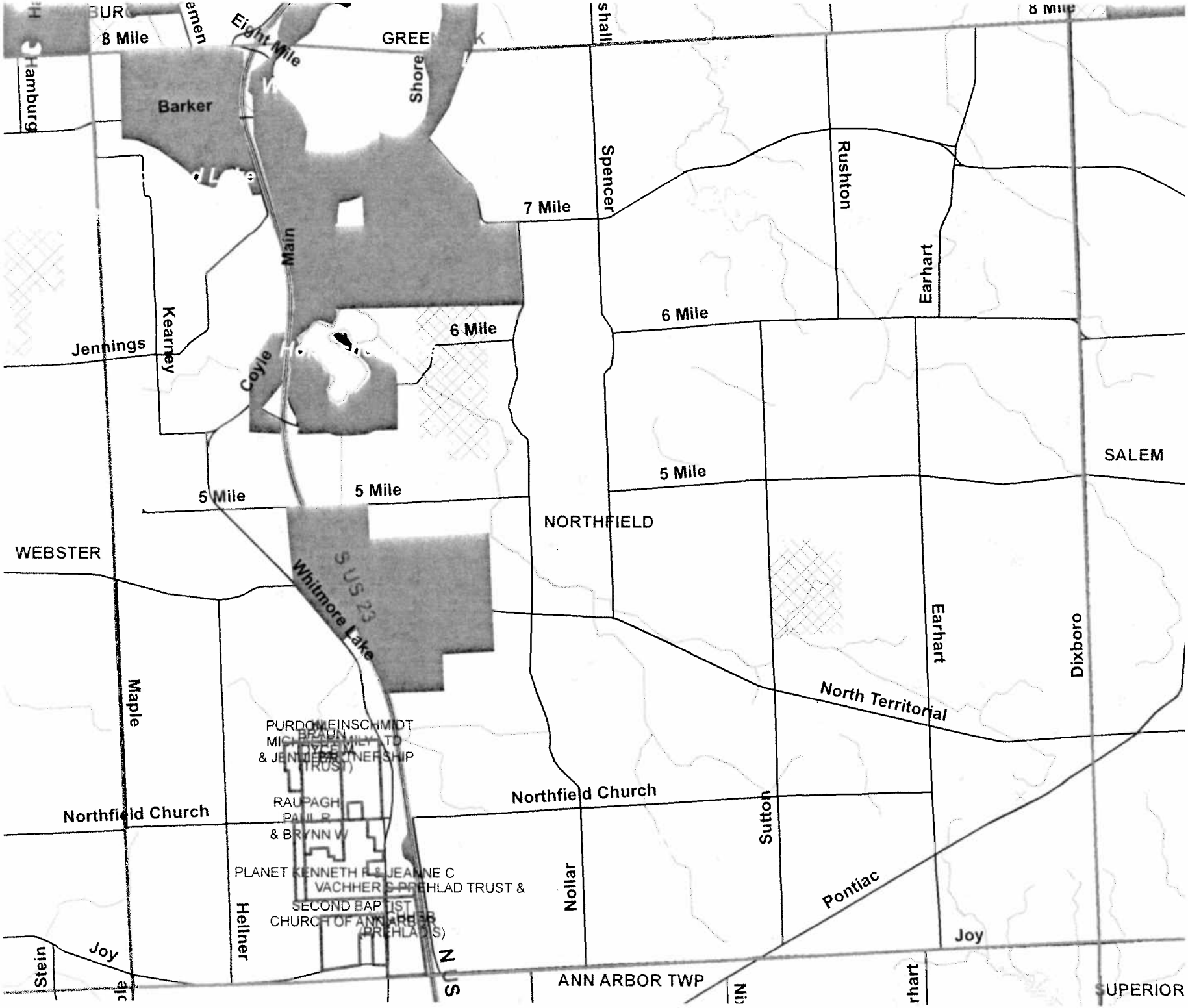
ANN ARBOR TWP
SUPERIOR

Church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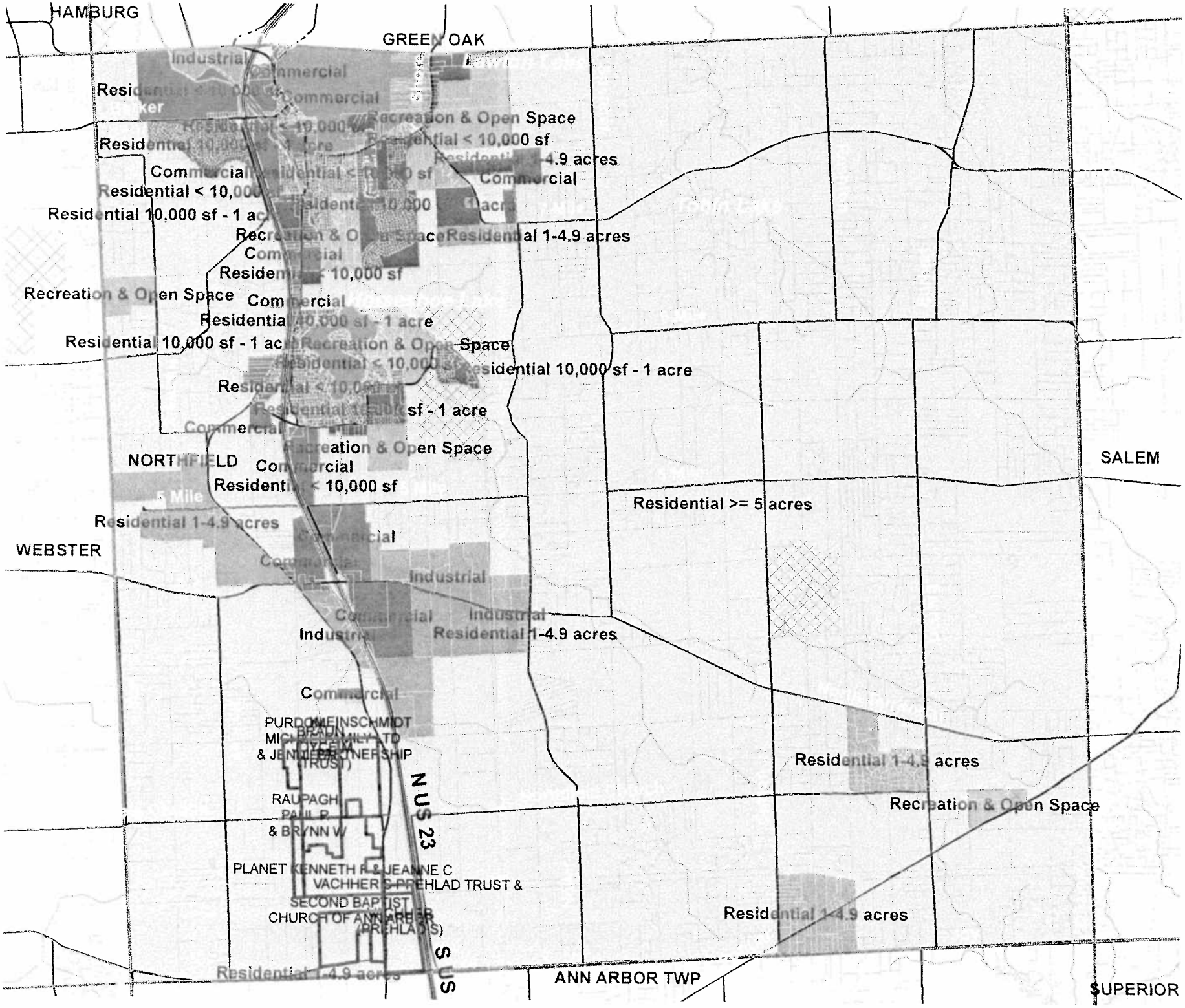
HAMBURG
GREEN OAK
Industrial
Commercial
Residential < 10,000 sf
Recreation & Open Space
Residential 10,000 sf - 1 acre
Residential 1-4.9 acres
NORTHFIELD
SALEM
Residential >= 5 acres
WEBSTER
PURDOM EINSCHMIDT MICHAEL FAMILY LTD & JENNIFER PARTNERSHIP
RAUPAGH PAUL P & BRYNN W
PLANET KENNETH R & JEANNE C
VACHHER S PREHLAD TRUST &
SECOND BAPTIST CHURCH OF ANN ARBOR
US 23
ANN ARBOR TWP
SUPERIOR

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, July 16, 2014 3:09 PM
To: Doug Lewan
Subject: FW: Tonight

FYI. My answer to Marilyn.

From: Marlene Chockley [mailto:mchockley@rc.net]
Sent: Wednesday, July 16, 2014 1:33 PM
To: 'marilyn handloser'
Subject: RE: Tonight

Hi Marilyn,

We will have to go through the public comment at 3 min max per person. Biltmore will make a brief presentation before our discussion begins.

Our bylaws:

SECTION 8.11 - ADJOURNMENT OF MEETING

> Planning Commission meetings should adjourn no later than 10:00 pm. New agenda items shall not be taken up after 10:00 p.m. unless an agenda item is approaching an ordinance deadline for Planning Commission action or Commissioners decide by majority vote to continue with one or more agenda items after 11:00 p.m. <<< this should probably be 10 p.m.

If we are not reaching a resolution, Doug suggested that we set up a subcommittee of 3 PC and 3 BOT members to discuss the issues raised and adjourn.

So I'm expecting to be adjourning around 10 or shortly thereafter.

Marlene

From: marilyn handloser [mailto:hmarilyn@yahoo.com]
Sent: Wednesday, July 16, 2014 1:18 PM
To: Marlene Chockley
Subject: Tonight

Hi Marlene,

Looks like it will be a lively meeting tonight. Are you putting a time limit on the meeting tonight?

Marilyn Handloser
Associate Broker
RE/MAX Classic
Cell: (248) 231-4216
Office: (248) 348-3000
Fax: (248) 347-1169

"Click *here* to see why we chose Marilyn!"

Visit my website at www.MarilynHandloser.com to search for the entire MLS homes in Southeast Michigan! Each RE/MAX office is independently owned and operated.

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Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Thursday, July 24, 2014 2:38 PM
To: 'writing4all@aol.com'
Subject: RE:

Thank you for your letter, Cecilia. I appreciate hearing your views.
I have many of the same concerns.

Have a great weekend.

Marlene

-----Original Message-----
From: writing4all@aol.com [mailto:writing4all@aol.com]
Sent: Thursday, July 24, 2014 2:27 PM
To: Marlene Chockley
Subject:

Dear Planning Commission Chair Chockley:

Thank you for taking time to read my email. I know you have the best interests of our Township at heart when looking into this issue of emending the Master Plan. I hope you can understand how those of us who have lived here for decades are concerned about two things in particular: 1) the prospect that the legal document protecting our community might be disregarded to suit the business interests of one company; and 2) the prospect of being forced out by development costs we cannot afford in order to accommodate new residents our infrastructure cannot support. I have researched Biltmore's other subdivisions (especially in Canton and Grand Rapids) and have seen how this New Urbanist style of development is affordable to wealthy individuals, ones who make over double the average American household income. Creating a pocket of economic elites in our community would forever change the social diversity and democracy of our township. To top it off, our suffering school district will gain not one single student from this land development.

I am sympathetic to the calls for development in the face of stagnation that has plagued our township. Partly due to the recession, we have large areas where developers either dropped their work or have left the land vacant of homes (e.g. on Nollar north of Joy, and the gigantic rock pile off 23 across from Whitmore Lake Market). Why are we not courting developers who will turn those wastelands into vibrant mixed residential communities, and preserve what makes our township unique: greenspace. We have endangered wildlife preserves, wetlands of habitats that are increasingly disappearing, and room for farms, horses, and large gardens.

As you listen to Biltmore's proposal to skirt the laws of our Master Plan and the zoning process every company or individual has had to respect, please consider that most of us cannot afford to support the infrastructure, damage to our environment, and loss of a way of life that is rapidly disappearing in Michigan--in fact, our environment and zoning our principal attraction. Why rezone to such small acreage when we can preserve the current acreage for future residential and agricultural uses that Ann Arbor has recently outlawed. We will have many interested future residents who want to move their hobby farms and small chicken coops or animals to an area nearby that is friendly and will allow them to continue having their children to attend the same schools and they work the same jobs. Northfield Township will be an incredibly desirable place to live, particularly in the future, if we preserve our Master Plan.

Thank you for hearing my voice and I wish you the best of luck in making the decision that is best for our entire community and the environment.

Regards,
Cecilia Infante
1035 5 Mile
Whitmore Lake, MI
734-358-0525

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Version: 2014.0.4716 / Virus Database: 3986/7910 - Release Date: 07/24/14

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Friday, June 06, 2014 9:52 PM
To: 'Janet Chick'
Subject: RE: Agenda

Hi Janet,

I'm glad that the PC got the items on.
The deal with "reaffirming" is that after the BOT adopts the PC's recommendations (and you all did do that in prior meetings for some of these changes), the changes to the zoning ordinance are supposed to be published within 10 days. That was not done on numerous occasions so they have not taken effect. This is part of what has been holding up the muni-code. Shelle just wasn't making sure that was happening. I imagine that that needs to be done with some of your ordinances, too. I have no idea how bad the problem is, but we are obviously going to get it fixed now. I was not told about this problem until about a month ago and Doug and Howard were working on getting it fixed.

I can come to the meeting if you would like me to. I'll check out your packet and see what's what.
I was only provided with a memo of 3 items last week. I had put together a big list of our changes and asked for a memo to be prepared, but Doug was going to break it up by meeting.
Is the master plan on? I asked for a memo to the BOT for that in anticipation of our recommendation on Wednesday.

Doug and I are getting together on Tuesday at his office to look at a master plan study area for a portion of the southwest quadrant of the township. We need to be very careful about how we manage the whole process.
I don't want premature and/or misinformation getting out and getting people upset.

I was not happy with the flow of the meeting, but it was what was recommended to me. I'll go with my gut next time.

Have a great weekend.

Marlene

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Friday, June 06, 2014 8:42 PM
To: mchockley@rc.net
Subject: Agenda

Hi Marlene,

Just looked at the BOT agenda for June 10th. There are 20 items on it from the PC. Were you or Doug planning to be there? Some are designated "reaffirming" do those need motions for approval? I have never seen reaffirming used.

I am wondering if the Neighbors will show to speak to the Biltmore project? And I have heard from people already that portions of the PC meeting are missing from the Livestream video. I asked Howard about this and he said he will check into it. I hope its a glitch and not intentional.

Sorry to bother you on the weekend. I just want to be prepared for Tuesday :)

Janet

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Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Thursday, August 28, 2014 8:06 AM
To: 'Samuel Morello'
Subject: RE: Biltmore Land Plans

Dear Mr. Morello,

We are currently studying it and getting the necessary reports takes some time. Any outcome is likely to be months away. The process is very long.
There is a lot of misinformation circulating out there and I encourage you to either watch or attend our meetings when the issue is on the agenda. We are deliberating this in public.
You can get our agenda and packet materials at http://www.twp-northfield.org/government/planning_commission/document_center.php. They are posted by the Friday before the meeting.

I hope this helps.
Have a great weekend.

Marlene

Marlene Chockley
Chair, Northfield Township Planning Commission

-----Original Message-----
From: Samuel Morello [mailto:samuel.morello@gm.com]
Sent: Wednesday, August 27, 2014 8:07 AM
To: Marlene Chockley
Subject: RE: Biltmore Land Plans

Dear Mrs. Chockley,
Can you please tell me what the outcome of this project is? I understand at a recent board meeting this was to be voted upon.

Best regards,

Sam Morello
Senior Manufacturing Project Engineer
Tel +01(248) 410-8794
e-mail samuel.morello@gm.com<mailto:samuel.morello@gm.com>,
777 Joslyn Rd. Pontiac MI. 48340-2920
[cid:image001.png@01CF8663.412F0AC0]

From: Samuel Morello
Sent: Wednesday, August 06, 2014 9:00 AM
To: 'chockleym@twp.northfield.mi.us'
Subject: Biltmore Land Plans

Dear Mrs. Chockley,
I'm not in favor of this new subdivision. I believe we should foster the current plans to have a centrally located residential and commercial area within Northfield Township. If I read correctly, this is in the Lakes Sub area and Central Sub areas of the township. This is the current agreed upon plan by the board and approved by the state.

The LDR areas within the plans should be further developed before considering a major change like the Biltmore Land plan.

Best regards,

Sam Morello
7729 Shady Beach
Whitmore Lake MI 48189
(248)410-8794

Nothing in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message.

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Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Monday, July 21, 2014 10:01 PM
To: 'David Gordon'
Subject: RE: Biltmore on agenda?

Hi David,
The August 6 agenda is not online yet because it isn't final, but there will likely be something about the master plan study area--not Biltmore specifically.
Don't worry. When the agenda is put up, it will be obvious if we are talking at all about the master plan. We want the whole process to be public. The agenda is not posted until Thursday or Friday before the meeting the following Wednesday.
Have a good week.
Marlene

-----Original Message-----
From: David Gordon [mailto:djg392dimples@icloud.com]
Sent: Monday, July 21, 2014 9:50 PM
To: Chockley Marlene
Subject: Biltmore on agenda?

Hello Marlene:

I hope this email finds you well.
I was wondering when Doug Lewan's new analysis of the Master Plan / Biltmore proposal is back on the agenda?

It is unclear from the agenda online.
Thanks m

David Gordon

Sent from my iPad

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Version: 2014.0.4716 / Virus Database: 3986/7896 - Release Date: 07/21/14

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Monday, June 30, 2014 11:04 AM
To: 'Doug Lewan'
Subject: RE: Biltmore Proposal

Ok. Just found out the packets for our meeting on Wednesday have not been mailed yet even though Pam said they were mailed last Thursday.
The transition to Kathy is not a smooth one. She only works Tuesday through Thursday.
She emailed the packet out and included some recent letters on Rhe-Tech. We don't need those, do we?
She asked for me to meet with her and I'll do that so we can get coordinated.
Marlene

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Monday, June 30, 2014 10:53 AM
To: Marlene Chockley
Subject: RE: Biltmore Proposal

Thanks,

Just re-sent. Also, I'm sending out hard copies to both the PC and BOT.

Doug

From: Marlene Chockley [mailto:mchockley@rc.net]
Sent: Monday, June 30, 2014 10:47 AM
To: Doug Lewan
Subject: RE: Biltmore Proposal

You spelled Dockett's email address wrong.

From: Doug Lewan [mailto:dlewan@cwaplan.com]
Sent: Monday, June 30, 2014 9:48 AM
To: Marlene Chockley; Andrea Darden; Brad Cousino; Janet Chick; Ken Dignan; Larry Roman; 'Sam Iaquinto'; engstromm@twp.northfield.mi.us; braunk@twp.northfield.mi.us; dockettw@twp.northfiled.mi.us; ottoj@twp.northfield.mi.us; thomast@twp.northfield.mi.us; chickj@twp.northfield.mi.us
Cc: Howard Fink (finkh@twp.northfield.mi.us)
Subject: Biltmore Proposal

Planning Commission and Township Board:

In discussions with the Township Manager we believe a joint meeting between the Planning Commission and Board of Trustees is warranted to discuss this very important land use policy issue. In preparation for that meeting my office has put together several documents (attached) that outline some of the issues that will have to be addressed in considering the Biltmore land use proposal. Please review the attachments as you prepare for that joint meeting.

I don't believe a firm date has yet been set for the joint meeting, but it should occur within the next few weeks, please look for an invitation to the meeting in the coming days.

Should you have any questions on the information provided please don't hesitate to give me a call.

Sincerely:

Doug Lewan

DOUGLAS J. LEWAN, AICP, PCP
MANAGING DIRECTOR
CARLISLE/WORTMAN ASSOCIATES, INC.
P. 734.662.2200
C. 734.678.4997
F. 734.662.1935
DLEWAN@CWAPLAN.COM

VISIT US ON THE WEB AT WWW.CWAPLAN.COM



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Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Tuesday, August 12, 2014 10:40 AM
To: 'Janet Chick'
Subject: RE: Candidates

The charette idea is unclear to me. I suspect it is for the master plan. They want to be ensured input and that is the way they are thinking they will get it.
I think that is premature, but we should have a workshop/info meeting for the community when we actually have some real information to chew on.

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Tuesday, August 12, 2014 10:29 AM
To: mchockley@rc.net
Subject: Re: Candidates

Yep, as of a few months ago.

I am seeing a form letter (email) circulating requesting two design charettes from NN. Is it charettes for the Master Plan Amendment...or for a Biltmore Development? Why would that need to be done?

Janet

----Original Message-----
From: Marlene Chockley <mchockley@rc.net>
To: 'Janet Chick' <jchick711@aol.com>
Sent: Tue, Aug 12, 2014 10:20 am
Subject: RE: Candidates

No. I didn't know she was on the ZBA.

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Tuesday, August 12, 2014 10:11 AM
To: mchockley@rc.net
Subject: Re: Candidates

Athena is on the ZBA, can she serve on both if we have a ZBA rep on the PC already?

-----Original Message-----
From: Marlene Chockley <mchockley@rc.net>
To: 'Janet Chick' <jchick711@aol.com>
Sent: Tue, Aug 12, 2014 10:01 am
Subject: RE: Candidates

I haven't personally received any letters. I did speak with Sherri Chisholm and she was supposed to submit a letter. I think Athena would be an excellent option, too, but I don't know her last name.

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Tuesday, August 12, 2014 9:52 AM
To: mchockley@rc.net; hmarilyn@yahoo.com; finkh@twp.northfield.mi.us
Subject: Candidates

Hi All,

Have we had any candidates submit a letter of interest for the opening on the PC? We only have one more week. Would be great to have a field of good candidates.

Janet

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Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Saturday, July 12, 2014 10:21 AM
To: 'Janet Chick'
Subject: RE: Land Use Density

Hi Janet,
Thanks for these. Some good reading for me as I am on vacation tomorrow until Wednesday morning.
Marlene

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Saturday, July 12, 2014 10:00 AM
To: finkh@twp.northfield.mi.us; andreabdarden@gmail.com; brad.cousino@live.com; dlewan@cwaplan.com; kjdignan@gmail.com; lar103@yahoo.com; mchockley@rc.net; samiaquinto@charter.net; angela.westover@att.com; jackiotto@yahoo.com; ottoj@twp.northfield.mi.us; kbraun@dmsax.com; kathysuebraun@gmail.com; hmarilyn@yahoo.com; engstromm@twp.northfield.mi.us; marilyn_engstrom@yahoo.com; burns@peblaw.net; tstplc12@gmail.com; dockettw@twp.northfield.mi.us
Subject: Land Use Density

This one I think speaks to what we are looking at...
www.unc,edu/~shashi/Infrastructure/landusedensity.html

Janet

-----Original Message-----
From: Howard Fink <finkh@twp.northfield.mi.us>
To: Andrea Darden <andreabdarden@gmail.com>; Bradley Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Marlene Chockley <mchockley@rc.net>; Sam Iaquinto <samiaquinto@charter.net>; angela.westover <angela.westover@att.com>; Howard Fink <finkh@twp.northfield.mi.us>; Jackie Otto <jackiotto@yahoo.com>; Jackie Otto <ottoj@twp.northfield.mi.us>; Kathy Braun <kbraun@dmsax.com>; Kathy Braun <kathysuebraun@gmail.com>; Marilyn <hmarilyn@yahoo.com>; Marilyn Handloser-Engstrom <engstromm@twp.northfield.mi.us>; Marilyn Handloser-Engstrom <marilyn_engstrom@yahoo.com>; 'Paul Burns' <burns@peblaw.net>; Tracy Thomas <tstplc12@gmail.com>; 'Wayne Docket' <dockettw@twp.northfield.mi.us>
Sent: Sat, Jul 12, 2014 5:38 am
Subject: FW: Proposal by Biltmore Land, LLC

Fyi

Howard Fink
Northfield Township Manager
8350 Main St., Ste. A
Whitmore Lake, MI 48189
Phone: (734) 449-2880 x 12
Fax: (734) 449-0123

From: Tony Morfino [mailto:tmorfino@charter.net]
Sent: Friday, July 11, 2014 8:38 PM
To: engstromm@twp.northfield.mi.us; chockleym@twp.northfield.mi.us; finkh@twp.northfield.mi.us; braunk@twp.northfield.mi.us; thomast@twp.northfield.mi.us; ottoj@twp.northfield.mi.us; chickj@twp.northfield.mi.us; dardena@twp.northfield.mi.us; cousinob@twp.northfield.mi.us; romanl@twp.northfield.mi.us; dignank@twp.northfield.mi.us; iaquintosam@twp.northfield.mi.us; dlewan@cwaplan.com; dockettw@twp.northfield.mi.us
Subject: Proposal by Biltmore Land, LLC

I'm writing to oppose the Biltmore Land LLC plan to alter our Master Plan and allow rezoning of 460 acres of farmland along Whitmore Lake into high density subdivisions. The proposal clearly violates Northfield Township's Master Plan which represents our community's vision for responsible land use and development.

I ask that you, our Northfield Township leadership, immediately reject Biltmore's current proposal and any future proposals by Biltmore or other developers which are not fully in line with our Master Plan.

Thank you for representing and defending our community's vision and voice.

Tony Morfino
4617 Six Mile Rd
Northfield Township, Michigan 48178

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4716 / Virus Database: 3986/7842 - Release Date: 07/12/14

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Friday, June 27, 2014 2:49 PM
To: 'Janet Chick'
Subject: RE: Materials for July 2 PC Meeting

Hi Janet.
Thanks for letting me know you will be gone. I hope we have a quorum this time.
I know they are getting ready to develop Donna Lane that is just off of 7 Mile.
I don't know anything about just west of Dixboro. Perhaps the owner is getting it ready to sell or someone is building a house.
Have a splendid vacation.
Marlene

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Friday, June 27, 2014 2:43 PM
To: mchockley@rc.net
Subject: Re: Materials for July 2 PC Meeting

Hi Marlene,

Just a reminder that I will be out of town next week for the holiday.

I did go down to Nowatzke's to look at the site but did not speak with anyone. Also drove down to the properties Biltmore is wanting to develop.

Oh! Do you know what is going on at 7 Mile just west of Dixboro? They are taking down trees and pulling up vegetation. There has been surveyors taking measurements and staking out areas. It covers a few acres.

Janet

-----Original Message-----
From: Marlene Chockley <mchockley@rc.net>
To: Andrea Darden <andreabdarden@gmail.com>; Brad Cousino <brad.cousino@live.com>; Doug Lewan <dlewan@cwaplan.com>; Janet Chick <jchick711@aol.com>; Ken Dignan <kjdignan@gmail.com>; Larry Roman <lar103@yahoo.com>; Rushlow, Jacob <jacob.rushlow@ohm-advisors.com>; 'Sam Iaquinto' <samiaquinto@charter.net>
Cc: Doug Lewan <dlewan@cwaplan.com>; Howard Fink <finkh@twp.northfield.mi.us>; Lisa Lemble <lisa.lemble@gretchenshouse.com>
Sent: Fri, Jun 27, 2014 7:59 am
Subject: Materials for July 2 PC Meeting

Dear Commissioners,

Please bring the materials from the June 18th meeting that was cancelled. We will be dealing with most of what was in that packet.
I've attached all the materials here, but the only new ones are numbers 1 and 4 (the agenda and the response from the Nowatzke engineer to OHM and CWA comments). You will receive them in the mail. Number 3 was sent electronically before the last meeting and you may not have that if you didn't print it.

You will note that the discussion of the master plan amendment has been removed from the agenda. In his report, Doug will mention that we will be discussing that subject in a joint meeting of the board of trustees and the planning commission before we continue with it. That meeting will hopefully be our July 16 meeting, but that is not confirmed yet.

See you all next week. Have a great weekend.

Marlene

P.S. On another note and for clarification of a comment made at one of our recent meetings: It is not appropriate for us to initiate contact and have private conversations with applicants who have projects on our agenda. If you are visiting a site and happen to meet the applicant, you must disclose the encounter.

Marlene Chockley
Chair, Northfield Township Planning Commission
Cell 734 730-0795
Email mchockley@rc.net

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Version: 2014.0.4592 / Virus Database: 3986/7753 - Release Date: 06/27/14

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, July 16, 2014 9:21 AM
To: 'Rushlow, Jacob'
Subject: RE: Materials for July 2 PC Meeting
Attachments: PCAGENDA-July.16.2014.pdf; Joint Meeting Outline 7-9-14.pdf; Northfield Land Use Analysis-Biltmore Property 6-13-14.pdf; Issues Memo 6-27-14.pdf; Issues to be reviewed 6-27-14.pdf

Hi Jacob,
I'm sorry for the oversight. Here are the items. We have no applicant on the agenda. This is a joint meeting with the BOT and we are discussing policy related to a request to amend the master plan to accommodate a request from a developer to build on 460 acres.
Marlene

From: Rushlow, Jacob [mailto:jacob.rushlow@ohm-advisors.com]
Sent: Wednesday, July 16, 2014 8:11 AM
To: Marlene Chockley
Subject: RE: Materials for July 2 PC Meeting

Marlene, I do not recall receiving an e-mail with materials for tonight's PC meeting. Can you please forward that information to me today? Thank you much.

Jacob

From: Marlene Chockley [mailto:mchockley@rc.net]
Sent: Friday, June 27, 2014 7:59 AM
To: Andrea Darden; Brad Cousino; Doug Lewan; Janet Chick; Ken Dignan; Larry Roman; Rushlow, Jacob; 'Sam Iaquinto'
Cc: Doug Lewan; Howard Fink; Lisa Lemble
Subject: Materials for July 2 PC Meeting

Dear Commissioners,

Please bring the materials from the June 18th meeting that was cancelled. We will be dealing with most of what was in that packet.
I've attached all the materials here, but the only new ones are numbers 1 and 4 (the agenda and the response from the Nowatzke engineer to OHM and CWA comments). You will receive them in the mail. Number 3 was sent electronically before the last meeting and you may not have that if you didn't print it.

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Marlene Chockley
Chair, Northfield Township Planning Commission
Cell 734 730-0795
Email mchockley@rc.net

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Version: 2014.0.4716 / Virus Database: 3986/7863 - Release Date: 07/16/14

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Tuesday, June 10, 2014 9:59 PM
To: 'Andrea Darden'
Subject: RE: Northfield township-- Biltmore issue

Hi,
It's fine to listen to him. Don't make any promises. He knows you are new. He will certainly acquaint you with what happened in the past and how he engineered the referendum.
However, the project is still conceptual and, while Biltmore asked for the moon, they are not likely to get it all. Doug and I met today and we are meeting with them tomorrow. We are trying to get a better picture of what they are thinking. The study area recommendations will be coming in our packets in the next few days so we can decide how we want to handle it. Once we ask the board to distribute the amendment, we will meet with the community to describe it and get feedback in advance of the public hearing.
Marlene

From: Andrea Darden [mailto:andreabdarden@gmail.com]
Sent: Tuesday, June 10, 2014 9:26 PM
To: Marlene Chockley
Subject: Fwd: Northfield township-- Biltmore issue

Marlene-

It was a pleasure have coffee with you last week.

I have another favor to ask of you. Please see the email below. I would like some council as you have had more experience with him than I have. I am wanting to hear him out, but not wanting it to derail a productive discussion about what is best for the Township.

Thanks,
Andrea

Please excuse the brevity and errors in my message. It has been sent from a mobile device to insure my prompt and immediate attention to your questions.

Sent from iAD

Begin forwarded message:

> **From:** Joanne Marttila Pierson <joannemarttilapierson@gmail.com>
> **Date:** June 10, 2014 at 7:07:47 PM EDT
> **To:** Andrea Darden <andreabdarden@gmail.com>
> **Subject: Northfield township-- Biltmore issue**
>
> Andrea,
>
> My friend David Gordon would like to chat with you about the Biltmore proposal. I know he can find your contact info via the Township, but are you using this email address?

As you could tell by last week's meeting, many us are very dismayed by the incongruence between the proposal and the Township's Master Plan.

J.

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Version: 2014.0.4592 / Virus Database: 3955/7657 - Release Date: 06/10/14

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Wednesday, June 18, 2014 12:51 AM
To: 'seshink@aol.com'
Subject: RE: RE: Sewer policy

Thank you for the information, Sue. I forwarded it to Larry, Brad, and Sam.
I'll look at these maps carefully.

Marlene

-----Original Message-----
From: seshink@aol.com [mailto:seshink@aol.com]
Sent: Tuesday, June 17, 2014 1:30 PM
To: mchockley@rc.net; chickj@twp.northfield.mi.us; andreabdarden@gmail.com; ken.dignan@wlps.net; finkh@twp.northfield.mi.us; dlewan@cwaplan.com
Cc: kolsson@hrwc.org
Subject: Fwd: RE: Sewer policy

Dear Planning Commission Members,

Attached please find maps and materials from Kris Olsson of the Huron Watershed Council. She created these maps from existing information, including our Growth Management Plan. They show that the property proposed to be developed by Biltmore contains sensitive lands and hydric soils.They also show that the request of Biltmore is inconsistent with our Growth Management Plan. Please review these maps and materials before making any decision on Biltmore's requests. Our township is a member of the Huron River Watershed Council and these maps are one of the benefits.

Also, not all of the members of the Planning Commission have publicly available email addresses. Would you please share this information with those members? They are Larry Roman, Brad Cousino, and Sam Iaquinto.

Thank you for your consideration,

Sincerely,

Susan E. Shink
Northfield Township Representative to the Huron River Watershed Council

-----Original Message-----
From: Kris Olsson <kolsson@HRWC.ORG>
To: Sue Shink <seshink@aol.com>
Cc: Ric Lawson <rlawson@HRWC.ORG>; Elizabeth Riggs <eriggs@HRWC.ORG>; Laura Rubin <lrubin@HRWC.ORG>
Sent: Thu, Jun 12, 2014 9:06 am
Subject: RE: Sewer policy

Sue, I have created some quick maps to get a perspective of the proposed master plan change, just FYI or for distribution to your group and/or the PC/Board. Kris Olsson Huron River Watershed Council1100 N. Main Suite 210Ann Arbor, MI 48104734-769-5123 x607 "To maintain the Huron River watershed's health in the face of increased population, we must change current patterns of development by encouraging higher density where infrastructure already exists, and holding onto our natural areas so they can continue to provide the ecological

services necessary to maintain quality of water, air, land, and life." "The days where we're just building sprawl forever, those days are over." -- President Barack Obama

Here is the master plan's goals for Southwest Sub Area 3, where this is located (right?):S o u t h w e s t S u b - a r e a – 3This sub-area is bisected by the U.S. 23 corridor, and encompasses aportion of the U.S.
23 / North Territorial Road interchange. This sub-areamaintains both large tracts of vacant land for open space or agricultural useand areas were water and sewer services are available for future residential,industrial and commercial development adjacent to the U.S.
23 corridor.Characteristics· Existing land uses include active agriculture and farmstead,woodland and wetland, and single-family residential.· Large tracts of vacant land are intact throughout this sub-areapresenting opportunities for open space preservation.· U.S. 23 and Whitmore Lake Road are the paved primarily roads inthis sub-area.· Large contiguous areas of woodlands and wetlands are locatedwithin this sub-area. Development Strategies1. Preserve open space, woodlands and natural features withconservation easements throughout the Southeast Sub-area.2. Preserve remaining farmland as active farms or open space.3.
Continue to control and plan for future residential growth by requiringclustered development by implementing policies regarding treepreservation and management, subdivision open spacerequirements, parkland, and trail requirements.4. Direct non-agricultural uses away from areas of the Township ideally situated and conditioned for agriculture5. Discourage extension of public sewer service into areas of theTownship ideally situated and conditioned for open space andnatural features preservation and agriculture.6. Establish programs that maintain the viability of agricultural productsthrough new and expanding markets for locally grown products suchas community supported agriculture, organic food and agri-tourismand non-traditional uses that preserve the character of the area.7. Preserve open space and natural features with a priority onenvironmentally sensitive areas to preserve view-sheds alongroadways.8. Ensure that new residential development is compatible in densityand character to existing residences and neighborhoods in theimmediate area.9. Allow for a mix of service, office and residential uses in the northwestcorner of this sub-area as it relates to the U.S. 23 / North TerritorialRoad interchange.10.
Coordinate with the State and Washtenaw County for farmlandpreservation.11. Coordinate with Washtenaw County for parkland and open spaceacquisition and development. Design Guidelines1. Maintain and develop greenway corridors such as wildlife passages,creek beds, and woodlands to and from natural features. NORTHFIELD TOWNSHIP MASTER PLAN 30JULY 20122. It is strongly suggested that all new residential development to beclustered to allow continued recreational and agricultural use andopen space preservation of the remainder of the acreage.3. Promote Low Impact Development (LID) techniques for storm-watermanagement such as bio-swales or other best managementpractices.4. Promote Leadership in Energy and Environment Design (LEED)techniques for architecture and site design.5. Maintain open views along roadways and enhance with additionalplantings of native trees, shrubs, grasses, and perennials.6. Protect key vistas along rural roads.7. Carefully site entrance drives and subdivision entrances.8. Separate cars from pedestrians and provide pathways connectingsubdivisions.

Kris OlssonHuron River Watershed Council1100 N. Main Suite 210Ann Arbor, MI 48104734-769-5123 x607<image001.jpg>

"To maintain the Huron River watershed's health in the face of increased population, we must change current patterns of development by encouraging higher density where infrastructure already exists, and holding onto our natural areas so they can continue to provide the ecological services necessary to maintain quality of water, air, land, and life." "The days where we're just building sprawl forever, those days are over." -- President Barack Obama

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Friday, June 27, 2014 2:32 PM
To: 'David Gordon'
Subject: RE: Request for postponement of Biltmore

David,
I'm sorry that I'm so busy. I don't have time until the following week if you are gone next week.
I'm selling my Pittsfield house and am just buried.
When you get back, we can talk.
Marlene

From: David Gordon [mailto:djg392dimples@gmail.com]
Sent: Friday, June 27, 2014 10:17 AM
To: Marlene Chockley
Subject: Re: Request for postponement of Biltmore

Hi Marlene:

I appreciate that the Biltmore report from Doug Lewan isn't on the agenda for July 2nd. Yes, deep breaths are a good idea when it comes to this issue.

And thank you for distributing the materials on CCS to the other commissioners and keeping it fresh. Residential growth seems less attractive when the costs are understood.

I was wondering if we could make a date to talk, or meet over a cup of coffee or lunch.

Please let me know what time might work for you. I'm out of town M-Thursday next week and I'd rather connect before I take off.

Thanks.

David

734-645-9393

On Thu, Jun 26, 2014 at 9:39 AM, Marlene Chockley <mchockley@rc.net> wrote:

Hi David,

Again, thanks for your understanding about my brother. He is home now and doing well.

We have decided to postpone discussion of any master plan amendment that may be connected to Biltmore until we have a joint meeting of the board of trustees and the planning commission to discuss policy. The date for that meeting is being firmed up and possibly July 16th, but that is not certain yet. I'll distribute the materials you sent me with the packet for that meeting so it is fresh.

On July 2nd, Doug will mention that we are planning this joint meeting under his report at the beginning of the meeting, but that will be the extent of it.

Of course, people are always welcome to come to our meetings to address us on any topic, but being a holiday week, this gives us all a bit more time to breathe.

Have a great 4th of July if I don't see you next week.

Marlene

From: David Gordon [mailto:djg392dimples@gmail.com]
Sent: Thursday, June 19, 2014 11:12 AM
To: Marlene Chockley
Subject: Request for postponement of Biltmore

Hi Marlene:

I hope your brother pulled through his operation well. It is always a stressful and difficult time

I am requesting that, because there is so much interest and concern about this Biltmore request to alter our Master Plan "vision", the report from Planner Lewan and the topic be postponed until the July 16th meeting.

July 2nd right before the holiday; lots of people who want to attend may be unavailable, and since this last meeting was cancelled so last minute, folks might get the wrong idea that the Planning Commission is trying to avoid the residents. I know that's not the case but perception is important.

Thank you for your consideration.

Warmly,

David Gordon

PS - I'd like to speak with you at some point. I'm mailing a packet to your PO Box 576 with some info you might find helpful.

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Version: 2014.0.4592 / Virus Database: 3972/7706 - Release Date: 06/19/14

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4592 / Virus Database: 3986/7753 - Release Date: 06/27/14

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Friday, June 27, 2014 6:11 PM
To: 'David Gordon'
Subject: RE: Request for postponement of Biltmore

Yes.

From: David Gordon [mailto:djg392dimples@gmail.com]
Sent: Friday, June 27, 2014 5:53 PM
To: Marlene Chockley
Subject: Re: Request for postponement of Biltmore

A fast question.
Was the joint session scheduled because of this Biltmore proposal?
D

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Checked by AVG - www.avg.com
Version: 2014.0.4592 / Virus Database: 3986/7753 - Release Date: 06/27/14

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4592 / Virus Database: 3986/7755 - Release Date: 06/27/14

Jennifer Carlisle

From: Marlene Chockley [mchockley@rc.net]
Sent: Thursday, June 12, 2014 10:36 AM
To: 'Janet Chick'
Subject: RE: When you get a chance...

Hi,
Interesting long discussion. I personally think we will be able to come to mutually satisfactory agreement. Howard is not so sure. Howard thinks we should have some informal small group discussions, but Doug thinks we should get it all out at a public meeting. Stollman seems to have some flexibility, but it's all about being able to make a profit.
We will have an interesting discussion next Wednesday. David Stollman will be there to answer questions and is putting together more of his conceptual plan. I'm still waiting for the materials that Doug is putting together.
We talked about doing a field trip to Cherry Hill.
Got to get out and plant some more seeds. Nice that it's not so hot so far.
Marlene

From: Janet Chick [mailto:jchick711@aol.com]
Sent: Thursday, June 12, 2014 10:02 AM
To: mchockley@rc.net
Subject: When you get a chance...

Hi Marlene,

How did your meeting with Biltmore go? Do you think they are willing to consider some transitioning elements to their concept?

What the heck happened to our sun??!! :) But my grass is happy.

Janet

No virus found in this message.
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Version: 2014.0.4592 / Virus Database: 3964/7666 - Release Date: 06/12/14