

David Gordon  
5558 Hellner Rd.  
Ann Arbor, MI 48105  
[djg392dimples@gmail.com](mailto:djg392dimples@gmail.com)

Oct. 10, 2014

Northfield Township Office  
8350 Main St., Whitmore Lake, MI 48189

Attention: FOIA Coordinator or Twp. Mgr. Fink, Sup. Engstrom, et al.

This is a request under the Freedom of Information Act.

Included in a previous FOIA response by the township is an email (Subject: Interesting read - attached) sent by Sup. Engstrom on July 15 to members of the Board of Trustees , Planning Commission and selected staff.

Please provide the "email chain" and "predecessor email" that brought this "interesting read" to Engstrom's attention by the "friend... who was doing some research and ran across this information," as Engstrom explains.

I did not author this comment "by David G" posted in the Ann Arbor Chronicle on 1/2/10, nor did I have any knowledge of it. It is unfortunate and disturbing that the supervisor chose to distribute it.

Sincerely,



RECEIVED

OCT 10 2014

NORTHFIELD TOWNSHIP

----- 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" <kidignan@gmail.com>, "Larry Roman" <lar103@yahoo.com>,

"Marlene Chockley" <mchockley@rc.net>, "Sam laquinto" <samiaquinto@charter.net>

Subject: Interesting read

Date: Tue, Jul 15, 2014 2:30 PM

*Board of Trustees  
+  
Planning Commission*

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 brilliant 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."

*file*

22 By David C

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 possible 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 contributions.

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And in closing, I really have disdain for the current Northfield Township Board. Not only have they succeeded in strengthening 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 preserved 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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## Howard Fink

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**From:** Howard Fink [finkh@twp.northfield.mi.us]  
**Sent:** Tuesday, July 15, 2014 2:13 PM  
**To:** 'marilyn handloser'  
**Subject:** RE: interesting read

This should come from 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:** marilyn handloser [mailto:hmarilyn@yahoo.com]  
**Sent:** Tuesday, July 15, 2014 1:45 PM  
**To:** Angie Westover; finkh@twp.northfield.mi.us  
**Subject:** Re: interesting read

Great read.....I think it should be sent to all the board members including the planning commission. Howard can you take care of or you want me or Angie too?

### ***Marilyn Handloser***

Associate Broker  
RE/MAX Classic  
Cell: (248) 231-4216  
Office: (248) 348-3000  
Fax: (248) 347-1169

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**From:** Angie Westover <angiewestover@yahoo.com>  
**To:** hmarilyn@yahoo.com; finkh@twp.northfield.mi.us  
**Sent:** Tuesday, July 15, 2014 1:19 PM  
**Subject:** interesting read

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 brilliant 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 | [permalink](#)As 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 possible 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 contributions.

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 developed 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 development 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 brilliant 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 developmental 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 something 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 strengthening 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 preserved for ever.

## 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; kbrown@dmsax.com; kathysuebraun@gmail.com; engstromm@twp.northfield.mi.us; marilyn\_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabarden@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 <kbrown@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 <andreabarden@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 laquinto <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:

- Despite 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 vacuum as the only document to determine land use as Mr. Gordon presented.

**Jacqueline R. Otto**

Cell: 734-368-2251

Email: [jackiotto@yahoo.com](mailto: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](mailto:jchick711@aol.com)" <[jchick711@aol.com](mailto:jchick711@aol.com)> wrote:

So basically he is taking credit for him and his cohorts duping our residents and costing the township thousands of dollars? Incredible.

Sent from my HTC

----- Reply message -----

From: "Marilyn Handloser" <[hmarilyn@yahoo.com](mailto:hmarilyn@yahoo.com)>

To: "Howard Fink" <[finkh@twp.northfield.mi.us](mailto:finkh@twp.northfield.mi.us)>, "Angiewestover" <[angiewestover@yahoo.com](mailto:angiewestover@yahoo.com)>, "[Angiewestover@yahoo.com](mailto:angiewestover@yahoo.com)", "Burns, Paul" <[burns@peblaw.net](mailto:burns@peblaw.net)>, "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 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)>

Subject: Interesting read

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From: Howard Fink <[finkh@twp.northfield.mi.us](mailto:finkh@twp.northfield.mi.us)>  
To: [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@dmsex.com](mailto:kbraun@dmsex.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 <[tstplcl2@gmail.com](mailto:tstplcl2@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 <[larl03@yahoo.com](mailto:larl03@yahoo.com)>; Marlene Chockley <[mchockley@rc.net](mailto:mchockley@rc.net)>; Sam Iaquinto <[samiaquinto@charter.net](mailto: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](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)  
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 do 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:** 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 laquinto  
**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:

- Despite 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 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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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 <tstplcl2@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; chockley@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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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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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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Elizabeth Hutton

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**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 laquinto  
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**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 laquinto" <samiaquinto@charter.net>  
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8350 Main St., Ste. A  
Whitmore Lake, MI 48189  
Phone: (734) 449-2880 x 12  
Fax: (734) 449-0123

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**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 laquinto  
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**From:** Howard Fink <[finkh@twp.northfield.mi.us](mailto:finkh@twp.northfield.mi.us)>

**To:** 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>; 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 do 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:** 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](mailto: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](mailto: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

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**Sent:** Tuesday, August 19, 2014 4:04 PM  
**To:** Howard Fink; Janet Chick  
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Thanks,  
Ken Dignan

## Howard Fink

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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 laquinto <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:

- Despite 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 vacuum as the only document to determine land use as Mr. Gordon presented.

Jacqueline R. Otto  
Cell: 734-368-2251  
Email: [jackiotto@yahoo.com](mailto: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](mailto:jchick711@aol.com)" <[jchick711@aol.com](mailto:jchick711@aol.com)> wrote:

So basically he is taking credit for him and his cohorts duping our residents and costing the township thousands of dollars? Incredible.

Sent from my HTC

----- Reply message -----

From: "Marilyn Handloser" <[hmarilyn@yahoo.com](mailto:hmarilyn@yahoo.com)>  
To: "Howard Fink" <[finkh@twp.northfield.mi.us](mailto:finkh@twp.northfield.mi.us)>, "Angiewestover" <[angiewestover@yahoo.com](mailto:angiewestover@yahoo.com)>, "[Angiewestover@yahoo.com](mailto:angiewestover@yahoo.com)", "Burns, Paul" <[burns@peblaw.net](mailto:burns@peblaw.net)>, "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 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" <[kdignan@gmail.com](mailto:kdignan@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)>  
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 brilliant 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 | [permalink](#) As 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 possible 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 contributions.

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 developed 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 development 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 brilliant 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 developmental 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 something 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 strengthening 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 preserved 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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From: Howard Fink <[finkh@twp.northfield.mi.us](mailto:finkh@twp.northfield.mi.us)>  
To: [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 <[tstplcl2@gmail.com](mailto:tstplcl2@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 <[larl03@yahoo.com](mailto:larl03@yahoo.com)>; Marlene Chockley <[mchockley@rc.net](mailto:mchockley@rc.net)>; Sam Iaquinto <[samiaquinto@charter.net](mailto: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  
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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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reasons. That is what a democracy is, the MAJORITY RULES, NOT THE MINORITY of landowners.

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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?

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Thank you!  
Sincerely,  
Elizabeth Hutton

## 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 laquinto  
**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:

- Despite 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.
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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

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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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January

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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; chockley@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!  
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 laquinto  
**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 -----

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**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 laquinto" <samiaquinto@charter.net>  
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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

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Sent: Tuesday, July 15, 2014 12:06 AM  
To: engstromm@twp.northfield.mi.us; chockley@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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**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 laquinto  
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*Associate Broker*

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**Sent:** Tuesday, July 15, 2014 2:13 PM  
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**Subject:** RE: interesting read

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**Sent:** Tuesday, July 15, 2014 1:45 PM  
**To:** Angie Westover; finkh@twp.northfield.mi.us  
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Great read.....I think it should be sent to all the board members including the planning commission. Howard can you take care of or you want me or Angie too?

### *Marilyn Handloser*

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Cell: (248) 231-4216  
Office: (248) 348-3000  
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**From:** Angie Westover <angiewestover@yahoo.com>  
**To:** hmarilyn@yahoo.com; finkh@twp.northfield.mi.us  
**Sent:** Tuesday, July 15, 2014 1:19 PM  
**Subject:** interesting read

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 brilliant 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 | [permalink](#)As 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 possible 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 contributions.

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 developed 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 development 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 brilliant 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 developmental 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 something 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 strengthening 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 preserved for ever.

## 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; kbrown@dmsax.com; kathysuebraun@gmail.com; engstromm@twp.northfield.mi.us; marilyn\_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabarden@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 <kbrown@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 <andreabarden@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 laquinto <samiaquinto@charter.net>  
**Sent:** Tue, Jul 15, 2014 10:45 pm  
**Subject:** Re: Interesting read

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According to the report, the COCS report was never meant to be used in a vacuum as the only document to determine land use as Mr. Gordon presented.

**Jacqueline R. Otto**  
Cell: 734-368-2251  
Email: [jackiotto@yahoo.com](mailto: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](mailto:jchick711@aol.com)" <[jchick711@aol.com](mailto:jchick711@aol.com)> wrote:

So basically he is taking credit for him and his cohorts duping our residents and costing the township thousands of dollars? Incredible.

Sent from my HTC

----- Reply message -----

From: "Marilyn Handloser" <[hmarilyn@yahoo.com](mailto:hmarilyn@yahoo.com)>  
To: "Howard Fink" <[finkh@twp.northfield.mi.us](mailto:finkh@twp.northfield.mi.us)>, "Angiewestover" <[angiewestover@yahoo.com](mailto:angiewestover@yahoo.com)>, "[Angiewestover@yahoo.com](mailto:angiewestover@yahoo.com)", "Burns, Paul" <[burns@peblaw.net](mailto:burns@peblaw.net)>, "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 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)>  
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Date: Tue, Jul 15, 2014 2:30 PM

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From: Howard Fink <[finkh@twp.northfield.mi.us](mailto:finkh@twp.northfield.mi.us)>  
To: [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 <[tstplcl2@gmail.com](mailto:tstplcl2@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 <[larl03@yahoo.com](mailto:larl03@yahoo.com)>; Marlene Chockley <[mchockley@rc.net](mailto:mchockley@rc.net)>; Sam Iaquinto <[samiaquinto@charter.net](mailto: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](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)  
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 do 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:** 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 laquinto  
**Subject:** Re: Interesting read

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

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----- Reply message -----

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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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---

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 <tstplcl2@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; chockley@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,

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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>  
**Subject:** Interesting read  
**Date:** Tue, Jul 15, 2014 2:30 PM

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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 brilliant 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 contributions.

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 developed 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 development 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 brilliant 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.

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And in closing, I really have disdain for the current Northfield Township Board. Not only have they succeeded in strengthening 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 preserved for ever.

Marilyn Handloser Engstrom  
Associate Broker  
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Cell: (248) 231-4216  
Office: (248) 348-3000  
Fax: (248) 347-1169

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Sent: Tuesday, July 15, 2014 9:28 AM  
Subject: FW: Reasons To Stop Biltmore

FYI

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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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Sincerely,

Elizabeth Hutton

## 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  
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Associate Broker

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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  
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**Sent:** Tuesday, July 15, 2014 12:06 AM

**To:** engstromm@twp.northfield.mi.us; chockley@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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Sincerely,

Elizabeth Hutton

## 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](mailto: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

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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; kbrown@dmsax.com; kathysuebraun@gmail.com; engstromm@twp.northfield.mi.us; marilyn\_engstrom@yahoo.com; tstplc12@gmail.com; dockettw@twp.northfield.mi.us; andreabarden@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 <kbrown@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 <andreabarden@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 laquinto <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:

- Despite 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.
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According to the report, the COCS report was never meant to be used in a vacuum as the only document to determine land use as Mr. Gordon presented.

**Jacqueline R. Otto**  
Cell: 734-368-2251  
Email: [jackiotto@yahoo.com](mailto: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](mailto:jchick711@aol.com)" <[jchick711@aol.com](mailto:jchick711@aol.com)> wrote:

So basically he is taking credit for him and his cohorts duping our residents and costing the township thousands of dollars? Incredible.

Sent from my HTC

----- Reply message -----

From: "Marilyn Handloser" <[hmarilyn@yahoo.com](mailto:hmarilyn@yahoo.com)>  
To: "Howard Fink" <[finkh@twp.northfield.mi.us](mailto:finkh@twp.northfield.mi.us)>, "Angiewestover" <[angiewestover@yahoo.com](mailto:angiewestover@yahoo.com)>, "[Angiewestover@yahoo.com](mailto:angiewestover@yahoo.com)", "Burns, Paul" <[burns@peblaw.net](mailto:burns@peblaw.net)>, "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 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)>  
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.

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January

13, 2010 at 9:54 pm | [permalink](#) As 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 possible 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 contributions.

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 developed 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 development 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 brilliant 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.

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And in closing, I really have disdain for the current Northfield Township Board. Not only have they succeeded in strengthening 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 preserved 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](mailto:finkh@twp.northfield.mi.us)>  
To: [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 <[tstplcl2@gmail.com](mailto:tstplcl2@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 <[larl03@yahoo.com](mailto:larl03@yahoo.com)>; Marlene Chockley <[mchockley@rc.net](mailto:mchockley@rc.net)>; Sam Iaquinto <[samiaquinto@charter.net](mailto: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](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)  
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 do 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:** 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 laquinto  
**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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**Jacqueline R. Otto**

Cell: 734-368-2251

Email: jackiotto@yahoo.com

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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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January

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RE/MAX Classic  
Cell: (248) 231-4216  
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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 <tstplcl2@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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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 laquinto  
**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 laquinto" <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 brilliant 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 contributions.

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 developed 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 development 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 brilliant 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 developmental 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 something 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 strengthening 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 <tstplcl2@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 do the right thing, then do consider these points:

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**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 laquinto  
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Fax: (734) 449-0123

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**Sent:** Tuesday, July 15, 2014 12:06 AM

**To:** engstromm@twp.northfield.mi.us; chockley@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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