

Mary Bird

From: mary robinson <m.jarvis.robinson@gmail.com>
Sent: Wednesday, March 16, 2016 6:25 PM
To: Kenneth Dignan
Cc: Mary Bird; Howard Fink; Sally Hodges
Subject: Re: Tonight's meeting
Attachments: Overdevelopment in Lyon Twp.docx

Hi! I truly appreciate your time in reading my letter (I will post it again below) from last month. In it I mentioned that I was fearful of Northfield township turning into another Lyon Twp. Interestingly enough there has been a lot of discussion on the facebook forums lately by Lyon residents upset about possible changes to their development plan in order to accomodate developer's wishes. I have copied and pasted them into the attached document. I truly hope that Northfield Twps Planning Commission represents the wishes of their residents and neighbors rather than developers who do not live in our community. Please, please don't let us turn into another Canton, Novi, or now, Lyon Township!

Thanks again for reading my heartfelt letter! Again, I am unable to attend tonight's meeting due to work obligations.

Sincerely,
Mary Robinson
8276 Earhart Rd

The letter I wrote for last month's meeting:

Dear members of the Northfield Township Planning Commission,

I was dismayed to hear that the Biltmore agenda with their scheme to change Northfield Township's master plan has returned. Allowing Biltmore a foot in the door would only open a Pandora's box to other developers eager to slap up as many houses as they can in our wonderful township. Just like us, many friends and neighbors, have moved here to raise our children and animals because of the peaceful and country setting of this area. This will rapidly change if developers have their way - please refer to Lyon township as an example. As far as the eye can see are houses crammed next to each other instead of the former gently rolling hills. Congestion on the roads is common. Accidents happen frequently along 10 Mile Road.

Please represent your constituents and do NOT let Northfield Township go this direction!! Please nip developer greed in the bud, starting with Biltmore's schemes!

I wish I could be there tonight to speak to you in person. However I just found out about Biltmore on the agenda and was unable to change my work schedule. As a librarian I have to work some evenings. I truly hope this letter will carry as much weight as if I were there in person.

Thank you so much for reading these heartfelt words. I have loved living here for the past 30 years (love it so much, I bought my childhood home :) and would hate to see it changed for the worse, as I know you would agree.

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On Wed, Mar 2, 2016 at 2:10 PM, Kenneth Dignan <dignank@twp.northfield.mi.us> wrote:

Thank you for your comments & feedback. I will convey your e-mail to the entire planning commission and include it as correspondence for the next Planning Commission Meeting.

Sincerely

Ken Dignan

Chairman, Northfield Township Planning Commission

www.whitmorelake.org

Thanks,

Ken Dignan

Chairman, Northfield Township Planning Commission

(734) 546-7803 - Mobile/Text

www.whitmorelake.org

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South Lyon Herald

4 hrs

Like Page

Lyon trustees push back on proposed developments.<http://www.hometownlife.com/.../two-developers-lay-.../81807230/>



Housing projects planned on Eight Mile and 10 Mile

Two Lyon housing projects to begin construction this year—one geared toward empty nesters

HOMETOWNLIFE.COM

Like Comment Share

6



Katherine Ivers-Corriveau Are they any plans to build condos in area?

Like · Reply · 4 hrs



Chris Barth Yay! Let's tear up more vacant acreage and wood lots to build MORE houses in an area that the infrastructure already cannot support!

I'm not a tree-hugger by any means...but one day people will miss the natural wooded lots and be disgusted by the row... See More

Like · Reply · 19 · 4 hrs · Edited



Darlene Nancarrow Armstrong They won't reject them because South Lyon is becoming greedy just like every other town more houses more property taxes more money in the coffer to spend.



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Like · Reply · 2 · 3 hrs



Chris Barth If they care about their residents, they will listen. Otherwise, residents will start to move out which will have an inverse effect.

Like · Reply · 1 · 3 hrs

↳ View more replies



Bonnie Campbell The building in SL and Lyon Township is totally out of hand! It needs to stop! Enough already! Our roads and schools can't handle it!

Like · Reply · 8 · 4 hrs



Stephen Renton Emsley So here is what really happened. The project presented by Pinnacle Homes on 10 mile is tiny homes on tiny lots at **DOUBLE** the density they would be allowed under the current zoning. (Site of the Driving Range) ✕

The **ONLY** push back on either of the developments talked about that night was from Sean O'Neil and Steve Adams. In the end, the only no vote cast was from Oneil.

At one point in the meeting our Supervisor spent 15 minutes arguing why one developer shouldn't have to follow an ordinance required for passage of his plan. An ordinance I have video of the Twp. Atty and Planner **GUARANTEEING** me they would be forced to follow.

I will try to get the video up tonight of the meeting the article references. Including these two developments there are at least 650 homes planned for areas you don't even see being touched yet. **ALL** are abusing an ordinance called "Planned Developments" that gives the Board 100% total control to override zoning and smash tiny lots where ever they feel its OK. The ordinance gives them total control. You can't even appeal it to the Zoning Board of Appeals... Convenient.

We are launching a site with all this info and more before the next election. www.votelyon.org if you like the FB page or follow the twitter feed now info, videos, plans, voting records, etc. will all be presented very very soon.

Like · Reply · 5 · 4 hrs · Edited



Tami Sims Welcome to Canton!

Like · Reply · 9 · 4 hrs



Stephen Renton Emsley **NAILED IT.** a 90s residential boom town that everyone is now leaving. They could choose the Novi/Northville path of sustainability but they **REFUSE**. IF you grew up in the area and remeber Canton's boom Lyon Twp is on an **EXACT** parallel path... temporary trailers for classrooms and all.

Like · Reply · 2 · 4 hrs



Chris Barth From what I've seen, Novi/Northville aren't immune either, as Novi bulldozed plenty of wooded lots for development that sat vacant during the 10 years I lived there.

Like · Reply · 1 · 4 hrs



Chris Barth I moved to the area for a more rural feel. I have only lived here since last June, and already I am losing that feel.

Like · Reply · 3 · 4 hrs



Karen Randall I can't roll my eyes hard enough. ☹️

Like · Reply · 1 · 3 hrs



Eric Dameworth Oh hell no!!!! There goes the positive learning environment. Wonder how they plan to district those kids now.

Like · Reply · 4 · 3 hrs



Stephen Renton Emsley About 500 new homes, on sites that you see untouched today, are going up in the area of Lyon Township that is Northville Schools. 300+ on top of what you see doing up today to SL schools. I've spoken to both districts and the planning is strikingly different. Northville is prepared. Plante and Moran does great projections for them. SL is way less prepared and will be using stop gaps like art carts, portables, redistricting, etc.

Like · Reply · 3 hrs · Edited



Cindy Green Groene The district used Plante Moran for forecasting when they did the last redistricting and then chose to ignore Plante Morans. advice on the best plan for redistricting.

Like · Reply · 1 · 1 hr



Stephen Renton Emsley Brilliant. That was left out of the conversation.

Like · Reply · 1 hr · Edited



Write a reply...



Chris Barth It still boggles my mind why people in SL/LT want to develop more and become more like the other suburbs (Novi, Northville), when probably part (or whole) of the reason why people moved to SL/LT in the first place was because they were decidedly NOT Novi/Northville and all of the development. Here's a news flash...some people actually WANT a more rural area that isn't a 1+ hour drive from where they probably work.

Unlike · Reply · 6 · 3 hrs



Robin Fortino No more small town feel.

Like · Reply · 2 hrs



Write a reply...





Sarah Crosby The growth in lyon twp (especially) off 10 mile is crazy. I think the taxpayers need to show up at some meetings with some level heads and protest all the upcoming land they want to develop. How long till voting time?

Like · Reply · 1 · 3 hrs · Edited





Stephen Renton Emsley The #1 objection people need to bring to the table is "Hold them to the underlying zoning. NO planned developments". They have canned arguments for just about everything else from traffic to schools to property devaluation.


 **Stephen Renton Emsley** The #1 objection people need to bring to the table is "Hold them to the underlying zoning. NO planned developments". They have canned arguments for just about everything else from traffic to schools to property devaluation.

Like · Reply ·  2 · 3 hrs


 Write a reply...  

 **Stephen Renton Emsley** The people don't want it. The Supervisor, Treasurer and a few other board members approve everything. The planner is 100% full throttle growth too.


Like · Reply ·  1 · 3 hrs

 **Stephen Renton Emsley** In the end the land owners DO have the right to develop the land to the existing zoning. The Twp has an AWFUL lot of tools to control it and drive it in a way that is best for the citizens. they aren't doing that. They are doing the opposite.

Like · Reply ·  2 · 3 hrs


 **Darlene Nancarrow Armstrong** I lived in Novi for 18 years and as probably everyone knows its a nightmare to drive in but it does not surprise me at all that towns like S/L want to saturate us with housing it boils down to more tax revenue so they have more tax dollars to spend.

Like · Reply · 3 hrs


 **Cindy Green Groene** Exactly

Like · Reply · 1 hr


 Write a reply...  

 **Stephen Renton Emsley** But that's the gaff. Residential development nets the Twoship basically nothing in tax revenue and some of these developments are a net negative. Tax rev really comes from industrial and commercial. There is more going on as to why these developers are being handed our Township on a silver platter.

Like · Reply ·  1 · 3 hrs

 **Patrick Maguire** So 48 single family homes would produce less tax revenue than what Mulligans presently pays?


Like · Reply · 3 hrs

 **Stephen Renton Emsley** Yes. The NET revenue is likely zero and possibly negative.

Like · Reply · 3 hrs

 View more replies

 Write a reply...  

 **Bonnie Campbell** I've attended SL Planning Commission meetings and they talk a good game, but in the end developers get their way. The citizens voice concerns and attempt to point out why the proposed homes are not appropriate for the proposed area (family homes directly behind and



Bonnie Campbell I've attended SL Planning Commission meetings and they talk a good game, but in the end developers get their way. The citizens voice concerns and attempt to point out why the proposed homes are not appropriate for the proposed area (family homes directly behind and surrounded by senior housing), and are met with non answers and condescending responses.

Like · Reply · 1 · 3 hrs · Edited



Stephen Renton Emsley Wait for the video edits out of the Lyon Twp. Board if you want to see everything from condescension to Board members straight up "selling" the developments to the crowd.

Like · Reply · 4 · 3 hrs



Robin Fortino Oh my goodness they need to stop already. Obviously they don't care about what happens to the area or the schools they just want money, Money Talks, greedy!!

Like · Reply · 3 · 2 hrs



Darlene Nancarrow Armstrong More houses more schools, police, bigger fire department there goes your nice quaint small town

Like · Reply · 2 hrs



Write a reply...



Andrew Hughes Here we go another Canton!!! The roads can't handle the traffic we have now what is going to happen next is Ford Road every where!!!

Like · Reply · 4 · 2 hrs



Michele Reece Great! Just what we DON'T need!!

Like · Reply · 2 · 2 hrs



Michelle Dreger-Tomei Now Kroger wants to put in a gas station with a separate entrance off of 10 mile. Living near that area I can tell you I am not in favor of this. With a speed limit of 50 mph, limited sight distance and additional homes being built in the area, I feel this is very unsafe and unnecessary. Please voice your opinion as well to the township if you are also concerned about this proposal.

Like · Reply · 2 hrs



Darlene Nancarrow Armstrong I'm telling you its going to look like Canton and Novi and once it really gets going you will not be able to stop this over building.

Like · Reply · 1 hr



Write a reply...



Joe Rzyzi common sense says the growth is getting out of hand. I wish more people on the Lyon Township Board would wise up and vote down these requests. Hats off to Sean O'Neil for being the lone no vote. It takes a lot of guts to go against the Establishment and vote your conscience. This November there is an election. I encourage Lyon Twp. residents to remember these votes and Sean.



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Like · Reply · 2 · 1 hr



Stephen Renton Emsley And remember who votes yes on vitrtuall every planned development.

Superivsor Young
Treasurer Carcone
Trustee Hicks

Automatic yes votes. Then they only need one vote to approve.

Trustee O'Neil votes yes on a lot of these but usually asks the real questions and tries to drive somewhat of a harder bargain. He's not rude and seems to listen to the public.

Trustee Adams most frequently no votes planned development. Like O'Neil, not rude and listens.

I will compile cash and Dolan's votes tonight.

Like · Reply · 1 hr · Edited



Joe Rzyi Stephen, you mention above a FB page? Is this already released, I did not see a link. Personally, I am sick of the traffic and constant rubber stamping of developments. The safety aspect and lack of infrastructure alone is cause for concern.

Like · Reply · 3 · 1 hr



Bonnie Campbell Amen!

Like · Reply · 1 hr



Write a reply...



Stephen Renton Emsley I wasn't supposed to put these out yet, they are placeholders... lots of video to edit and such but content will be rolling soon:

Facebook: <https://www.facebook.com/votelyon/>

Twitter: <https://twitter.com/VoteLyon>

URL: www.votelyon.org

Like · Reply · 1 hr · Edited

URL: www.voteilyon.org

Like · Reply · 1 hr · Edited



Mark Milligan Just another reason we moved to Salem 13 years ago. South Lyon is growing at a ridiculous rate. Don't believe me? Drive up Pontiac trail when school lets out. 10 mile is a mess. I love the one comment "Welcome to Canton". If that's what you want, you're getting it. Just please don't come into our peaceful town and try the same. X

Like · Reply · 2 · 53 mins · Edited



Stephen Renton Emsley The 8 mile corridor is months from being built out... Hopefully Salem holds their ground. Napier to Currie basically. Then connect the dots from there.

Like · Reply · 1 · 46 mins · Edited



Stephen Renton Emsley I recommend the 2/22 planning commission meeting if you want to get a feel of how things go. You can scan through until the fine looking young lady hits the podium (my lovely wife).

Listen to how we communicate with them and how they talk to us... For the record, the commissioner that questions my engineering knowledge was dead wrong. The treasurer implying in should have known 4 pieces of property would be cobbled together and they would approve .2 acre lots was so far out of line I still laugh.

I have the last year of planning commission and board meetings on audio or video. Will be presenting edited versions soon.

[HTTP://WWW.YouTube.com/rothfest/](http://www.YouTube.com/rothfest/)

Http

Like · Reply · 30 mins · Edited



Richard Jasper Remember its not SL that is developing its Lyon. Hats off to Sean O'Neil.

Like · Reply · 17 mins