



BILTMORE DEVELOPMENT LLC

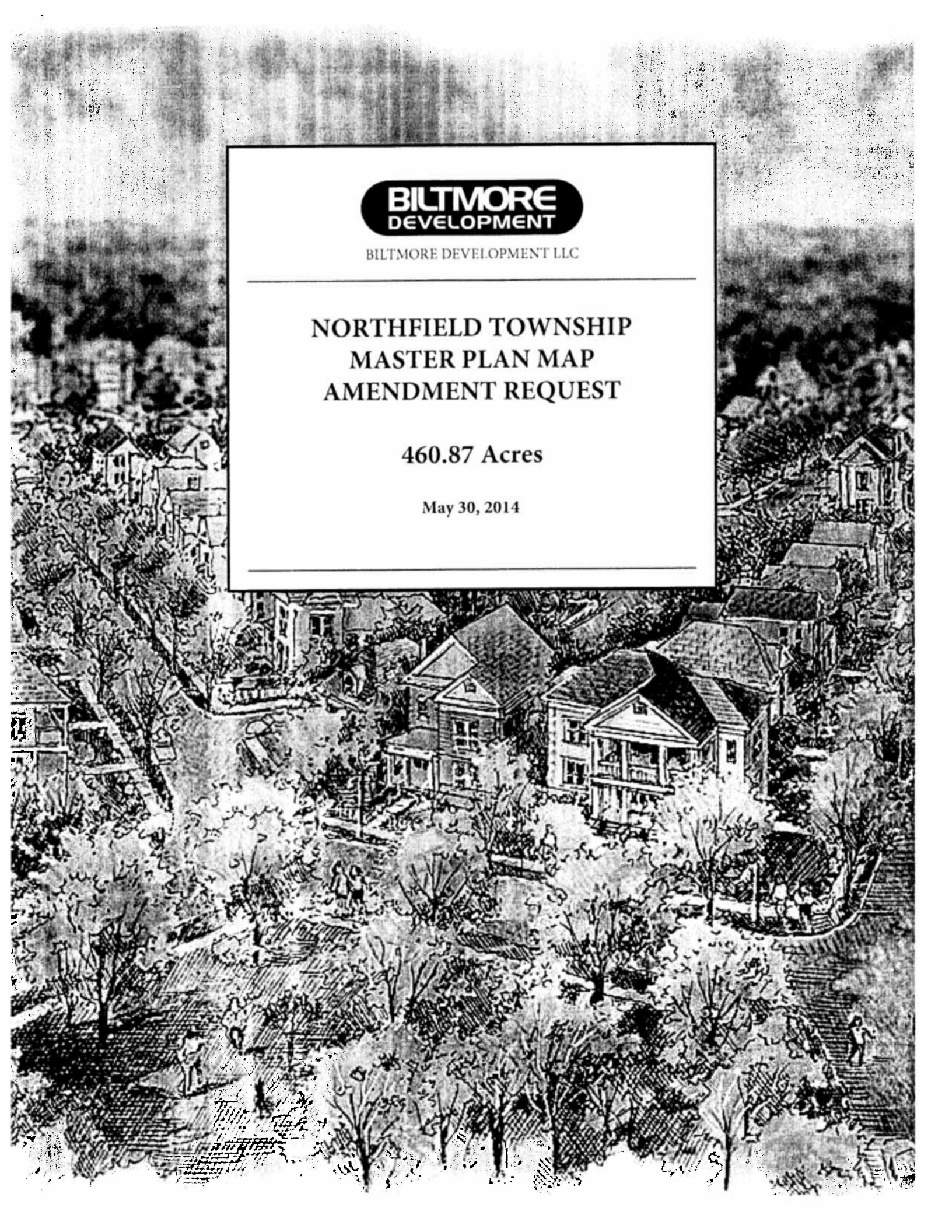
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**NORTHFIELD TOWNSHIP  
MASTER PLAN MAP  
AMENDMENT REQUEST**

**460.87 Acres**

May 30, 2014

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# **BILTMORE LAND LLC**

555 S. Old Woodward, #1409  
Birmingham, Michigan 48009  
Phone: 248.563.5800  
Email: [dstollman@me.com](mailto:dstollman@me.com)

May 29, 2014

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

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

Dear Mr. Fink:

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

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

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

- Infrastructure capacity is available nearby, including sanitary sewer. The availability of municipal utilities directly supports MDR designation of the Parcels.
- The economic climate is improving, and demand for housing is steadily increasing. The development of the Parcels pursuant to the MDR designation will measurably increase the Township's tax base.
- Development of the Parcels pursuant to the MDR designation will provide additional population to support and strengthen the existing downtown area by increasing demand for the services and goods offered by the downtown area businesses.
- The MDR designation of the Parcels will also provide additional population to support and strengthen local farms and locally sourced production of agricultural products.

**Mr. Howard Fink**  
**Township Manager**

Re: Master Plan Map Amendment

May 29, 2014

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- The MDR development of the Parcels, pursuant to Township ordinances, will preserve and enhance a quality living environment for existing and future residents of the Township.
- Clustering and other development options under the Township's ordinances provide the means to preserve open space and view corridors within the Parcels.

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

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

Very truly yours,

**BILTMORE LAND LLC**

By:   
David J. Stollman, its Manager

DJS/kk

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

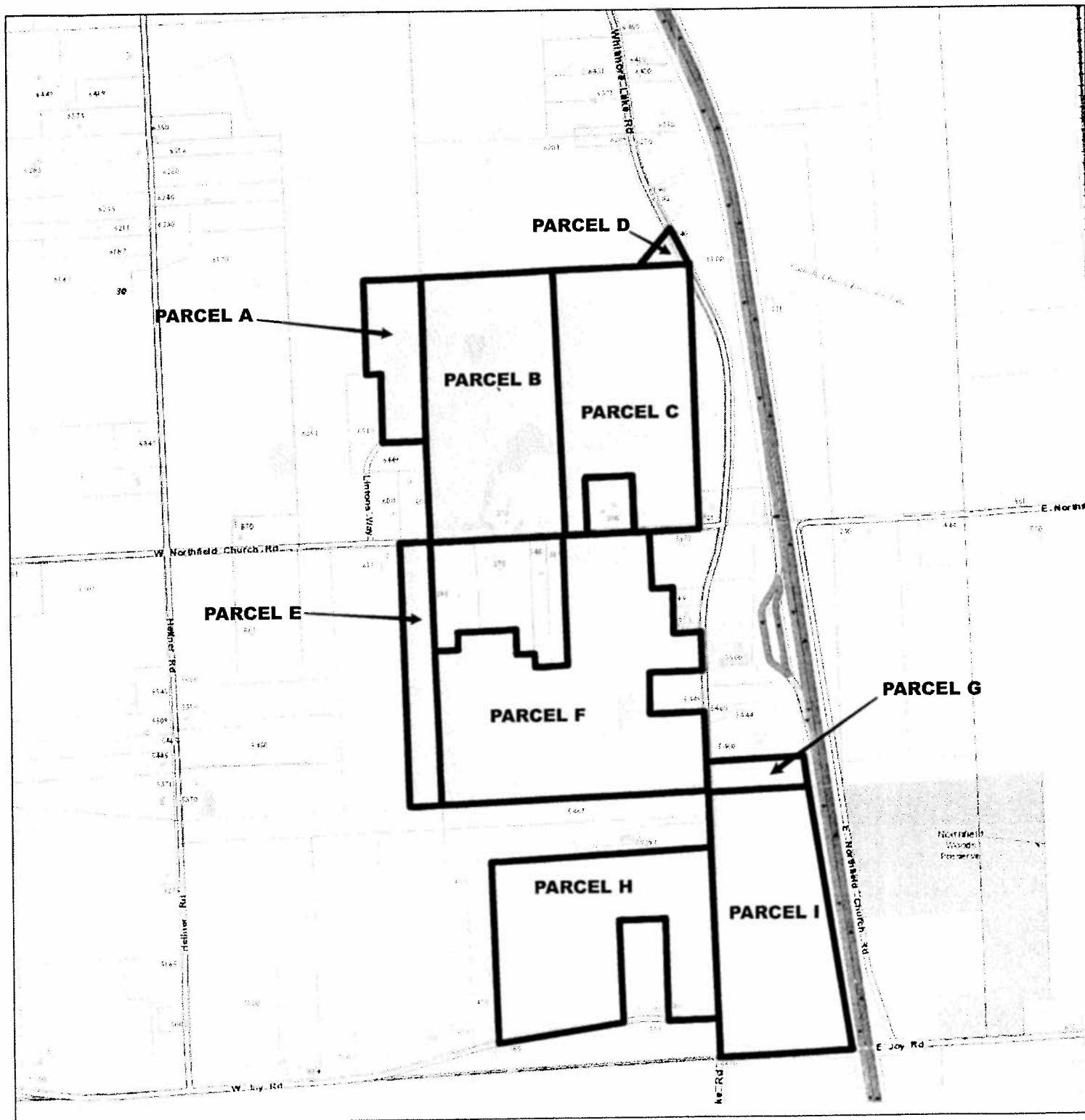
**Attachments**

Exhibit 1 – Depiction of Parcels Proposed for MDR Designation

Exhibit 2 – List of Parcel Nos., with the name and address of each Parcel Owner

Exhibit 3 – Consents of the Owner of each Parcel

# EXHIBIT 1



# EXHIBIT 2

## PARCEL A

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

## PARCEL B

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

## PARCEL C

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

## PARCEL D

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

## PARCEL E

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

## PARCEL F

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

## PARCEL G

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

## PARCEL H

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

## PARCEL I

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

<b>TOTAL ACREAGE:</b>	<b>460.78</b>
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# EXHIBIT 3

# PARCEL A

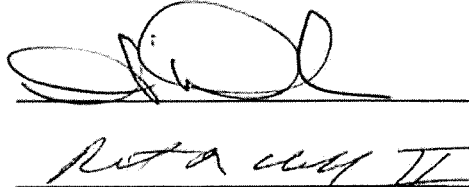
To Whom It May Concern:

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

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

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

Very truly yours,



Rita Kelly II

Date: May 29, 2014

# EXHIBIT 3

## PARCEL B

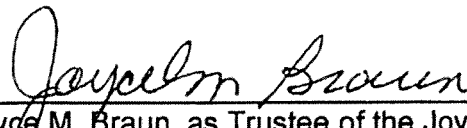
To Whom It May Concern:

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

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

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

Very truly yours,



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

Date: *May 10, 2014*

# EXHIBIT 3

## PARCEL C & D

To Whom It May Concern:

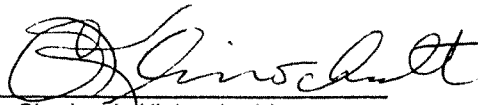
We own the property legally described as Parcel No(s). B-02-29-300-004 and B-02-29-200-013 comprising 75.96 +/- acres and have entered into an Agreement of Sale with Biltmore Land LLC for Biltmore's purchase (and our sale) of that property.

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

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

Very truly yours,

Kleinschmidt Family Limited Partnership

By:   
Charles A. Kleinschmidt  
Its: Agent

Date: 5/8/14



# EXHIBIT 3

# PARCEL E

To Whom It May Concern:

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

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

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

Very truly yours,

Bryan W. Rappaport  
Paul R. Rappaport

Date: May 28, 2014

# EXHIBIT 3

# PARCEL F

To Whom It May Concern:

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

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

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

Very truly yours,

By: 

Date: 5/24/14

# EXHIBIT 3

## PARCELS G & I

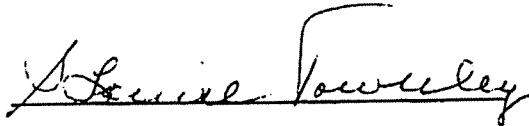

To Whom It May Concern:

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

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

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

Very truly yours,

Date: \_\_\_\_\_

# EXHIBIT 3 PARCEL H

To Whom It May Concern:

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

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

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

Very truly yours,

KRADY LIMITED PARTNERSHIP  
Dede & Tracy - Trustees  
Spencer - Trustee

Date: 5/23/2014