

**SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, SUPERIOR TOWNSHIP, MI 48198
AGENDA
APRIL 26, 2023**

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. ADOPTION OF AGENDA
5. APPROVAL OF MINUTES
 - A. Approval of the March 22, 2023, Regular Meeting Minutes
6. CITIZEN PARTICIPATION
7. CORRESPONDENCE
 - A. Correspondence regarding a proposed rezoning at 3900 N. Dixboro Road and the six surrounding parcels.
8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS
 - A. STPC 23-03 Garrett's Space Rezoning/Area Plan
Property located at 3900 N. Dixboro Road and the six surrounding parcels.
Proposed rezoning from A-2 to PC
9. REPORTS
 - A. Building Department Report
 - B. Zoning Administrator Report
10. OLD BUSINESS
11. NEW BUSINESS
 - A. Prospect Pointe West Phase 1 Final Site Plan
12. POLICY DISCUSSION
13. ADJOURNMENT

Thomas Brennan III, Commission Secretary
3040 N. Prospect, Ypsilanti, MI 48198

Laura Bennett, Planning & Zoning Administrator
734-482-6099

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1. CALL TO ORDER

Chairman Gardner called the regular meeting to order at 7:00 p.m.

2. ROLL CALL

The following members were present: Brennan, Dabish-Yahkind, Findley, Gardner, McGill, Sanii-Yahyai, Steele. Also present was Ben Carlisle, Carlisle Wortman; and George Tsakoff, OHM.

3. DETERMINATION OF QUORUM

A quorum was present.

4. ADOPTION OF AGENDA

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner Brennan to adopt the agenda as presented. The motion carried.

5. APPROVAL OF MINUTES

A. Minutes of the February 22, 2023 Meeting

A motion was made by Commissioner Sanii-Yahyai and supported by Commissioner Brennan to approve the minutes as presented. The motion carried.

6. CITIZEN PARTICIPATION

Tony Suarez, 5092 Warren Road, shared concerns about the proposed Garrett's Space, noting that he is strongly against the project.

Gary DeBusscher, 3830 Vorhies Road, shared concerns about the Garrett's Space project. He questioned the ability to revert the zoning back to A-2 if the project fails. He also inquired about safety measures.

Sharon Bordeau, 5518 Warren Road, stated that she is opposed to the rezoning of 3900 Dixboro Road. She noted that the surrounding area and beyond contain single family homes. She feels the rezoning is contrary to the Superior Township Zoning Ordinance and Master Plan.

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Yume Preston, 3979 Fleming Ridge Drive, asked how many minutes individual residents would get to speak at the public hearing. She also asked the Commissioners if the public hearing could only be open to the Superior Township residents and Ann Arbor Township residents who are directly adjacent to 3900 N. Dixboro Road.

Chairman Gardner stated if the applicant submits by the deadline, the public hearing could be set for April 26, 2023. Regarding how long each resident will have to speak, he was not prepared to give an answer at the present time.

Brian Carlson, 5500 Warren Road, shared he is opposed to Garrett's Space. He stated that the rezoning of the site would actually change what the neighborhood would become and put uncertainty into the future going forward. Mr. Carlson also referenced the Superior Township Master Plan regarding spot zoning.

Dr. Matthew Matuszak, 6147 Warren Road, explained that he lives here because of the zoning. He added, rezoning for one facility may open issues with others wanting to do the same thing, which is a slippery slope.

Roberta Collaner, 5207 Warren Road, shared concerns that the meeting was being video recorded.

Chairman Gardner replied that it is private individual filming the meeting.

Mike Dugan, 3960 Fleming Ridge Drive, stated after Monday's Board of Trustees meeting, the residents felt attacked and bullied by the organization. Additionally, the use of a camera man makes them feel uncomfortable. He asked the applicant to reconsider forcing their proposal through the process.

Wayne Stark, 5277 Warren Road, shared that he is concerned about the location of the proposed project. He feels the Planning Commission's decision should not take into account the needs of a space.

Scott Halpert, applicant for Garrett's Space, stated that they are proposing the buildings to be located at the center of the property, surrounded by dense brush and a creek. He added that there is no reason to fear the young adults who would be serviced by the project.

A resident noted that the land is contiguous, and people could wander the area.

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Eric Furlong, 7897 Ramblewood Street, understood that there is fear, but added that people staying at Garrett's Space won't want to wander through yards when they're in a healing space.

Margi Brawer, 3980 Fleming Ridge Drive, stated that the founders of Garrett's Space have stated that there's no facility like it anywhere in the country and it's experimental. She added there is no standard for this facility and there is a lot of room for error. Additionally, by placing the facility in a residential area, the neighbors end up being the guinea pigs.

Steve Taylor, 3629 Tanglewood, stated that he is a psychiatrist and treats a lot of people who might benefit from this. He feels that the need for something like this is crucial. Additionally, he feels the zoning is important because the benefits of nature and being in a forested area are extremely important.

Doug Dail, 5510 Warren Road, stated that approving this project would be a direct violation of the Superior Township Zoning Ordinance. Mr. Dail also discussed Section 18 of the Zoning Ordinance, Amendments. He explained Section 18 includes the standards the Planning Commission must find affirmative to recommend approval to the Township Board.

Chairman Gardner reminded the audience that the Township has not yet received a submittal from Garrett's Space. If they do submit by the March 29, 2023, deadline, the public hearing will be held on April 26, 2023.

Margi Brawer inquired about the process and how to submit letters to the Township Planning Consultant.

Chairman Gardner stated that any letters for the Planning Commission or the Township Planning Consultants could be sent to the Township to their attention, and it would be forwarded on.

A resident asked if participants would receive more than one minute to speak during the public hearing.

Chairman Gardner replied it would be evaluated at the time of the public hearing.

A resident asked the Commissioners if the public hearing would be limited to Superior Township residents and the Garrett's Space representatives.

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Commissioner Findley replied that under the Open Meetings Act, the Township cannot deny anyone from attending and/or speaking during a public hearing, regardless of where they live.

Margi Brawer asked if the residents would be given time to meet with the Planning Commission. She added that at the March Board of Trustees meeting there were 16-year-old kids talking and she feels the residents did not get their fair share. She asked if there was time to meet with Commissioners to present what they feel are important issues.

Chairman Gardner stated that there will be a chance for public comment during the hearing in April.

Commissioner Findley stated there will be a public hearing with the Planning Commission and a public hearing with the Board of Trustees.

7. CORRESPONDENCE

None.

8. PUBLIC HEARINGS, DELIBERATIONS AND ACTIONS

None.

9. REPORTS

A. Building Department Report

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to receive the report. The motion carried.

B. Zoning Administrator Report

A motion was made by Commissioner Brennan and supported by Commissioner Sanii-Yahyai to receive the report. The motion carried.

10. OLD BUSINESS

None.

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11. NEW BUSINESS

A. STPC 23-01 Huron Dental Mixed-Use Development Preliminary Site Plan

Brent LaVanway, Boss Engineering, noted that some modifications to the site plan have been made. The parking has been reduced and six black walnut trees will be able to be saved.

Revised exterior elevations of the building were also shown.

Ben Carlisle reviewed the Planner's Report dated March 13, 2023.

Commissioner Dabish-Yahkind feels that design changes to the building really soften the overall look.

Commissioner Steele inquired about reducing the drive and inquired whether additional trees could be saved.

Mr. Carlisle replied it would reduce impervious surface, but he was unsure if additional trees could be saved.

Commissioner Gardner inquired about the potential for a turn lane into the site.

Mr. LaVanway stated many conversations occurred with the Washtenaw County Road Commission (WCRC) and they concluded that a center turn lane was not required.

George Tsakoff reviewed the Engineer's Report dated March 15, 2023.

Motion by Commissioner Brennan, supported by Commissioner Sani-Yahyai, to approve STPC 23-02, Huron Dental – Preliminary Site Plan subject to conditions set forth in the Planner's Report dated March 13, 2023, the Engineering Report dated March 15, 2023, and the Fire Marshall's Report dated March 15, 2023.

Roll Call Vote:

Yes: Brennan, Dabish-Yahkind, Findley, Gardner, McGill, Sani-Yahyai, Steele.
No: None.
Abstain: None.

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Absent: None.

The motion carried.

B. STPC 23-02 Huron Gastro Center for Digestive Care – Minor Site Plan Amendment

Jaimie Provagna, Shaw Construction, explained the Huron Gastro, Center for Digestive Care building located on the campus of Trinity Health, does not currently have the words “Huron Gastro” on the building. She noted that this often causes confusion for patients who are looking for the building.

Mr. Carlisle reviewed the Planner’s Report dated February 15, 2023.

Motion by Commissioner Brennan, supported by Commission Findley to approve “Option A” sign location for STPC 23-02 Huron Gastro Center for Digestive Care – Minor Site Plan Amendment, based on the Planner’s Report dated February 15, 2023.

Roll Call Vote:

Yes: Brennan, Dabish-Yahkind, Findley, Gardner, McGill, Sani-Yahyai, Steele.

No: None.

Abstain: None.

Absent: None.

The motion carried.

12. POLICY DISCUSSION

A. OHM Presentation of Preliminary Design for Plymouth Road Pathway

George Tsakoff, Cresson Sloten, and Kyle Selter, all of OHM, presented a slideshow regarding the Plymouth Road Pathway Design. Mr. Tsakoff explained that there are two grants for the project for \$300,000 and \$250,000.

The pathway will begin at the southern intersection of Cherry Hill and Plymouth Roads, with a crosswalk, and extend to Dixboro House Restaurant.

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Commissioner Dabish-Yahkind suggested advocating for safe crossings at the nature preserve on Dixboro Road. She explained that many walkers cross Dixboro Road to access the preserve entrance.

13. ADJOURNMENT

Motion by Commissioner Brennan, supported by Commissioner Sanii-Yahyai to adjourn.

Motion Carried.

The meeting was adjourned at 8:11 pm.

Respectfully submitted,
Thomas Brennan III, Planning Commission Secretary

Laura Bennett, Recording Secretary
Superior Charter Township
3040 N. Prospect Rd.
Ypsilanti, MI 48198 (734) 482-6099

From: [Superior Township Website](#)
To: [Laura Bennett](#)
Subject: Superior Township Contact Page
Date: Thursday, March 9, 2023 2:32:54 PM

Get In Touch With Us

APPLICANT: Martha E. Davis-Merritts

Email: medavis@umich.edu

Recipient: planning@superior-twp.org

Subject: Garrett's Place Project

Message Body: I am writing to express my fervent support for the approval of the Garrett's Space plan for 3900 N. Dixboro Road. I received a letter last year from Garrett's Space which addressed their search for vacant land in a natural setting. At that time I told them in an email that "as you may know, vacant land in Superior Township is fiercely protected from high density development. Superior Township residents LOVE our nature, animals, quiet and privacy. Having said that, the township is likely more friendly to projects such as yours." I have the utmost faith in the township leadership, but I am saddened and enraged to hear that a small minority of residents are not friendly to this valuable resource. This project is vital and should be welcomed by anyone with a humane soul. As alumni advisors of our college co-ed service fraternity, my husband and I work with young adults every school year. Sadly we are too familiar with the effects of anxiety and depression in this young population. Over the past few years we have witnessed a marked increase in the numbers of young adults struggling with mental health issues. Additionally, to date we have dealt first hand with the loss of 2 young adults to suicide on cusp of their greatest potential. How much good could a resource like Garrett's Space have done for them – if it was in place? Nature heals. Remember how the national parks were swamped and the rush to outdoor activities rose during the early and latter days of Covid? Countless studies have examined and supported the role of nature's positive effect on anxiety and depression. This project not only serves a vital need, but offers the opportunity to further examine and quantify the efficacy of such programs. Fear is a terrible motivator and selfish fear is a monster. Please don't let the groundless fears of a handful of NIMBY infected residents stymie this much needed resource. -- This e-mail was sent from a contact form on Superior Township (<https://superiortownship.org>)

From: Jean Rosella <jmr4000@hotmail.com>
Sent: Thursday, March 9, 2023 11:37 AM
To: Lisa Lewis <llewis@superior-twp.org>
Subject: GARRETT'S SPACE

You don't often get email from jmr4000@hotmail.com. [Learn why this is important](#)

We are writing to you in regard to the proposed zoning change on Dixboro Road--a request for change to build a holistic center (Garret's Space) for young adults who are depressed and possibly suicidal. Although we have great empathy for the Halperts, who lost a son to suicide, we, as twenty-five-year residents of Superior Township, oppose any change in the zoning law.

We moved here for the peace and serenity country living brings-- to have our gardens, to walk among the beautiful nature road, without heavy traffic, and to enjoy neighbors who enjoy such. We fear that Garrett's Space will alter these enjoyments. We are aware of the public-relation steps already taken by the Halperts--we have read the articles written, seen the television promotional segment on channel 4, and have reviewed the website. We believe the rezoning request is not rational and will affect the quiet neighborhoods and the surrounding community. We plan on voicing our concerns at all public hearings.

Thank you for your attention in this matter. This letter is being sent to all who will have or might have input in the rezoning request.

Best Regards,

John and Jean Rosella

March 16, 2023

Dear Ms. Bennett and Superior Township Zoning Board of Appeals,

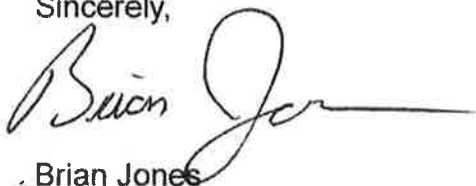
I am writing to express my support for the proposed rezoning to "Medical Services District" to allow the Garrett's Space project on Dixboro Road. I firmly believe that this project is a much needed addition to the community and will be a great asset to the Township's resources for serving young adults struggling with depression, anxiety, and suicidality.

As I'm sure that you are aware, in 2022, 37.6% of 9th and 11th graders in Washtenaw County felt sad or hopeless for the past two weeks. When all 15 - 24 year olds are considered, more than half of them are struggling with depression, and at least a quarter of them have been considering suicide. These same young people are living in the neighborhoods of our township. Obviously, the need for the services which would be provided by Garrett's Space is great.

Because Garrett's Space is not designed to treat or support young adults with serious psychiatric disorders or who are actively suicidal, the center would not cause a safety risk for anyone, especially other children, in the neighborhood. Additionally, the secluded nature of the property naturally insulates it from the surrounding neighborhood and makes it a peaceful retreat for those who would seek mental health assistance there. This leads me to believe that there would be no adverse effect on property values in the neighborhood.

For these reasons I, as a pastor who works in the community and a long-term resident of the Fox Hollow Commons subdivision, strongly support rezoning the property on N. Dixboro Road to "Medical Services District" in order to allow the Garrett's Space project to move forward. If you have any further questions, I can be reached at 734-645-9595.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Jones", with a long horizontal flourish extending to the right.

Brian Jones
3799 Quail Run
Ann Arbor , MI 48105



Dear Dr. Findley:

You and I have not had the opportunity to meet in person, but I look forward to the opportunity as it appears we share some professional interests. I am writing this brief, apologetically impersonal email to you in your capacity as Superior Township Clerk because I am unable to attend the planning meeting that will be held on Wednesday, March 22nd and it is important for me to convey my firm support for the establishment of Garrett's Space, one of the agenda items to be discussed.

Having served as Chair of Psychiatry at the University of Michigan for 22 years, as Founder and Executive Director of the Eisenberg Family Depression Center at the University of Michigan, as Past-President of the American Foundation for Suicide Prevent (www.AFSP.org), as a member of the State of Michigan's Suicide Prevention Commission, and having been involved to some degree with the initial planning of the Garrett's Space initiative, I believe this program will be a needed and wonderful addition to our entire region, State, and country. To address concerns, I also believe it will be an asset to its neighbors, a symbol of caring, trendsetting, "leading the way," in essence, an initiative that will make others proud. I wish I were able to join you. Thank you for considering this input.

John F. Greden, M.D.

Rachel Upjohn Professor of Psychiatry and Clinical Neurosciences and
Research Professor, Michigan Neuroscience Institute, *Active Emeritus*
Founder, Eisenberg Family Depression Center, University of Michigan, and
Founding President, National Network of Depression Centers
Chair Emeritus, Department of Psychiatry, University of Michigan

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

March 20, 2023

To: Superior Township Board of Trustees
Cc: Laura Bennett, Planning and Zoning Administrator
Superior Township Planning Commission

From: Mary Glencer
3955 Vorhies Road

Re: Proposed Rezoning for Garrett's Space

I am here today to voice my strong opposition to the proposed rezoning of 3900 N. Dixboro Road, currently the site of a single family home, from A2 to medical services facility to create a residential treatment center for young adults with depression, anxiety and suicidal thoughts.

Placing a medical services facility in the middle of a rural residential neighborhood is incompatible with surrounding land uses and would permanently alter the character of the neighborhood. The proposed rezoning is also not compatible with our township's master plan. As such, it would be considered spot zoning, which I believe is illegal, and would set an unwanted precedent for rezoning other large residential or agricultural properties for medical or commercial use.

I have been a township resident for over 35 years and have observed many changes in our neighborhood, but they have always been in keeping with the zoning laws and master plan of our township.

I have concerns that the co-founders of Garrett's Space, the Ann Arbor-based suicide prevention non-profit seeking the rezoning, could very easily change the target group for their holistically focused treatment facility if the rezoning is approved. In a June 12, 2019 Ann Arbor Observer article, co-founder Scott Halpert is reported as saying Garrett's Space will start with a mental health wellness program for young adults recently discharged from a psychiatric hospital. "The statistics show that's when they're at the greatest risk for suicide," he says

I also have concerns that the infrastructure at 3900 N. Dixboro Road is insufficient to support a medical services facility, the facility will require a huge parking lot to accommodate the staff, visitors and suppliers coming in and out on a daily basis, and the extra traffic and transient population of the proposed facility could have an adverse impact on the safety of neighbors in the area.

I hope that the township board and our planning commission will exhibit the backbone it will take to uphold our master plan and say "no" to this rezoning request, even though there is considerable pressure from outside our community to do otherwise.

To: Superior Township Board of Directors From: Roberta Colaner
Superior Township Resident for 37 yrs
5209 Warren Rd.
Ann Arbor, MI 48105
Landline-734-747-8356
iPhone- 734-355-9579
Email- ricolaner@comcast.net

March 20, 2023

As a resident of Superior Township, I was blindsided by the proposed Re Zoning our Neighborhood from "Agricultural" to "Medical Services District".

The Consensus of my Neighbors is that a Facility such as Garrett's Space is a worthy endeavor. The proposed location of this facility seems to be driven by the needs and wishes of Garrett's Grieving Parents and a former Neighbor and owner that has been trying to sell this property for over 10 years. There seems to be no consideration for the impact on our community verses the wishes of Grieving Parents and Property Owner.

There are so many rumors about this pending Zoning change and no sources available for what is true and what isn't. The fact that 4 Million Dollars has already been raised seems to support this Zoning change without the input from all the Residences that would be affected. We just keep being advised to write letters and send emails. Who knows where these letters and emails are going. To my knowledge no one has received any replies.

The proposed plans for a 12,000 foot Facility, Basketball Court, Swimming Pool and miles of Walking Trails are lovely. What ~~is~~ missing is any information on Security and deterrence that would keep Residents from walking into our yards in our Warren Rd. Neighborhood.

I have very personal experience with the Security Issue. I grew up in a working class neighborhood in Lansing, Michigan. We had lots of families with lots of kids. Behind the houses across the street from our Home was a National Gard Armory. This Armory had a very large field with make shift Baseball Diamonds, a Track and Football Field. As Children we spent hours playing in this field, coming Home for Meals and when the Street Lights came on. That was until The Boy's Vocational School opened up about a mile from our Street. This Facility had very high fencing and supposedly 'High Security'. Unfortunately it wasn't very effective. These troubled Boys with Mental Problems and Criminal Records would escape, run through the Armory Field and end up hiding in our Garages and breaking into our Homes. Two of my Childhood Friends were Sexually Assaulted are still suffering from their tragedy today. As a result of these incidents, as Children we weren't allowed to play outside without an Adult present. I'm so afraid that this will happen in our Warren Rd Neighborhood that has so many Families with young children that play in their yards, ride bikes, horses and take walks on Warren Rd. will need Adult supervision 24/7.

Please, please, please find another location for this much needed Facility. Young Men that are recently released from Psychiatric Hospitals will be recovering for the rest of their lives and in my opinion need for than 3 weeks in a parklike setting.

I was recently driving between Jackson and Ann Arbor on I-94. I noticed miles of wooded property flanking this Highway without any Residential areas. There would be plenty of room for the Facility that is being proposed in our Neighborhood. This location would also be close to Medical Facilities in Ann Arbor and Jackson.

Some Questions for Decision Makers:

- What Medical Staff would be at Garrett's Space?
- If our Zoning is changed, what would be the impact on our Property Taxes?
- What will be the Property Taxes for this Facility?
- Who will be the People that will be approving or not approving this Re Zoning Proposal?
- When will there be a Public Hearing for this possible Zoning change? It appears that this Facility is moving ahead very quickly without any consideration for the Residence of Superior Township
- Is the beautiful Home on the proposed property being gifted to Mr. & Mrs. Halpert as their new Home?

I look forward to hearing clarification on this possible major change in our Neighborhood and answers to my above questions.

I have every confidence that an appropriate location for this much needed Facility can be found that won't be so devastating to so many Families in Superior Township and the Neighborhood we Love!

Sincerely,



Roberta Colaner

To: Superior Township Planning Commission From: Roberta Colaner
Superior Township Resident for 37 yrs.
5209 Warren Rd.
Ann Arbor, MI 48105
Landline: 734-747-8356
iPhone: 734-355-9570
Email: rjcolaner@comcast.net

Date: March 22, 2023

Comments I hope to make at this evening's Meeting:

At the of the Board of Directors meeting on Tuesday, March 20, 2022 there seemed to be total support for Garrett's Space.

I had the opportunity to share a traumatic experience I had as a child living near a similar Facility like Garrett's Space. I fear for the many children in my neighborhood if this change in zoning occurs. Also, as a 75 year old recent widow who lost her husband to Covid, I fear for my safety living directly across from this proposed location that doesn't appear to have any security.

I won't repeat my previous experience I shared on Tuesday, but I have an additional experience. I recently was driving between Jackson and Ann Arbor on I 94. I noticed this section of Highway is flanked for miles with dense forests without any Residential Communities. This could possibly be a great location for Garrett's Space, close to Ann Arbor and Jackson with easy access to Medical Facilities.

I also stopped by the St. Jo's Medical Complex. Upon further research, there is lots of property available for sale. There could be beautiful walking trails along the river and this property is already zoned for Medical Service Facilities.

Sense we all seem to support Garrett's Space, could we have a show of hands of all that think we could work together to find a perfect location for Garrett's Space that doesn't change forever the current zoning in Superior Township?

Superior Township Planning Commission Members:

My name is Sharon Bordeau and I live within 300 feet of the property at 3900 N. Dixboro Rd., which is expected to soon be up for rezoning.

You have received a lot of letters and comments from people in favor of Garrett's Space. That is not the issue that will be before you.

I am not opposed to the concept of Garrett's Space. I am opposed to the rezoning of 3900 N. Dixboro Rd., which is presently zoned Agricultural 2, to something which would allow a mental health facility.

All of the surrounding properties and beyond in that A-2 district contain single family homes and there are many.

That soon to be requested rezoning is contrary to everything in the Superior Township Zoning Ordinance and Master Plan, both of which I have read.

Before moving here, I chaired the Planning Commission and Zoning Board of Appeals for 15 years in the township in which I lived.

I personally know how difficult it is for Planning Commission members and the Board members to make these decisions, but that is why you are here. You have to abide by your Zoning Ordinance and Master Plan.

Thank you for your attention to this matter.

To: Planning Commission, Superior township

From: Erin J. Lindsay, Dino L. Garzaniti

5457 Warren Road, Superior twp

Between Dixboro rd and Vorhies rd.



My name is Erin Lindsay, **my husband and I object to the spot rezoning of 3900 Dixboro rd.** We both agree that medical facilities are extremely important in addressing and treating troubled, suicidal, patients. The current proposal for 3900 Dixboro is to be owned and run, not by qualified doctors and qualified nurses but by the Halperts who have absolutely no training to supervise or house and oversee these troubled men living there and freely wandering the property.

The property at 3900 Dixboro rd, is currently zoned A2, agricultural with all the properties surrounding it zoned agricultural as well. These properties are single family homes with yards that all run together. **There are no property fences, barriers of any kind.** Many of these homes have yards that directly border 3900. Many of these homes have **numerous very young children who play in the yards that actually touch 3900.** There is nothing preventing the troubled, suicidal patients from crossing onto any of our personal property and approaching our children or ourselves.

Would ANY of YOU, Planning Commission members, vote to allow any troubled, men, 18 to 28 years old to be housed in a completely unsupervised, unfenced yard directly **next to your back yard where your children are paying?** Certainly Not.

Our number one requirement as parents is to protect our children at all cost. Also, there are many elderly residents here who would never be able to defend themselves if approached by these strong, adult men.

This proposed spot rezoning directly **violates Michigan law** and if allowed sets very dangerous precedent for other spot rezoning for individual properties that the owners cannot sell for their desired prices.

There are **many, many available local properties available** for a Garrets Space type facility that does not require rezoning of a currently peaceful, safe, residential neighborhood.

Please join with us to reject rezoning to Medical Service and allow us to **keep this pristine, safe for children environment.**

Thank you for your time to read this,

Sincerely, Erin Jessica Lindsay & Dino L. Garzaniti

Kathy Power

To: Board of Trustees, Superior Rowshop
Cc: Planning Commission, Superior Township

We live at 5075 Warren Road, Superior Township, and have done so for nearly 30 years.

We believe that the spot zoning proposal for 3900 Dixboro Road, now under your consideration , is inconsistent with long-established housing and zoning practice in his neighborhood.

Philip and Kathy Power



March 24, 2023

To: Mr. Ken Schwartz and the Planning Board

This letter addresses the proposed zoning change to accommodate "Garrett's Space" in Superior Township.

-It seems highly reasonable that a zoning variance should have been pursued PRIOR to buying a very expensive property. To do otherwise, seems manipulative and an attempt to bring pressure on the decision-making process to benefit the agenda of the buyers.

-This is all cloaked underneath what seems to be a laudable goal, to the unsuspecting. Of course, the politicians are more than happy to jump on the bandwagon to garner attention for themselves and to get votes for addressing a societal need, effective or not. One has to ask what is the "secondary gain" for anyone involved. There are clearly not enough beds or aftercare support for psychiatric issues with this adult age group. The local mental health community would back any attempt to expand services, regardless of legitimate homeowner/community concerns, if it relieves pressure on them and their discharge planning.

-The campus area of UM or Eastern, or nearby, would make imminently more sense since that is where the target market is for this facility, 18-28 year-olds.

-What is being glossed over is that "Garrett's Space" will essentially be an adult, (ages 18-28) psychiatric halfway house located within an agricultural/rural/residential area.

-The ramifications of such a decision are far reaching some of which include-liability concerns, property value decline, how will this facility (and the 12,000 sq.ft addition) be used when this project fails to raise sufficient funding for salaries and maintenance. A \$4 Million federal grant is only the beginning and fundraising efforts have not raised enough for one staff member's salary and benefits, let alone what it will take to properly run such a facility. And if this project fails and the property needs to be sold, there will remain very large commercial buildings that would not be reversed to residential use.

-How does the Twp. resist other high-minded projects not within the current zoning parameters? Granting this zoning variance would set a precedent and open the floodgates of commercial or institutional development in Superior Township.

-While the death of any child is devastating and perhaps even more so with a suicide, the Twp. has an obligation to critically analyze why a zoning exception should be made in this case, notwithstanding the pressure of politicians, lawyers and a significant PR campaign.

Thank you,

Concerned citizens of Superior Township

Laura Bennett

From: Linda Young <ljyoungphd@gmail.com>
Sent: Thursday, March 30, 2023 8:17 PM
To: Laura Bennett
Subject: Garrett's space

[You don't often get email from ljyoungphd@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Members of the Planning Commission ,

I am writing as a clinical psychologist who has been in practice for over 40 years . I am familiar with the magnificent efforts of those individuals who have worked tirelessly to create a program for young people desperately in need of support and connection with others at a time in their life when they have lost hope and perspective .

Not only have I witnessed in my practice numerous twenty something year olds who feel disconnected , alone and hopeless but I also have a family member who has struggled painfully with depression during this time in his life .

Even though the therapy I offer has been for the most part , quite helpful to the clients I have worked with , I have been quite aware that they desperately need more than the weekly or twice weekly sessions of psychotherapy that I offer . The space that Garrett's Space is envisioning could be enormously restorative and healing to these young people. I am not being dramatic when I say that this space is potentially life saving for them .

I also want to add that as a property owner I too care about the property value of my home . I have owned a home in Ann Arbor for many decades and maintaining the value of my home matters a great deal to me . I do not see the planned space being something that would present ANY DANGER whatsoever to neighbors . We are not talking about offenders , sex abusers , drug addicted people and the like . We are talking about young people who are feeling extraordinarily sad and alone . The only danger they pose quite frankly is to themselves .

I urge you all to recommend granting approval for this extraordinary project . I imagine that it will be a source of pride to anyone who works in any way to promote this project which is so desperately needed . What an asset to the individuals served and to the community that will proudly be a home for this beautiful structure . I strongly urge you to offer your support .

Linda J Young ,PhD
Fully Licensed Psychologist

Sent from my iPhone

LAWRENCE H. KOHLENBERG, CPA, PLLC

Lynette Findley, Clerk of Superior Township
Superior Township Hall
3040 N. Prospect
Superior Charter Twp, MI 48198



And To;
Planning Commission Superior Township

Ms. Findley and the Honorable Planning Commission of Superior Township;

My friendship with Julie and Scott Halpert goes back collectively over 55 years, and I had the luxury of knowing this wonderful family, including their son Garrett who tragically was lost to suicide several years ago at the young age of 23.

Since his loss, their focus and mission that became GARRETT'S SPACE has become a beacon of light for at risk youth who feel that there is no other viable option. These are not youth who resent any danger to the community around them, but are some of our most vulnerable children and young adults who may not survive to adulthood without access to the services they so desperately need.

I have personally seen the devastation of suicide, the permanent mark it leaves on loved ones left behind and the stark realization that with more programs like GARRETT'S SPACE, these lives could have been saved. NO ONE can underestimate the value of the services and help this organization provides, and I would have hoped that in this day and age, we would show a modicum of understanding to those who suffer in silence. Those who do not wish this facility to exist are unfortunately lacking in the true understanding of the organization's mission, and for anyone who has known a young person who make the ultimate choice to end their life, believing they had no other choice, this program will be a godsend, and hopefully the start of a new path forward.

This program is heralded by the University of Michigan and supported by several department and agencies who clearly see the value in what GARRETT'S SPACE is specifically designed to serve. We respectfully request that you follow the lead of the larger community and make this center a reality, and allow this wonderful agency to continue to do its work to save those most at risk and allow them a real chance at living and address the tough subject of mental health straight on.

Thank you for allowing me the opportunity to speak on behalf of the Halperts, on behalf of GARRETT'S SPACE and the many wonderful people who have made this their life's mission and challenge.

Lawrence H. Kohlenberg, CPA, PLLC

Please let me know if you have any questions regarding this matter.

Thank you for your time and attention to these matters.

Very truly yours,

Lawrence H Kohlenberg, CPA

Lawrence H Kohlenberg, CPA

Laura Bennett

From: Susan Todoroff <stodoroff@comcast.net>
Sent: Monday, April 3, 2023 10:22 AM
To: Laura Bennett
Subject: Garrett's Space

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To Whom it May Concern,

As the parent of a young adult with a history of mental health challenges, I fully support the building of a physical space to support the work Garrett's Space is trying to do. Had there been a place like this when my daughter was suffering at her worst, we may have avoided many hours in hospital psychiatric emergency rooms, not to mention many days and weeks at-a-time of severe family struggles. Garrett's Space is needed to help young adults and the families who love them to heal and learn how to move forward. This facility would provide services that are normally not available, yet vastly needed. As a volunteer for NAMI (National Alliance on Mental Illness) of Washtenaw County, I know the tremendous need for the kinds of services Garrett's Space would provide. Good, loving families are hurting because the lack of effective, compassionate resources are not available.

The stigma and misunderstanding of mental health issues among young people contributes to the lack of resources such as Garrett's Space. I can attest, as the parent of a young adult living successfully with mental health issues, and my volunteer work, that this population is not harmful or dangerous to a community. They are just trying to make their way in the world, and they want to live successful, fulfilling lives, just like everyone else. They are not to blame for their struggles, and most are working hard to make their lives better.

I feel fortunate that Julie and Scott Halpert are passionate about bringing Garrett's Space to our community. It would be a wonderful benefit, and a model for other communities to follow. I hope you do what you can to see that this project moves forward and eventually becomes a reality.

Sincerely,
Susan Todoroff

Laura Bennett

From: Lena Kauffman <to.lena.kauffman@gmail.com>
Sent: Monday, April 3, 2023 11:58 AM
To: Lynette Findley; Laura Bennett
Subject: Rezoning to Allow Construction of Garrett's Space facility

Some people who received this message don't often get email from to.lena.kauffman@gmail.com. [Learn why this is important](#)

Dear Planning Commission Trustees,

As a resident in a wonderful mixed use neighborhood not far from you, I wanted to write to hopefully ease some of the concerns residents of Superior Township have expressed about rezoning for the construction of a new facility for Garrett's Space in Superior Township. I live on the west side of Ann Arbor by Washtenaw Alanon Club (non-profit 12-step addiction recovery program), the Peace Neighborhood Center (support for low-income families), the West Arbor low-income housing, and the Ann Arbor Skate Park. I've lived here for over a decade and it is one of the safest and nicest neighborhoods for families in the city. And yes, our property values have only increased in the time we have lived here.

At each step of development in our little corner of Ann Arbor, the fears of new residents and young people being somehow a threat to current residents was voiced by opponents. Those fears have simply turned out to be untrue. The reality is that organizations that serve any group that faces prejudice have a powerful motive to be on good terms with neighbors. They make sure properties are well maintained, quiet and undistruptive. Furthermore, the organizations have actually added safety and oversight to the neighborhood. Mine is a neighborhood where bikes, cars and even houses are often left unlocked without any problems. Kids play freely on the streets and walk to their school.

To suggest that residents of the new Garrett's Space facility would be a threat to residents is simply fear mongering to stop development. Please don't fall for it. Vote to approve the rezoning.

Thank you,
Lena Kauffman
901 Center Drive
Ann Arbor

Dear Ms. Findley and the Superior Township Planning Commission,

I am writing to you to express my strong support for Garrett's Space and the plans in progress to establish a residential center on a 76-acre property in Superior Township.

As Garrett's younger sister, I watched my brother's struggles with mental health up close during my adolescent years, devastated by how little I sometimes felt I could do to help him. In the wake of his death, it has been deeply inspiring to watch my parents come together to make sure we do not lose any other precious young adults. Alongside a host of dedicated mental health experts, they are striving to fill a large gap in the US mental health care system so that no one struggles alone.

In recent weeks I've been disappointed to hear some of the reactions from Township community members who have said they do not want this project in their neighborhood. In particular, comments from some who have referred to people struggling with mental health issues as "delinquents" are heartbreaking. That's quite a name to call an estimated [20%](#) of the American population who struggle with their mental health. It also stands in stark contrast to how many of us would describe those we know dealing with mental health issues, including Garrett, a compassionate brother and son, a poet and the best listener.

Their comments remind me of a similar situation I faced nearly 10 years ago in nearby Ann Arbor when I tried to share stories of my high school classmates' struggles with mental health. When my principal told me I could not speak of these experiences, I wrote about the pervasive stigma that still surrounds mental health in [this op-ed](#) for The New York Times. Not only would Garrett's Space offer critical support for young people, but it could also serve as a chance to raise mental health awareness in Superior Township as well as many surrounding Michigan communities.

Since I lost my brother five and a half a years ago, I have met many people who have become a part of a club no one wants to join: survivors of suicide loss. What we have all learned from our losses is that suicide does not only harm those closest to the departed; ripple effects are felt across entire communities when we lose someone too soon and in such a preventable way.

I believe your community has an opportunity to be a part of a long needed change in how we care for those struggling in this country. An emblem of my brother's propensity for helping others, Garrett's Space would serve as a place for young adults to support one another and cultivate a healing environment that will positively reflect the entire Township.

Thank you so much for your work and for your consideration of this letter.

Sincerely,
Madeline Halpert





April 3, 2023

TO: Superior Township Planning Commission (planning@superior-twp.org) and Lynnette Findley, Clerk of Superior Township (lynettefindley@superior-twp.org)

RE: Support for Garrett's Space development proposal

Dear Ms. Findley and Planning Commission:

I understand that the nonprofit organization known as Garrett's Space is planning to build a non-medical residential facility for young adults facing certain mental health challenges on its recently-acquired 76-acre lot in Superior Township. I have heard that some current area residents are opposing this plan, contending that the young adults served by this organization would serve as a present danger to the community, and that such a center will depress property values.

These contentions represent a false narrative, one based neither on evidence nor logic. I am an enthusiastic supporter of Garrett's Space and its mission, as I personally understand its target audience.

My son Ben would have been exactly the type of young adult to have benefited from the planned Garrett's Space facility. In 2013, at age 27, he took his own life after struggling for years with deep depression and the increasing sense of isolation that can result. He was a college-educated straight-A student, self-supporting, hard-working, fun, gentle and loving. But he suffered from a lack of community and services that could have helped him navigate his mental health challenges and find hope.

The young folks Garrett's Space embraces and helps are no danger to the community, their families or one another. Rather, they're good people from good homes in need of help and community. Further, Garrett's Space will provide these people with caring professional service, supervision and oversight. Cruel and false claims suggesting otherwise are based on archaic stigma and incorrect assumptions.

With kind regards,

A handwritten signature in black ink, appearing to read 'Jim Price'.

Jim Price

Faculty and Entrepreneur in Residence
Zell Lurie Institute for Entrepreneurial Studies
University of Michigan Ross School of Business
jimprice@umich.edu 734-223-8300

Laura Bennett

From: Helen Kaplan <kaplanhomeaa@gmail.com>
Sent: Monday, April 3, 2023 9:58 PM
To: Lynette Findley; Laura Bennett
Subject: Support of Garret's Space

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Hi-

I am a community member and clinical social worker writing in STRONG support of Garret's Space and their plan to build a non-medical residential space to support the mental health needs of 18-28 year olds who have depression and anxiety.

I strongly disagree with the inaccurate and irresponsible messaging that suggests that the young adults that would be supported at Garret's space would present a danger to the community. In fact, I would suggest that limiting resources in our community is much more harmful!

As you consider this proposal, please consider the following statistics-

- 70% of young adults ages 18-24 reported being moderately to severely depressed.
- 57% of high school girls reported feeling sad or hopeless; 30% considered suicide.
- 25.5% of young adults ages 18 to 24 seriously considered suicide in the past 30 days.
- According to 2022 data from the Washtenaw County Health Department, 37.6 percent of teens felt sad or hopeless every day for the past two weeks.

Therefore, it is clear that the resource offered at Garret's place would benefit our community and could even be a model for mental health service delivery for other communities.

We have all been impacted by the struggles associated with depression and anxiety. If you have not, I promise, you will be. And when this happens, you will be looking for reliable and effective support services for yourself or your family or friend or colleague or student or client. I am hopeful that a warm, welcoming space featuring holistic healing like Garrett's Place, is a possibility for you to consider.

Thank you for your consideration,
Helen Kaplan, LMSW

Laura Bennett

From: Becky Hankin <becky.hankin@comcast.net>
Sent: Monday, April 3, 2023 10:48 PM
To: Laura Bennett
Cc: Scott Halpert; Julie Halpert
Subject: Garrett's Space proposal

You don't often get email from becky.hankin@comcast.net. [Learn why this is important](#)

To whom it may concern,

I write in support of the rezoning proposal for Garrett's Space. I am a retired physician, parent of three young adult sons, and a resident of Dixboro Road in Ann Arbor Township, a short distance south of the property in question. Furthermore, as a member of a charitable foundation that has supported Garrett's Space, I am very familiar with its programs, current and planned, have toured the Dixboro Road property, and am abreast of the proposed development.

The need for the ancillary programs offered and proposed by Garrett's Space is undeniable. The perception of risk to the neighboring community is not based in fact.

I grant that zoning is a legitimate concern of the township. The scope of the development proposed by Garrett's Space is well-contained in the 75-acre property with a wide zone of undeveloped natural features that preserves the privacy of all. The variable topography and water features present additional buffering. Since a natural environment is central to the vision of Garrett's Space, they are committed to preserving the natural features of the property. Lastly, you must give consideration to the property being on the westernmost border of Superior Township, across the road from a large church facility. I assume there will be site visits that will make it obvious that there is space to be shared in this corner of Superior Township.

Our community truly needs Garrett's Space. The presence of Garrett's Space, with its service to the people of the township and the wider community, would be an asset to be proud of. Please give it your utmost consideration.

Sincerely,
Rebecca Hankin, M.D.

Laura Bennett

From: Hong, Victor <vhong@med.umich.edu>
Sent: Tuesday, April 4, 2023 10:36 AM
To: Laura Bennett
Subject: Letter of support for Garrett's Space

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from vhong@med.umich.edu. [Learn why this is important](#)

Hello, my name is Victor Hong, I am a psychiatrist in Washtenaw County who works with young people who are struggling with mental health issues. You are likely getting letters of support as well as letters demanding that Garrett's Space be located in a different area of the county.

When thinking about the ideal location for a therapeutic center for young people to have a break from the stresses of the world, disconnect from social media, and have holistic and healing programming, one prerequisite is a setting with natural beauty. For this reason, the proposed parcel is needed for the program to reach its full potential and to help hundreds of young adults, some of whom could be the loved ones of the very people who may be opposing Garrett's Space being next door.

Change and the unknown can be scary and difficult, and I believe that unfounded fears are at the heart of the protests. Fear of potentially violent young people, fear of people wandering onto their properties, fear that this will be a slippery slope towards other development in the neighborhood, fear that their peaceful existence will suddenly be polluted by traffic, noise, and lights. The type of program that Garrett's Space is seeking to be will bring none of those problems to the area.

Thank you for your attention to these matters,

Victor Hong, M.D.

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Laura Bennett

From: Barbara Lucas <barbaralucas@icloud.com>
Sent: Tuesday, April 4, 2023 4:54 PM
To: Laura Bennett; Lynette Findley
Subject: Please support the Garrett's Space proposal

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Dear Ms. Findley and Superior Township Planning Commission:

I urge you to support the Garrett's Space proposal for the sake of our community, and our environment.

I see that the parcel they want to buy has a lot of natural features such as wetlands, meadow and forest. It is in-between the Dominican Meadows Preserve and the Raymond F. Goodrich Preserve, and there are many more preserves nearby as well. So it provides valuable contiguous wildlife habitat. Apparently some neighbors are nervous about their project, but one alternative is residential development, which could mean many homes scattered about the property, instead of a few buildings in the center of it as would be the case with Garrett's Space. Their proposal will have less impact on the natural features, and on the neighbors.

I know from personal experience that there is an urgent need for something like Garrett's Space in our community. When our son fell into a severe depression while attending U of M, we couldn't find any psychiatrists, nor day treatment programs, with openings. Without other options, we convinced him to enter a medical hospital for a week of inpatient treatment, along with severely disturbed adults of all ages. Apparently it was an extremely negative experience for our son. He felt it hurt more than it helped, and now he won't go anywhere near the "medical model" (including the potentially helpful aspects of it). A year ago, his cherished best friend—who also resisted traditional treatment—committed suicide in downtown Ann Arbor. For both these young men, if a Garrett's Space had been available, things might have been different.

We all know that our youth are hurting. The suicides and mass shootings are totally unacceptable. We must do all we can to address the mental health needs of our youth. The healing potential of nature is real, and if you ask me, we need Garrett's Spaces not just here but all over the country! Superior Township's Garrett Space could become a model replicated elsewhere.

This is a win-win for the environment *and* our youth. It will benefit families in the entire region, and is a minimal impact option for the immediate neighbors. I look forward to hearing of your support for this valuable project.

Sincerely,

Barbara Lucas
#248-974-6942
1211 Wright St.
Ann Arbor

Laura Bennett

From: Ginny Rogers <ginny.rogers@gmail.com>
Sent: Tuesday, April 4, 2023 6:59 PM
To: Laura Bennett
Cc: Lynette Findley
Subject: Support for building Garrett's Space

Some people who received this message don't often get email from ginny.rogers@gmail.com. [Learn why this is important](#)

Dear Planning Commission,

I'm writing to express support for the plan to build Garrett's Space on the property in Superior Township and I urge you to support it also.

Garrett's Space will fill a crucial role in our community to support young adults who suffer from anxiety and depression. I believe the opposition to this project from neighbors is based on misunderstanding of the population who would be served by this facility. I hope you will allow this plan to proceed.

Sincerely,
Ginny Rogers
Ann Arbor, MI

Laura Bennett

From: Craine, Camille <capiner@med.umich.edu>
Sent: Wednesday, April 5, 2023 10:05 AM
To: Lynette Findley; Laura Bennett
Subject: Garrett's Space

Some people who received this message don't often get email from capiner@med.umich.edu. [Learn why this is important](#)
To whom this may concern,

I am writing to express support for Garrett's Space proposed residential center in Superior Township. As a mental health professional, the existence of these spaces for individuals struggling with mental illness are currently insufficient, yet extremely important in providing safe and therapeutic environments to facilitate support, connection, education, and safety. It is my clinical opinion that such residential center would not pose a risk of danger to the neighboring community, but rather the opposite by promoting mental health of the individuals served. Thank you for your consideration in this matter,

Camille Craine, LMSW (she/her)
Clinical Social Worker
Social Work Documentation Lead
Michigan Medicine
Office: (734) 232-3220
Work cell: (734) 803-2268
Fax: (734) 936-9983

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Laura Bennett

From: Sun, Eleanor <elsun@med.umich.edu>
Sent: Wednesday, April 5, 2023 5:36 PM
To: Laura Bennett
Subject: Support for Garrett's Space

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To the Superior Township Planning Commission,

As a General Internist at Michigan Medicine, I practice at East Ann Arbor Health Center (not far from the planned site for Garrett's Space) and I also teach medical students at University of Michigan. I am writing because I am concerned about the potential barriers to moving forward with the creation of Garrett's Space in Superior Township. I have far too many patients who are suffering from severe depression and anxiety; many of whom would benefit greatly from a quiet, supportive, residential center as Garrett's Space is intended. I also care for (again, far too many), parents and families of young adults who have been lost to suicide and could have greatly benefited from such a center.

As an educator of medical students, I led my small group of students in a discussion this week about mental health, taking a psychiatric history, and understanding stigma surrounding mental health. I have included below in italics some of the introductory information for our medical students, and I have highlighted some areas which I believe are crucial to understanding the stigma involved in some of the concerns by the neighbors of the property.

Stigma refers to a negative belief about a particular group that is typically based in fear and misunderstanding. For example, it is a common misconception that patients with mental illness are violent, when in fact they are actually more frequently victims of violence and exploitation.

Forms of Stigma:

- **Public stigma:** negative or discriminatory attitudes that the population at large has about mental illness.
- **Self-stigma:** negative attitudes, including internalized shame, that people with mental illness have about their own condition and themselves.
- **Institutional stigma:** stigma at a systemic level; typically involves governmental/organizational policies that intentionally or unintentionally limit opportunities for people with mental illness (e.g. lower funding for mental illness research, fewer mental health services relative to other forms of health care).

Stigma is an important concept to study and understand due to its many negative consequences, particularly when it comes to the field of mental health and psychiatric disorders. Stigma can affect treatment outcomes, leading people to delay the decision to seek care for extended periods of time, discontinue treatment, and poorly adhere to medication regimens. Stigma also has negative consequences on the physical health and mental health of those experiencing it, including chronic stress, lowered self-esteem, and decreased life satisfaction. Beyond its effects on health and treatment, stigma can have negative financial consequences such as loss of income/unemployment, loss of housing opportunities, and lowered likelihood of applying for jobs). It can also decrease social and community networks of those affected, leading to less social opportunity and decreased helping behavior from others. From a policy perspective, stigma often decreases support for public policy aimed towards public health efforts and decreases focus on and funding for research about stigmatized conditions (mental health/addiction). These consequences are definitively long-lasting and unfortunately do not necessarily end with the disappearance or successful management of the stigmatized condition.

I hope that the Superior Township Planning Commission and officials will consider the deep role that stigma is playing in the negativity regarding using the land for Garrett's Space and help to make this truly remarkable, well thought-out, and desperately needed plan move forward and help the young adults in our community who need our support.

Sincerely,

Eleanor Y. Sun, MD

General Internal Medicine
East Ann Arbor
Michigan Medicine
She/her

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April 6, 2023

Dear Ms. Bennett & Township Planning Commission,

I am reaching out to you as a concerned citizen to express my support for Garrett's Space. I understand there has been some controversy around their acquisition & rezoning of property, and I just wanted to add my voice to the chorus of voices calling for approval of this vital space for our young people.

The mission of Garrett's Space is close to my heart. I am a social worker, a mental health researcher, and a parent of a small child. In 2019, **I lost my little brother Daniel to suicide**. He was 21. Like Garrett and so many other young people struggling with depression and anxiety, Dan was a sensitive soul. **Gentle, kind, generous, reflective and artistic, he was keenly attuned to both the beauty and suffering around him**. Eventually, despite our efforts to connect him with therapy, medication, in-patient care, and personal and professional support, Dan lost his battle with depression. On May 13, 2019, he took his own life. I had to write my baby brother's obituary.

That heartache is a loss I would wish on no one. Yet far too many people share in this pain. This past month alone, two more friends lost loved ones to suicide. I can't think of a person under 25 I know who hasn't struggled with mental health challenges. Nationally, 70% of teens are estimated to be struggling with depression and anxiety. Suicide is the leading cause of death among youth and young adults in Michigan. *What are we to do about this?*

Julie and Scott Halpert, Garrett's parents, have worked tirelessly to build the kind of programming and holistic space that young people like Garrett and Dan could have benefitted from: **a serene, healing place where they are seen, heard and welcomed**; where their sensitivity can be explored, not as a burden, but as a gift. It breaks my heart to hear that, out of concern for property values, a few angry neighbors would seek to keep a mission like this from moving forward. What does that tell our young people about their place among us? What does that say about their future?

Our world seems to be in crisis right now— politically, socially, economically, interpersonally, spiritually. Not a realm is untouched. It's no wonder so many young adults feel hopeless and overwhelmed. We don't need people to tear down. We need people to build up. We need healing, community, restoration, peace, activism, support. When these neighbors rally against "delinquents" infiltrating their neighborhood and hurting their quality of life, I wish they could hold in mind Dan, sitting under a tree sketching quietly in his sketchbook or strumming his guitar singing the Beatles beside a creek. This is who they are fighting. It may well be that their own children and grandchildren, their loved ones, could one day be served by this space.



Thank you for your public service, and for listening to our voices. Please don't hesitate to reach out if there's anything else I can do.

All my best,

Charity M. Hoffman, PhD, MA, MSW
Qualitative Research Specialist
Department of Psychiatry
University Michigan

Laura Bennett

From: Willbrandt, Camille <willbrca@med.umich.edu>
Sent: Thursday, April 6, 2023 12:34 PM
To: Lynette Findley; Laura Bennett
Subject: Letter of support for Garrett's Space

Some people who received this message don't often get email from willbrca@med.umich.edu. [Learn why this is important](#)

Hello,

I am writing to express my support for Garrett's Space rezoning plans. I am a resident of Superior Township as well as a social worker at Mott in psychiatry. My understanding is that there are concerns from neighbors who oppose the building of this residence with claims that the young adults Garrett's Space serves present a danger to the community. I understand the concern when discussing a mental health facility as most people outside of the mental health world expect to find adults with severe, unmanaged illnesses that may present with violent or aggressive behavior, however this is an entirely separate issue. Garrett's Space will serve adolescents and young adults with depression, anxiety, and life challenges. It is not a medical facility, meaning it is not equipped to accept patients with substantial needs or impairments that cannot be safely managed in the community. In other words, the patient population Garrett's Space will serve present no risk or danger to the community. The building of this residence has the opportunity to close a significant and important gap in mental health care. We know patients who discharge from an inpatient facility are at the highest risk of a repeat suicide attempt in the first 6 months to 1 year after discharge, with research showing that these attempts are often made in completion (<https://pubmed.ncbi.nlm.nih.gov/10361783/>). Giving patients the option to step down in their care (from an inpatient stay to a place like Garrett's Space) could drastically impact mental health outcomes for this population, and as such will make our community even stronger. I strongly support Garrett's Space and believe it can do tremendous work in our community if we will let it.

Respectfully,
Camille Willbrandt

Camille Willbrandt, LLMSW
Clinical Social Worker
Pediatric Consultation and Liaison Psychiatry
University of Michigan Hospital and Health Systems
Phone: (734) 763-9476 / Pager: 60845 / CL SW Pager: 62446 / Fax: (734) 615-9003
[She/Her/Hers](#)



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Superior Township Planning Commission
Superior Township, MI, 48198

April 7, 2023

Dear Planning Commission Members,

I am writing in support of a rezoning request so the Garrett's Space project can be developed in Superior Township. I grew up in Ann Arbor Township and now live close to downtown Ann Arbor. I watched eight big houses go up in an empty field next to my parents' home and though my 90-some year-old father questioned the density at a public forum (like yours) he also accepted their decision to build the houses. In my part of town group homes have long been the norm; we are now making way for condos and cannabis stores. My point is our neighborhoods change as the world is changes. There is a push and pull for communities to be more diverse, inclusive, and accessible. Multi-use environments not only work, but also bring vibrant new energy.

On another personal note I want to share the recent story of a young woman who needed the kind of support Garrett's Space would provide. She had quite abruptly started to experience symptoms of distress and began to quickly spiral downwards. Family members tried valiantly to get needed care eventually getting this individual hospitalized a couple hours away from home because there were no specialty beds locally ---they were all full. She was put on suicide watch, her phone was removed, and she felt imprisoned being so isolated. Begging to get back home she sadly took her life a few days after returning home. Imagine her pain and the pain of family members who were unable to help. She was in turmoil but never a threat to others, precisely the type of person who would benefit from the kind of expertise Garretts Space is designed to provide.

I urge you to consider the Garrett's Space rezoning request for reasons of accessibility and need.

Sincerely,

Susan Cares
820 Spring Street
Ann Arbor, MI 48103

Laura Bennett

From: Karen Michaels <karenmichaels43@gmail.com>
Sent: Friday, April 7, 2023 12:18 PM
To: Laura Bennett
Subject: Garrett's Space

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Right now am in favor of Garrett's Space. Am unsure how it fits in with our long-range plan to maintain a rural, agricultural component to Superior Township. Don't know how Garrett's Space would impact infrastructure, traffic, roads. I think I need more information. I don't want us to lose what we have tried to maintain.

Laura Bennett

From: Marti Gukeisen <mvgukeisen@gmail.com>
Sent: Friday, April 7, 2023 1:26 PM
To: Lynette Findley; Laura Bennett
Subject: I support the Garrett's Space construction

Some people who received this message don't often get email from mvgukeisen@gmail.com. [Learn why this is important](#)

Hello,

The planned Garrett's Space in Superior Township will be a boon to much needed services in our area, while maintaining much of the nature area—great benefits compared to other options. As a Washtenaw County resident, I strongly hope to see this project move forward. Please don't let a few nay-sayers outweigh the benefits to our community. Feel free to contact me if you have any questions about my support.

Thanks,

Marti Gukeisen
734-757-5913

Laura Bennett

From: Brad M <bradmal89@yahoo.com>
Sent: Friday, April 7, 2023 2:35 PM
To: Laura Bennett; Lynette Findley
Subject: Garret's space

You don't often get email from bradmal89@yahoo.com. [Learn why this is important](#)

To whom it concerns,

Let them build Garret's space. Our community needs more investments in its people, especially our youth.

Laura Bennett

From: Grace Morand <gmorand1@yahoo.com>
Sent: Friday, April 7, 2023 5:34 PM
To: Laura Bennett
Subject: Garrett's Space

[You don't often get email from gmorand1@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To the Superior Township Planning Commission:

I support the building of Garrett's Space in Superior Township. Our young citizens need this kind of mental health support desperately. The after effects of COVID are hitting our children very hard. Superior Twp. could be on the leading edge of providing this kind of treatment. The fact that part of the land would be made into a conservation easement is a bonus, providing a wetland habitat.

Please consider this rather than a housing development. The use of this land as Garrett's Space and a nature preserve will serve many more people than a new neighborhood would.

Thank you for your consideration.
Sincerely,
Grace Morand

Laura Bennett

From: Jangrich1@yahoo.com
Sent: Friday, April 7, 2023 9:00 PM
To: Laura Bennett
Subject: Garretts space

[You don't often get email from jangrich1@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

As a person who grew up with depression, anxiety and many losses, I am thrilled to see something like Garrett's space built. How beautiful this sounds!

I so wish I had peer support growing up along with gardening and music.

This is what Garrett's space seems to be.

I do hope this space come to fruition.

Janice Grichor

Ann Arbor

Sent from my iPad

Laura Bennett

From: Carol Polverini <cpolver1228@gmail.com>
Sent: Saturday, April 8, 2023 9:37 AM
To: Lynette Findley; Laura Bennett
Subject: Garrett's Space

Some people who received this message don't often get email from cpolver1228@gmail.com. [Learn why this is important](#)

The plan for this much needed refuge in our community should go forward. It uses a total of approximately 9 of the parcel's 76 acres for building, gardens, recreation, parking, etc. with plans to preserve the rest, including much of it in a conservation easement. The existing nature at the site is a critical part of the support/healing paradigm. It provides valuable wildlife habitat which is under attack everywhere.

Apparently some neighbors are nervous about this project, but the alternative is residential development, which could mean up to 44 homes scattered about the property, instead of a few buildings in the center of it as would be the case with Garrett's Space. Another permitted use would be adult foster care, which could house a significantly more challenged population than what Garrett's Space is proposing. The young adults finding refuge in Garrett's Space do not pose any danger to the community. The center will not lower property values and that the use is consistent with current zoning and the Township Master Plan. The increase in suicides is scary and can happen in any family. We must do all we can to address the mental health needs of our youth. The healing potential of nature is real. Please don't let a few voices stop this project. We need Garrett's Spaces not just here, but all over the country!

Carol Polverini

PittsfieldTownship

Laura Bennett

From: GERALD GLENCER <ypsivet@comcast.net>
Sent: Saturday, April 8, 2023 1:35 PM
To: Lynette Findley; Laura Bennett
Subject: Proposed Rezoning for Garrett's Space

You don't often get email from ypsivet@comcast.net. [Learn why this is important](#)

To: Superior Board of Trustees
Cc: Laura Bennett, Planning and Zoning Administrator
Superior Township Planning Commission

From: Gerald Glencer
3955 Vorhies Road

Re: Proposed Rezoning for Garrett's Space

I have lived in Superior Township for 41 years and have felt protected in my enjoyment of its rural character by the Township's Master Plan and Growth Management strategy.

I strongly oppose the attempts by the well-oiled and networked machinery of the Garrett's Space organization to rezone from A2 Agricultural to a Planned Community (PC) Special District.

The current A2 Agricultural and R2 Rural Residential zoning of the neighborhood has created an idyllic mix of rural single family homes and family farms. The proposed rezoning would permanently alter the fundamental nature of the area by allowing a transient population into a stable neighborhood. This would establish a precedent that could allow the future sale of larger residential parcels to other establishments built for transient populations, such as extended stay residential hotels, further eroding the rural character of this wonderful neighborhood.

I feel that it is imperative for the township board to not bend under the considerable pressure that is being applied by outside forces to rezone 3900 N. Dixboro Road. Garrett's Space, and the forces aligned with them, can find a more suitable location to create their holistically focused residential center.

Laura Bennett

From: Diana Dyer <dianadyera2@gmail.com>
Sent: Sunday, April 9, 2023 7:14 PM
To: Laura Bennett; Public.Dingell@mail.house.gov; Board; haile.brown@mail.house.gov; Ken Schwartz; Lynette Findley
Subject: Comments regarding Garrett's Space

Some people who received this message don't often get email from dianadyera2@gmail.com. [Learn why this is important](#)

Dear Ken Schwartz and all members of the Superior Township Board of Trustees, Laura Bennett and all members of the Superior Township Planning Commission, and Congresswoman Debbie Dingell,

As your constituents in Superior Township, we would like to take this opportunity to voice our strong opposition to the proposal to rezone the 69 acre parcel of land at 3900 N. Dixboxo in order to allow a medical facility for Garrett's Space, a residential treatment facility for young adults with depression, anxiety, and suicidal thoughts.

Like many of our neighbors in Superior Township, we have numerous concerns about the proposal for the development itself. Other neighbors have expressed those concerns in detail. The additional concern we would like to raise to our elected officials is that we specifically purchased our home in rural Superior Township in 2009 versus other beautiful areas of Washtenaw County because of Superior Township's beautiful and vital combination of residential neighborhoods and agriculture. We purchased our property with a feeling of confidence that the township's strongly written Master Plan plus the 2006 voter-approved taxpayer-funded Legal Defense Fund would be used to maintain (and defend if necessary) the thoughtful and strong zoning requirements as defined in the Superior Township's Master Plan.

While we are very supportive of the mission of a facility such as Garrett's Space, granting a spot-zoning variance for Garrett's Space in Superior Township would seem to be a slippery slope that other developers (large and small) would be able to apply to their future advantage. Which property will be next to ask for a spot-zoning change? And for what purpose?

We encourage the founders, funders, and additional supporters of this new (and as yet untried) model for a needed medical residential treatment center to look for location options that do not require our elected Board of Trustees and our Planning Commission to vote against the Superior Charter Township Master Plan.

Thank you.

Diana and Richard Dyer
5846 Becky Ln, Ann Arbor, MI 48105
Superior Township

Diana

Diana Dyer
The Dyer Family Organic Farm, Ann Arbor, MI
Web: www.dyerfamilyorganicfarm.com
Follow our farm on Facebook and Instagram



Laura Bennett

From: Cindy <cmasini@comcast.net>
Sent: Monday, April 10, 2023 8:05 AM
To: Laura Bennett
Subject: Garrett's Space, Dixboro Road

[You don't often get email from cmasini@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To whom it may concern,

We fully support the plan for Garrett's Space to be located in Superior Township (in the Serras property). This facility will take care of young people when they need it most ~ in a safe and holistic manner. Investing in the future of our youth is our responsibility and serves a important purpose for our communities.

Superior Township will be applauded for stepping forward in the mental health wellness of our citizens when they approve the use of this facility.

Thank you,
Dr. Michael and Cindy Masini

April 7, 2023

Dear Members of the Planning Commission,

I am adding my support for the building and staffing of Garrett's Space, a non-medical residential space for young people who face depression and suicidal ideation. Garrett's Space is personal to me. I taught Garrett when he presented as a happy, grounded, and thoughtful high school student who took his schoolwork and life seriously. Never did I imagine that he suffered from debilitating depression, or that he would take his life. I think of him often and too many other former students who died by suicide during my teaching career. I wish there had been such a space for them; perhaps they would be alive today.

I cannot understand how neighbors living close to a caring facility for teens should feel threatened by its presence. Those afflicted with depression are a threat to themselves, not to neighbors, and my guess is that within the township where hopefully Garrett's Space will find a home, there are teens who might find comfort and recovery there too. Suicide is not limited to the students I taught.

76 acres is a big piece of property. There is room for outdoor activities, gardens, arbors, and whatever the designers feel is conducive to making people feel calm, at peace with themselves and their surroundings. I'm confident that the building itself will be beautiful and welcoming.

My teaching career was marked by too many funerals: Garrett, Sonia, Sasha, David, Matt, Andrew, Lucas, John, and Jamie—I'm thinking of you with hope that others suffering as you did will heal and thrive.

Sincerely,

Judith M. DeWoskin
Retired Chair, English Department
Community High School
Ann Arbor, MI

Laura Bennett

From: Dagny Hanner <dehanner@gmail.com>
Sent: Monday, April 10, 2023 11:42 AM
To: Laura Bennett
Subject: Support for Garrett's Place

You don't often get email from dehanner@gmail.com. [Learn why this is important](#)

Planning Commission
Superior Township

As I shared in my email to Superior Township clerk, Lynette Findley, as a long time resident of Washtenaw County, I was pleased to learn of the Halpert's plan to create a short-term residential program facility in Superior Township. It is a rare project that can so carefully and intentionally support both emotional health and the environment. I believe that connecting these needs is of critical importance for our childrens' futures - and combining them has the potential to enhance not only our health, but that of the natural world we co-inhabit.

The critical need for mental health support for young people is facing an alarming shortage of trained caregivers and organizations to address it. At the same time, our natural spaces are being eroded by increasingly expanding construction. Loss of habitat and native plant species threatens to further destabilize life as we know it.

One of the best ways we can fight this constriction of livable habitat is by connecting our last reserves of wildness into areas that have the capacity to support wildlife.

I have spent a great deal of time over the last 30 years on Warren Road, visiting family friends. I can think of few other futures for land that seek to both enhance human life while also preserving crucial habitat.

As the parent of a soon-to-be young adult, and a member of the Ann Arbor Wild Ones, I am fully in support of this project.

Sincerely,

Dagny Hanner
(734) 845-8960



April 10, 2023

Superior Township
Planning Commission

Dear Planning Commission,

I'm writing to express my support for Garrett's Space and the organization's plan to acquire and develop the property at 3900 Dixboro Road to provide life-saving support to young people who are struggling with depression and anxiety.

As a non-profit housing provider, Avalon serves 800 people in Washtenaw County across 29 sites that we manage in Ann Arbor, Chelsea and Dexter. We provide permanent housing, care and support to people who've struggled with homelessness, mental and physical health issues and substance use disorders. We have a 30-year history of integrating our properties into the surrounding communities and successfully helping people stay in their homes. We've repeatedly faced challenges and concerns from surrounding neighbors when we've proposed new developments. Nevertheless, we have earned the support of our neighbors throughout the County.

Like Garrett's Space, we believe that all people, regardless of their circumstances, deserve to be treated with dignity, care, and respect. The welcoming and supportive nature of our housing model, **and the surrounding community**, is the most effective way we build safety within the community.

Decades of experience has shown that despite surrounding neighbors' initial concerns, their personal safety has not been endangered by the people served by Avalon, Ozone House, or Dawn Farms. Moreover, their property values are not adversely affected by our presence in the community.

Building Garrett's Space on this ideally situated, secluded property will surely help to save our young people's lives. I urge you to approve the sale of 3900 Dixboro Road to Garrett's Space.

Sincerely,

Aubrey Patiño
Executive Director
Avalon Housing

April 10, 2023

Lynette Findley, Clerk of Superior Township
lynettefindley@superior-twp.org

Planning Commission
planning@superior-twp.org

RE: Letter in Support of Garrett's Space

To Whom it May Concern:

When I was a teenager (some 60 years ago), I became very depressed. I desperately needed the kind of help that Garrett's Space is providing. I had tied myself in mental knots and had no idea how to free myself. I did not have the life skills at that age to dig myself out of my depression and anxiety. I had nowhere to turn. I felt so alone. I desperately needed support and affirmation, and could not go to my family. I needed people who would listen without judgment, and walk alongside me as I discovered and explored healthy options. I needed confidential support from people who could gently and compassionately help me acquire the skills I needed to reframe my negative thoughts and feelings... to lead me toward a path of wellness. Had there been a facility like Garrett's Space nearby when I was going through that very painful time in my life, I would have been first in line.

To the neighbors of this new facility, you have a tremendous opportunity to help hurting young people. They badly need your support. Do not let fears of potential violence dissuade you. You have a chance to respond to today's young people, saying, "we hear you, we support you, we want to help you find the life skills you need to live healthy, happy lives." I think you'll find that taking the risk of supporting this new facility will be no risk at all - but instead a chance to make a positive difference in your community, and in the lives of many young people. Garrett's Space is keenly aware of the mental health boundaries in which they want to operate, and violence has no place there. They are fully capable of screening potential residents and referring individuals who need a level of professional care they cannot provide. The kind of facility that Garrett's Space is proposing will not accept those who represent a danger to others. It's a program designed by leading mental health professionals and informed by best practices at residential facilities across the country. It's a center that is staffed by top-level mental health experts who closely supervise the residents. It's a community where hurting young people can go to find compassion and support from their peers and staff. It's the kind of facility I wished I had in my neighborhood when I was a teenager.

Neighbors, you have a chance to help turn around the lives of many young people. Don't miss this opportunity to give back to your community by supporting this Center, whose goal is to provide a life-saving option for young people who are struggling with depression, anxiety, and life challenges — young adults who are desperately looking for help, but have nowhere to turn. Together, may we let this great asset to our community, Garrett's Space, be our legacy.

Sincerely,



Mary McKeever
Stephen Minister
First Presbyterian Church of Ann Arbor

Laura Bennett

From: Malani, Preeti (Preeti) <pmalani@med.umich.edu>
Sent: Monday, April 10, 2023 3:36 PM
To: Laura Bennett
Subject: Support for Garrett's Space

You don't often get email from pmalani@med.umich.edu. [Learn why this is important](#)

Dear Planning Commission,

I am writing to express my deep and enthusiastic support for Garrett's Space, an essential resource for young adults in our community.

By background, I am Professor of Medicine at the University of Michigan. From 2017 to 2022, I served as the university's Chief Health Officer, acting as a key advisor to the university's president on all matters of health and well-being for the entire university community. Currently, I remain closely involved with health and well-being initiatives at the University of Michigan as a Special Advisor to President Santa Ono. Perhaps most importantly, I am also the mother of two young adults.

Depression and suicide among young adults are complex public health problems, ones that devastate individuals and families and can have lasting effects on entire communities. Recent data from the [Healthy Minds Study](#) estimated that more than 65% of college students struggle with mental health concerns. In fact, during the 2020-2021 school year, more than 60% of college students met the medical criteria for one or more mental health condition, such as major depression and anxiety disorder. These latest estimates indicate a near doubling from 2013. Today, suicide is the second leading cause of death among college students.

Among all these awful statistics, there is very good news: Through multi-layered, evidence-based interventions, anxiety and depression are treatable, and suicide is preventable. However, there are major gaps in treatment and access to care remains very limited in most communities, including our own. The reasons for mental health crises are complex, so too must be the solutions. Garrett's Space not only helps fill the resource gaps but provides a model for other communities that are trying to figure out how to support young adults and their families.

Successful treatment of young adults with depression and/or anxiety is a lengthy process. The holistic approach offered by Garrett's Space (including access to nature and green space) provides a unique opportunity for healing that is built on decades of success at similar centers around the US. Finally, the young adults that might seek care at Garrett's Space are not dangerous to others—these are our neighbors and our children, mine and yours.

Sincerely,

Preeti N. Malani, MD, MSJ, MS
Professor of Medicine
Special Advisor to the President

<https://president.umich.edu/leadership-team/advisors/preeti-malani/>

Electronic Mail is not secure, may not be read every day, and should not be used for urgent or sensitive issues

Laura Bennett

From: GERALD GLENCER <ypsivet@comcast.net>
Sent: Monday, April 10, 2023 5:02 PM
To: Lynette Findley; Laura Bennett
Subject: Proposed Rezoning for Garrett's Space

You don't often get email from ypsivet@comcast.net. [Learn why this is important](#)

To: Superior Township Board of Trustees
Cc: Laura Bennett, Planning and Zoning Administrator
Superior Township Planning Commission

From: Gerald Glencer
3955 Vorhies Road

Re: Proposed Rezoning for Garrett's Space

What due diligence has been performed by Garrett's Space in searching for locations for their project? Their \$4,000,000.00 public grant calls for the facility to be located somewhere in SouthEastern Michigan. Why is 3900 N. Dixboro Road the only location they have focused on?

Laura Bennett

From: Elizabeth Noren <betsynoren@gmail.com>
Sent: Monday, April 10, 2023 8:12 PM
To: Lynette Findley; Laura Bennett
Subject: Please save the beautiful diverse 76 acre parcel

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from betsynoren@gmail.com. [Learn why this is important](#)

I am writing to voice my support for saving the beautiful, naturally diverse 76 acre parcel in Superior Township called Garrett's Space. Saving the mission of Garrett's space, as well as this natural areas is incredibly important and will benefit the community and the environment forever. Please seize this wonderful opportunity.

Thank you.
Elizabeth Noren
Ann Arbor, MI

Laura Bennett

From: rerfein@gmail.com
Sent: Monday, April 10, 2023 11:22 PM
To: Laura Bennett
Subject: In support of Garrett's Space

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from rerfein@gmail.com. [Learn why this is important](#)

To: Superior Township Planning Commission

To Whom it May Concern,

I am writing to ask the Superior Township Planning Commission to support the building of Garrett's Space, the non-medical residential space to support young adults facing depression and suicide.

Each day, our community is losing more young people to suicide, while hundreds more struggle with anxiety and depression. Building this much needed resource for the community in this ideal space so conducive to healing will surely help to save lives.

Any community would be lucky to have the opportunity to have a resource like this to help young adults.

Sincerely,

Ruthellen Fein

Laura Bennett

From: Gerald Hasspacher <jhasspac@gmail.com>
Sent: Tuesday, April 11, 2023 12:29 PM
To: Lynette Findley; Laura Bennett
Subject: The 76 acre- plot of land in Superior Twp must be saved!

Some people who received this message don't often get email from jhasspac@gmail.com. [Learn why this is important](#)

Hello,

I'm writing to offer support for saving the parcel of 76 acres flanking two Nature Preserves.

The funding has already been privately obtained.

What's needed is the will of the township. You can make a difference whether this parcel is saved or not!

Sincerely,

Gerald Hasspacher

Sierra Club

Southeast Michigan Group (SEMG) Co-chair

Over 200 environmental presentations to student and adults

Chairman – Sierra Club Green Cruise bicycle rides, Saturday, August 12th, 2023 <https://www.facebook.com/GreenCruise/>

Planner/leader Sierra Club Detroit, Water Infrastructure and Garden Bicycle Tours

Team Leader - Detroit Audubon/ Sierra Club SEMG effort to designate Belle Isle an *Urban Night Sky Place* under the International Dark-Sky Association

Citizens Advisory Committee to the SE MI Regional Transportation, 2014-present

City of Warren

Citizen Member - City of Warren, Environmental Advisory Committee since 2009

Host 36 TV episodes of Going Green in Warren

Van Dyke Corridor Plan Steering Committee –August 2021 to present

Laura Bennett

From: Lynette Findley
Sent: Tuesday, April 11, 2023 3:52 PM
To: mben@aol.com
Cc: Laura Bennett
Subject: RE: Stop Garretts Space

Mark,

Your email will be shared as is in the April 17th Board meeting Communication section.

I have shared with Laura Bennett so that she can provide to the Planning Commission.

Lynette

Lynette Findley
Clerk, Charter Township of Superior
3040 N. Prospect Rd.
Superior Township, MI 48198
Ph: 734-482-6099

www.superiortownship.org

Check the status of your voter information at www.michigan.gov/vote

From: mben@aol.com <mben@aol.com>
Sent: Tuesday, April 11, 2023 11:48 AM
To: Lynette Findley <lynettefindley@superior-twp.org>
Subject: Stop Garretts Space

You don't often get email from mben@aol.com. [Learn why this is important](#)

Dear Trustees and Planning Commission

As a resident of Superior Township, I am writing to oppose the rezoning of 3900 N. Dixboro for a residential treatment center for anxious, depressed and suicidal adults.

While I broadly support alternative treatment for mental health care, this particular facility at this specific site is a liability to the adjacent neighborhood and the entire township.

In order to skirt the zoning ordinance language, we have learned this facility will not be licensed. This is unlicensed transient housing.

- Lack of licensure and lack of specificity in the zoning application gives Garrett's Space wide latitude to do what they please. For example, despite Garrett's Space's stated mission to treat adults age 18 to 28; this is not including in the zoning application and will give them the ability to house any adult there. Similarly, Garrett's Space directors have expressed the desire to house those immediately released from the hospital following a suicide attempt. Although they no longer propose this on their website, there is nothing in the zoning language that would stop this usage. Length of stay, number of patients, staffing and usage are in a constant state of flux.
- Zoning goes with the land. What will this facility become if Garrett's Space fails?

This lack of licensure is a blank check to do as they please; this is an unregulated facility.

Additionally, while Garrett's Space offers many statistics, they do not provide any peer reviewed research to prove the facility will accomplish its goals. They provide only anecdotal evidence. They pride themselves on being the first of its kind anywhere. This is an experiment.

3971 Fleming Ridge Dr.
Ann Arbor MI 48105
Address

April 11, 2023

To: Superior Township Board of Trustees
Cc: Laura Bennett, Planning and Zoning Administrator
Superior Township Planning Commission

From: Mary Glencer
3955 Vorhies Road

Re: Proposed Rezoning for Garrett's Space

I am writing to voice my strong opposition to the proposed rezoning of 3900 N. Dixboro Road, currently the site of a single-family home, from A2 to planned community district to create a residential treatment center for young adults with severe depression, anxiety and suicidal thoughts.

Under Chapter 7 of the township's Zoning Plan, a planned community district should only be considered if there is a need or demand for it at the location being proposed and only if there are conditions or circumstances that prevent the site from being used or developed as it is currently zoned, which there are not. The requested rezoning would create an isolated zone in the area and is incompatible with the character of the surrounding rural residential neighborhood. As such, it would be considered spot zoning, which I believe is illegal. It would also set an unwanted precedent for rezoning other large residential or agricultural properties for mixed or commercial use.

While the proposed rezoning and area plan provide for a residential facility for 18- to 28-year-olds staying for two to four weeks at a time, these are transient residents. No permanent residents will be living at 3900 N. Dixboro if it is rezoned. This is also anything but a low-density use of the property as there will easily be at least 70 people coming and going from the facility on a daily basis, if you include the temporary residents, staff, daily peer group visitors, family, friends and suppliers. This translates into thousands of people coming and going on an annual basis.

Furthermore, under Chapter 7 of the township's Zoning Plan, a rezoning from A2 to planned community should not be considered if there is land currently zoned and available in the township or surrounding jurisdictions for the type of land use being proposed by Garrett's Space, an Ann Arbor-based suicide prevention non-profit. There already are properties in the township and surrounding jurisdictions that are more properly suited for this project development.

I also strongly believe the proposed rezoning is incompatible with the township's Growth Management Plan as the parcel proposed for rezoning is intended to stay as a low-density sub-

area with primarily agricultural and rural residential uses, with single-family homes on large lots of two to five acres. Nowhere does the future growth plan provide for a planned community district in the sub-area. While the rezoning proposal for Garrett's Space attempts to seduce township officials with the promise of land being kept in its natural state and preserving large expanses of open space, it also speaks to accommodations that would have to be made under the Americans With Disabilities Act. Does this mean the proposed hiking trails through the woods would need to be paved over? Also, there is nothing to stop the current property owner or future property owners from placing property at 3900 N. Dixboro into a conservation easement. This is not a choice unique to Garrett's Space. In fact, nearly 2,000 acres of farms and natural areas have been permanently protected in this sub-area.

I hope the township board and planning commission exhibit the backbone it will take to uphold our master plan and say "no" to this rezoning request, even though there is considerable pressure from outside our community to do otherwise.

Laura Bennett

From: jasjacjoy@comcast.net
Sent: Tuesday, April 11, 2023 4:39 PM
To: Lynette Findley; Laura Bennett
Subject: Garrett's Space - Rezoning

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from jasjacjoy@comcast.net. [Learn why this is important](#)

Hello,

I wish you had the opportunity to meet Garrett Halpert and spend time with him. If any of you did, this decision would be an easy one. My son, Jacob, met Garrett when he was 10 years old, playing team tennis against him at the Chippewa Club. Jacob was in awe of Garrett's tennis skills. And the two of them would cross paths more and more over the years. Sometimes across the net as opponents and other times practicing together, warming up together for tournaments or as teammates or roommates at MSU summer tennis camp. Garrett always challenged Jacob and he respected how passionate he was and his intuitive nature. Jacob would always say that Garrett had it all figured out. His insight on people was spot on. I just enjoyed Garrett's witty take on what was happening all around us. He had an incredible smile, a great heart and was very smart and sensitive. He could talk to anyone about anything, and people were drawn to him. He and Jacob had more in common than they realized.

The space Scott and Julie Halpert are creating will help young people like Garrett and Jacob. Many of these young adults are smart, very sensitive and many times overachieving people. They need strategies, time, space and support to work through the ups and downs of life that most of us just get through. Their minds don't always allow them to rationalize or let go of change or unexpected results easily. I am extremely thankful for this space and the possibilities of what it can bring and the number of young people it will help. I only wish it would have existed sooner.

Finding assistance for a young person in need is extremely difficult. Having it be a space they feel comfortable going to can be even more challenging. Please consider the lives you can help change with this opportunity to support Garrett's Space. Look at a picture of Garrett and maybe you can see what I see. The promise of knowing an incredible person and supporting their family, who just wants to create a world that works a little easier for them each and every day.

Thank you for your consideration.

Respectfully,

Joy Scott
49362 Bugle Ct.
Plymouth, MI 48170
734-667-2913

Laura Bennett

From: Tony S <suareztr@gmail.com>
Sent: Tuesday, April 11, 2023 7:02 PM
To: Laura Bennett
Cc: Bernice Lindke; Bill Secrest; Nancy Caviston, Trustee; Ken Schwartz; Lisa Lewis; Lynette Findley; Rhonda McGill
Subject: RE-ZONING 3900 Dixboro Rd ... for the April 26 Hearing Packet

Some people who received this message don't often get email from suareztr@gmail.com. [Learn why this is important](#)

4/11/2023

Dear Planning Commission,

As a Warren Rd homeowner sharing a lot line with 3900 Dixboro Rd, the re-zoning petition should not be approved.

The proposed Area Plan and Petition would result in a group of agricultural parcels being combined and re-zoned in order for a corporation to build a campus. The campus would include a 20 guest Hotel and a paved parking lot for 54 cars. Significant changes in Traffic, Noise, Scale, Land Use, and Safety would directly impact adjacent homeowners and the Warren Rd. neighborhood. The required septic system would also endanger the Fleming Creek and Wetlands. **The proposed re-zoning would create an isolated and abrupt change in the land use compared to all other adjacent residential properties.**

Traffic

The petition calls for a Fifty-Four (54) car parking lot added to the current A-2 property. This indicates that at least 54 cars will enter and exit the hilltop property each day. **This is a significant increase compared to adjacent properties and roadways and is not comparable to any existing Warren Rd properties.**

Noise

The area already is very noisy because of the nearby M14 roadway. Adding 54 vehicles per day to that hilltop location will add even more road and car noise to surrounding property. The typical noises from a 20 guest hotel will also be heard. Outdoor music and events will also add to the new noises. **The typical noises of a 20 guest Hotel and event center are significant compared to the quiet residential single family homes that surround the property.**

Scale

The proposed 11,000 sq ft hotel, 54 car paved parking lot and 2,000 sq/ft activity center are significantly larger in scale than to any of the surrounding properties. **This hotel campus would by far have the largest set of buildings compared to any of the adjacent properties on Warren Rd.**

Types of Use in comparison to current activities in the area.

The types of land use in the area is Agricultural and Residential districts. A sub-division (PC district) is also close by but it is made up of single family homes on large lots. The proposed property is asking for re-zoning to PC Special District, however the PC district only supports Hotel Land Use (C-2) in a PC district for transient guest type of housing. (no dormitories are allowed in PC).

Superior Township Zoning Ordinance Page 7-22.

B. Limitations on Uses. Permitted principal and accessory uses in a PC Special District shall be limited to the RESIDENTIAL USES, OFFICE, SERVICE, AND COMMUNITY USES, and COMMERCIAL USES as listed in Article 4.0 (Land Use Table)

The only allowed land use similar to a “residential center” in a PC District is a Hotel, this is significantly different than any of the surrounding land uses.

Safety

The property is not fenced in from other properties. Any safety issues created from an additional 50 people per day roaming the fence less areas becomes a new and unknown risk to the security of adjacent homeowners.

Septic System

The expanded septic system depicted in the AREA PLAN is too small for the Campus. The proper sized system would cover at least a 10,000 sq ft area and then the reserve field must be 150% larger. This enormous hotel septic system would present a significant risk to the Fleming Creek located directly downhill and would be very close to the wetlands boundary. This system would be significantly larger than any of the adjacent properties and put the watershed and wetlands at severe risk.

Light Pollution

The campus will require 24/7 lighting for buildings, parking lots, pathways. Each of these hilltop lights will now become visible to all surrounding home owners. The totality of lights used on the hilltop campus will be significant compared to any adjacent home.

Future Large Parcel Conversions

Approval of this petition would signal that the Township is open to re-zoning of large agricultural parcels for the benefit of corporations who want to overlook the Master Plan for their benefit. This would leave all current township homeowners without protection from the risks and impact of future re-zoning.

We request the Planning Commission deny the re-zoning based on significant and abrupt changes in land use compared to all other adjacent residential properties.

Regards,
Tony and Beth Suarez
5092 Warren Rd.

Laura Bennett

From: Robin Little <roadlittle@gmail.com>
Sent: Wednesday, April 12, 2023 9:35 AM
To: Lynette Findley
Cc: Laura Bennett
Subject: Garrett's Place

Some people who received this message don't often get email from roadlittle@gmail.com. [Learn why this is important](#)

I am a resident of Ann Arbor Charter Township and a supporter of Garrett's Place. I know of three young men, all members of Temple Beth Emeth, who have committed suicide. One of them is the son of very close friends. He died four years ago and they are still grappling with so many questions - what did we miss? what could we have done? - they think about him all the time. Losing a child for any reason is traumatic - losing a child to suicide adds an immeasurable level of trauma, guilt, pain, and shame. No parent, or sibling, ever fully recovers.

Julie and Scott Halpert have taken their pain and turned it into purpose - preventing other young adults from doing what their son did. I am so in awe of their focus, determination, and energy to help others.

Honestly, I cannot sympathize with those opposing this proposal. We are talking about a property on 70+ acres. This is not a busy suburban neighborhood. I drive on Dixboro Road on a regular basis and I am surprised how isolated this area is. The young adults who will be living there are not criminals, they will not have weapons, they are not dangerous. They are troubled, mentally, emotionally, and spiritually. How can you reject something that will bring help and hope to them and their families?

I believe that you can be agents of change and role models to our larger community by approving the rezoning for Garrett's Place.

Thank you,

Robin Little
4635 Mulberry Woods Circle
Ann Arbor 48105

Robin A. Little
734-904-1220

From: [David Chang](#)
To: [Laura Bennett](#)
Subject: Email letter of support for Garrett's Space
Date: Wednesday, April 12, 2023 9:47:07 AM

Dear Sir / Ma'am:

I am writing to express my strong support for Garrett's Space and their efforts to create a holistically focused residential center for young adults facing depression and anxiety. I commend the City and Township for its support thus far and I hope that you will continue to support Garrett's Space as they move forward with their plans.

Garrett's Space has identified a critical need for supportive care options for young adults, and I believe their proposed residential space will fill an important gap in our community. The natural setting and engaging activities will provide a warm and caring environment that promotes healing and connection, which is precisely what young adults facing depression and anxiety need to thrive.

I lost my teenage son, Kevin, to depression and suicide in 2021 and I strongly believe that if the residential space and support services that Garrett's Space intends to build was in place and available, it would have truly helped Kevin. It might have even saved his life and avert the unimaginable and painful tragedy we all experienced by losing Kevin to suicide.

Unfortunately, some neighbors have expressed opposition to the proposed center, claiming that the young adults served by Garrett's Space present a danger to the community, that the center will depress property values, and that it is not consistent with current zoning and the Township Master Plan. I believe these claims are unfounded and do not accurately represent the young adults served by Garrett's Space.

I urge the City and Township to continue to support Garrett's Space in their efforts to create a much-needed residential center for young adults facing depression and anxiety. It will help so many young people and their families.

Thank you for your consideration.

Sincerely,
David Chang



Dear Planning Commission and Board of Trustees,

I am a superior township resident that lives on Warren Road, 1/2 mile from the proposed development at 3900 Dixboro Road. I am against the re-zoning of this property, please find my concerns outlined below.

The application is requesting a re-zoning from A-2 to a Planned Community, there are several problems with this and I ask that you fully utilize the guidelines in making a decision as stated in the Master Plan.

Chapter 7 of the Master Plan says - "The requested rezoning should not create an isolated or incompatible zone in the area"

This new zoning would create another isolated PC area on the zoning map and it is completely incompatible with the connecting parcels which are all single family homes. None of these properties have a barn, house, parking lots and 20 person dormitory.

Chapter 7 of the Master Plan says - "Consider the availability of land already planned and/or zoned for the types of land uses and intensity of development possible under the proposed zoning district."

There are several large parcels on the current township zoning map already zoned to PC, why aren't these being considered first? Is it because of incentives the land seller has with the developer? We do not need to create more PC zones, we need to prioritize keeping our green spaces in accordance with our Master Plan and this lot needs to remain zoned as it is. Further, a location with city water and sewer would be far better suited for this proposed facilities needs. A residential facility of this size on a septic system is almost unheard of. If you approve this re-zoning you are also opening the township up to future litigation as there will undoubtedly be other requests of similar land if this is approved.

Chapter 7 of the Master Plan says -"Rezoning of undeveloped land outside of the designated urban service area should only take place consistent with the policies of this plan after determination by the township that the change in tax base or overall benefit to the community from potential land use on the site would more than offset the anticipated costs to the township and other public entities for providing necessary public services."

The application is proposing taking 7 taxable parcels and combining them into one parcel which will be non taxable as they will have non-profit exemptions. This is tax income the township could use for road improvements and overall betterment of our community. The developer will argue that the community will benefit from their services but they will be a private entity picking and choosing who will be eligible for

these services, this is a far cry from “public service” for township residents. Also, with 54 parking spaces drawn on their plans, that is a significant increase in day to day road use in the immediate area. We already need a lot of work on our dirt roads and potholes in the surrounding area, where will these funds come from?

Chapter 7 of the Master Plan says -“Finally, determine whether development that occur on the subject site is compatible with the surrounding character in terms of traffic, noise, scale and types of use in comparison to current activities in the area. Isolated and abrupt changes in land uses and densities are not consistent with the Master Plan objectives and policies are considered spot zoning and are not recommended planning and zoning practice.”

This proposal is significantly altering the density of the land and you are going from a property with a 4 bedroom home to a motel-type facility that will house 22 adults at night plus any number more people that would be in attendance of meetings during the day plus an additional 20 people they expect to employ as stated in their memorandum. This would be an abrupt and extreme increase in density for the area, all of the surrounding lots are single family homes with nowhere near this amount of people. Their memorandum also describes “active and passive recreation areas, a gathering area with fire pit, and therapeutic animals” - all of these things would be new additions to the land and not compatible with the surrounding noise character as it currently is.

Please find my concerns on the developers application below:

In Section II, it references “healing of young adults living with diagnosed mental health issues”and, it states “Garett’s space points out that a substantial number of those persons who will be provided with a special healing arrangement in the proposed development will have a disability” - I would like them to expand on how exactly they plan to serve these individuals in as they say in the memorandum “primarily a non-medical and non-institutional” facility that will not be licensed at all. Further, in using the word “primarily” it is implying there will be some medical scope to the work being done, if this is the case the zoning request would need to reflect that, correct?

In part I of their petition introduction it is stated that “The proposal, situated in the Rural Plymouth Road/M-14 Sub Area, will represent extremely low density residential use consistent with the rural character of the area” - I would like to know how 54 parking spots and 50+ people on-site daily qualifies as low-density on a property that currently only holds one 4 bedroom home.

They go on to say that “the proposed use and development is further compatible with the Master Plan and Growth Management goals based on the preservation of the surface water (stream and pond) as well as the wetlands, on the property by long term

conservation, careful stormwater management, and land use development that respects natural resources” - I do not believe the current drawings they have for the septic field expansion meet the requirements for the capacity at which they will need to operate, they will also require multiple and larger tanks than are there now. I highly recommend the board and planning committee walk through this detail with the county’s health department that handles septic approvals. The EPA is also required to be involved here to make sure runoff will not be entering Fleming Creek which is a part of the Huron River Watershed.

I understand that this proposal is creating some controversy and there will be a sense of pressure to approve the application based on outside voices. I am hoping that you will be able stick to the facts at hand and make an informed decision. Please don’t let the extra noise drown out those that pay superior taxes and vote in our local elections.

Thank you for your consideration,

Warren Road Resident

April 12, 2023

Lynette Findley, Superior Township Clerk
3040 North Prospect
Superior Township, MI 48198
lynettefindley@superior-twp.org

Laura Bennett, Planning Commission Administrator
Superior Township
3040 North Prospect
Superior Township, MI 48198
planning@superior-twp.org

RE: Garrett's Space

Dear Ms. Findley and fellow Trustees and Ms. Bennett,

We have been Superior Township residents since 2008. Suzanne has been the co-sponsor of the depression awareness student groups at Ann Arbor Huron High School from 2009-2014 and Ann Arbor Pioneer High School from 2014-current day. Bernard (Ben) is a child psychiatrist at the University of Michigan, serving in multiple capacities in the care of children and adolescents that are hospitalized with mental health challenges since 2008. We are writing to urge you to support Garrett's Space proposed residential center in Superior Township.

Data shows that youth mental health has worsened over time and continues to decline. We have personally witnessed this worsening through our work. Suzanne's work with Peer to Peer (P2P) over the past 13 years has highlighted what a difference that connections with peers who have experienced similar struggles, mood-lifting activities, and mindful engagement in self-care can make in improving the health of young people. The same people that we look to as future active, healthy, adult members of our society, contributing to the work world in productive ways.

While Washtenaw County is fortunate to have more mental health professionals than other areas, it is not enough and not accessible enough. There are not enough crisis resources, treatment options, or prevention services available to shift current trends. Young people experience lengthy waits when attempting to access care. Furthermore, historically, individuals struggling with mental health concerns as common as depression and anxiety are often hesitant to seek help due to fears of being stigmatized.

We can and should do better as a community. The center proposed by Garrett's Space will offer an incredible resource for healing and growth to young people. Services like this provide hope and tangible options for shifting the worsening mental health trends among young people. It is also a perfect opportunity to directly combat stigma and encourage help seeking. In short, youth need to be encouraged to seek help and know that it is welcome and encouraged.

Importantly, such resources provide incredible value where they are located and broadly to our entire community. The Superior Township location is extremely accessible to the community, while providing an ideal healing environment in nature. We hope you will consider the many benefits of establishing this center and provide full your support.

Thank you,

Bernard Biermann, M.D., Ph. D
Superior Township Resident

Suzanne Biermann, M.A., CCC-SLP
Superior Township Resident
Faculty, Ann Arbor Pioneer High School
Peer to Peer Depression Awareness Group Co-Sponser



Superior Township Board and Planning Committee,

My family and I are Superior Township residents living on Warren Rd, about half a mile from 3900 Dixboro. I am writing to state that I oppose the proposed rezone at 3900 Dixboro Rd.

If permitted to go through this block of A-2 zoning will be gerrymandered just like many federal congressional district maps. Zoning that will make no sense from a geographic standpoint, but instead is just the artifact of some other competing interest(s). The underlying pending real estate transaction and subsequent rezoning petition feels like tail-wagging-the-dog township planning. Please evaluate this rezoning request based on Superior Township needs, not what a single buyer and seller of a multi-million dollar bundled up parcel deem the township's needs to be.

The rezoning application goes through great lengths to maintain how this is a "low density" or "extremely low density" development. Is this a Toll Brothers townhouse complex? No. Will it be an order of magnitude greater density than any of it's adjacent parcels? Yes. Please factor in adjacent parcels when evaluating lot density.

No other rural residential lot in the area has:

- a single family house (the admin building in the plans)
- a 20 person dormitory for short-term overnight guests (residence center in the plans)
- a barn for animal purposes
- another [existing] pole barn with garage bays (called a shed in the plans).
- 3 wells to provide enough peak water supply for up to 50 people and animals
- septic system capable of handling peak water usage patterns of up to 50 people
- 54 parking spaces

To say that this blends seamlessly with the surrounding area is a bit of a leap. From an overhead satellite view of the Superior Township parcel map, it will be pretty easy to spot which lot is not like the others.

The stated phases of this facility are confusing and seem intentionally vague. Will there be additional zoning rule changes that will be required as these additional phases are activated? Will there be additional unspecified phases? What type of licensing or oversight will this facility be beholden to at each of these phases? Please ask for details where details are omitted. Details matter to those of us living in the area.

Thank you for considering this letter in your decision, and doing your due diligence in making sure our neighborhood in Superior Township continues to be a place we all love to call our home.

- Anton Suarez

Laura Bennett

From: Russman, Daniel <DRussman26@gsb.columbia.edu>
Sent: Thursday, April 13, 2023 10:04 AM
To: Laura Bennett; Lynette Findley
Subject: Please Consider Rezoning for Garrett's Space

Some people who received this message don't often get email from drussman26@gsb.columbia.edu. [Learn why this is important](#)

Hi Lynette and the planning commission,

Please consider rezoning the Super Township property so we can make Garrett's space a refuge for troubled young adults. Be on the right side of history and choose to support Garrett's space, as opposed to continuing to perpetuate stigma around mental health that is detrimental to the health and wellness of our nation. Garrett was a close friend of mine and was a danger to no one but himself. He deserved and the current and future generations of young adults deserve to have a space available to them to help on their path. Thanks for all your support on this.

Best,
Daniel

Daniel Russman
PhD Student | Consumer Behavior (Marketing)
Columbia Business School | New York, NY
DRussman26@GSB.Columbia.edu





To the Planning Commission of Superior Township,

I am writing as a resident of Superior Township to express my opposition to the proposed rezoning of 3900 N. Dixboro for a residential treatment center for adults struggling with anxiety, depression, and suicidal thoughts.

Rezoning this property will set an unfortunate precedent for the township. There are several large lot estates and farms in rural areas of the township, and ignoring the Master Plan to permit this rezoning will encourage other developers and quasi-medical service facilities to see this area as ripe for redevelopment. Furthermore, there are other more appropriate locations for a facility like this that are not adjacent to residential neighborhoods.

The neighborhood adjacent to 3900 N. Dixboro is a lively and active community, and we have a long history of supporting one another. As taxpayers and voters, we have put our trust in our elected officials to honor our Master Plan, and we have also been contributing to a legal fund to defend it. This project is not in line with the Master Plan, and an unlicensed and untested facility like this is unsuitable for a residential area. We are against this rezoning and rely on our elected officials to enforce our Master Plan and keep our township truly Superior.

In addition to the rezoning issue, there are several other concerns related to this specific proposed development that I wish to highlight:

1. Lack of Licensure: In order to circumvent zoning ordinance language, we have learned that this facility will not be licensed. This is essentially unlicensed transient housing, and the lack of licensure and specificity in the zoning application gives Garrett's Space wide latitude to do as they please. Although Garrett's Space's stated mission is to treat adults aged 18 to 28, this is not included in the zoning application, and they will have the ability to house any adult there. Additionally, there is nothing in the zoning language that would prevent them from housing those immediately released from the hospital following a suicide attempt, as the owner has suggested previously. This lack of specificity regarding length of stay, number of patients, staffing, and usage is concerning. What will this facility become if Garrett's Space fails? This lack of licensure is a blank check to do as they please, and it is an unregulated facility.
2. Lack of Research: While Garrett's Space provides many statistics, they have not provided any peer-reviewed research to demonstrate that the facility will achieve its goals. They only offer anecdotal evidence, and they pride themselves on being the first of their kind anywhere. The facility claims it will attempt to screen out individuals who are imminently suicidal, those with psychosis or mania, or those who represent a danger to others. However, multiple peer-reviewed studies have shown that psychological misdiagnosis is a common occurrence, and many psychological illnesses change presentation with time. Additionally, the organization has no history of in-patient treatment, and most of their therapy is conducted online via group therapy. There are no standards of care for a facility like this.

3. Lack of experience: Garrett's Space has no experience operating an in-patient residential treatment center. They have only provided online group therapy, which raises concerns about their ability to properly manage and care for vulnerable individuals with complex mental health needs. There are no established standards of care for a facility like this, and the lack of licensure means that there are no regulations in place to ensure that the facility is operating safely and effectively.
4. Security Concerns: As nearby residents, we have many security concerns, both for our own safety and that of the patients at the facility. The directors of Garrett's Space have not publicly addressed any security issues, and there will only be two employees overnight to secure 75 acres and 20 mood-disordered, potentially suicidal individuals in a coed facility. The site lacks secure boundaries, and there is nothing to stop patients from wandering onto neighboring properties. The directors of Garrett Space frequently use the Ozone House and Dawn Farms as analogous examples of residential treatment facilities, but online reviews report patients leave and go missing with some regularity. Additionally, there is no stated plan for dealing with substance abuse or weapons.
5. Underfunded: I am concerned about the financial viability of Garrett's Space. The founders have stated that they need another \$6,000,000 for a full build-out, and they anticipate up to \$2,000,000 annually to operate. As an unlicensed and non-medical facility, they will be unlikely to use health insurance or Medicaid to fund operating costs, which raises questions about who they will serve and how they will be able to maintain a sliding scale for patients who cannot afford their services.

In light of these concerns, we urge the Board of Trustees to keep with the Master Plan and reject the rezoning of 3900 N. Dixboro for a residential treatment center for anxious, depressed, and suicidal adults. There are other locations for a facility like this that are not adjacent to a residential neighborhood, and the lack of licensure and experience of Garrett's Space raises significant concerns about the safety and efficacy of their proposed facility. Thank you for your attention to this matter.

Sincerely,
Kamcev Family
5522 Warren Road

DATE. 4/13/23

To: Board of Trustee's, Superior Township and the Planning Board, Superior Township

FROM: Gary DeBusscher, 3830 Vorhies Rd.

RE: For your considerations in the forthcoming discussions on the proposal to rezone for Garrett's Space, please let me make the following recommendations.

(1)

Regarding the: "20-foot Perimeter Setback," as seen in "Garretts-Space-Area-Plan-Reduced.pdf, Page 9/16."

My recommendation:

Along the Garrett Space property lines that are shared with the existing home owners' properties, a Setback (buffer zone) is established that is 200-feet wide where possible, so as not to interfere with the boundaries of the proposed Phase-1 and Phase-2 developments. Other structures including Trails, cannot be built within that 200-ft boundary along shared property lines, nor can viable vegetation be removed.

These shared property lines are along the entire northern boundary between Wing Dr and Dixboro Rd, and along the southwest boundary immediately bordering the 3816 Dixboro Rd property.

Rationale:

- Scott Halpert, at the 3/22 Twsp Hall Meeting, emphasized that "the two safety attributes" afforded by their Plan, is (A) "the natural vegetation surrounding their developments" and (B) "the creek along the eastern edge of the property."
- 20-feet is not enough of a setback to assume this vegetation acts as a viable safety-barrier.
- 200-feet, in the opinion of different Superior Township residents that I have reviewed this with, is a viable setback for "natural vegetation to minimally impart a measure of safety."
- Any Plans for "Walking Trails" within any setback, defeats Scott's original assertion (A).

(2)

My recommendation:

- A) *Exclude all "overnight (dormitory) stay capabilities or provisions" from the Garrett Space current proposal.*
- B) *Any further "Additions/developments/buildings" on this (proposed, newly-combined) single 76.7-acre property," will be strongly discouraged.*

Rationale:

(A)

- The "daily activities as outlined on Scott's GS website," are well-meaning activities that are purposely fulfilled during the daylight business hours.

- Overnight-stay for ~25 adults (18-25 y.o., legal adults) at the proposed-Center will require boarding, personal care facilities, food provision, etc., paid staff on-site, etc., and therefore becomes a dormitory, or a business/institutional facility or, depending on your definitions, a medical facility.
- Regardless of your perspective, the overnight-stay structures, facilities and required staff and services, are (or potentially will become) not within the existing Plans for either A-2 or PC zoning.

(B)

- The space and public service capacities required to meet Garrett Space's goals, as stated by Scott Halpert, are already at or exceeding present and future land use capacities as either A-2 or PC.
- In the GS plans, I see no limitations on the number of visitors allowed onto the property at any given time, day or night. Nor is there any proposal by Mr. Halpert to monitor any limitation on this or other matters.
- I see no traffic studies being proposed, and hence no desire to assess any consequences that may be in the best interests of the Township's communities.
- The Garrett Space website itself, expresses "no boundaries on the capacities or number of activities" to be engaged in on this property:
 - As Quoted: *"A space that welcomes everybody regardless of their background is exactly what we need."*
 - As Quoted: *"I know that Garrett's Space will be a lifeline for so many young people who will use it as an opportunity to express themselves and to help one another."*
 - In the "Ann Arbor Observer, March-2023, Page 18/92," Scott Halpert is quoted: *We envision the day when there's a Garrett's Space East, a Garrett's Space West, maybe Garrett's Spaces all across the World."*
- By my recommendation, any "plans to expand Garrett's Space" will expressly have to occur at other Garrett Spaces" and NOT at 3900 N. Dixboro.

Thanks again for your time and considerations.

- Gary DeBusscher
3830 Vorhies Rd.

Superior Township Board of Trustees and Planning Commission
3040 N Prospect Road
Superior Township, Michigan 48198

13 April 2023

Dear Trustees and the Planning Commission,

We want to voice our strong opposition to the rezoning of the parcel at 3900 Dixboro Road for the development of a temporary home and outpatient clinic for suicidal and distressed adults. We moved into this area because we were attracted to the natural beauty and peacefulness of the area. This neighborhood is removed from the hustle and bustle of Ann Arbor and provides its residents with a respite from the busier environments many of us work in. In particular we selected our house exactly because it is nestled in the forest away from the urban environment of Ann Arbor. If we had wanted proximity to the city and the combined advantages and disadvantages that a more urban environment provides we would have chosen a place in Ann Arbor. This rezoning proposal threatens to change the neighborhood we chose into one we were trying to avoid without our approval.

At best this rezoning request can be viewed as a proposal that benefits one seller and one buyer at the expense of the entire neighborhood. This property has been on the market for several years with an asking price that has attracted no buyers. Garrett's Space offers a deep pocket buyer for the seller at a price that the residential buyer pool is not able to meet. Letting the highest bidders shape the direction of Superior township is not good plan of action for the people who live here or for that matter any other township or city.

Let us be clear, Garrett's Space is a noble cause, and we support their vision and mission. However, we are still opposed to any rezoning effort in our neighborhood because it opens the door for unknown change in our neighborhood. There are several large plots of land that, if this rezoning proposal goes through, could be accommodated, and then repurposed in a similar manner leading to an irreversible change in the complexion of our rural, peaceful community one parcel at a time.

The idea that this Garrett's Space proposal is being cast as a planned community is also problematic and would set a precedent for the misuse of the planned community zoning designation in Superior Township. Garrett's Space is not being honest that this is really a medical service where they will be seeing drop in patients on a daily basis and housing a selected cohort as inpatients. Simply saying that it is a planned community does not make it so and we encourage the Trustees and Planning Commission to consider the future ramifications of such wide interpretation of the Planned Community designation.

Since Garrett's Space is taking this tact of casting what they may be doing as something else, details on what they actually intend to do are lacking. Once any rezoning is done there seems to be little incentive for them to work together with the neighborhood or Superior Township on any coordinated and respectful plan. We have heard the neighborhood's concerns being labeled as fear at a recent Planning Commission meeting but it is likely because Garrett's Space

has not been clear and forthright with the neighbors and this portends a constantly adversarial interaction between the two parties.

We want to repeat that this is not about Garret's Space. If the property at 3900 Dixboro was to be sold to build a small shopping mall we would be against any rezoning to accommodate it. If the property was to be sold to a company wishing to put a manufacturing facility requiring rezoning we would rally against it. If a gas station was proposed to be placed on the corner of Dixboro and Warren we would be opposed to it. All of these changes and this Garrett's Space proposal are at odds with the spirit of the Superior Township Master Plan and the current property usage in our neighborhood.

We are steadfast in our desire for the Agricultural A2 designation in all properties in our current area to remain Agricultural A2 in order to preserve the neighborhood we know and love. Because of all these reasons we strongly encourage the Trustees and Planning Commission to reject this proposed rezoning.

If you have any questions and would like to contact us, feel free to call us at (206) 437-1374

Sincerely,

Brian and Sabrina Carlson
5500 Warren Road
Ann Arbor, MI 48105

RECEIVED

APR 13 2023

To Superior Township Planning Commission and Board of Trustees, Charter Township of Superior
Clerk's Office

I am here to write my utmost disappointment as a citizen of the Superior Township, facing a significant change at 3900 N Dixboro, that does not belong to our promised Master Plan. I will not be disclosing my name or my address due to fear of threats as this matter is now widely published in the media.

This project would have never come to fruition if the Township have indicated that the rezoning is not allowed per our Master Plan when Mr. and Mrs. Halpert first approached the real estate. This property has been under contract since June 2022. I cannot help but suspect uplifting promises the Superior Township has made to the Halpert's while your current residents near the property was **minimally** taken into consideration. This is called **preferential** treatment. This is **political**. And unfortunately, **this is the opposite of democracy** --- by the people, for the people. This proposal should have been disclosed many months earlier so your current residents were able to make informed decision, prepared in advance, and subsequently vote for yes or no to rezoning. Instead, the Township has caused havoc to the neighborhood --- the neighborhood in which many families cannot sleep at night due to heightened anxiety.

It has been a painful process to become part of a media circus, get our characters judged by strangers, and called selfish or by a derogatory term NIMBY's. Let me clarify, **we are essentially all NIMBY's**. When we purchase a **permanent home**, we look for a certain location and criteria that is most optimal for our personal lives based on our budgets. For us, our objective was to find a rural, non-commercialized community. For us, this property is the biggest investment in our lives after sacrificing countless hours and overtime to build our savings. We trusted in the Township, so we can have a prosperous future as we grow old in the community. One of the research articles suggested this type of facility would decrease our property value by possibly 17%. That is a loss we will never be able to recover.

The founders of Garrett's Space reside in Burns Park of Ann Arbor. I cannot imagine that the residents of Burns Park would say yes to rezoning to bring in any type of transient housing, such as Garrett's Space. In fact, their neighborhood fought to pass a rezoning in 2008 from multiple-family to single-family housing to "eliminate the possibility of existing homes being torn down for larger commercial-style developments," which **at that time their zoning allowed**. According to Michigan Daily, "Opponents of the rezoning suggested that the plans were designed to keep out students... The biggest advocate of the rezoning, the Lower Burns Park Neighborhood Association wanted to eliminate this possibility and argued that more multi-family dwellings would threaten the character of the neighborhood." I strongly doubt that the majority of people would accept a mental health care facility behind their backyard without showing concerns. Even worse, **our Superior Township Master Plan does NOT allow this type of zoning changes**, yet we are still subjected to rezoning.

On our current Zoning Ordinance No. 174, Section 18.06, it describes that the Planning Commission shall identify and evaluate all factors relevant to the petition:

Section 18.06 Findings of Fact Required.

In reviewing any petition for a zoning amendment, the Planning Commission shall identify and evaluate all factors relevant to the petition. All findings of fact and conclusions shall be made a part of the public records of the meetings of the Planning Commission. The facts to be considered by the Planning Commission shall include, but shall not be limited to, the following:

1. Whether or not the requested zoning change is justified by a change in conditions since the original Ordinance was adopted, or by an error in the original Ordinance.
2. The precedents, and the possible effects of such precedents, that might result from approval or denial of the petition.
3. The capacity of Superior Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.

Effective Date: August 14, 2008

Article 18
Amendments

4. Effect of approval of the petition on the condition and/or value of property in Superior Township or in adjacent municipalities.
5. Relation of the petition to the Township's adopted Growth Management Plan, and of other government units where applicable.

A petition shall not be approved unless these and other facts are affirmatively resolved in terms of resource guardianship, public necessity, convenience, and safety, and the general welfare of Superior Township and of other civil divisions, where applicable.

For the immediate residents around the 3900 N Dixboro property, this zoning change is of a great importance compared to other residents in the Superior Township or Ann Arbor Township. It is uncomplicated and effortless for people outside of the close vicinity to support rezoning because it will NOT directly affect their lives. This zoning change, **a break in the Township's promise to their people, will affect our lives --- every, single, day.** At the same time, I want to remind all the Township communities that this rezoning could be a consequential change, as it sets precedents as noted under Section 18.06, number 2. In addition, I also want to remind you that we pay taxes, in which some portion goes to the Township's legal fund to defend the Master Plan. **Please protect this Master Plan as you sworn to us.**

Unfortunately, **money is power. Politics polarizes us.** I cannot help to think but this is all political and the Board of Trustees have made up their mind for rezoning **without** our input. I beg you please, to drop your bias; **disclose and resign to vote if you have any conflicts of**

interest such as established relationship with the Garrett's Space organization; drop your political affiliation and look at this from our perspective.

I thank you for your consideration in this serious matter.

RECEIVED

APR 13 2023

Superior Township Board of Trustees and Planning Committee:

Charter Township of Superior
Clerk's Office

- Please note I will not be disclosing my name or address due to fear of threats. This matter is being followed by the media. I have been told that the Township will be accepting letters from residents close to the property without providing their name or address due to safety concerns

How can 3900 N. Dixboro be rezoned from A2 to a planned community district when only one entity will be going into the district and that is Garrett's Space? There are no provisions for any other "mixed uses," including "clustered" single-family residences. In fact, there will not be any single-family residences left on the property if the rezoning goes through because the area plan calls for turning the current residence into administrative offices. With no single-family homes on the property, it would not fit with the rural residential character of the surrounding neighborhood or the township's future growth plan for the sub-area.

The proposed use and development is not compatible with the growth management plan for rural districts. It is actually quite the opposite. This proposed plan and use represents high density use with adults frequently incoming/outgoing for inpatient overnight care, daily programming outpatient care, incoming/outgoing staff, etc. This high density usage and housing is not consistent with the very low density single family housing in this sub area of the township.

The Petition filed frequently refers to low density usage. The Zoning Plan defines Rural Districts as follows;

"The principal purpose of the Rural District designation is to focus on conservation of lands with sensitive environmental characteristics like woodland, wetland, wildlife habitat, and farmland. A range of agricultural uses and agricultural support services are permitted, **along with a limited range of very low-density single-family residential uses**. Gravel roads serve most of the land in these districts, and there are no plans to pave these roads. The land zoned within these districts generally conforms to the area designated as "agricultural lands, conservation or rural residential" or "rural residential" on Map 6-4, Future Land Use."

Their proposed "low density" usage does not conform to the definition specifically stated in the Zoning Plan of the Master Plan where it says, "**a limited range of very low density single-family residential uses**" is permitted in a rural district. The Future Land Use map further illustrates this. The proposed usage is high density in comparison to the Master Plan's defined uses in a rural district.

The Fair Housing Act is not applicable to this proposed usage provided in the petition plan. The individuals staying at the proposed facility are not residents. They are receiving treatment for their mental illnesses for short term stays of 2-4 weeks per the petition plan. Individuals will return to their permanent residence upon the completion of their treatment.

Is the Rezoning Petition for a planned community the most appropriate zoning request? Or is it just the most convenient for the petitioners? The proposed usage and development is not consistent with the definition of a planned community in a rural district. The facility vets and provides treatment for individuals diagnosed with specific medical diseases. Their website states that medical professionals such as nurses, social workers, psychiatrists, and their medical director will be providing care and treatment. A Medical Services rezoning petition request is most appropriate. This needs to be evaluated by the planning committee and the Petition should be revised accordingly.

The proposed facility is unlicensed, untested, unregulated, and minimally supervised. The Petitioner's website refers to this treatment facility as, "the first of its kind." They propose to jump from online meetings directly to a 24 hour inpatient treatment facility for individuals suffering from diagnosed mental diseases. What tests have been performed for this "first of its kind" facility? What were the outcomes? Nothing has been provided.

It is reckless and dangerous to place this untested facility in the middle of a residential neighborhood. In between homes, families, children, and the elderly. Every night you turn the news on and see violent crimes and shootings being committed by individuals suffering from mental illnesses. It is an uncertain world. The one place we have left for solitude, safety, and peace of mind is our home. The place where we raise our children. The place where we host family gatherings. The place where we turn our lights off and rest every night. The place where we retire. That feeling of safety, peace of mind, solitude would no longer be the case for the residents here. The facility absolutely poses a threat to the safety of the residents surrounding the property and how we live our everyday life.

I've gone through the meeting packets reading the letters of support for the foundation. The one thing they have in common is none of the letters have come from individuals surrounding the property. Some come from individuals who live in a gated community. Some are from individuals who don't live in this Township. They don't live HERE. They don't raise their children HERE. They don't sleep HERE. Our concerns are real, they're genuine, and they're legitimate.

The proposed facility goes against the intended uses and development within a rural district of our Township as defined by our Master Plan and Zoning Plan. It poses a threat to the safety and general welfare of the residents directly surrounding the property. It would set terrible precedent moving forward for all land usage in our rural district. The residents here have invested their livelihoods into this township and their property. We rely on elected officials to protect the investment we have made into our property, to protect our safety. We pay taxes to the Township's legal fund to defend the Master Plan. Please uphold the promise you have made to us. Thank you.

Laura Bennett

From: CAROL HOFFER <hoffer2@aol.com>
Sent: Thursday, April 13, 2023 3:01 PM
To: Laura Bennett
Cc: Halpert Julie
Subject: Garretts space

Follow Up Flag: Follow up
Flag Status: Completed

[You don't often get email from hoffer2@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am a clinical social worker for 20 years, followed by 34 years in financial services. I love this community when faced with a crisis in mental health four years ago, the helpers took the highroad in trying to help other people's children after their own Garrett had passed. My friend in Mendocino did not answer the phone for five years after her son overdosed Overdosed today her recovery is with a therapeutic riding program which she started from scratch. We are fortunate that the Halpert and Serras have combined their talents in giving our community a resource for young people to heal. Thank you.

Carol Acsw

Carol Hoffer, CLU, CASL

Senior Agent, Northwestern Mutual

22 Haverhill Ct

Ann Arbor, MI. 48105

Please use carolhofferaa@gmail.com for all future correspondence

Laura Bennett

From: Cindy Abgarian <cgills@comcast.net>
Sent: Thursday, April 13, 2023 2:07 PM
To: Laura Bennett
Subject: Garrett's Space

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from cgills@comcast.net. [Learn why this is important](#)

Dear Planning Commission of Superior Twp,

As residents of Superior Township, we are writing to oppose the rezoning of 3900 N. Dixboro for a residential treatment center for anxious, depressed and suicidal adults.

While we broadly support alternative treatment for mental health care, this particular facility at this specific site is a liability to the adjacent neighborhood and the entire township.

In order to skirt the zoning ordinance language, we have learned this facility will not be licensed. This is unlicensed transient housing.

- Lack of licensure and lack of specificity in the zoning application gives Garrett's Space wide latitude to do what they please. For example, despite Garrett's Space's stated mission to treat adults age 18 to 28; this is not including in the zoning application and will give them the ability to house any adult there. Similarly, Garrett's Space directors have expressed the desire to house those immediately released from the hospital following a suicide attempt. Although they no longer propose this on their website, there is nothing in the zoning language that would stop this usage. Length of stay, number of patients, staffing and usage are in a constant state of flux.

- Zoning goes with the land. What will this facility become if Garrett's Space fails?

This lack of licensure is a blank check to do as they please; this is an unregulated facility.

Additionally, while Garrett's Space offers many statistics, they do not provide any peer reviewed research to prove the facility will accomplish its goals. They provide only anecdotal evidence. They pride themselves on being the first of its kind anywhere. This is an experiment.

- They say they will attempt to screen out those with imminently suicidal, those with psychosis or mania or who represent a danger to others. There are multiple studies that show psychological misdiagnosis is a common

occurrence. Many psychological illnesses change presentation with time. There is no way to prevent some degree of misdiagnosis.

- The organization has no history of in-patient treatment. Most of their therapy is online group therapy.
- There are no standards of care for a facility like this.

As nearby residents, we have many security concerns; both for our own safety and those of patients at the facility.

- The directors of Garrett's Space have not publicly addressed any security issues.
- There will only be 2 employees overnight securing 75 acres and 20 mood disordered, suicidal people in a coed facility. How will they keep the people there secure from intruders and from one another and from themselves?
- The site lacks secure boundaries. Dennis Serras, deceased owner of the property frequently walked from his home at 3900 Dixboro to neighboring homes across the creek. There is nothing to stop the patients from doing the same thing. For most of the year, the creek is easily passable, and the woods are dotted with deer trails that lead to other adjoining properties.
- The directors of Garrett Space frequently use the Ozone House and Dawn Farms as analogous examples of residential treatment facility. These facilities are licensed and follow state protocol; however, online reviews report patients leave and go missing with some regularity. As a facility housing adults, patients can come and go on their own volition.
- There is no stated plan for dealing with substance abuse or weapons. Will this be a sober living facility? The directors only offer the assurance that it "these are good kids."

Garrett's Space is underfunded.

- The founders say they need another \$6,000,000 for a full build out.
- The founders said, a year ago, they anticipate up to \$2,000,000 annually to operate. Inflation has likely increased this number greatly.
- As an unlicensed and nonmedical facility, they will be unlikely to use health insurance or Medicaid to fund operating costs. Who are they going to serve? How long will they be able to maintain a sliding scale? This is an expensive 24-7 operation.

Density of Use

- They do not say how many day users they anticipate in zoning application. They are going to need to see a lot of patients to cover costs. They say they will have 30 users at a time but do not say if day users will be coming and going throughout the day. They also anticipate family visits.

- This is a transient use of the property. Residential housing adds stability to the neighborhood. This will have to opposite effect.
- 3900 N. Dixboro has been on and off the market for almost a decade. No developer has figured out a way to make a residential redevelopment pencil out. Substantial wetlands, slopes and woodlands limit developable land.
- According to the zoning application, there is no conservation easement shown on any map.

Garrett's Space states that the facility will not be visible to nearby residents. This is a fallacy. The house and barn are readily visible now to many adjacent neighbors and the new facility is unlikely to be shielded from view.

- Noise and light pollution are real considerations. Any nighttime activities will shed light that will be visible to neighboring houses. Based on the location of housing, sound travels now and will be a real concern with a higher density of use.
- The proposed 11,000 square foot facility does not look residential. It looks like an institutional group home.

Rezoning this property sets a terrible precedent for the township. There are several large lot estates and big farms in rural areas of the township.

- Ignoring the Master Plan in order to allow this will have a snowball effect and we can expect other developers, quasi-medical service facilities and others to see this area ripe for redevelopment.
- There are other locations for a facility like this that do not abut a residential neighborhood.

The neighborhood adjoining 3900 N. Dixboro is an active, vibrant neighborhood. We have annual get togethers, Halloween hayrides and an active email group. We have a long history of helping one another. As taxpayers and voters, not only have we put our faith in our elected officials honoring our Master Plan, but we have also been paying into a legal fund to defend it. This project is not in keeping with the Master Plan. This unlicensed and untested facility is not suitable for a residential area. We opposed this rezoning and count on our elected official to enforce our Master Plan and truly keep our township Superior.

Sincerely,

Name

Alan and Cynthia Abgarian

%420 Meadowcrest Dr

Ann Arbor, Mi 48105

Superior Twp

7343895420

Sorry unable to attend meetings, currently out of the country



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April 13, 2023

To Whom It May Concern:

I purchased my house at 5765 Becky Ln, Ann Arbor, before I met my husband. I instantly envisioned a family as I walked through the walls of the house. Now that I am married with three young sons, that vision has certainly come to life. We are thankful that our boys live in a residential environment with sprawling lands and wildlife. Given the residential zoning in place, I did not think it would be a possibility for a project such as Garrett's Space to be built in our community. Indeed, the master zoning plan prohibits such a building.

On behalf of my family, I am writing to help to ensure that what I envisioned remains for my family. Please preserve the current master plan zoning restrictions from being disrupted.

Sincerely,

Shabnam Shidfar

5765 Becky Ln

Ann Arbor, MI

Ph: 734-262-4481

Laura Bennett

From: Michael Dubin <mdubin71@gmail.com>
Sent: Thursday, April 13, 2023 3:16 PM
To: Laura Bennett
Subject: Garrett's Space

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from mdubin71@gmail.com. [Learn why this is important](#)

Dear Board of Trustees and Planning Commission,

As a resident of Superior Township who lives adjacent to the property being considered for rezoning, I am writing to oppose the rezoning of 3900 N. Dixboro Rd for a residential and day treatment center for anxious, depressed and suicidal adults.

On March 31st, a mere 2 weeks ago, while submitting an MNRTF grant application, the Superior Township Board of Trustees declared in resolution number 2023-21: "Whereas The preservation of open spaces in Superior Township enjoys wide public support and is critical to the survival of sensitive ecosystems in the Township" and yet here we are considering rezoning A-2 zoned residential land into a planned urban development adjacent and surrounded by neighbors and landowners that are universally opposed to it. It is not even close to the character of the surrounding area and If this facility fails, it will have scarred the landscape with a 50 car parking lot and a facility that can only be used for future commercial use as a transient stay community, a hotel, or a medical facility. How is this in character with its surroundings, our zoning ordinance, or our master plan. We do hope that the planning commission and the board of trustees will take into account the fact that all of the immediately adjacent neighbors (and many more) are opposed!

We have learned that this facility will not be licensed and will basically be run as a short term hotel for those with depression and anxiety. Garrett's Space, while noble in their desire to help, have no experience in running any kind of overnight facility, and no plan in place for security or emergencies. In addition, they are severely under funded for their ambitions.

I was personally involved in a "manhunt" when a family member with depression walked away from a mental health day facility where they were supposed to be attending an in person mental health session. The surrounding dense woods will make for difficult searches when things like this happen, and it will be traumatic for both the family members and immediately adjacent community members, regardless of outcome. Both Ozone House and Dawn Farms report events like these from time to time. This will undoubtedly happen.

This facility is adjacent to many neighbors who universally oppose changing the character of the neighborhood. One that is purely residential without commercial enterprises of any kind. Why would a township board want to change that?

This property is literally right next to the highway with considerable highway noise pollution above 50 decibels at all times. Highway noise pollution, according to multiple US and international studies, is harmful for mental health, anxiety and depression. Even if you are in support of a facility like this, this is the EXACT wrong place to put it.

Rezoning this property sets a precedent for the township that will raise the expectations of other developers who will see Superior Township as ripe for development and open it to the possibility of lawsuits if denied, due to precedent. I thought Superior Township has historically prized it's residential and country feel without commercial development next to its residents. That is why we moved here. Why do we want to change that?

We deeply hope that our elected officials will respect the concerns and interests of its residents close to this property.

Respectfully,

Michael Dubin

Superior Township resident

Laura Bennett

From: Paul Guttman <pguttman@umich.edu>
Sent: Thursday, April 13, 2023 9:05 PM
To: Lynette Findley; Laura Bennett
Cc: scott@garretsspace.org
Subject: Support for Garrett's Space

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from pguttman@umich.edu. [Learn why this is important](#)

I am a longtime Ann Arborite (My family moved to Ann Arbor in 1960) and currently a resident of the Fleming Creek II subdivision located at the corner of Dixboro and Plymouth Roads. I fully support the rezoning of the Serras property in Superior Township. Behavioral health issues are treatable and having a facility where folks in our community can go for this assistance is critical. I am hoping to attend the Trustee meeting on April 17th to show my support, but will be out of state on the 26th.

Paul Guttman
4957 S Ridgeside Circle
Ann Arbor, Mi 48105
pguttman@umich.edu

Laura Bennett

From: Diane Orley <dianeorley@gmail.com>
Sent: Friday, April 14, 2023 7:53 AM
To: Lynette Findley; Laura Bennett
Subject: Garrett's Space

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from dianeorley@gmail.com. [Learn why this is important](#)

I'm writing in support of the proposed purchase and use of Garrett's Space in Ann Arbor. It will be well run and the people getting care will not be dangerous in any way. I lost a child to suicide in Ann Arbor 9 years ago. He might still be here if he had a place like Garrett's space. It will be well run and not a threat to any of the neighbors. This is way too important for our children's well being. Thank you
Best,
Diane Orley

Be kind....for everyone is fighting a battle we know nothing about 🙏

Laura Bennett

From: Teresa Ayers <taayers2@gmail.com>
Sent: Friday, April 14, 2023 9:46 AM
To: Lynette Findley
Cc: Laura Bennett
Subject: Letter of support for Garrett's Space

Some people who received this message don't often get email from taayers2@gmail.com. [Learn why this is important](#)

To Dr. Lynette Findley and members of the planning commission,

I am writing you today to voice my support for Garrett's Space and advocate for suicide prevention in our community from a professional and personal standpoint.

I have lived and worked in Superior township, primarily at Trinity Health Center/ St. Joe's, for over 25 years as an RN in the women's health field. I am currently retired and living in Scio township but am very concerned about the rising rates of suicide in the young adult population in Washtenaw County, which according to community health officials has doubled since 2017. In all of my years working in the medical field, I have never seen a more serious health care crisis and the total disconnect from proven scientific evidence in mental health treatment to the mental health model available in our country today. We actually know what works, there are proven programs and multiple studies but Hospitals are not consistently following scientific standards for care and depending on what hospital you get admitted to or what out patient provider you choose your treatment plan and management is a free for all, a total crap shoot, with no coordination of care between in-patient and out-patient care. I am fully aware that most of these problems are the direct result of insurance based reimbursement and the money making industry which is healthcare in America today. This has to change, and Garrett's Space certainly can not fix our broken health care system but it is a program that is backed by science and a mental health model that will save lives for the young people in our community that are seeking real solutions for their mental health struggles. Voting for Garrett's Space to move forward is one small step that will provide a different approach, a scientifically proven model, to effect change in the health and wellness of our young adult population in an increasingly isolating, lonely world.

I also have a very personal connection to my heartfelt support for Garrett's Space. In October of 2021, just 18 months ago, I lost my daughter, Sarah, to suicide after a long struggle with depression, following a sexual assault at MSU her junior year. Sarah went on to finish her degree, while also reporting her assault, in what turned into a year long investigation, which the university dropped after the assailant graduated. The judicial system failed my daughter and then our mental health system failed her. She deserved better and our young adults deserve better, we can't wait any longer to do something about this crisis. PTSD and depression are treatable diseases, that have been successfully treated in other countries, without nearly as many lives lost to suicide. I know a center like Garrett's Space could have made the difference in my daughters life, the program they are planning is exactly what she was looking for, but it doesn't exist in Michigan and she didn't feel safe leaving the state without her family support system. Our young adults are increasingly struggling and isolated, they need a space they can be supported, with people they can relate to, that share similar lived experiences. Sarah was searching for more support outside her once weekly therapy sessions, she was attending a support group at safe house and a trauma based yoga program that really helped her. Sarah had very inconsistent support from physicians and no coordination of services between her therapist and physician, which is unheard of in the medical treatment model. If she needed support after 5 pm, M- F, our only option was the Psychiatric ER, where twice we waited up to 24 hours to be evaluated. It is truly a nightmare and tragedy that this is what is considered normal for those seeking mental health care in our community today.

Sarah was a kind, generous, big hearted person. She loved working with children, working in elementary and early childhood education because she really wanted to make a difference in children's first educational experience. She was passionate about social justice issues, women's rights, and worked in her community as a volunteer. Working annually at the Lawton runathon to raise awareness and funding for children's cancer, after losing a classmate in her second grade classroom. She was truly the best of us, she had so many amazing plans for the future and wanted to live a full long life, even though she had a loving family, she felt alone and was tired of fighting against a system that really wasn't helping her at all.

I will be speaking at the planning committee meeting on April 26 but I am attaching a link to my daughters obituary as the tributes to her memory speak loudly to who Sarah was. She was loving and kind and the only way I can honor her now is to be her voice and try to do the right thing, which is to stand up for change. I would not wish the gut wrenching pain that comes from losing your own child to suicide on anyone, yet we literally have dozens of parents in our community that are grieving, just as I am and will be for the rest of my life. I hope that the elected officials in Superior township can see past the fears and hateful rhetoric of a few and vote for the wellbeing of the hundreds of young people that will be served by Garrett's Space in the future.

Thank you,
Teresa Ayers

<https://www.niefuneralhomes.com/memorials/sarah-gallagher/4750724/>

Laura Bennett

From: Roann Altman <roann@umich.edu>
Sent: Friday, April 14, 2023 12:09 PM
To: Lynette Findley; Laura Bennett
Cc: Scott Halpert
Subject: Garrett's Space Rezoning Request

You don't often get email from roann@umich.edu. [Learn why this is important](#)

Greetings, everyone.

As a resident of Superior Township, I am writing this letter in strong support of the application to rezone a township property to accommodate Garrett's Space.

I relocated from Ann Arbor to Superior Township nearly twenty years ago, drawn to the area for its natural beauty and open spaces. Soon after arriving, I reviewed the Master Plan and was delighted to see its forward-looking vision to preserve the rural nature of the township.

When I learned that a potential property had recently been located to serve as a residential center for Garrett's Space, I was thrilled. I thought it would be a wonderful setting for at-risk young adults to reside. The center could provide the critical professional and peer-level support they needed at a most difficult time in their lives. And the natural surroundings would certainly enhance their healing journeys.

I then learned that objections had been raised by some of the neighbors adjacent to the property. Of course, being so close to the center, they would be the ones most vulnerable to whatever may happen. But conversations with others have indicated that the population of concern will not pose a danger to those in the area, particularly because they will have been screened before admittance and monitored thereafter.

At this juncture, it is crucial to continue to respect the vision and goals of the Master Plan, honor those coming forward with objections, and look beyond ourselves to what can be created to serve a higher good. The property under contract would be ideal for the creation of this residential center. Just being able to be out in nature would be healing for the body, mind, and spirit. I know that those involved with the project thus far have strived to balance out the concerns of the neighbors with the needs of the center. Should there be any additional concerns, I am confident they can and will be addressed.

I do hope that we find the collective will to do something good for these at-risk youth and for the township. The center as designed will have a very low impact on land use. By rebuilding social infrastructure for a group that often feels lonely and isolated, the owners will be creating positive energy for the township. They have already taken on the responsibility to help others. Let us help them move on with their vision to bring healing to young lives. It will be something we, too, can be proud of.

Sincerely,

Roann Altman

April 14, 2023

Superior Township Planning Commission
Jay Gardner, Chair
3040 North Prospect
Superior Township, MI 48198
planning@superior-twp.org



Offering Hope, Changing Lives

Dear Planning Commission members,

I am the President and CEO of Skyland Trail in Atlanta, Georgia and am writing in support of Garrett's Space proposed residential facility in Superior Township, Michigan. Skyland Trail is a community based behavioral health treatment program for adults and adolescents ranging in age from 14 to 70+ years of age. We operate 6 campuses in Atlanta, each located within or adjacent to a residential community. Across these campuses we provide residential services (105 beds), day and evening treatment programming, a variety of adjunctive therapies (i.e. art, music, horticulture, recreation), return to school/work programs, and a primary care clinic to manage our clients' physical health needs. Our programs are all voluntary and the campuses are unlocked. The majority of the adults we serve are young adults (ages 18-25) and are experiencing anxiety, depression, and bipolar disorder.

Skyland Trail opened its first campus in 1989 after great opposition from the neighboring community – and then opened subsequent campuses in 1991, 1998, 2004, 2016, and 2019, each bringing high pitch resistance and opposition from the various neighborhoods, but thankfully, in declining decibels over the years. To my delight, all of these campuses continue to operate with the strong support of the surrounding communities. Each neighborhood has experienced the great care we bring to our campuses through tasteful design and quality construction, beautiful grounds and landscaping, and respect for the people we serve and the communities in which we operate. Because of the property improvements made by Skyland Trail at each of our campuses, property values have increased over time after we have come into a neighborhood. There have been no negative incidences between our clients and the neighbors, and in fact, Skyland Trail has become an integral part of each neighborhood, hosting plant sales, art shows, 5k walk/runs, and community education programming – all on our treatment properties.

I urge you to support the development of Garrett's Space. The fears of the community are unfounded and most importantly, the need is great. As I am sure you hear every day, mental illness is a growing issue across our country and access to quality care is increasingly challenging. The people we serve at Skyland Trail and the people being served at Garrett's Space are just like you and me; they want a safe place to live, they want friends, and they want meaningful activity in their lives. They have hope for their future, hope for their recovery, and hope that society will give them a chance. I am hopeful you will give this project a chance with your full support. Please feel free to reach out to me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Beth Finnerty'.

Beth Finnerty
President & CEO

Laura Bennett

From: Margaret Whittier-Ferguson <margaretwf27@gmail.com>
Sent: Friday, April 14, 2023 2:17 PM
To: Laura Bennett
Subject: Urgent Support of Garrett's Space

You don't often get email from margaretwf27@gmail.com. [Learn why this is important](#)

To Whom it May Concern:

Hello, my name is Margaret Whittier-Ferguson, and I was born and raised in Ann Arbor, Michigan. I am writing in support of Garrett's Space, and the non-medical residential space they are planning to develop.

It feels correct to begin with how I know of Garrett's Space. I feel truly honored to have called Garrett Halpert--the namesake and inspiration for this truly incredible program for young people--a dear, old friend. We went to preschool together, but really became friends when we both attended Tappan Middle School. I knew Garrett as warm, goofy, easy-to-be around, and, as a friend who, like me, struggled with mental health. Given the lack of available mental health resources (an organization like Garrett's Space, for instance), I found we often provided necessary mental health support to one another. This was not an isolated experience I had; I found many of my friends were struggling in ways that none of us, as middle schoolers, as high schoolers, were equipped to deal with. Even those of us lucky enough to have therapists often needed more consistent wrap-around services. It is devastating to me, and should be to the broader Ann Arbor community, that Garrett is not the only friend, only critical member of our community, that we've lost to suicide. Two other friends of mine from Ann Arbor have committed suicide (that I know of). These deaths struck our community incredibly hard, and have had a lasting impact on both our community, and my own mental health. As someone who experiences severe depression, when I find myself spiraling into suicidal ideation, I find that my own life, my own struggle to have a sense of safety and care, is intimately linked to the *lack* of safety and care that ultimately led to my friends' inability to cope with life's numerous stressors. What does the expansion of Garrett's Space mean for the Ann Arbor community? It means young people like me, like Garrett, will have broader access to care and safety: It will save lives.

As someone who has struggled with mental health since before I can remember, I feel it is also worth including what precisely about this project that I believe is necessary and exciting. I have been hospitalized (under section 12) four times. While three of these hospitalizations have been at adequate facilities, and I am grateful for the relatively safe environment they provided as a "holding ground" during a crisis, the fourth was further traumatizing. Making the choice to go to the hospital (or being explicitly told by a provider that either I voluntarily go, or the police will get involved) is not an easy one. Each time, I have thought to myself, "What if there had been something, somewhere, some program that I could have had access to *before* it got to this point?" I see this expansion of Garrett's Space as providing that necessary preventative care that so many young people desperately need. The kind of care that keeps young people out of in-patient hospital settings. While in-patient units can ideally provide critical care during an escalated crisis, they are not ultimately places equipped to heal those of us struggling in a lasting way.

Last Spring, after multiple hospitalizations, I ended up at Austen Riggs in Western Massachusetts, a long-term residential psychiatric treatment center, where I stayed for 5 months. While I was provided with extensive care, the cost of this treatment was staggering, and the length of stay meant I was ripped away from my home, support systems, and local providers, in a way that Garrett's Space is intentionally trying to avoid by having young people stay for 3 to 4 weeks. To be clear: Garrett's Space is not proposing this kind of residential long-term type of program, nor are they proposing a site for hospitalization during acute crises. Garrett's Space is proposing providing holistic care at a level where there is a massive vacuum of programs. This proposal is intervening at arguably one of the *most* critical times in terms of suicide prevention; before it gets so bad a young person needs to make that impossible choice of checking themselves into a hospital, or being forced to do so.

The most impactful aspects of my stay at Austen Riggs was not tweaking medications, but rather coming together with other patients in intentional ways. I was able to work on a weaving project in an art studio as other patients painted and made pottery around me. These "patients" I'd like to remind all of us, were other young people,

struggling in similar and different ways to me. These struggling young people are not dangerous or violent, rather they, we, are struggling and desperately need love, support, and care from a program like Garrett's Space. Whether you are a permanent resident of the adjacent properties, or are a young person seeking life-saving, short-term support at the proposed Garrett's Space site, we all deserve care.

Yes, other patients at Austen Riggs and I would connect about shared mental health struggles, but we'd also connect through being supported by practitioners trained in breathing and yoga practices. We'd connect about what we noticed as we walked through the woods together. We'd connect about the small (and large) glimmers of hope in the world around us. These connections and this hope, through a holistic model, are what this proposal is aiming to nurture.

While I am trying to understand concerns of having such a facility as a neighbor, or in the community, given the urgent and persistent nature of the mental health crisis, I am disheartened and concerned that it is not immediately evident that *having* a facility like this is a way to minimize traumatic events (namely the suicides of young people) in our community. According to one national survey, 70% of young adults ages 18-24 reported being moderately to severely depressed. It's worth, I think, taking a moment to think of 70% of the young people that you know personally. Some of us who experience moderate to severe depression present as such. But many of us have been taught by institutions, by people in our lives, by the world we live in, that it is better to mask that depression, attempt to push it away. This approach only works for so long, and I would end by asking what I believe is a key question: would the broader Ann Arbor community rather continue to push away the realities of the mental health crisis, or support a safe, holistic environment for young people to reactivate their will to live?

I hope you take my contribution in mind. I urgently support the inspiring, humbling, and necessary efforts of Garrett's Space to expand their programming, and I urge you to do the same.

In whole-hearted supported,

Margaret Whittier-Ferguson
margaretwf27@gmail.com



April 14, 2023

To Whom It May Concern,

I write to express my enthusiastic support for the development of Garrett's Space in Superior Township. As a Washtenaw County resident and local mental health expert, I believe this project is an important addition to the social fabric of our community and will contribute to healthier and happier citizens.

At the University of Michigan and at Eastern Michigan University where I have worked with students, staff, faculty, and community members over the past 14 years, I have come to understand the critical role of safety nets for our community members. There are so many barriers (personal, financial, logistical, stigma) to accessing mental health care and support. Garrett's Space will reduce barriers and strengthen that safety net for young people in our community.

Recovery from mental health struggles requires connection, community, and a holistic approach. As the Chief Mental Health Officer for Student Life at the University of Michigan, I have seen firsthand how many young people suffer from loneliness, isolation and stigma about help seeking. One of the features of Garrett's Space that is especially compelling is the beautiful setting and the emphasis on nature, wellness programming and creativity. When the vision is realized, Garrett's Space will be a very special place that benefits our entire community.

Please support the development of this project. Thank you very much for your time and consideration.

Sincerely,

Lindsey Mortenson, M.D.
Chief Mental Health Officer, Student Life
Associate Executive Director, University Health Service
Clinical Assistant Professor of Psychiatry

Laura Bennett

From: Irv Leon <irvgleon@gmail.com>
Sent: Friday, April 14, 2023 3:41 PM
To: Laura Bennett
Subject: Support for Garrett's Space

You don't often get email from irvgleon@gmail.com. [Learn why this is important](#)

To whom it may concern:

I wish to strongly support the establishment of Garrett's Space, a residential center for depressed and troubled adolescents and young adults in Superior Township. While I can understand the self-protective concerns of local citizens there over the possibility of disruptive young people, several points need to be made. As a clinical psychologist who specializes in bereavement and loss issues, I am aware of no study that suggests having such a center would jeopardize the local community in any fashion. Instead, having a place to address the concerns and needs of such children and young adults is more likely to help them rather than hurt local residents. Ironically the local opposition to such a center—as well intended as it might be—illustrates the vital need for such a treatment setting. That is, the stigma and myths about the dangers of those struggling with depression and mental health issues needs to be challenged in order to reduce the isolation and estrangement of those young people from the general community which Garretts Space seeks to do.

Garrett's Space is an innovative and effective treatment model that based on its uniqueness and well thought out goals may become a blueprint for like centers in other places. Their efforts to address the problems of young people in our area should be admired and emulated rather than thwarted.

--
Irving G. Leon, Ph.D.
Licensed Clinical Psychologist
Adjunct Associate Professor of Obstetrics and Gynecology
Michigan Medicine
Email: irvgleon@gmail.com

Laura Bennett

From: phornback@charter.net
Sent: Saturday, April 15, 2023 4:39 PM
To: Laura Bennett
Subject: 3900 N. Dixboro Rezoning

You don't often get email from phornback@charter.net. [Learn why this is important](#)

I am not an official resident of Superior but am part of the impacted neighborhood. I live on the north side of Joy rd at Vorhies.

Because of my past experience as a Salem Twp planning commissioner and trustee I was asked for and gave my opinion. I do not object to the rezoning. The property at 3900 N. Dixboro is a large parcel, no building or residence visible from the road. Fairly isolated.

Entry and exit is off a well used paved road. I don't see why there would be increased traffic on a hilly narrow gravel road like Warren. So not a viable argument.

The residents on Warren Rd that say they will be adversely impacted by rezoning are all large parcel lots. Plenty of space between them and the proposed facility.

People demand more mental health facilities. NIMBY

I have responded because being part of the neighborhood I received the mailing asking me to comment by email. I would suppose they will not be happy with my response.

Good luck with dealing with irate residents, Been there, done that

Marilyn Paula Hornback

Laura Bennett

From: Patrick White <whitepat@umich.edu>
Sent: Saturday, April 15, 2023 8:55 PM
To: Laura Bennett; Board
Subject: Garrett's Space

You don't often get email from whitepat@umich.edu. [Learn why this is important](#)

The Superior Township Board of Trustees
C/O Lynette Findley, Clerk
3040 North Prospect
Superior Township, MI 48198

Dear Trustees

As a resident of Superior Township, I am writing to oppose the rezoning of 3900 N. Dixboro for a residential treatment center for anxious, depressed and suicidal adults.

While I broadly support alternative treatment for mental health care, this particular facility at this specific site is a liability to the adjacent neighborhood and the entire township.

In order to skirt the zoning ordinance language, we have learned this facility will not be licensed. This is unlicensed transient housing.

Lack of licensure and lack of specificity in the zoning application gives Garrett's Space wide latitude to do what they please. For example, despite Garrett's Space's stated mission to treat adults age 18 to 28; this is not included in the zoning application and will give them the ability to house any adult there. Similarly, Garrett's Space directors have expressed the desire to house those immediately released from the hospital following a suicide attempt. Although they no longer propose this on their website, there is nothing in the zoning language that would stop this usage. Length of stay, number of patients, staffing and usage are in a constant state of flux.

Zoning goes with the land. What will this facility become if Garrett's Space fails?

This lack of licensure is a blank check to do as they please; this is an unregulated facility.

Additionally, while Garrett's Space offers many statistics, they do not provide any peer reviewed research to prove the facility will accomplish its goals. They provide only anecdotal evidence. They pride themselves on being the first of its kind anywhere. This is an experiment.

They say they will attempt to screen out those with imminently suicidal, those with psychosis or mania or who represent a danger to others. There are multiple studies that show psychological misdiagnosis is a common occurrence. Many psychological illnesses change presentation with time. There is no way to prevent some degree of misdiagnosis.

The organization has no history of in-patient treatment. Most of their therapy is online group therapy.

There are no standards of care for a facility like this.

As nearby residents, we have many security concerns; both for our own safety and those of patients at the facility.

The directors of Garrett's Space have not publicly addressed any security issues.

There will only be 2 employees overnight securing 75 acres and 20 mood disordered, suicidal people in a coed facility. How will they keep the people there secure from intruders and from one another and from themselves?

The site lacks secure boundaries. Dennis Serras, deceased owner of the property frequently walked from his home at 3900 Dixboro to neighboring homes across the creek. There is nothing to stop the patients from doing the same thing. For most of the year, the creek is easily passable, and the woods are dotted with deer trails that lead to other adjoining properties.

The directors of Garrett Space frequently use the Ozone House and Dawn Farms as analogous examples of residential treatment facility. These facilities are licensed and follow state protocol; however, online reviews report patients leave and go missing with some regularity. As a facility housing adults, patients can come and go on their own volition.

There is no stated plan for dealing with substance abuse or weapons. Will this be a sober living facility? The directors only offer the assurance that it "these are good kids."

Garrett's Space is underfunded.

The founders say they need another \$6,000,000 for a full build out.

The founders said, a year ago, they anticipate up to \$2,000,000 annually to operate. Inflation has likely increased this number greatly.

As an unlicensed and nonmedical facility, they will be unlikely to use health insurance or Medicaid to fund operating costs.

Who are they going to serve? How long will they be able to maintain a sliding scale? This is an expensive 24-7 operation.

Density of Use

They do not say how many day users they anticipate in zoning application. They are going to need to see a lot of patients to cover costs. They say they will have 30 users at a time but do not say if day users will be coming and going throughout the day. They also anticipate family visits.

This is a transient use of the property. Residential housing adds stability to the neighborhood. This will have the opposite effect.

3900 N. Dixboro has been on and off the market for almost a decade. No developer has figured out a way to make a residential redevelopment pencil out. Substantial wetlands, slopes and woodlands limit developable land.

According to the zoning application, there is no conservation easement shown on any map.

Garrett's Space states that the facility will not be visible to nearby residents. This is a fallacy. The house and barn are readily visible now to many adjacent neighbors and the new facility is unlikely to be shielded from view.

Noise and light pollution are real considerations. Any nighttime activities will shed light that will be visible to neighboring houses. Based on the location of housing, sound travels now and will be a real concern with a higher density of use.

The proposed 11,000 square foot facility does not look residential. It looks like an institutional group home.

Garrett's Space claims they will have a conservation easement to buffer the area. They do not have an easement in the rezoning application. No wetlands are developable, no matter what the use is at 3900 N. Dixboro and should they not be considered part of a conservation easement.

Rezoning this property sets a terrible precedent for the township. There are several large lot estates and big farms in rural areas of the township.

Ignoring the Master Plan in order to allow this will have a snowball effect and we can expect other developers, quasi-medical service facilities and others to see this area ripe for redevelopment.

There are other locations for a facility like this that do not abut a residential neighborhood.

The neighborhood adjoining 3900 N. Dixboro is an active, vibrant neighborhood. We have annual get togethers, Halloween hayrides and an active email group. We have a long history of helping one another. As taxpayers and voters, not only have we put our faith in our elected officials honoring our Master Plan, but we have also been paying into a legal fund to defend it. This project is not in keeping with the Master Plan. This unlicensed and untested facility is not suitable for a residential area. We opposed this rezoning and count on our elected official to enforce our Master Plan and truly keep our township Superior.

Sincerely,

Patrick White

4-15-23

6525 Warren Rd

Ann Arbor MI

48105

Laura Bennett

From: Kritika Versha <kritika.versha.19@gmail.com>
Sent: Saturday, April 15, 2023 9:19 PM
To: Board; Ken Schwartz; Lynette Findley; Lisa Lewis; Nancy Caviston, Trustee; Bernice Lindke; Bill Secrest; Rhonda McGill; Laura Bennett
Subject: Garrett's Space Rezoning Concerns

Some people who received this message don't often get email from kritika.versha.19@gmail.com. [Learn why this is important](#)

The Superior Township Board of Trustees
C/O Lynette Findley, Clerk
3040 North Prospect
Superior Township, MI 48198

Dear Trustees

As a resident of Superior Township, I am writing to oppose the rezoning of 3900 N. Dixboro for a residential treatment center for anxious, depressed and suicidal adults.

While I broadly support alternative treatment for mental health care, this particular facility at this specific site is a liability to the adjacent neighborhood and the entire township.

In order to skirt the zoning ordinance language, we have learned this facility will not be licensed. This is unlicensed transient housing.

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Sincerely,

Kritika Versha

Date: 04/15/2023

Address:

6525 Warren Rd

Ann Arbor

MI - 48105

Laura Bennett

From: Jan Piert <jpiert@gmail.com>
Sent: Sunday, April 16, 2023 9:28 AM
To: Laura Bennett
Subject: Letter of Support for Garrett's Space

Hi Laura,

Can you please provide my letter of support to the planning commissioners?

Thank you so much,
Jan

Dear Superior Township Planning Commissioners,

I am a Superior Township resident and fully support rezoning the property at 3900 Dixboro Road in order to create Garrett's Space. I support this, because I, like many of my neighbors, care about the many young men and women, who are mentally struggling through no fault of their own. Garrett's Space is a once in a lifetime opportunity to provide a beautiful, unique, nurturing space for our teenagers to grow healthy and strong and live long, productive and happy lives.

In my opinion, The Superior Township Master Plan is a guideline and not set in stone. There have been many times in the past where land in our township was rezoned after thoughtful and thorough consideration. Garrett Space site is well thought out and thoroughly and gracefully planned not to negatively impact the neighboring properties. And I appreciate all of the effort done to achieve this.

I hope that the planning commission approves this request and that, in time, the surrounding neighbors realize that their fears were groundless and instead welcome their new neighbors.

Best Regards,

Jan Piert

Anns Way

Superior Township

Laura Bennett

From: Fresco, David <fresco@med.umich.edu>
Sent: Sunday, April 16, 2023 3:03 PM
To: Lynette Findley; Laura Bennett
Cc: scott@garrettsspace.org
Subject: Support for Garrett's Space

Some people who received this message don't often get email from fresco@med.umich.edu. [Learn why this is important](#)

Dear Ms. Findley and the Planning Commission,

I am not a resident in your community, but I am a faculty at the University of Michigan in the Department of Psychiatry. My faculty office is nearby at the Rachel Upjohn Building.

I gather there is a vocal segment of residents near the proposed property site, who are expressing concerns about personal safety and risk to property values. These concerns are understandable though I am hard pressed to fully grasp the evidence favoring these concerns. It seems to me that when we raise the level of mental health the level of our community and society, we actually add value financially and otherwise.

I hope you all have a robust and respectful discussion that allows the dissenters a chance to express their views. Still, I wish to add my voice to faculty colleagues, friends, and neighbors, who enthusiastically support the expansion plans for Garrett's Space.

Sincerely,

David Fresco
Ann Arbor, MI 48103

David M. Fresco, Ph.D.

Professor

Department of Psychiatry

2559 Rachel Upjohn Building

4250 Plymouth Road

Ann Arbor, MI 48109-2435

<https://medicine.umich.edu/dept/psychiatry/david-m-fresco-phd/>

Research Professor

Institute for Social Research

<https://d3c.isr.umich.edu/>



Laura Bennett

From: Kathleen Singer <goatie@umich.edu>
Sent: Sunday, April 16, 2023 4:07 PM
To: Laura Bennett
Subject: Garrett's Space

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Dear Members of the Planning Commission:

As a retired nurse who worked in the University of Michigan's Department of Psychiatry for 33 years, I am writing to support the construction of Garrett's Space, a residential community for young people suffering from depression, anxiety and other mental health issues, in Superior Township.

The need for mental health facilities for adolescents has been well documented. The National Institutes of Health reports that:

- Mental health challenges were the leading cause of disability and poor life outcomes in young people even before the COVID-19.....
- from 2009 to 2019, the share of high school students who reported persistent feelings of sadness or hopelessness increased from 26% to 37%.
- Suicidal behaviors among high school students also increased 44% during the decade preceding the COVID-19
- Between 2007 and 2018, suicide rates among people ages 10-24 in the United States increased 57%, and early estimates show more than 6,600 suicide deaths among this age group in 2020.¹

Garrett's Space is responding to this mental health crisis. Just as a rehab center is a therapeutic environment for someone recovering from surgery, Garrett's Space is a therapeutic environment for young people with mental health challenges. For young people struggling with depression, suicidal thoughts or anxiety, appointments with mental health workers symptoms can lead to much improvement but it often it is not enough for sustainable improvement.

I understand apprehension about having a "mental health" facility next door. Though the popular press and social media would have you believe otherwise, concerns that these young people are dangerous, psychotic or a threat to the community is not supported by research, Having mental illness does not a priori make a person more violent than any other person, nor, by the way, does it mean a person is less competent or intelligent.

A neighbor of Dawn Farms, also a residential program providing treatment for addictions, said, "Our houses are good neighbors."

I am sure you would find Garrett's Space to a good neighbor.

Please support Garrett's Space.

Thank you,
Kathleen Singer
1352 Marlborough Drive
Ann Arbor.Michiga

Laura Bennett

From: Kathy Sample <kesample@gmail.com>
Sent: Monday, April 17, 2023 6:20 AM
To: Laura Bennett
Subject: Garrett's Space - support

You don't often get email from kesample@gmail.com. [Learn why this is important](#)

I would like to voice my support for this space. It is needed, it will not be disruptive, and the location is perfect for it. There is *no one* in our community who does not have some relationship affected by depression (if there is someone, they are lucky), and we need this facility.

I am an Ann Arbor resident and am 100% in favor of this initiative.

Kathy Sample

April 16, 2023

Superior Township Planning Commission
3040 North Prospect Superior Township, MI 48198
planning@superior-twp.org

RE: Garrett's Space

Dear Planning Commission,

My wife Ginger and I reside at 3662 Vorhies Rd. in Superior Township, close to the proposed location of Garrett's Space.

We would like to ask you to support this crucial need within our community.

As you all know most of us have family or friends who have been severely affected by the mental health crises facing our world today. Personally, we had a dear friend who was a senior at Huron High School who took his life after struggling with depression. Our family and son were close friends of this student and have been trying to cope with the void in our lives from his departure!

We know that if a resource like Garrett's Space had been available to help our friend, he might still be with us today!

Thank you for all that you do in support of the community that we live in!

Sincerely

Dave and Ginger Raymond

Laura Bennett

From: Sanne Krummel <sanne_krummel@mac.com>
Sent: Monday, April 17, 2023 9:12 AM
To: Lynette Findley; Laura Bennett
Cc: Sanne Krummel
Subject: Supporting Garrett's Space

You don't often get email from sanne_krummel@mac.com. [Learn why this is important](#)

Dear Lynette Findley, Dear Planning Commission,

April 17, 2023

I am reaching out to you as a concerned citizen to express my support for Garrett's Space. I understand there has been some controversy around their acquisition of land, and I just wanted to add my voice to the chorus of voices calling for approval of this vital space for our young people.

Far too many young adults struggle with mental health challenges. Nationally, 70% of teens are estimated to be struggling with depression and anxiety. Suicide is the leading cause of death among youth and young adults in Michigan. *What are we to do about this?*

Julie and Scott Halpert, Garrett's parents, have worked tirelessly to build the kind of programming and holistic space that young people like Garrett, their son, could have benefitted from: **a serene, healing place where they are seen, heard and welcomed**; where their sensitivity can be explored, not as a burden, but as a gift. It breaks my heart to hear that, out of concern for property values and unsubstantiated fear, a few angry neighbors would seek to keep a mission like this from moving forward. What does that tell our young people about their place among us? What does that say about their future?

Our world seems to be in crisis right now— politically, socially, economically, interpersonally, spiritually. Not a realm is untouched. It's no wonder so many young adults feel hopeless and overwhelmed. We need to build people up. We need healing, community, restoration, peace, activism, support. These neighbors who rally against "delinquents" infiltrating their neighborhood, don't understand that people struggling with depression and anxiety are people just like them, trying to make sense of their world. And while they may not have a son, daughter, brother, sister, friend who is in need of help right now, the likelihood that their loved ones will one day be in need of services is very likely.

Thank you for your public service, and for listening to our voices.

With appreciation,

Sanne Krummel

Resident near the intersection of Dixboro Road and Plymouth Road

Laura Bennett

From: Beth Ann Hamilton <eahamilton211@gmail.com>
Sent: Monday, April 17, 2023 9:44 AM
To: Laura Bennett
Subject: In support of Garrett's Space

You don't often get email from eahamilton211@gmail.com. [Learn why this is important](#)

Dear Superior Township Planning Commission members,

My name is Beth Ann Hamilton and I'm a Ypsilanti Township resident writing in support of Garrett's Space's new non-medical residential space in Superior Township.

Garrett's Space does incredible work to provide a space for healing to young people in our community. We have been in the midst of a worsening mental health crisis for years. Depression, anxiety, and suicidal ideation are unfortunately incredibly common. As an employee of the Washtenaw County Health Department, I see firsthand how this impacts the lives and health of my neighbors.

Frankly, it is dangerous to actively stand in the way of building new spaces for mental health support. Mental health support and treatment saves lives. As a community, we should be doing all we can to increase access to these resources.

So many of my loved ones could have benefited from a space like the one Garrett's Space is envisioning. My best friend, my college roommate, my little sister. Even myself.

Young adults in Washtenaw County deserve to live in a community that actively works to improve and potentially save their lives. I hope you will use your power to be a part of making that happen.

Thank you for time and your public service,

Beth Ann

Laura Bennett

From: Benz, Marsha <marshua@med.umich.edu>
Sent: Monday, April 17, 2023 10:41 AM
To: Lynette Findley; Laura Bennett
Subject: Please approve rezoning for Garrett's Place

Some people who received this message don't often get email from marshua@med.umich.edu. [Learn why this is important](#)

Hi,
I work in the mental health field. Suicidal ideation and worse, young people taking their own lives, is not uncommon in our community. There is no evidence that depressed/anxious young people will be a threat to neighbors. They are a threat to themselves. When you support these young people, you support your community, your own family and friends and help to make the Ann Arbor area a more supportive environment for those who need it.
Please support the rezoning and purchase of the property for Garrett's Space. Marsha Benz

If you offer appointments, be someone worth going to see. If you do home visits, be someone you would let in the house. If you see mandated clients, be a relief. Helen Mentha (2020)

Marsha Benz | MPH, MA (she/her)
Wolverine Wellness
Assistant Director, Wellness Coaching and Wellbeing Academy
Member of the Motivational Interviewing Network of Trainers (MINT)
marshua@umich.edu | 734.647.4656



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Talking points for Sup Twp Meetings on Garrett's Space

My name is Mark Creekmore and I reside in Ann Arbor. I am past president and current treasurer of NAMI, the National Alliance on Mental Illness. NAMI represents the interests of people with mental health conditions and their supporters. NAMI does not provide direct services. Our interest is to ensure that programs like Garrett's Space work and are integrated into their communities.

I would like to ask you to support Garrett's Space, because before joining NAMI I was involved directly with the development of similar residential programs when the mental health institutions were closed in the 70s and 80s. I even helped develop a residential program in this immediate area - Northfield Twp. I have experience over 50 years with communities and residential programs. Regarding Garrett's Space, in particular, several professional peers of mine were engaged in the planning for GS, and NAMI has watched GS's development over the years. Furthermore I was impressed that GS secured federal startup funding for this program. All this speaks to the vetting that has been done about this organization. On a personal level, the Halpert family who founded GS is well respected in the Washtenaw community.

I have only two points to make tonight.

First, It is good and reasonable for community members to focus on their personal self-interest:

But let me try to refocus your self interest to include two points

The first point is that mental health concerns every single person in this room.

For example:

- a. A recent study found 40% of college attendees consider dropping out from stress. Over 1 in 3. As a result of stress and anxiety. This is a bell weather decision.
- b. Suicide and self-harm rates are high among all populations but especially 18-25 year olds.
- c. Over 1 in 5 of us will struggle with severe mental illness in our lifetimes.

Conclusion: Most of us will be touched by mental health conditions and the earlier we seek help the better. This affects you, your immediate family and your extended family. So it is in your self interest to encourage good mental health programs, especially for young adults because of the importance of early treatment.

The second point is that your self-interest as neighbors is much better served with Garrett's Space than by taking your chances with another purchaser. GS is a nonprofit organization with public funds and a community board of trustees. This is to your advantage as neighbors.

My own personal experience with my first house has proved that to me. The prior owner, before he turned over the property, gave some chilling advice about Bob, my new neighbor: "He's a good guy but don't ever cross him." That was excellent advice. The point is: Unlike other neighbors, you can shape how this program fits into your community in ways you could not do with another purchaser.

More to the point there are people you can ask for advice and to intervene when you have issues: Twp officials, contracting bodies, regulatory bodies in the state and county, state associations. You can even get involved if you wish to monitor and direct the program through an advisory committee and possibly even a seat on the board. GS is a nonprofit and a quasi public entity.

In other words, Garrett's Space is an opportunity without much risk for you, because you have the ability to direct how this program works in your community. Does this set a precedent? Yes, and it's a useful precedent. You can argue against further zoning changes until this one is settled. You will learn how to control the development of your community, and how not to lose control over its development.

I urge Superior Twp residents and officials to support Garret's Space, evaluate your own self-interests and take control over your community's development.

If you would like NAMI's help, I am available at no charge. Residential programs like GS have existed in harmony with communities for over 50 years. You can talk to neighbors of these programs in this area - in Northfield Twp. There are associations who also can advise you, and there are regulatory bodies to help if you have complaints.

I have left my cards with the Twp board for distribution.

Mark Creekmore
pmcreek@gmail.com
734-408-1277



First Unitarian Universalist Congregation of Ann Arbor

4001 Ann Arbor Saline Road | Ann Arbor MI | 48103

April 16, 2023

Dear Ms. Findley, Superior Township Clerk, and Superior Township Planning Commission,

I am writing in support of the proposed residential center (Garrett's Space) that is before the township for approval. In my work as a clergy member of First UUAA, in particular as the Minister of Pastoral Care, I am familiar with the struggles of my congregants, and their families, when it comes to mental health issues. I know first hand the challenges families have particularly when their young adult children who have struggled with depression and have considered suicide. These are frequently children who have therapists, have medication, but need more support from a community center such as the one proposed.

In my work, I hold a couple principles very dearly: that every person has inherent worth and dignity, and that we are part of an interconnected web of life. Mental health still has a stigma attached to it, and it can result in resistance to the proposed center from those living in the neighborhood. It is imperative that education around mental illness is available so that those affected by this plan can make informed decisions. I know the information, which I have also read, provided by the Halperts makes clear the purpose and parameters for what the center is used for. Young adults, struggling to have a community of acceptance and understanding, in need of a space to know they are cared for and loved, are not a threat. They are not dangerous. They are fellow human beings we need to support. Any one of us, if we don't already, is likely to know someone, or even have had a family member, die from, or attempt, suicide. It affects us all.

The efforts to keep the residential space's surrounding natural area should be applauded and supported. Not only does that add to the healing process for those on site, but for those who live around the property, how important it is to know that this land will remain a natural habitat. A developer cannot come in, buy the space, then raze the woodlands.

As a faith leader, I urge to you consider approval of this desperately needed type of center to help the young people who are struggling. The world is complex and scary. We have an obligation to help our young people get through it and be able to live healthy lives. As the mother of a son who was among Garrett's best friends, I cannot comprehend the loss Garrett's parents have endured. They have worked for years to make Garrett's Space a reality. I hope and pray that Superior Township residents and the Planning Commission will approve this project.

Thank you for your time and consideration,

In peace,

rev. theresa rohlick

Minister of Pastoral Care, First UUAA

Laura Bennett

From: Mary D'Alessandro <spiceymary@comcast.net>
Sent: Monday, April 17, 2023 2:08 PM
To: Laura Bennett; Lynette Findley
Subject: Fwd: Questions for Garrett's place

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from spiceymary@comcast.net. [Learn why this is important](#)

Hello

Please find my concerns when it comes to Garrett's place.

Thank you

Mary D'Alessandro

----- Original Message -----

From: Mary D'Alessandro <spiceymary@comcast.net>
To: "fdalessandro@comcast.net" <fdalessandro@comcast.net>
Date: 04/17/2023 1:26 PM
Subject: Questions

For the proposed project- it is very vague.

What specific licensing would it have for patient safety and care?

Are the patients free to come and go? Check themselves out?

What specific health treatments are they addressing?

Are all of the patients from all care allowed to intermingle? Are there restrictions to this?

For psychiatric care- is the program offering evidence-based care? (best practices approach)

What would the ratio of staff to patient be? the same across all care programs?

Would each health issue be dealt with specifically thru proven methods based on individual?

Or a generalization to the group?

Is there a limited length of stay? After stay, will they be participating in out-patient?

Maximum amount of in house and outpatient patients?

How do you evaluate if your program was effective? If this is the first in the country, what do you base your future predictions on?

What was the improvement across all treatments? If some treatments were ineffective- will those programs be discontinued?

How will the community know which was a success or not? When are new ones added?

What kind of testing is taken upon entering facility? Is there a specialized testing that your facility will put in place for entering and leaving the facility?

Will female and male be separated? What is feel comfortable in single gender program? Offered?

What ages are you accepting? Children?

Does the patient have a say as to what type of treatment? Group? Individual? Sport? Does the family have a say?

What specific health issues will be dealt with?

Socializing on weekends? how are patients encouraged to do this? Can they leave the property?

Will there be a board? Advisory board?

Zoning? Soil appropriate? Easements needed?

Are there certain zoning requirements? Eg. per square feet per type of centre?

What type of animals? garden?

What specific protocols are in place should a patient(s) have an out-of-control episode?

How will residents be notified if there are such safety issues?

Will there be on-site security? Gated?

How many medical staff on-site?

Is it for Michigan residents? Washtenaw community? National?

How much of a tax burden will this be? What percentage of our tax will go up?

Will insurance be able to cover costs of facility/ care?

Thank you

Mary D'Alessandro



4.14.23

Dear Supervisor Schwartz, Clerk Findley, Treasurer Lewis, Honorable Trustees, and Honorable Planning Commission Members,

We are writing today to enthusiastically support Garrett's Space Area Plan Application and Rezoning for Planned Community Use at 3900 N. Dixboro Road, Ann Arbor, MI, 48105.

Garrett's Space is an Ann Arbor based suicide prevention nonprofit whose stated mission is "...dedicated to reducing suicides and filling critical gaps in supportive care options for young adults ages 18 to 28 facing mental health challenges. We are working to restore hope and perspective in this population by promoting connections, self worth and resilience."

Garrett's Space was founded out of tragedy in 2019 by Julie and Scott Halpert. In 2017, Mr. and Mrs. Halpert lost their son, Garrett, to suicide. From their personal tragedy has sprung an invaluable community resource.

Garrett's Space ultimate goal is to offer a local, residential option for young adults who are managing depression and anxiety. The vision is to create a supportive, healing environment in which the young adults can receive and give support and know that they are not alone in their journeys. Services will include wraparound support, group, art and music therapies, and wellness activities, inclusive but not limited to poetry workshops, yoga and health cooking. It should be noted that both the Halperts and the board members of Garrett's Space understand and recognize the importance of providing programming that is evidence-based.

Every day, in our collective work at the state level, it is clear that there is a severe lack of available resources to address mental health issues throughout our state. Having a local resource like Garrett's Space operate in our community would be invaluable. The ability for young adults to heal, grow, and recover in our community is critical. Plainly stated, we would be lucky to have this type of resource locally available for our young adults.

Thank you for allowing us to share our perspective on Garrett's Space and what it would mean for our community. We appreciate your consideration of this essential community resource.

In Service,



Sue Shink
State Senator, District 14



Jeff Irwin
State Senator, District 15



Jason Morgan
State Representative, District 23

Reggie Miller
State Representative, District 31



Jimmie Wilson, Jr
State Representative, District 32

Felicia Brabec
State Representative, District 33

Kathy Schmaltz Carrie Rheingans

Kathy Schmaltz
State Representative, District 46

Carrie Rheingans
State Representative, District 47

Jennifer A. Conlin

Jennifer Conlin
State Representative, District 48

DATE: April 17, 2023

TO: Superior Township Board and Planning Commission

FROM: David E. Rutledge, Former Superior Township Supervisor and Former State Representative (54 Dist.)

REFERENCE: Support for Garrett's Space Residential Center

I have read with interest the news reports of both pro and con comments voiced by some Superior Township residents regarding a proposed rezoning of 76 acres of agriculturally zoned land. The rezoning would permit a non-profit call Garrett's Space to site a residential center with a mission to reduce suicide and fill critical gaps in supportive care options for young adults ages 18-28. Most all the comments I read were supportive of this mission, however, some voice opposition to the rezoning with comments such as:

- "The center is inconsistent with the agriculture nature of our township."
- "The center is incompatible with nearby subdivisions".

Because we tend to fear change—or what we don't understand—or what we can't visualize, these type comments aren't new or surprising to me. I've heard them before when I was the township supervisor. At that time and in the face of loud opposition, a courageous township board rezoned some agriculturally zoned acres to a Technology Center Park. That area is now home to the Hyundai American Technical Center and helping to diversify the township's tax base in addition to creating good paying jobs. I heard these same comments again when there was considerable opposition to locating a residential home to house handicapped and mentally impaired young adults on west Clark Road. Again, the township voted to rezone the acreage and many young adults not only found hope, they also found a caring and sharing community.

I am supportive of the Garrett's Space Residential Center rezoning proposal because it reminds me of the things I hold dear about Superior Township and its residents. Most residents tend not to embrace a "not in my back yard" attitude when it comes to doing our part to address community issues. Superior Township offers a good quality of life, and we will fight to keep it. In my view, this propose adds amenities to a parcel of land and preserves open space while also addressing a community issue that should be of concern to each of us. The proposal I've reviewed calls for connected buildings that house space for program/activities, administration/community, as well as a residential wing. In addition, there are walking trails, garden areas, gazebos, and areas for lawn games. If this land is going to be sold and rezoned, this seems to me to be an ideal way to preserve a tranquil wooded area. Just to our east, I've seen what a developer could do to acreage like this.

Laura Bennett

From: Cotzin Bette <bcotzin@gmail.com>
Sent: Monday, April 17, 2023 4:45 PM
To: Laura Bennett
Subject: Garrett's Place

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from bcotzin@gmail.com. [Learn why this is important](#)

The Sunday edition of this week's Ann Arbor News published an [article by Jordyn Pair](#) elucidating the increasing rates of youth suicide. Included in the article is preliminary data from the Washtenaw County Medical Examiner Office indicating that 11 people younger than 25 committed suicide in 2022. This is tragic. Garrett's Place is designed to help prevent suicide through an intense wrap-around approach. Please save lives by approving the application submitted by Garrett's Place!

Bette Cotzin
bcotzin@gmail.com

Laura Bennett

From: Deano Smith <drsmith@greenhillsschool.org>
Sent: Monday, April 17, 2023 4:46 PM
To: Lynette Findley; Laura Bennett
Cc: Scott Halpert
Subject: Support for Garrett's Space

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from drsmith@greenhillsschool.org. [Learn why this is important](#)

Dear Ms. Findley and members of the Planning Commission,

I was a proud resident of Superior Township for seventeen years, and was pleased to meet you when I came by the township offices with various pieces of business over a number of those years. Our township was (and is!) indeed Superior, and that has been evident in the way you and our other officials run things. Thank you.

I am writing this afternoon to [support the proposed rezoning for Garrett's Space](#) to create a non-medical, residential facility in support of youth mental health. I feel very strongly that such a facility could have made a difference for my son [Lucas Atkinsmith](#), who struggled with anxiety and depression, and died by suicide just last September, at the age of 24. To have a place that wasn't his parents' home, but where he could be supported in healing and "finding his way" among other young adults -- to know that he wasn't the only one struggling, and that there are people other than his parents to talk with and turn to for help -- would have been huge for him. I'm so very sad that we weren't able to provide something like that, but I'm hopeful that we can, as a community, do it for others. That's the Superior Township that I was a part of, and where so many of my friends still live. And we should all help them, and their children and grandchildren, keep living.

In my professional life as a school administrator and teacher, I am touched by the mental health crisis we face in this country on a weekly basis. It is paramount that we, as individuals and as a society, do all that is in our power to support our young people in need. Supporting a place for them to find healing and community is one step we can all take. And I urge the Planning Commission to please, please take that step, for all of us.

Sincerely yours,
Deano Smith
443-745-2742 (personal cell)



Deano R. Smith, Ph.D. (he/him)
Head of Upper School
Greenhills School | Ann Arbor, MI
O: 734-205-4095



Laura Bennett

From: Lynette Findley
Sent: Monday, April 17, 2023 5:00 PM
To: R DF
Subject: Re: Chatting

Ron,

Your email letter will be shared as is at tonight's Board Meeting and the Planning Commission Meeting on next Wednesday, April 26th.

Lynette

Lynette Findley
Clerk, Charter Township of Superior
3040 N. Prospect Rd.
Superior Township, MI 48198
Ph: 734-482-6099
www.superiortownship.org
Check the status of your voter information at www.michigan.gov/vote

On Apr 17, 2023, at 4:03 PM, R DF <rflowers@emich.edu> wrote:

You don't often get email from rflowers@emich.edu. [Learn why this is important](#)

Hi Dr. Findley,

I hope we might schedule a time to chat prior to the April 26 meeting.

University initiatives: I am currently working with the President's Task Force for Action on Intersectionality, AntiRacism, and Equity to begin a subset of this task force to focus on Mental Health and Equity. I am currently working with the University of Michigan Healthy Minds Network, The JED Foundation, and the Scott Fund on coordinated efforts across campus to Build a Community of Caring. We will be beginning the first steps in this process this fall with a program through the Faculty Development Center, Creating Classrooms of Caring. When I began this work this past fall, I came to know Scott and Julie Halpert and the idea for Garrett's Space. Danny could have benefitted from such an environment as some of his experiences with "medical" in-patient facilities were so dehumanizing.

This past week, I was recognized for my 20 years at EMU. It brought me back to when I was a GA working for you in the Holman Learning Center!

Thank You,

Dr. Ron Flowers
Professor - Higher Education Student Affairs
Department of Leadership and Counseling
John W. Porter Building, Suite 304
734-487-0255

Laura Bennett

From: Rob Dobrusin <robdobrusin@gmail.com>
Sent: Monday, April 17, 2023 6:01 PM
To: Laura Bennett
Subject: Garrett's Space

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from robdobrusin@gmail.com. [Learn why this is important](#)

To Whom It May Concern:

I am writing in support of the rezoning proposal concerning Garrett's Space.

In my capacity as rabbi of Beth Israel Congregation of Ann Arbor for 30 years, as a parent and as a concerned resident of Washtenaw County, I am well aware of the serious issues facing the young people in this community and the drastic need for support services for those young people who are confronting issues of depression and anxiety. I have watched as Julie and Scott Halpert and those who work with them have developed Garrett's Space into a much needed service to the young people in our community and their families. The dedication and commitment of those involved with Garrett's Space is a tremendous asset to this community.

I believe the establishment of a residential space to provide a caring community for those young people who face these difficult life situations is essential for this community. The space that is envisioned will provide a tranquil and supportive environment and will make a vital and life-saving difference for these individuals.

I completely support this vision and believe that to turn away from the opportunity to help those in such dire need would be shortsighted and harmful to so many. I completely support this plan for Garrett's Space and hope that the project can move forward.

Thank you for your time.
Rabbi Robert Dobrusin
Rabbi Emeritus, Beth Israel Congregation
Ann Arbor

Laura Bennett

From: Brett Fromson <brettfromson@gmail.com>
Sent: Monday, April 17, 2023 6:41 PM
To: Lynette Findley; Laura Bennett
Subject: Garrett's Space

Some people who received this message don't often get email from brettfromson@gmail.com. [Learn why this is important](#)

Dear Lynette and The Planning Committee,

I am writing to let you know that I believe to my core that Garrett's Space needs to exist. I urge you to stand with them despite pushback from one of the neighbors of the property in Superior Township.

Suicide is one of the greatest risks to youth in America, and through Julie and Scott and the entire team at Garrett's Space extensive planning, I know they can save so many lives.

The neighbors are grossly incorrect in their assumption that such a space would present some kind of danger to the community. To the contrary, Garrett's Space would be a peaceful, nurturing place for kids struggling with depression, anxiety, and suicidal thoughts to get the care they so desperately need.

Please do the right thing and allow Garrett's Space to exist.

- Brett Fromson

Laura Bennett

From: tim guest <guestts@hotmail.com>
Sent: Tuesday, April 18, 2023 11:45 AM
To: Lynette Findley; Laura Bennett
Cc: Susie Guest
Subject: OPPOSE REZONING @ 3900 Dixboro Road

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from guestts@hotmail.com. [Learn why this is important](#)

Lynette-

I am writing you today to OPPOSE the rezoning effort at 3900 Dixboro Road!! Allowing changes to zoning not in the Master Plan can be very dangerous precedent for future developments. In the event the township wants to approve the rezoning effort it is my opinion that the township should have to revise the master plan as spot zoning is a slippery slope. The increase to traffic in the area along with safety concerns of the surrounding residences is also a concern that should be addressed prior to any approval of this sort of business coming to a residential area. Please reject this proposed rezoning request.

Tim and Susie Guest
5410 Overbrook Drive
Ann Arbor, MI 48105

We, the undersigned, as individual trustees of the Ann Arbor Public Schools Board of Education, write in support of Garrett's Space, as its search for a more fitting space undergoes Planning Commission review. We encourage the Commission to allow us Garrett's Space as a community neighbor here in Washtenaw County; we welcome the delivery of even more comprehensive youth care right here in our very own backyard.

Garrett's Space has been recognized nationally as a haven for young people who are navigating the path towards better mental health, and earlier this year, received a \$4 million omnibus grant to build more residential space. As Board of Education trustees who feel deeply compelled to serve the needs of children, we recognize and support the critical niche that Garrett's Space fills—not just for the children who have claim to our responsibility in AAPS, but all children, nationwide. Garrett's Space will not only change lives: it will save them. We should all feel so fortunate that such an important facility will land in our community.

As the Planning Commission reconsiders this use, we, the undersigned individual trustees of the Ann Arbor Public Schools Board of Education, would like to join the chorus of rezoning supporters. Every cultural tradition on this planet charges good citizens to welcome their neighbors, and we would be privileged to have Garrett's Space right here in Washtenaw County, potentially serving our own precious children.

Sincerely,

Jeff Gaynor, Trustee, AAPS Board of Education

Rima Mohammad, Trustee and Vice-President, AAPS Board of Education

Jacinda Townsend Gides, Trustee and President, AAPS Board of Education



Laura Bennett

From: Brandi Reinbold <b.lynn.reinbold@gmail.com>
Sent: Tuesday, April 18, 2023 5:33 PM
To: Lynette Findley; Laura Bennett
Subject: Garrett's Space

Some people who received this message don't often get email from b.lynn.reinbold@gmail.com. [Learn why this is important](#)

Good afternoon Lynette and Planning Commission,

I am emailing to express my support for approval of the sale of the property at 3900 N. Dixboro rd to Garrett's Space. I live close by at 5570 Plymouth Rd and I can't think of a more worthy purpose for such an expanse of land. The development will retain the character of the area while providing a vital service to our young people.

I hope you will approve the sale.

Kind regards,
Brandi Reinbold

I am writing to express both my wife and my disapproval of any rezoning for medical use at 3900 Dixboro Road.

I have been a resident of Superior Township for the past 5 years, moving here in part because of the township's Master Plan, keeping the areas north of Geddes rural. Although still on a large parcel, a multi-resident medical facility at 3900 N Dixboro is not in line with this Master Plan.

The issue here is the rezoning away from the Master Plan and not the need for the facility at some location. I went through the meeting packet posted for the April 17 Twp Board meeting and as best as I could determine, the vast majority of the comments (26) supporting the facility are from individuals that ARE NOT residents of Superior Township. Four (4) of the five (5) comments from residents supporting the rezoning are from residents located far from the property or in high density zoned areas. The fifth is from the current owner of the property. All fifteen (15) comments against the rezoning are from Superior Township residents living near the property in a rural setting. Hence 100% of the Township Residents living in a rural setting near 3900 N. Dixboro Road and voicing a concern are against the rezoning! There are plenty of other locations within Washtenaw County for which this proposed facility would be appropriate.

It seems like the Township is continually getting requests and proposals to rezone away from the master plan, such as this proposal and the previous proposal for a sports complex at Plymouth and Ford Roads. You resisted the sports complex and now we implore you do the same with this proposal.

Steve and Lenna Opaleski
5824 Becky Lane



April 19, 2023

To Whom It May Concern,

We write this letter to communicate our considerable apprehension regarding the rezoning and subsequent approval of the property directly behind our home for Garrett's Space. We have six children, ranging in age from 14 years old down to one year old. We moved to Ann Arbor in 2016 and lived here for a year before choosing and purchasing the property we live on. We specifically chose to build on the property we have for it's location and for the ability of our children to have open safe space to live and grow up.

We deeply believe in the mission of Garrett's Space and the issue of suicide, especially in this age bracket, is quite close to our hearts. However, we are against the rezoning of this property for Garrett's Place because while we acknowledge that the location may be beneficial for the operation, it is not beneficial for those who already live in the surrounding areas. It is not appropriate to move a mental health facility into a residential area for many reasons. There is a lack of ability to enforce physical boundaries: it has been made clear to residents that there will be walking trails built into the woods adjacent to the property. Those woods directly border our own property. We feel that this is a direct threat to our children's way of life and their freedom to move around on our property without worry.

We additionally believe that rezoning this property will set a precedence for other properties in the area, threatening to destroy the atmosphere many have worked to create of a place that is not a downtown hub. On one hand, we recognize the need for Garrett's Place but we also feel that choosing this location will change residents' capacity to sell their homes, if the need arises.

We would like to reiterate that we support those working to aid in mental health struggles, such as Garrett's Space. Theirs is a noble and worthy mission. We hope that they are able to find a more suitable location elsewhere. The property they are currently attempting to rezone is inappropriate and jeopardizes the quality of life the surrounding residents have already cultivated. We stand firmly against the decision to rezone this property.

Thank you for your time and attention to this matter.

Respectfully,

Stephen and Krista Henley
Warren Road Residents
Superior Township Constituents

Laura Bennett

From: Tony S <suareztr@gmail.com>
Sent: Wednesday, April 19, 2023 8:25 AM
To: Laura Bennett
Subject: RE-ZONING 3900 Dixboro Rd...for the April 26 Hearing Packet

Dear Planning Commission,

As a Warren Rd homeowner sharing a lot line with 3900 Dixboro Rd, the re-zoning petition should not be approved.

The proposed Area Plan and Petition would result in a group of agricultural parcels being combined and re-zoned in order for a corporation to build a campus. The campus would include a 20 guest Hotel and a paved parking lot for 54 cars. Significant changes in Traffic, Noise, Scale, Land Use, and Safety would directly impact adjacent homeowners and the Warren Rd. neighborhood. The required septic system would also endanger the Fleming Creek and Wetlands. **The proposed re-zoning would create an isolated and abrupt change in the land use compared to all other adjacent residential properties.**

Traffic

The petition calls for a Fifty-Four (54) car parking lot added to the current A-2 property. This indicates that at least 54 cars will enter and exit the hilltop property each day. **This is a significant increase compared to adjacent properties and roadways and is not comparable to any existing Warren Rd properties.**

Noise

The area already is very noisy because of the nearby M14 roadway. Adding 54 vehicles per day to that hilltop location will add even more road and car noise to surrounding property. The typical noises from a 20 guest hotel will also be heard. Outdoor music and events will also add to the new noises. **The typical noises of a 20 guest Hotel and event center are significant compared to the quiet residential single family homes that surround the property.**

Scale

The proposed 11,000 sq ft hotel, 54 car paved parking lot and 2,000 sq/ft activity center are significantly larger in scale than to any of the surrounding properties. **This hotel campus would by far have the largest set of buildings compared to any of the adjacent properties on Warren Rd.**

Types of Use in comparison to current activities in the area.

The types of land use in the area is Agricultural and Residential districts. A sub-division (PC district) is also close by but it is made up of single family homes on large lots. The proposed property is asking for re-zoning to PC Special District, however the PC district only supports Hotel Land Use (C-2) in a PC district for transient guest type of housing. (no dormitories are allowed in PC).

B. Limitations on Uses. Permitted principal and accessory uses in a PC Special District shall be limited to the RESIDENTIAL USES, OFFICE, SERVICE, AND COMMUNITY USES, and COMMERCIAL USES as listed in Article 4.0 (Land Use Table)

The only allowed land use similar to a “residential center” in a PC District is a Hotel, this is significantly different than any of the surrounding land uses.

Safety

The property is not fenced in from other properties. **Any safety issues created from an additional 50 people per day roaming the fence less areas becomes a new and unknown risk to the security of adjacent homeowners.**

Septic System

The expanded septic system depicted in the AREA PLAN is too small for the Campus. The proper sized system would be huge and then the reserve field must be 150% larger. This enormous hotel septic system would present a significant risk to the Fleming Creek located directly downhill and would be very close to the wetlands boundary. **This system would be significantly larger than any of the adjacent properties and put the watershed and wetlands at severe risk.**

Light Pollution

The campus will require 24/7 lighting for buildings, parking lots, pathways. Each of these hilltop lights will now become visible to all surrounding home owners. **The totality of lights used on the hilltop campus will be significant compared to any adjacent home.**

Future Large Parcel Conversions

Approval of this petition would signal that the Township is open to re-zoning of large agricultural parcels for the benefit of corporations who want to overlook the Master Plan for their benefit. **This would leave all current township homeowners without protection from the risks and impact of future re-zoning.**

We request the Planning Commission deny the re-zoning based on significant and abrupt changes in land use compared to all other adjacent residential properties.

Regards,
Tony and Beth Suarez
5092 Warren Rd.

Laura Bennett

From: Douglas Turner <dturner1308g@gmail.com>
Sent: Wednesday, April 19, 2023 11:28 AM
To: Laura Bennett
Subject: Garrett's Space

[You don't often get email from dturner1308g@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Whom It May Concern:

We would like to lend our support to the Garrett's Space project. My grandson was at risk for suicide and there was no place for him to go. He had medical support and counselors but he needed more. The few residential facilities that were "available" had long waiting lists, were too far away and unaffordable. Ann Arbor has nothing like what Garrett's Space will provide and it is sorely needed. There are so many qualified individuals concerned with this project who are determined to make this work. These children are not hooligans, they are broken individuals who need our help. Our community needs to support them and their parents. The location is well thought out with plenty of land and in no way should it impact the value of property in that area.

Please vote to support Garrett's Space..

Millie Empedocles and Doug Turner

Superior Charter Township Planning Commission
3040 North Prospect
Superior Township, MI 48198

4/19/2023

Dear Planning Commission Members:

We are writing to respectfully oppose the proposed rezoning/land use changes at 3900 Dixboro Road, Ann Arbor, MI 48105.

We are dismayed at the lack of transparency from Garrett's Space accompanying their application for re-zoning. There are many unanswered questions, including:

- 1) Funding for the completion of this project has not been sufficiently addressed.
 - a. The Community Project Funding grant will cover only a portion of the property's purchase price, which is currently listed at \$4,820,000. Considerations or financing provided by the seller should be examined with the possibility that the property has been overpriced prior to sale, and the financing is an artificial tax write-off.
 - b. The grant agreement between Garrett's Space and the grant sponsor, the department of Housing and Urban Development, has not been released to the public yet. There may be conditions requiring licensing, acceptance of Medicare and Medicaid, or other stipulations which have not been disclosed.
 - c. Lastly, there has been no information from Garrett's Space on their plans to raise the remainder of the monies needed to start building. Without earmarked funds there is a high probability that the project will stall in Phase 1.
- 2) The proposed usage does not support the request for re-zoning to Planned Community Special District.
 - a. The project is not a mixed density residential use, or even a mixed commercial and residential community. Why is PC zoning being requested?
 - b. The two land uses most comparable to the planned project would be Dormitory Living Unit or State-Licensed/Other Managed Residential Facility. Neither use is permitted in *any* of the township's established zoning districts as listed in the Land Use Table, Article 4, except conditionally in the Medical Services district. Why is Garrett's Space *not* applying for Medical Services zoning and, more importantly, why is Garrett's Space requesting PC zoning if not for the opportunity to bypass restrictions present in other zoning districts?

The presence of so many unanswered questions raises red flags in regard to the transparency and the mission plan of Garrett's Space. We are requesting you deny the application for re-zoning until all facts can be collected.

Sincerely,

Brian Jacobson
Allyn Young
Fleming Ridge Drive
Ann Arbor, MI 48105
Residents of Superior Charter Township, Michigan

Laura Bennett

From: Emily Adkison <adkison.emily@gmail.com>
Sent: Wednesday, April 19, 2023 1:32 PM
To: Laura Bennett
Subject: Succesful Masterplan - It's working!

You don't often get email from adkison.emily@gmail.com. [Learn why this is important](#)

Dear Planning Committee,

I am your constituent, who lives at 5514 Warren Road, and am asking you to represent me.

*We moved to this area **loving the thoughtful masterplan**. We have three young boys, ages 5, 7 and 9. Our house backs up this 3900 Dixboro, within 50 yards. Our boys love running and playing in the woods and in the creek. There are lots of stick forts being built, right now. Since we moved in, there has been **an influx of families to this warren / dixboro area moving in**. I am concerned that this spot zoning will deter other young families from moving to the area. I am concerned that it will open a pandora box of other spot zoning request.*

*We love the master plan's thoughtfulness that has led to the increase in recent families. **The master plan is working!** We hope a family with young kids, especially boys, will one day soon call 3900 Dixboro home.*

I am your constituent and ask that you continue to represent me. Stick to the masterplan. Ensure other families with kids want to move to the area.

*Your constituent,
Emily Adkison-Hoyt*

Laura Bennett

From: Beth Spencer <bspencer1516@gmail.com>
Sent: Wednesday, April 19, 2023 2:24 PM
To: Laura Bennett
Subject: Garrett's Space

Dear Planning Commission,

I am a supporter of Garrett's Space for personal reasons. My adult daughter suffered from severe anxiety and depression at times during her adolescence and twenties. As a parent it was terrifying and frustrating and even though I was in a helping profession, I found it very difficult to find the right resources for her. Had there been a safe and supportive place for her to go when times were really bad, it would have been an enormous help and reassurance.

I have known several young people in Washtenaw County who did not make it through their twenties. This is heartbreaking and, perhaps, could have been prevented with the right kind of environment. These are not violent or delusional people; they are young people trying to make their way in a tough world burdened by overwhelming and unmanageable emotions. I believe that Garrett's Space will be a refuge and a healing space. Our county should be proud that we can help make this dream come to fruition. I encourage you to support the development of Garrett's Space.

Yours sincerely,
Beth Spencer

--

Beth Spencer
dementiacarebooks.com

Compassion begins with imagination.

April 19, 2023

Laura Bennett
Planning & Zoning Administrator
Superior Charter Township Hall
3040 N. Prospect
Ypsilanti, MI 48198
planning@superior-twp.org

Re: Zoning District Amendment and Area Plan Application from Garrett's Space

Dear Ms. Bennett:

I would like to express my strong opposition to the proposed rezoning of the property at 3900 Dixboro Road, Ann Arbor, MI 48105, near a location where I have resided since Fall, 1985. The area is replete with woods and is very quiet. The proposed rezoning would largely destroy this environment and greatly disrupt the wildlife that currently live in this area. In addition, the rezoning would create substantially more traffic on N. Dixboro Road, which would be very disruptive to the current situation, both for humans and animals living in the area.

I strongly oppose the proposed rezoning of the property at 3900 Dixboro Road, Ann Arbor.

Sincerely,



Peter A. Ward
4900 Walnut Woods Drive
Ann Arbor, MI 48105

To Planning Commission Members regarding the Public Hearing on April 26, 2023:

My name is Sharon Bordeau and I live in Superior Township within 300 feet of the property at 3900 N. Dixboro Rd., which is up for rezoning from A-2 to PC.

By **law**, you must **abide** by the Superior Township Zoning Ordinance and **Master Plan** when making this decision. Doug Dail, who is a member of the Superior Township ZBA and a former member of the planning commission, has definitively stated to you in writing and in person that this **rezoning would be in violation of both**.

I am opposed to this rezoning, which would place very large groups of **transient mentally ill people** into our neighborhood.

All of the properties in that A-2 district, and those well beyond it, contain single family homes, and there are many! There are also a lot of small children living in our neighborhood.

Please, follow the **law** and the Superior Township Zoning Ordinance and **master plan** and deny this rezoning request.

Thank you

RECEIVED

APR 19 2023

Charter Township of Superior
Clerk's Office

APRIL 18, 2023

Dear SUPERIOR TOWNSHIP PLANNING COMMISSION :

As a resident of Superior Township, I am writing to oppose the rezoning of 3900 N. Dixboro for a residential treatment center for anxious, depressed and suicidal adults.

While I broadly support alternative treatment for mental health care, this particular facility at this specific site is a liability to the adjacent neighborhood and the entire township.

In order to skirt the zoning ordinance language, we have learned this facility will not be licensed. This is unlicensed transient housing.

- Lack of licensure and lack of specificity in the zoning application gives Garrett's Space wide latitude to do what they please. For example, despite Garrett's Space's stated mission to treat adults age 18 to 28; this is not including in the zoning application and will give them the ability to house any adult there. Similarly, Garrett's Space directors have expressed the desire to house those immediately released from the hospital following a suicide attempt. Although they no longer propose this on their website, there is nothing in the zoning language that would stop this usage. Length of stay, number of patients, staffing and usage are in a constant state of flux.

- Zoning goes with the land. What will this facility become if Garrett's Space fails?

This lack of licensure is a blank check to do as they please; this is an unregulated facility.

Additionally, while Garrett's Space offers many statistics, they do not provide any peer reviewed research to prove the facility will accomplish its goals. They provide only anecdotal evidence. They pride themselves on being the first of its kind anywhere. This is an experiment.

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- The organization has no history of in-patient treatment. Most of their therapy is online group therapy.
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- The site lacks secure boundaries. Dennis Serras, deceased owner of the property frequently walked from his home at 3900 Dixboro to neighboring homes across the creek. There is nothing to stop the patients from doing the same thing. For most of the year, the creek is easily passable, and the woods are dotted with deer trails that lead to other adjoining properties.
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- There is no stated plan for dealing with substance abuse or weapons. Will this be a sober living facility? The directors only offer the assurance that it "these are good kids."

Garrett's Space is underfunded.

- The founders say they need another \$6,000,000 for a full build out.
- The founders said, a year ago, they anticipate up to \$2,000,000 annually to operate. Inflation has likely increased this number greatly.
- As an unlicensed and nonmedical facility, they will be unlikely to use health insurance or Medicaid to fund operating costs. Who are they going to serve? How long will they be able to maintain a sliding scale? This is an expensive 24-7 operation.

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- They do not say how many day users they anticipate in zoning application. They are going to need to see a lot of patients to cover costs. They say they will have 30 users at a time but do not say if day users will be coming and going throughout the day. They also anticipate family visits.



- This is a transient use of the property. Residential housing adds stability to the neighborhood. This will have to opposite effect.
- 3900 N. Dixboro has been on and off the market for almost a decade. No developer has figured out a way to make a residential redevelopment pencil out. Substantial wetlands, slopes and woodlands limit developable land.
- According to the zoning application, there is no conservation easement shown on any map.

Garrett's Space states that the facility will not be visible to nearby residents. This is a fallacy. The house and barn are readily visible now to many adjacent neighbors and the new facility is unlikely to be shielded from view.

- Noise and light pollution are real considerations. Any nighttime activities will shed light that will be visible to neighboring houses. Based on the location of housing, sound travels now and will be a real concern with a higher density of use.
- The proposed 11,000 square foot facility does not look residential. It looks like an institutional group home.
- Garrett's Space claims they will have a conservation easement to buffer the area. They do not have an easement in the rezoning application. Any wetlands are not developable, no matter what the use is at 3900 N. Dixboro and should not be considered part of a conservation easement.

Rezoning this property sets a terrible precedent for the township. There are several large lot estates and big farms in rural areas of the township.

- Ignoring the Master Plan in order to allow this will have a snowball effect and we can expect other developers, quasi -medical service facilities and others to see this area ripe for redevelopment.
- There are other locations for a facility like this that do not abut a residential neighborhood.

The neighborhood adjoining 3900 N. Dixboro is an active, vibrant neighborhood. We have annual get togethers, Halloween hayrides and an active email group. We have a long history of helping one another. As taxpayers and voters, not only have we put our faith in our elected officials honoring our Master Plan, but we have also been paying into a legal fund to defend it. This project is not in keeping with the Master Plan. This unlicensed and untested facility is not suitable for a residential area. We opposed this rezoning and count on our elected official to enforce our Master Plan and truly keep our township Superior.

Sincerely,

Carole R. Hunter

Name

4315 Northfield

Address

Orange MA
48105

APRIL 18, 2023

Dear SUPERIOR TOWNSHIP PLANNING COMMISSION :

As a resident of Superior Township, I am writing to oppose the rezoning of 3900 N. Dixboro for a residential treatment center for anxious, depressed and suicidal adults.

While I broadly support alternative treatment for mental health care, this particular facility at this specific site is a liability to the adjacent neighborhood and the entire township.

In order to skirt the zoning ordinance language, we have learned this facility will not be licensed. This is unlicensed transient housing.

- Lack of licensure and lack of specificity in the zoning application gives Garrett's Space wide latitude to do what they please. For example, despite Garrett's Space's stated mission to treat adults age 18 to 28; this is not including in the zoning application and will give them the ability to house any adult there. Similarly, Garrett's Space directors have expressed the desire to house those immediately released from the hospital following a suicide attempt. Although they no longer propose this on their website, there is nothing in the zoning language that would stop this usage. Length of stay, number of patients, staffing and usage are in a constant state of flux.
- Zoning goes with the land. What will this facility become if Garrett's Space fails?

This lack of licensure is a blank check to do as they please; this is an unregulated facility.

Additionally, while Garrett's Space offers many statistics, they do not provide any peer reviewed research to prove the facility will accomplish its goals. They provide only anecdotal evidence. They pride themselves on being the first of its kind anywhere. This is an experiment.

- They say they will attempt to screen out those with imminently suicidal, those with psychosis or mania or who represent a danger to others. There are multiple studies that show psychological misdiagnosis is a common occurrence. Many psychological illnesses change presentation with time. There is no way to prevent some degree of misdiagnosis.
- The organization has no history of in-patient treatment. Most of their therapy is online group therapy.
- There are no standards of care for a facility like this.

As nearby residents, we have many security concerns; both for our own safety and those of patients at the facility.

- The directors of Garrett's Space have not publicly addressed any security issues.
- There will only be 2 employees overnight securing 75 acres and 20 mood disordered, suicidal people in a coed facility. How will they keep the people there secure from intruders and from one another and from themselves?
- The site lacks secure boundaries. Dennis Serras, deceased owner of the property frequently walked from his home at 3900 Dixboro to neighboring homes across the creek. There is nothing to stop the patients from doing the same thing. For most of the year, the creek is easily passable, and the woods are dotted with deer trails that lead to other adjoining properties.
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- The founders say they need another \$6,000,000 for a full build out.
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Density of Use

- They do not say how many day users they anticipate in zoning application. They are going to need to see a lot of patients to cover costs. They say they will have 30 users at a time but do not say if day users will be coming and going throughout the day. They also anticipate family visits.



- This is a transient use of the property. Residential housing adds stability to the neighborhood. This will have to opposite effect.
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Garrett's Space states that the facility will not be visible to nearby residents. This is a fallacy. The house and barn are readily visible now to many adjacent neighbors and the new facility is unlikely to be shielded from view.

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Rezoning this property sets a terrible precedent for the township. There are several large lot estates and big farms in rural areas of the township.

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Sincerely,



Name

4315 Vorhies Rd.

Address

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Sincerely,



Name MATTHEW S. MATUSZAK

Address 6147 WARREN ROAD
ANN ARBOR, MI 48105

4.19.2023

APRIL 18, 2023

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Sincerely,


Name NICHOLAS MATUZIAK

6147 WARREN ROAD
Address ANN ARBOR, MI 48105

4-19-2023

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Sincerely,



Name Argenta MATUSZAK
 6147 Warren Rd
 Ann Arbor, MI 48105

Address

4.19.2023

APRIL 18, 2023

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Sincerely,

Rose Matuszak
 Name *Rose Matuszak*

4820 Verhies Road
 Address *Ann Arbor, Mi 48105*

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4880 VORNIES ROAD
Address ANN ARBOR, MI 48105

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Sincerely,

Abigail Hunter
Name

Abigail Hunter

4315 Vorhies Rd
Address

Michael and Amy Mikhail
1904 Valleyview Dr.
Ann Arbor, MI 48105



April 19, 2023

Subject: Garrett's Space Site Plan Application to Superior Township Zoning Board

Mr. Ken Schwartz
Superior Township Supervisor

Dear Mr. Schwartz;

We are writing to you in overwhelming support for the application submitted by Garrett's Space for the proposed site plan to the zoning board. When we first heard of this project, as residents of Superior Township and physicians in the community for over 20 years, we were very moved and immensely inspired to what this could mean for our community. We greatly admire Julie and Scott Halpert's courageous vision which honors the life of their son Garrett, to transform unimaginable tragedy into helping so many in need. We are compelled to write this letter today to demonstrate how critically important this model of care is needed in our community without delay.

You see, Amy and I, as a pediatrician and emergency physician, have seen how great a need there is to support adolescents and young adults afflicted with challenges of mental health first hand. There is such an overwhelming demand that we have witnessed over and over. The lack of short term alternatives for care anywhere in the surrounding communities and throughout our state is heartbreaking and sadly tragic, and results in unnecessary and preventable loss and grief. Families have to search endlessly and at times leave the state, if they have the means, in search of options for treatment in a healing environment that focuses on the holistic needs they desperately seek for their loved ones.

What we have learned is that Garrett's Space already fills that void in Ann Arbor for those who benefit from a short term intervention to further support them at a critical time of need and pave the way for long term healing. What this plan imagines is to now take that model that already exists and expand to a community retreat center to enhance access and additional services for our children in need.

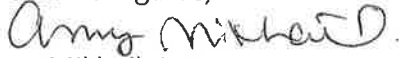
For those who may be concerned about such a retreat embedded within their community, we appreciate that it may come from a place of fear or misunderstanding of what this might entail; however, that fear is born from perhaps being unfamiliar with these young people. Amy and I have personally each had to assist our patients and their families through very difficult circumstances and have never imagined them as a threat. They only desperately seek help and understanding for what they are trying to overcome and this is now our part to show compassion as a community and extend our arms to embrace them.

Our goal is not to diminish the fears of those who choose to believe what they believe but rather to impress on the decision makers that the true risk is to those who are challenged with mental illness and that the benefits to our greater community far outweighs any such risks. Mental health challenges do not just happen to other people. There is no immunity or vaccine to insulate any family from the reality, that at any time, it could afflict our own families and those whom we love. We should accept this is as a gift we give to ourselves, never knowing when or if we may need to open it.

We ask respectfully, that the planning board and board of trustees for the township, to approve this gift of Garret's Space to the community; as one day you will look back and be grateful that when it mattered most, you stood courageous to extend this gift to everyone for which you were looked upon to demonstrate true compassion and leadership.

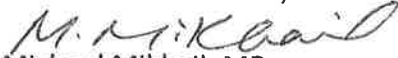
In advance of your public hearing we would appreciate you sharing this with the other members of the board as an additional voice in strong support to bring Garrett's Space into our Superior Township. We would also appreciate the consideration to speak in person at the meeting for a couple minutes during the time extended to township residents.

Warmest regards,



Amy Mikhail, MD

Ann Arbor Community Pediatrician



Michael Mikhail, MD

Senior Advisor Emergency Physicians Medical Group

Former Chairman Department of Emergency Medicine

St. Joseph Mercy Hospital-Ann Arbor



Dear Superior Township Board of Trustees
&
Planning Commission Members

Garrett's Space Concerns: Broken Promises and Loss of Peace of Mind

Rebutting Rezoning Request

From Your Superior Township Constituents on Warren Rd. – names undisclosed to protect privacy



*Picture of Fleming Creek

Is this Area Plan Petition Justifiable?

--- No, it does NOT fit our Master Plan.

MASTER PLAN

Chapter 7 – Zoning Plan

Rural Residential Districts

The principal purpose of the Rural Residential District designation is to accommodate the large demand for land suited for large-lot single-family use served by septic systems and private wells. Most of this land was formerly farmed, and some of it still is in agriculture, which is a permitted use. Dwellings are permitted on individual lots ranging in density from one dwelling unit per two (2) acres to one (1) dwelling unit per acre. The land zoned within these districts generally conforms to the area designated as “agricultural lands, conservation or rural residential” or “rural residential” on Map 6-4, Future Land Use.

The rezoning proposition is NOT for single-family use

Re-zoning application states “the use will be a rural residential use with accompanying components.”

- This is incorrect as the facility expects “30 guests, 15-20 of whom will stay as residents for 2 to 4-week periods, with the remaining participating in day programming and support services. The facility is expected to employ 20 people, including 2 overnight employees” per the re-zoning request. **These individuals do not fit the definition of residents.**
- We do not know if the daytime guests will be there all day, or they would have multiple groups of 10 within a day. Their language is vague stating 30 people at a time.
- A more suitable definition would be **Transient Housing.**
- In addition, this is even more suitable to be defined as **Business Districts** as it is owned and operated by a nonprofit organization, which is defined as a business that receives special tax-exempt status from IRS, with multiple employees coming in and out of the property.

Re-zoning application states "The proposal...will represent extremely low density residential use consistent with the rural character of the area."

This is NOT consistent with low density residential use

- On average, there are a total of 260 working days/52 weeks in a year.
- 20 temporary residents every 2 weeks equates to **520 guests in a year** hosted in this transient housing.
- 10 participants per day in day programming would add **2,600 guests, totaling 3,120 people coming in and out of the property throughout the year.**
- In addition, this does NOT account for 20 employees PLUS guest speakers/therapists/caring staff who will add further traffic to the property daily with heavy daily use of the facility.
- If this facility is used 7 days a week, 24 hours a day, the number goes up to **3,770 people PLUS caring staff and employees**

Rezoning application has a statement about the Fair Housing Act.

This is taken out of context

- This has nothing to do with the Fair Housing Act.
- With many new generations coming into the community, we are more diverse than ever.
- To be fair, if the organization intends to serve all people from different socioeconomics and demographics, they should look for a better accessible area with established public transportation system and seek for insurance reimbursement.

Re-zoning application states “the proposed use and development is further compatible with the Master Plan and Growth Management vision based on the conservation of wetlands, forested areas on the property, and the green spaces that comprise the scenic character and ecosystem...compatible with...goals based on the preservation of the surface water, as well as the wetlands, on the property by long term conservation, careful stormwater management, and land use development that respects these natural resources.” They promise a large conservation easement.

In reality, no one can develop much of the land

- Much of the wetland, slopes and woodlands are protected under the natural features protection clause of zoning ordinance and is undevelopable.
- **No matter the user, the land is preserved.**
- **Would their septic and well systems able to handle heavy use** by over 3000 people? Would this potentially cause a long-term environmental and health effect? Would there be an expert analysis made on this significant change?
- Furthermore, the site plan indicates their septic system is on a slope.

The Fleming Creek Advisory Council Meeting discussed that there could be up to 37 single family housing that could come into 3900 N Dixboro Road if this was purchased by a developer

- We believe this is **nearly impossible**, for the same reasons stated above.
- Much of the eastern half of the property is **undevelopable**.
- When you factor in roads, easements and the existing estate, development of any kind is extremely limited.

In addition, we are confused why we are comparing the proposed development and usage to a 37 single housing development. This is an arbitrary figure, and NOT feasible. If this was a foreseeable outcome, why has the property remained on the market since 2014? The only objective comparison we should be making is to the property's current usage and zoning.

The applicant quotes the Township Master Plan highlighted below.



Photo 5-1: Retaining natural landscape is part of the vision for Superior Township.

The rural landscape does more than simply provide scenery, as the benefits of natural to citizen mental health are recognized as very important. Farming continues as a viable economic sector for those landowners interested in continuing in agriculture. Woods and fields permit water infiltration, help maintain biological diversity, and provide habitat for wildlife. Property owners have coordinated the retention of natural areas, forming connections to create ecological corridors, enhance recreation, and provide a more continuous natural scenic view along transportation corridors. Streams, wetlands, and small lakes have buffer plantings that help protect water quality.

Superior Charter Township Master Plan

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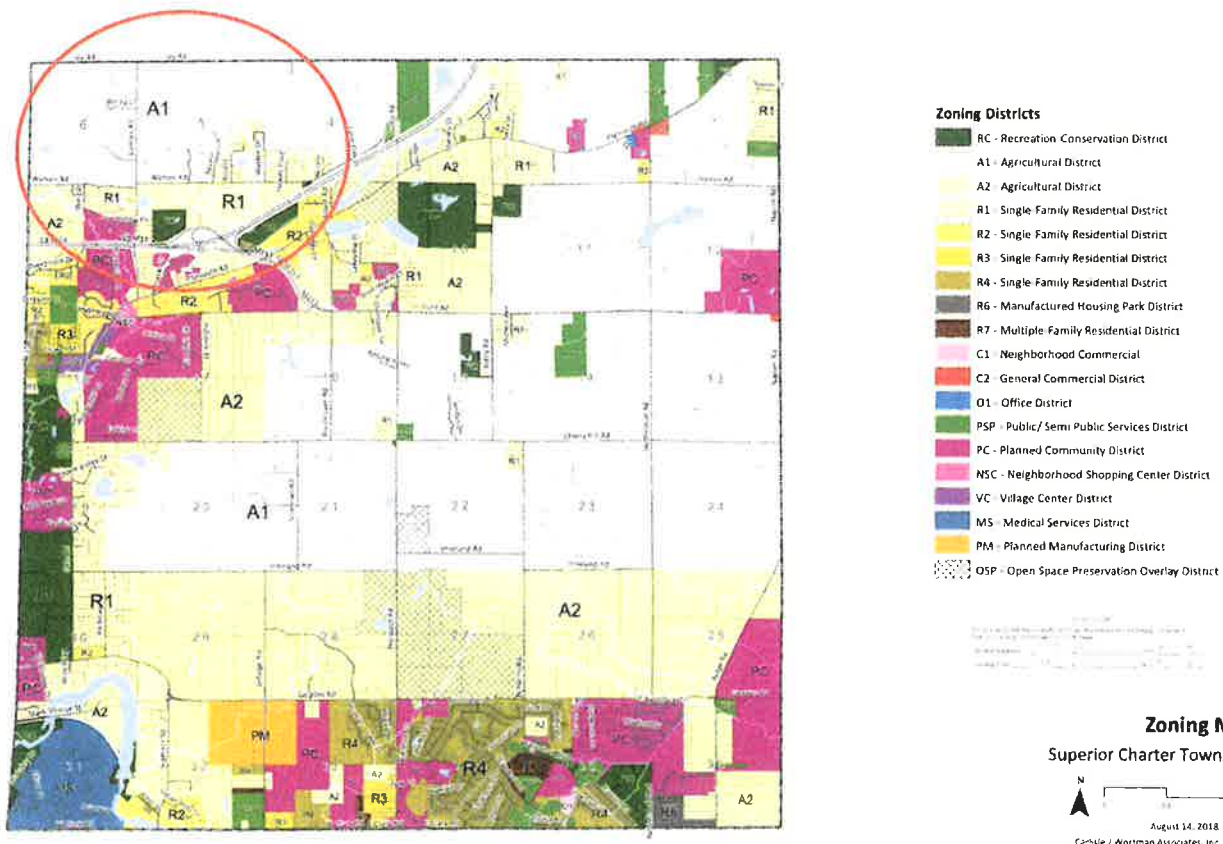
- Ironically, this rezoning request has caused much mental health disturbance to the already existing community.

Is This Spot Zoning?

Spot Zoning must satisfy the four criteria:

1. The area is small compared to districts surrounding the parcel in question.
2. The new district allows land uses inconsistent with those allowed in the vicinity.
3. The spot zone would confer a special benefit on the individual property owner not commonly enjoyed by the owners of similar property.
4. The existence of the spot zone conflicts with the policies in the text of the master plan and the future land use map.

This rezoning request meets ALL FOUR criteria, therefore this is Spot Zoning



- In addition, the majority of the owners of similar properties near 3900 N Dixboro Road are against this rezoning.
- EVERY neighbor with their property line backing up to 3900 N Dixboro is against this rezoning.

Is Planned Community Most Appropriate Label?

--- We were again taken aback by the organization's proposition.

Garrett's Space describes "The residents will be embraced by ...primarily social workers, with a medical director running the facility. We will have access to psychiatrists, should medication be warranted and desired." "...community of caring staff, including nurses."

In Ann Arbor Observer, Scott Halpert "says they'll start with a mental health wellness program for young adults recently discharged from a psychiatric hospital. 'The statistics show that's when they're at the greatest risk for suicide.'"

Zoning is fit for Medical Services Zoning, NOT Planned Community

Re-zoning application states "The facility will have primarily a non-medical and non-institutional focus, and will offer activities and support services for guest."

- This is still a medical facility. The admission criteria include patients with severe depression and anxiety who have experienced suicidal attempts and/or ideation.
- The founder also discusses four revenue streams in a previous fundraiser event. This includes insurance reimbursement. Again, most appropriate for Medical Services Zoning

- We understand the notion to break the stigma that comes with mental health. However, we also must understand that these carefully screened guests are nevertheless patients who are diagnosed with medical conditions under the Diagnostic and Statistical Manual of Mental Disorders (DSM) criteria --- the standard classification of mental disorders used by mental health professionals in the United States and supported by American Psychiatric Association. People come to Garrett's Space to seeking holistic medical care.

- As Scott says, these are the most vulnerable times for the patients. They are at high risk for decompensation requiring immediate medical attention.
- This level of care can be considered as partial hospital (day program) and/or intensive outpatient program in medical terms.

Demystifying Fear & Ignorance: FACTS

--- We wish our concerns were simply due to selfish fear and ignorance, but these are validated concerns based on today's reality. Here's why:

Let's take a look at credible peer-reviewed journal articles!

*References under footnote



Quick Note:

In many literatures, young adults are age 18-22, and may extend through age 25.

- Garrett's Space consistently voices that they will be treating adults age 18-28. These individuals are indeed adults. Though, age is NOT addressed in their Area Plan Petition application.

In a letter sent to neighbors, Garrett's Space states: "We will NOT be attempting to treat or support young adults with serious mental health disorders such as schizophrenia, borderline personality disorder or other psychotic disorders."

Misdiagnosis and detection rate of psychiatric disorder is very common. One of the studies shows this is even true for patients who get treated in specialized psychiatric

centers.¹ This specific study revealed more than a third of patients with severe psychiatric disorders were misdiagnosed (39.16%). One of the most commonly misdiagnosed disorders includes major depressive disorder (54.72%) and suicidal ideation was one of the factors found to be significant predictors of misdiagnosis.

- The organization **CANNOT promise with 100% confidence** that they will not be treating patients with schizophrenia, borderline personality disorder or other psychotic disorders --- this population would come with an increased risk for community disruptions.
- To clarify the statement made, depression and anxiety with suicidal attempts/ideations are also considered serious mental health disorders.

Garrett's Space states in Ann Arbor Observer, "A lot of young adults are in toxic situations or difficult home situations, or they live by themselves, and we want to take them out of their environment and allow them to just focus on healing.

Psychiatric illness is a strong predictor of suicide with more than 90 percent who attempt suicide have a psychiatric disorder.² The risk of suicide increases in patients with a family history of suicide.³ Suicide in this country usually **involves firearms**.⁴ Mental disorders are genetically linked.

- How can you protect the facility patients and the neighborhood from "toxic" individuals who may drop off the patients and may visit them with or without an invitation?

¹ G Ayano, S Demelash, Z Yohannes, et al. Misdiagnosis, Detection Rate, and Associated Factors of Severe Psychiatric Disorders in Specialized Psychiatry Centers in Ethiopia. *Annals of General Psychiatry*. 2021;10(2021). Available from: <https://annals-general-psychiatry.biomedcentral.com/articles/10.1186/s12991-021-00333-7>

² RM Hirschfeld, JM Russell. Assessment and Treatment of Suicidal Patients. *N Engl J Med*. 1997;337(13):910-5. Available from: <https://www.nejm.org/doi/full/10.1056/NEJM199709253371307>

³ JA Egeland, JN Sussex. Suicide and Family Loading for Affective Disorders. *JAMA*. 1985;254(7):915-8. Available from: <https://jamanetwork.com/journals/jama/article-abstract/400075>

⁴ AZ Ivey-Stephenson, AE Crosby, SPD Jack, et al. Suicide Trends Among and Within Urbanization Levels by Sex, Race/Ethnicity, Age Group, and Mechanism of Death – United States, 2—1-2015. *MMWR Surveill Summ*. 2017;66(18):1-16. Available from: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5829833/>

All antidepressants in the United States carry a warning sign that they are **associated with increased risk of suicidality in adults ages 18-24 years** during initial treatment period.

- If it is determined that a Garrett's Space patient needs a new medication, safety is again a concern.

There is a peer-reviewed article that shows association between **deliberate self-harm and violent criminality** which occurred **twice as often compared to general population**. Violent crimes included homicide, assault, robbery, and threats. The mean follow up period was eight years. Study cohorts were individuals aged 15 to 32 years. ⁵

- They are vulnerable populations with mental instabilities. Most of us with mental disorders are not dangerous, but NO one can promise bullet proof protection for both the individuals at the facility and the neighbors from the ones that are harmful.
- If you turn on the news, you cannot avoid news related to pack suicide, murder-suicide, and mass shootings almost daily; and many involved had a diagnosis or had signs of mental illnesses.
- At a Township meeting, the founder Scott Halpert mentioned **creek** as the barrier. This creek can be crossed by children. This **is NOT a sufficient security**.
- How would Superior Township protect our neighborhood? Would we have increased security by our police/fire department?

⁵ H Sahlin, R Kuja-Halkola, J Bjureberg et al. Association Between Deliberate Self-harm and Violent Criminality. JAMA Psychiatry. 2017;74(6):615-621. Available from: <https://jamanetwork.com/journals/jamapsychiatry/fullarticle/2616168>

Garrett's Space states on their webpage: "We're eager to build a groundbreaking residential center after researching premiere residential mental health facilities across the United States...This is an ambitious undertaking and we need your help."

- There is **NO research** that proves this type of residential facility would work to prevent suicide. Anecdotal evidence or expert advice is NOT enough, because **risks** (as proven above) **may outweigh the benefits.**
- Garrett's Space has met virtually but **has NOT consistently practiced in-person care or residency-modeled care.** It is **ethically wrong** to develop their groundbreaking residential center in a residential neighborhood without considering the possible endangerment of our community.
- It is extremely disappointing that the Garrett's Space organization is unphased by our repeatedly expressed safety concerns and has yet to touch on safety features.
- There needs to be more research and better strategic planning.

One Final Major Question: Financing & Affordability

Garrett's Space Financial Disclosure

	Contributions & Grants
2021	\$228,335.00
2010	\$397,983.00
2019	\$105,105.00
Total	\$731,423.00

*Available from: <https://www.garrettsspace.org/financial-information>

- In 2023, they received \$4,000,000.00 grant
- 3900 N Dixboro Road listed price on Zillow: \$4,820,000

They essentially used all their revenue to purchase this property

Garrett's Space Website has a video posted on planning for their new residential facility. This video clip was based on 10-acre site before 3900 N Dixboro went under contract.

- They anticipate annual operating cost to be \$1.5 to 2.0 million.
- Revenue streams: private donations, fee for service (sliding scale), insurance reimbursement, government funding (i.e. grants, millages).

- Once they purchase the lot, they will need to modify the house to be suitable for offices and day programming

The applicant states, "Phase two will include construction of the residential structure and creative studio with associated drives, parking areas, and utility and landscaping improvements."

- To run these massive facilities, it would involve more staffing and upkeep of the property including environmental services (cleaning, trash, etc.), landscaping, cook, and many more.

Lastly, the applicant states "Additional enrichment elements, including the barn for gardening and therapeutic animals, and outdoor recreation and gathering spaces, will be constructed in the final phase as funding allows."

- This will require a dedicated staff who would be taking care of the animals, food for animals, waste management for animals and more.

This is a noteworthy financial challenge

- They would need to take out substantial loans to develop and run this facility, and make payments all based on donations and grants.
- One of the four revenue streams that they speak of, insurance reimbursement, CANNOT be used as the facility is not considered medical facility.
- This would bring lots of traffic, lots of light, sound, and most likely water/river pollution to the community.
- If the organization fails, the community will have to live with the vacant property that is developed for non-residential use with zoning that is permanently changed.

Summary: Why are We Against Rezoning?

--- We are fully aware of mental health pandemic. We can support the cause, NOT the location.

1. It goes against our Master Plan and Growth Management strategy

2. We will lose our Peace of Mind; our mental well-being

3. And many more

We would also like to share that inconsistency and frequent changes in Garrett's Space's messages cause further skepticism and distrust towards the organization. It really doesn't help. They need to be transparent to the Township and to the community.

We thank you for your meticulous attention to this matter. We hope that you will continue to represent us as your constituents and stick to our Master Plan.

4/20/2023

Planning Commissioners:

I attended last night's Pre-Application Conference for Garrett's Space and was surprised by several misconceptions that were presented by the applicant and their surrogates. Among them-

Garrett's Space wants to frame the argument as their use or "strip residential development" under the existing zoning. Midwest Engineering's report on potential residential development left out some crucial facts.

- Wetlands (+/-20 acres by their calculation), slopes and woodlands are protected under the natural feature protection clause of our zoning ordinance (Section 14.05 Natural Features Protection). These lands are not developable.
- Wetlands and slopes (see soils labeled WawabE on soil maps for sloped areas) need to be backed out of any density calculation as do roads and easements. There is also the existing estate. It is mathematically impossible to build 34 two acres homes on these 76 acres.
- One expects the engineering report to be based on facts. This fantasy subdivision calls into question their entire report.

Redevelopment under current zoning would be a small stable permanent neighborhood, perhaps a dozen homes or less. Garrett's Space is a high intensity use with rotating crop of 50 plus visitors a day.

There is also very little sandy soil on the site and thus, likely limited perkable lots further hindering development.

This is likely why Garrett's Space could only expand the existing septic field rather than build one closer to the 11,000 square foot in-patient treatment center where water usage will be most intense.

Additionally, our masterplan makes land conservation a cornerstone for a planned community. This plan only pays lip service to conservation.

- Garrett's Space has no public or private conservation easement on their maps. A promise of an easement is not an easement.
- There is no green infrastructure, no creative sustainable site elements mentioned anywhere in the rezoning application.
- There are large parking lots, an enormous septic field built into a slope and site intensive uses.
- They are removing trees.
- There are no bike lanes or public transit.
- They will generate noise and light pollution.

Ten homes directly abut 3900 North Dixboro.

- Most of the sites were developed by the since deceased property owner of 3900 N Dixboro, Dennis Serras.
- He also built a trail system that ran from his house to the properties across the creek. The trails are now overgrown but still there.
- A small child can cross the creek.
- The property has been on and off the market since 2014.
- No one has been able to make residential development pencil out despite, as mentioned tonight, Dennis cleared and prepared land in hopes of eventual residential development.
- The realtor, who spoke during the public comment session, totally misstated the township zoning ordinance. There are no commercial uses in A-2 zoning. The only service allowed is snow removal.

Attorney Gerald Fisher said that Garrett's Space fills a demonstrated need.

- Tonight, we learned the group has been doing running 3 online group counseling sessions since 2021 and hopes to start a fourth. Because they are doing zoom group, participants can be anywhere in the US. In the last 60 days, they have received 20 inquiries for their services. This does not sound like an overwhelming need.
- The group offers hazy statistics without reference and no peer reviewed research. They pride themselves on being the first of the kind. **This is an experiment.**
- It is unlikely there will be medical or Medicaid insurance reimbursement. This is going to be a pricey facility **servicing the wealthy.**
- Garrett's Space says users will be from all parts of southeastern Michigan and from out of state. **This is not filling an unmet need for Superior township residents.**

Garrett's space is trying to manipulate the zoning language to define itself as something it is not. **It is a medical facility in sheep's clothing.**

- You need a specific medical diagnosis to be admitted.
- There is a licensed clinician on duty 24/7. There are other medical personnel on staff.
- Per planning commission minutes of February, Garrett Space was planning to seek medical services zoning initially.

Finally, Garrett's Space claims they reached out to neighbors and only three responded. They had the property under contract since June, 2022. They sent out a letter informing neighbors of their plans in February, 2023. The time to reach out to neighbors was before going under contract and before engaging in months of planning. **They never asked for neighbor's input at any time.**

The neighborhood adjoining 3900 N. Dixboro is **an active, vibrant neighborhood.** We have annual get togethers, Halloween hayrides and an active email group. We have a long history of helping one another. As taxpayers and voters, not only have we put our faith in our elected officials honoring our Master Plan, but we have also been paying into a legal fund to defend it. This project is not in keeping with the Master Plan. **This unlicensed and untested facility is not suitable for a residential area.** We opposed this rezoning and count on our representatives to enforce our Master Plan and truly keep our township Superior.

Marjorie Brawer
David Wiss
Superior Township



Re: Comments on Planning application for parcels: J-10-07-200-010, J-10-07-200-011, J-10-07-200-012, J-10-07-200-013, J-10-07-200-014, J-10-07-200-015, J-10-07-200-016

Dear Trustees and Planning Commission,

This letter is in response to the Zoning District Amendment and Area Plan request at 3900 N Dixboro Road. We live at 3816 N Dixboro Rd, immediately adjacent to the proposed development on the south/southwest side and share a 1500-foot border with the proposed development. Per the Area Plan petition we have "ownership interest" in this rezoning. Unfortunately, we will be unable to attend the Public Hearing on April 26, so would like to formally include our comments herein, request that they will be made part of the record and be shared with the Planning Commission and other bodies reviewing this decision.

Below are our comments and concerns:

1) Zoning Ordinances and Master Plan Compatibility

The zoning ordinance states "Uses in a [Planned Community] (PC) Special District shall be limited to those specific uses included in the listing of uses shown on the approved Area Plan, preliminary site plan, or final site plan, whichever is applicable. All other uses shall be prohibited, unless otherwise permitted by this Ordinance" and "Uses in a PC Special District shall be limited to those that are compatible with the Township's adopted Growth Management Plan, and that are harmonious and compatible with, and not harmful, injurious, or objectionable to, existing and future uses in the immediate area."

We do not support, and are opposed to, the re-zone/area plan application as submitted to rezone 3900 N Dixboro from A-2 to a Planned Community (PC). The current A-2 zone prohibits Managed Facilities, Support Centers, Institutional Uses, Offices, or Inpatient/Outpatient facilities from the current property. While Garrett's Space's application states that they are proposing a non-medical, non-institutional use, their narrative and website describes inpatient overnight stays, outpatient services, support and counseling services, and employing 20 people at any given time – including clinical social workers, nurses, and other medical professionals, consistent with a medical organization or institutional facility.

Their narrative focuses on other activities such as organized yoga, social gatherings, counseling, organized outdoor activities, etc, which are also not compatible with a residential/agricultural zone. These activities, if proposed as a business, would be more appropriate for a commercial zone. Similarly, overnight stays are comparable to a hotel, which would not be approved or compatible with the A-2 rural/residential zoning.

The proposed use of the development is not compatible with the surrounding residential zones. To be eligible for a Planned Community, the Zoning Ordinance states that the proposal must be compatible with the Master Plan Section 6 - Growth Management

Strategy. The Growth Management Strategy states in section 6-4 that the Future Land Use Map should be used as the basis for re-zone requests and the Map shows the proposed land as being zoned as Rural Residential in the future. The Master Plan Chapter 7 – Zoning Plan Table 7-1 states *“The principal purpose of the Rural Residential District designation is to accommodate the large demand for land suited for large-lot single-family use served by septic systems and private wells... Dwellings are permitted on individual lots ranging in density from one dwelling unit per two (2) acres to one (1) dwelling unit per acre.”* Chapter 7 also states *“The land use classifications on the Future Land Use Map provide the basis for evaluating future rezoning requests. Zoning actions that are consistent with the Future Land Use Map usually receive deferential and favorable judicial review if challenged. The Master Plan should be the principal source of information in the investigation of all rezoning requests.”*

The Master Plan’s Future Land Use table shows 3900 N Dixboro zoned as Rural Residential, intended for single-family home dwellings on 1-2+ acre lots while prohibiting the building of a higher-density multi-family dwellings and non-agricultural business uses. The Master Plan does not support the change to PC zoning and expected land use per the proposal. Therefore, we do not believe this current proposal is compatible the Township’s Master Plan requirements and should be denied.

The Master Plan Chapter 7 – Zoning Plan states: *“The Planning Commission shall consider the following in making its findings and recommendations on proposed amendments to the Official Zoning Map: (4) Compatibility with the surrounding area. Evaluate the proposed district and existing zoning of surrounding properties in terms of all uses permitted and the district intent. Determine the adjacent uses and their general character. Consider the surrounding vicinity on both sides of the road and all sides of the site. Finally, determine whether development that could occur on the subject site is compatible with the surrounding character in terms of traffic, noise, scale, and types of uses in comparison to current activities in the area. Isolated and abrupt changes in land uses and densities not consistent with Master Plan objectives and policies are considered spot zoning and are not recommended planning and zoning practice”*

While existing PC communities (Fox Hollow) are adjacent to the proposed development, these existing PC zoned homes’ character aligns very closely with the Rural Residential districts adjacent to them. Fox Hollow has a “rural residential” feel with multiple single-family homes on ~1 acre, and with natural green spaces throughout the community. In addition, building sizes in Fox Hollow look and are residential in nature, and have existed for 40+ years. Finally, expanding our review to every PC community in Superior Township within 5 miles of the proposed development shows all other PC communities in the vicinity are also “rural residential” in feel with single-family homes on larger lots, or designated as Open Space Overlay Districts. None of the existing PC communities are primarily a business or contain multi-family dormitory dwellings.

PC location general area	Type of Land Use
Fox Hollow	Single family homes, 1+ acre lots, "Rural residential" buildings
Creekside Court	Single family homes, 1+ acre lots, "Rural residential" buildings
Andora /Creston/Woodhill area	Single family homes, 1+ acre lots, "Rural residential" buildings
Brittanie Dr /Plymouth Road	Single family homes, 1+ acre lots, "Rural residential" buildings
Northbrooke Dr	Single family homes, 1+ acre lots, "Rural residential" buildings
Timberwood Court	Single family homes, 1+ acre lots, "Rural residential" buildings
Prospect/Blue Heron	PC - open special overlay district
Red Fox Run/Karakul Lane	Single family homes, 1+ acre lots, "Rural residential" buildings
Hickory Ridge	Single family homes, 1+ acre lots, "Rural residential" buildings

Lastly, all other non-Planned Community zoned districts directly adjacent and within a 5-mile vicinity of the proposed development in Superior Township are zoned as Rural or Rural Residential and maintain a look and feel of single-family residences (except for a handful of business in the Dixboro Hamlet).

For these reasons, we believe the proposed PC district is not compatible with the Rural Residential character of surrounding properties and zones, nor is it compatible with the surrounding character in traffic, noise, building scale, or similar uses in the area (single-family residences). In addition, it will be an isolated and abrupt change in land uses not consistent with Master Plan. Therefore, this development does not meet the Township's Master Plan requirements for compatibility, could be considered spot-zoning, and should be denied.

Superior Township Zoning Ordinance Section 2.104 – Agricultural (A-2) District states the Township's intended use for A-2 zoning is to *"Prevent encroachment of services into agricultural zones, prevent intrusion of uses into farm areas incompatible with general farming, and to prevent the conversion of agricultural land to non-farm development which, when unregulated, unnecessarily increases the cost of public services to all citizens."*

Per the rezoning request and area plan, the intended use of this development is a Managed Facility and Support Center for adults, including outpatient and inpatient services. The proposed uses by the petitioner conflict with the Township's intended purpose for the existence of A-2 zoning stated above. The proposed development is not rural residential, not agricultural in nature, is an intrusion of a business that is incompatible with agricultural land uses and represents the conversion of agricultural land to non-farm development that may increase the cost of services to all public citizens. Even with a small barn planned, the facilities' primary function has no relation to agriculture or farming, nor is there a guarantee the Phase 2 barn is ever built. For these reasons, this proposal does not meet the Townships intended use to protect A-2 zoned lands primarily for agricultural/farm use and should be denied.

In addition, the zoning ordinance 2.104 states the current A-2 Zoning is intended to *“Protect farmland from speculative increases in land prices”*. Per public records, 3900 N Dixboro has been listed on sale 4 times since 2014. In 2018, the property was listed for sale at all-time low value of \$2,250,000 and in 2021 the property was relisted (and contingently sold) for \$4,820,000 – a 114% price increase over a 3-year period. In the same 3-year span, the average US home price increased just 20.5%. The inconsistency of this property to be listed for sale and not purchased for redevelopment at its lowest price (2018), but then to sell at all-time high prices (2021), well-above national averages and under the contingency the property is rezoned to PC, is in contradiction to the Township’s indicated use of A-2 zoning to prevent speculative increases in land prices. For this reason, the proposal does not meet the Township’s intended use of A-2 zoning districts and should be denied.

In addition, Zoning Ordinance 2.104 states the Township’s intended use for A-2 zoning is to *“Provide the basis for land tax assessments that reflect its existing agricultural nature and, owing to these regulations, its limited use for other purposes”*. The proposed sale of 3900 N Dixboro to a non-profit 501(c)(3) organization exempts their organization from paying property taxes under Michigan’s GENERAL PROPERTY TAX ACT Act 206 of 1893, 211.7o Nonprofit charitable institution; exemption; definitions, Sec. 7o. which states *“Real property owned and occupied by a nonprofit charitable institution while occupied by that nonprofit charitable institution solely for the purposes for which that nonprofit charitable institution was incorporated is exempt from the collection of taxes under this act.”* Under the current A-2 zoning, in 2022 3900 N Dixboro paid \$40,487 in property taxes. With the proposal to rezone this property for PC and for use by a non-profit, the Township does not meet the intended use of this A-2 land to provide a tax basis for land tax assessments since the petitioner will not pay property taxes. In addition, the Township will lose over \$40,000+ dollars in tax revenue each year into perpetuity. In actuality, the loss of tax revenue in perpetuity is significantly higher given the taxable value of the existing parcels is artificially low and would be uncapped with a sale of the property.

Lastly, this loss of tax revenue also contradicts ordinance 2.104’s intended use to *“Prevent the conversion of agricultural land... when unregulated, unnecessarily increases the cost of public services to all citizens”*. As the proposed development will increase use of public roads and Township services, with the burden of cost to maintain shared services and infrastructure left to Superior Township taxpayers in the form of larger tax mileages. Additionally, increased traffic on the western portion of Warren Road deemed a “Natural Beauty Road” as established in the Natural Resources and Environmental Protection Act of 1994, may cause contribute a larger tax burden on Superior Township taxpayers from increased use due to this new business in the area.

For these reasons, the proposal does not meet the Townships intended use to protect A-2 zoning as tax base land assessments, places potential unnecessary increases in the cost of public services to all citizens of the Township, and therefore should be denied.

2) Availability and Capacity of Public Services

The Zoning Ordinance 7.301 – Planned Community – A. Eligibility Criteria states *“(3) The proposed type and intensity of use shall not exceed the existing or planned capacity of existing public services and facilities, including police and fire protection, traffic capacity of the Township’s public roads, drainage and stormwater management facilities, availability of water, and suitability for septic or capacity of existing or planned utility facilities”*

The use is much more intense than the planned use of this single-family residential/rural/agricultural area. The additional traffic generated by the 20 employees and up to 30 patients may exceed the planned capacity for a residential/rural agricultural roadway. Per Superior Township Zoning Ordinance 7.105 subsection 3: Phasing of Development: *“The Planning Commission may require the petitioner to provide housing and commercial market analyses, traffic studies, and other information necessary for the Commission to properly and adequately analyze a Special District request for recommendation to the Township Board with respect to this requirement.”*

Requested Conditions to be added to the decision:

- (A) We request that the petitioner must submit a traffic analysis by a professional engineer to demonstrate there are no impacts to our neighborhood or natural roadways, and if so, that they are mitigated appropriately.
- (B) The impact of new water wells and expanded septic systems will negatively impact our water resources and soils in the area. We also request that the water resources/septic evaluation is completed by a professional to demonstrate no negative impact on the area, streams, and nearby wetlands. We request that the County and other necessary bodies reviews the petitioner’s request to expand their septic system/well prior to the Township’s decision, so the Planning Commission can consider the impacts that the expanded septic system will have on the community.

3) Market Analyses and Property Values

The Master Plan Chapter 7 – Zoning Plan states *“The Township Zoning Ordinance is one of the most important tools available to implement the policies of the Superior Charter Township Master Plan related to the use and development of land. The purpose of zoning is to assist in orderly development and growth. It is also used to protect property values and investments. Because of the impact it can have on the use of land and related services, local zoning regulations must be built upon the foundation of a Master Plan and “zoning plan.”* In conjunction with, Superior Township Zoning Ordinance 7.105 subsection 3: Phasing of Development detailed above:

Requested Conditions to be added to the decision:

- (A) We request the petitioner submit a professional analysis of impacts to adjacent home values to ensure there will be no negative impact on real estate values or investments of adjacent properties or neighborhoods from this rezoning proposal.

4) Screening and Buffering

We believe the below requests for conditions to the area plan are compatible within the Master Plan Chapter 7 – Zoning Plan, Special Districts that states “[*Planned Community Districts*] provide the Township with flexibility to ensure mitigation of negative impacts on adjoining properties.” We also believe the requests are compatible with the Superior Township Zoning Ordinance provisions:

7.102 – Petition requirements, Subsection C – Standards of Petition Review, Subpoint 8 – *“Minimize adverse impacts that noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses”*.

7.102 – Petition requirements, Subsection C – Standards of Petition Review, Subpoint 9 – *“Preservation of natural features. The proposed development shall create a minimum disturbance to natural features and landforms”*.

While we do not believe this proposal is compatible with the Superior Township Master Plan, if this proposal is approved by the Township, we’d like the Township to add conditions to the proposed Area Plan to require additional screening and buffer zones between our property and the proposed development.

Unlike any other adjacent properties, our home will have direct views from our backyard across an open space/field to their 50-person residential facility, southern roadways, parking lots, and 24/7 external lights. This development will subject us to increased visual, noise, traffic, and light pollution that does not exist today. In addition, unlike other adjacent properties, there are no “natural barriers” separating our home and the proposed residence facility – there is only an open and dry field directly connecting our properties. With thousands of guests throughout the year passing through their facility, this development will severely impact our privacy and the secluded environment which led us to purchase this property prior to this development proposal. Currently there are no indicated conservancy easements or provisions in the proposed area plan to maintain existing natural screenings, replace removed trees, and add additional screenings to block new structures. Maintaining existing vegetation and requiring additional screenings are necessary to mitigate privacy issues and prevent their new forms of pollution from reaching our home.

We respectfully ask that you help us maintain the sense of peace and quiet of our residentially zoned property by requiring current natural screenings explicitly be maintained, and additional screenings by the petitioner be required to prevent all visual, noise, traffic, and light pollution that does not exist today from reaching our home.

Requested Conditions be added to the area or development plan:

(A) There are existing trees, ground vegetation, and wetlands between our home and the proposed development which provide natural screenings between our properties. We want to ensure these natural screening elements remain in-place. We request conditions to the Area/site plan be added to explicitly prohibit the removal of trees and ground vegetation within at least 200'* of our shared property boundaries, unless deemed necessary by an arborist or similar professional to protect the health of surrounding trees or structures.

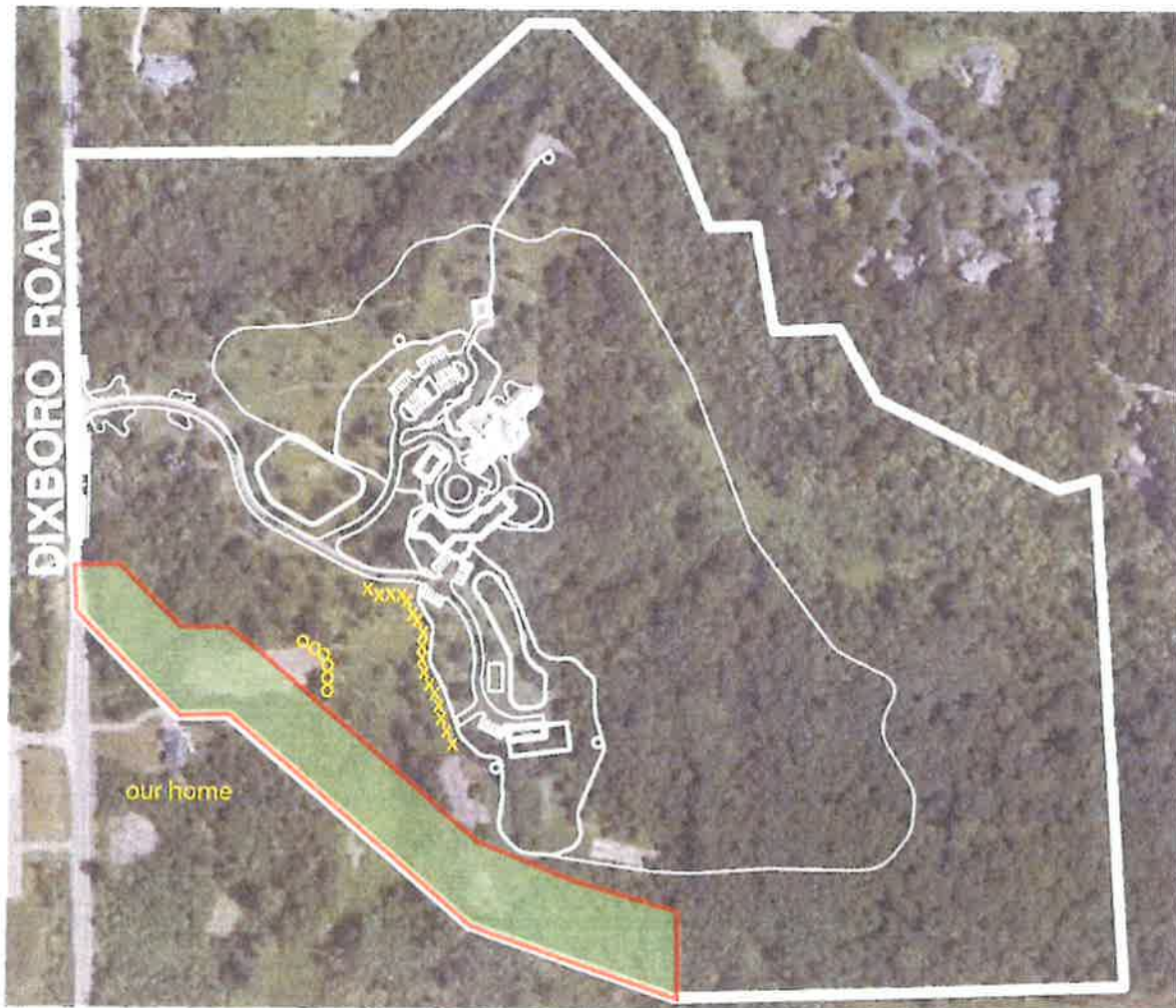
*Note: Our use of 200 feet above was determined by the attached letter Garrett's Space sent to community members on February 8, 2023 where they stated: *"We plan on maintaining a buffer of 200 feet around the perimeter of the property. Any new structure will be outside the buffer area"*.

(B) We request the petitioner be required to add additional screenings at the southwest end of their residential hall, southern driveways, southwest parking lots, and barn at least 200' from our shared property boundaries. Use of natural barriers (e.g., tall bushy evergreen pines) are required to block the view of their new structures and prevent visual, noise, traffic, and light pollution from reaching our home. Additional screening will be required to maintain the beauty and privacy of our home's natural environment if their proposed plan is approved.

(C) We request the petitioner be required to add additional screenings along the North-Eastern and Eastern edges of the open field that is adjacent to our home to prevent visual, noise, light, and other construction pollution from reaching our home. Use of natural barriers (e.g., tall bushy evergreen pines). We request these screenings be implemented early in phase 1 development to minimize the adverse effects construction will have on our adjacent home. These screenings will be required to maintain the beauty and privacy of our home's natural environment during and after construction.

(D) We request that driveways, drive aisles, parking lots, permanent walkways, and structures be prohibited within at least 200' of our shared property line.

Pictured Below: (A) Requested 200ft buffer zone (shaded in green); (B) Location of screening trees denoted by "X"; (C) Location of screening trees denoted by "O"



We are working with the developer on a view easement but wanted to formalize these requests with the Township, and explicitly request these conditions are included in any area/site plan requirements.

5) Lighting

Per Superior Township Zoning Code 7.206 Outdoor Lighting: *"All outside lighting shall be arranged and down shielded to prevent glare or reflection, nuisance, inconvenience, or hazardous interference of any kind with adjacent roads or adjacent properties and uses."*

While we do not believe this proposal is compatible with the Superior Township Master Plan, if this proposal is somehow approved by the Township, we'd like the Township to

add conditions to the proposed use of external lights and require limitations to the use of 24/7 external lights. The backyard of our property and home will have direct views of the new 50-person residential facility, southern roadways, southern parking lots, and barn facility. These new structures will emit large amounts of light pollution from 24/7 exterior light fixtures on buildings, parking lot illumination, driveway lights, and pedestrian walkways.

Requested Conditions be added to the area or development plan:

- (A) We request petitioner be required to implement natural barriers (e.g., tall bushy pine) to shield all light pollution from their new structures, parking lots, driveways, and barn to prevent nuisance and inconvenience to our adjacent property.
- (B) We request the petitioner be required to implement motion-sensitive lighting between the hours of dusk until dawn, to limit the amount of 24/7 light pollution their new structures will be emitting. Parking lot lights are of concern because they are generally located high in the air and have unnatural light emission spectrums that disrupt natural landscapes.
- (C) We request the petitioner not place any exterior lights on their buildings that emit directly at our home or within the 200' property line buffer zone.
- (D) We request the petitioner be required to complete a professional lighting analysis for the proposed development to demonstrate the proposed lights do not adversely affect neighboring properties.

6) Noise

Per Superior Township Zoning Ordinance 7.102 – Petition requirements, Subsection C – Standards of Petition Review, Subpoint 8 – The proposed development should *“Minimize adverse impacts that noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses”*.

While we do not believe this proposal is compatible with the Superior Township Master Plan, if this proposal is somehow approved by the Township, we'd like the Township to add conditions to the development plan to limit the effects of noise pollution that will adversely affect our adjacent home. As previously mentioned, our home is uniquely situated within sight of their new residence halls, parking lots, and driveways. In addition, the large open space north of our home will likely be used as a gathering spot for their guests.

Requested Conditions be added to the area or development plan:

- (A) We request petitioner be required to implement natural barriers (e.g., tall bushy pine or other tall bushy evergreens) to shield all noise pollution from their new structures, driveways, parking lots, and barn from our adjacent property.
- (B) We request residents, guests, and employees of the facility be required to maintain a 200' buffer zone from our shared property line, for any organized or unorganized activities or gatherings, between the hours of dusk and dawn. The open field north of our home is of highest concern, as use of this area will subject us to noise intrusions at odd hours and will lead to privacy/security concerns if we hear residents near our home in the darkness. Like any park or open space, hours of use are required to minimize the adverse effects on adjacent properties.

6) Density

While we do not believe this proposal is compatible with the Superior Township Master Plan, if this proposal is somehow approved by the Township, it is important that the density of residents at this facility at any one-time is capped and not allowed to increase without Township oversight. The submitted area plan in its current form is ambiguous in the number of guests that will stay overnight and simply says "*Guests: 30*". In contrast, the submitted area plan is more specific when discussing employee density: "*18 (daytime), 2 (overnight).*"

Requested Conditions be added to the area or development plan:

- (A) We request that the area plan be more specific in the number of guests that will be daytime vs overnight, to align with how employees are noted in the area plan
- (B) We request the room density of their residential and other housing facilities is stated in the area plan and capped at 1 person:1 bedroom. Additionally, we request the Planning Commission deem any request to change density from 1 person:1 room after approval be classified as a "Major Change" per Zoning code 7.106 Subsection B. Major Changes
- (C) We request the maximum number of overnight and daytime guests be explicitly stated within the area plan and include additional qualifiers of overnight vs. daytime (e.g. 30 total guests: 20 overnight, 10 daytime)*. This number should represent the maximum number of guests they will ever have onsite at one time. Additionally, we request the Planning Commission deem any request to change daytime or overnight guest limits after approval be classified as a "Major Change" per Zoning code 7.106 Subsection B. Major Changes

*Note: Our assumption of 20 overnight and 10 daytime guests was determined by the attached letter Garrett's Space sent to community members on February 8, 2023 where they stated: "We anticipate 15 to 20 residents will stay overnight ... and an additional 10 young adults will visit for day programming".

7) Cost of Running an Overnight Support Center

Section 7.102.A.4.a – Petition Requirements of the Zoning ordinance states that at the public hearing on April 26 "The petitioner shall present evidence regarding the following characteristics of the proposed development ... (6) Economic feasibility of the proposed uses."

At the March 9, 2023 Board of Trustees Meeting, the petitioner made brief statements that compared Garrett's Space to two similarly sized youth housing and adult rehab facilities in the area – Ozone House and Dawn Farms.

Reviewing the public tax forms from 2019 – 2021 for each of Garrett's Space, Ozone House, and Dawn Farms, provides insight into the revenues and expenses it takes to run a 24/7 overnight support facility:

3-Year Average Financials (2019 – 2021)

2019-2021 averages	Total Revenue/yr (\$)	Total Expenses/yr (\$)	Net Income/yr (\$)
Garrett Space	242,104	61,173	180,931
Ozone House	4,412,841	2,930,834	1,482,007
Dawn Farms	5,015,949	5,084,527	68,578

Yearly Financials (2019 – 2021)

	Year	Total Revenues (\$)	Total Expenses (\$)	Net Income
Garrett's Space	2019	105,185	16,621	87,459
	2020	390,750	38,070	352,680
	2021	230,378	128,827	101,551
Ozone House	2019	5,266,116	2,626,907	2,639,209
	2020	4,866,279	3,118,445	1,747,834
	2021	3,106,079	3,047,150	58,929
Dawn Farms	2019	4,956,168	5,091,781	135,613
	2020	5,226,282	5,124,267	102,015
	2021	4,865,398	5,037,532	172,134

From the public tax records, we can see the two similarly sized 24/7 support centers on average have yearly revenues of \$4,400,000 – \$5,000,000+ and expenses of \$2,900,000 – \$5,000,000+ dollars.

In contrast, Garrett's Space is proposing to create a new 24/7 overnight support center with average yearly revenues of \$242,000. This shows they need to increase their yearly revenues 1200% - 2,000% from current values to cover the average expenses of Dawn Farms or Ozone House, respectively. With this perspective, it is clear there is an enormous gap between Garrett's Space current income and the income/expenses of similar 24/7 facilities.

In addition, we know that the petitioner's organization was granted a \$4,000,000 Community Project Funding request from the Federal Government. The Explanation of Request (EoR) for this funding states: "*The funding will be used to create a residential center in Southeast Michigan....*" And includes stipulations that the "*[funds] be ready for spending in one calendar year*".

Given the language of this federal funding EoR and the clause to spend the funds within a year, it is almost certain all or near all of the appropriated \$4,000,000 will be used in purchasing 3900 N Dixboro and will not be available to fund day-to-day operations of the facility.

The comparison and scenario above shows there is significant uncertainty that the petitioner will be able to rapidly expand their funding to meet expenses. This scenario also increases the likelihood Garrett's Space takes on loans against 3900 Dixboro to cover income gaps, which may lead to further long-term instability. This is without including the millions in additional capital required to build the residence hall and other structures. For these reasons, we urge the Planning Commission and Board of Trustees to pause and consider based on available data whether Garrett's Space has the funding to run this type of facility, and if it's realistic to expect they will increase their yearly income from \$230k to \$2.9 million in 1-2 years based on their fundraising history. How will they raise millions in additional funds to complete Phase 1 and Phase 2 developments? If this property is to be rezoned and developed under the current plan, what else might be brought onto this property if this organization fails? Who else will take on their large dormitory buildings in the center of the property or pay for their removal? By allowing residential dormitories and a support center to be built today, we will significantly limit the future potential of this property to be redeveloped into the rural residential homes or farms that Master Plan and current Zoning Ordinances intend for this property.

In closing, while we are supporters of Garrett's Space's mission, believe there is merit in their organization, and believe their proposed conservation of natural spaces is admirable, we also believe the rezoning of 3900 N Dixboro from A-2 to PC as proposed violates our Master Plan and Zoning Ordinances. In addition, this proposal uniquely

submits our home to additional visual, light, noise, and privacy concerns that do not exist today, and are not addressed or mitigated in any way in the proposed site plan. It is not acceptable to subject our home to new forms of pollution and a loss of privacy based on this proposal.

As a 25-year resident of Superior Township, I chose to move back here after childhood and purchase my first home in Superior Township for the rural residential environment and privacy it brings. We selected Superior Township under the full expectation that this Township would uphold their Master Plan and protect our rights as constituents against incompatible land uses. As your constituents, we encourage the Planning Commission and Board of Trustees to represent the people of Superior Township, and especially those of adjacent properties with "ownership interest". It is crucial to everyone in Superior Township that our local Township government upholds our Master Plan, Growth Management Plan, and Zoning Ordinances.

Thank you for your time and consideration,

Matt DeBusscher & Anne Tereska

3816 N. Dixboro Rd

Letter Sent to Community Residents by Garrett's Space



February 8, 2023

Dear Matthew and Tereska,

We are writing to let you know that Garrett's Space, an Ann Arbor based suicide prevention nonprofit, has entered into an agreement to acquire a property located close to you at 3900 N. Dixboro Road. We are working with Superior Township to have this breathtaking site rezoned for use as a holistically focused residential center for young adults struggling with depression and anxiety. We invite you to meet with us at your convenience to address any questions you may have regarding our plans for the property.

We co-founded Garrett's Space in 2019. Two years earlier, we lost our precious son, Garrett, to suicide and witnessed first-hand the lack of support options in our health care system for young people who need something more than regular visits to their therapist.

The property is a perfect fit for our planned center. This is a really hard world for our young people. They compare their own lives to what they see through the distorted lens of social media. Many of them feel that they don't measure up. To illustrate the magnitude of the problem, a national survey taken a little over a year ago of over 1,700 young adults ages 18-24 showed that a staggering 70% were struggling with moderate or severe depression. Suicide also is the second leading cause of death for young people ages 10 to 24 in the State of Michigan. You likely know a young person right now who is facing significant mental health challenges.

Our current wellness programming

Garrett's Space has been supporting young adults through virtual support groups since April of 2021. We currently have 25 young adults participating in our support groups with peers and breathing and movement activity. The feedback we're receiving from our participants has been tremendous. We're giving them a safe space to be themselves and share their vulnerabilities and successes with others who get what they're going through. They're rallying around each other and feel supported by our amazing team of trained facilitators, which includes licensed social workers and certified yoga instructors.

Our vision for the Property and the Center

Our target population is young adults ages 18 to 28 with depression and/or anxiety who can benefit from being in a supportive, healing environment with others their age and see that they are not alone in their struggles. The center will be focused on fostering connections, providing mood-lifting holistic activities and helping young adults feel better about themselves and their lives. We anticipate that 15 to 20 residents will stay overnight at the center for three to four weeks and an additional 10 young adults will visit for day programming, including young adults who previously have stayed at the center.

We will **NOT** be attempting to treat or support young adults with serious mental health disorders such as schizophrenia, borderline personality disorder or other psychotic disorders. We also will not be admitting young adults who are actively suicidal and will be referring such individuals to the ER.

The center will be a place where young adults can receive crucial wraparound support and learn and practice strategies that will help them learn how to live in an increasingly complex and complicated world. Services and activities will include group support, including from peers who have experienced similar struggles; art and music therapy; and ways to help young adults cope with broken relationships, which is often a trigger for suicide. We also will offer an extensive array of holistic options focused on teaching healthy behaviors and promoting wellness. Examples include meditation, poetry workshops, healthy cooking, and yoga. We also will provide support to families and other loved ones who often find it challenging to find help for their young adult. Our guests will be embraced by a warm community of caring staff, including social workers and facilitators.

Having seen our precious son, Garrett, at his low points, we understand that it is necessary to create programming and spaces that are not only evidence-based, but that also are interesting and attractive to young adults who frequently feel too demoralized and hopeless to try to get help.

The role of the Property

We and our team were struck by the beauty of the house and land at the property. The indoor and outdoor spaces perfectly fit our vision of a place where struggling young adults will feel like they can exhale and decompress. We hope that our mission, work and vision resonate with you, and that you will be excited to have this critical resource available for our community.

In addition to using the existing home for group activities and administrative offices, we plan to build a 12,000 square foot residential center and a 2,000 square foot creativity studio for activities like yoga, dance and art. The buildings will fit into the natural beauty of the site and will look residential in both scale and appearance. We also may have therapeutic animals, like goats, with a barn and an outdoor recreation area. Our treatment paradigm includes maintaining the natural beauty and diversity of the 76-acre property and we intend to seek a conservation easement to preserve much of the property so that our residents can benefit from this healing environment. We plan on maintaining a buffer of 200 feet around the perimeter of the property. Any new structure will be outside the buffer area.

Financial and other Support for Garrett's Space and the Center

Though we have been operating for less than four years, the community has rallied around Garrett's Space because our work is so critical. To date, we have raised \$1.5 million from private donations and expect to rapidly increase our fundraising as the center moves closer to becoming reality. In December, we received a \$4 million community project award from the federal government submitted through Congresswoman Dingell's office to help us build the center. In connection with this request, we received enthusiastic letters of support for the project from 19 community-based organizations and local government officials and entities. We also were beneficiary of a benefit event held by the Ray and Mary Knight Foundation at Knight's restaurant. We will commence a capital campaign later this year to continue to finance the acquisition of the property and construction of the center.

We are eager to answer any questions you may have. You can reach us by emailing Scott at scott@garrettsspace.org or calling him at 734 709-7684

Very truly yours,



Julie and Scott Halpert

Co-founders, Garrett's Space

MEMORANDUM

TO: Superior Township Planning Commission
FROM: Gregory K. Need
RE: Proposed Rezoning: Garrett's Space
DATE: April 20, 2023

Dear Planning Commission Members:

I represent 35 citizens of Superior Township, who live in close proximity to the seven properties which are the subject of a rezoning application by Garrett's Space from A-2 (agricultural district) to PC (planned community). We object to the rezoning for numerous reasons and urge the Planning Commission to make a recommendation for denial to the Township Board.

First, I stress that my clients' objections are not to the Garrett's Space concept or the services it proposes to provide. The goal of the organization, as expressed in its application materials and its website, treating young adults struggling with depression, anxiety, and suicidal ideation, is laudable. However, the subject property, for numerous reasons, is ill-suited for the proposed use and the rezoning will have significant and extremely detrimental effects on my clients, and other nearby property owners.

My 45 years of experience in zoning and land use matters has revealed several factors that a community is supposed to consider in evaluating a rezoning request. In addition, Section 18.06 of the Superior Township Zoning Ordinance expressly requires that the Planning Commission evaluate and identify all facts relative to the rezoning request and that, at a minimum, the Planning Commission must consider five specific factors. The Garrett's Space proposal falls far short of meeting all those criteria. An analysis of those factors conclusively demonstrates that the rezoning should not be approved, and the Planning Commission should recommend denial.

My analysis follows:

1. The rezoning is inconsistent with the Township's Master Plan and Growth Management Strategy.

Michigan case law provides that consistency with a community's master plan is a critical, and perhaps the most important factor, to consider in deciding a rezoning request. Section 18.06 5 of the Zoning Ordinance specifically requires the Planning Commission to consider the Township's Growth Management Plan ("Master Plan"). Additionally, any applicant who would request rezoning to a special district, such as planned community (PC), must present evidence showing compliance with the Master Plan (Section 7.102 A 4 a(9)). Finally, the eligibility criteria for the PC special district expressly requires compatibility with the Master Plan (Section 7.301 A 2).

The Master Plan designates the area where the subject property is located as rural residential (Map 6-4). Chapter 6 of the Township Master Plan, "Growth Management Strategy" ("GMS"), puts this property within the Rural Plymouth Road/M-14 sub-area. Page 6-21 of the GMS indicates that

these areas are currently principally used for large lot rural residential development with a few farms, and further indicates that the current pattern of agricultural, rural residential, and resource conservation zones is encouraged to continue. Approval of the rezoning will allow a land use that will destroy this development pattern and, contrary to the GMS, will likely encourage additional developments with densities well in excess of what is currently existing. Further, the economic development strategy of the GMS (page 6-23) indicates that, within the rural residential zone, the Township wants to continue to encourage the purchase and donation of development rights to permanently preserve agricultural land.

Despite the comments made in the application for Garrett's Space, their proposed use is inconsistent with the Master Plan and GMS. The Master Plan emphasized concerns about development proximate to agriculture and its impact on the suitability of the residential area, even going so far as to say that the principal threats to local agriculture include "incompatibilities that arise from locating non-farm or urban housing close to active agriculture". (Master Plan, page 4-3)

The rural residential district is intended for transitional uses that are either agricultural in nature or compatible with agriculture. More intensive development, which the proposal clearly demonstrates, could lead to increase in land values in the area, adding financial pressures for farmer landowners to sell off their properties, as opposed to maintaining the current pattern of development.

The rural district designation specifically indicates that it should serve very low-density single-family residential uses. This is exactly how the property in the area of the subject property has been developed. The Garrett's Space proposal cannot, by any stretch, be considered to be low density. It is difficult to determine the exact density of use because of vagueness in the application. However, the facility expects at least 30 guests, 15 to 20 of whom will stay as residents for 2 to 4-week periods, with the remaining participating in day programming. There will also be around 20 people employed by the facility. Additionally, the application fails to specify whether the day programming participants will be at the facility during the entire day, or whether there could be a turnover, which could include multiple groups of 10 people at a time.

The Township's Master Plan is a vitally important document. Zoning, by statute, must be based upon a comprehensive land use plan (MCLA 125.3203) and the state planning statute (Act 33 of 2008) sets forth comprehensive requirements for the process by which a master plan is adopted (Act 33 of 2008). The Township Master Plan states that it "sets forth the goals, objectives, and policies for future growth and development". Thus, a master plan is the planning policy underpinning and providing fundamental guidance for the balance of the zoning ordinance. In Michigan, the courts have consistently reviewed rezoning decisions with respect to whether the zoning was undertaken consistent with the master plan. I am told that the Township has a legal defense fund established to defend the Master Plan.

The Master Plan establishes the vision for this area of the Township. Approval of the rezoning, as noted above, is materially inconsistent with that vision. This reason alone would justify the Planning Commission making a recommendation of denial to the Township Board.

2. The rezoning is inconsistent with the zoning classifications and land use patterns in the general area.

The planned community (PC) special district standards, although allowing some flexibility in land use, establish various limitations on allowed uses. Section 7.301 B 2 provides that “uses in a PC special district shall be limited to those that are compatible with the township’s adopted Growth Management Plan, and that are harmonious and compatible with, and not harmful, injurious, or objectionable to existing and future uses in the immediate area.

The subject property and the surrounding properties are all zoned A-2 rural residential and the existing land use patterns are consistent with those uses. Within that zoning district, a large variety of agricultural uses are allowed, including what are commonly known as farms. In addition, low-density residential uses (with a two-acre minimum lot size) are also allowed. No commercial uses are allowed and only a small number of office-type uses are permitted that are mostly agricultural or recreationally related. The proposed use is entirely inconsistent with the uses allowed in the A-2 district. Indeed, the A-2 district does not permit senior housing, large adult foster care or large group homes, multi-family, or other “managed residential facilities not otherwise listed”. In addition, institutional uses, medical uses, office uses, health clubs, and fitness centers are all uses that are not permitted in the A-2 zoning district. The Garrett’s Space proposal has many of the same characteristics as several of these prohibited uses. The applicant seeks to make an “end run” around these prohibitions by requesting designation under the planned community PC special district. Even though that district designation allows an applicant to propose a use not otherwise permitted, as stated in section 1 of this memo, the use is incompatible with the surrounding uses and future land use designations in the GMS. In reality, the proposed use is more similar to uses which are expressly not permitted within the A-2 district.

As stated in the table of permitted uses found in Article 4 of the Zoning Ordinance, where a particular use in a particular zoning district is blank, that use is expressly prohibited. It is, thus, critical to note that, in addition to the uses described above, the following are also expressly prohibited in the A-2 district:

- (a) Dormitory living units;
- (b) Elderly and senior housing, whether independent, assistant living, or dependent;
- (c) Adult foster care or large group homes and congregant facilities; and
- (d) State-licensed and other managed residential facilities not otherwise listed in this table.

An adult foster care or large group home, which again is expressly prohibited in the A-2 district, is defined as a residence for 12 to 20 adults and a congregant facility for more than 20. The prohibitions against senior housing prohibit any institution which provides room and board to non-transient persons without regard to numbers of individuals.

By the own terms of the application, the facility is meant to serve a transient population of 20 or more individuals, with apparently the maximum length of stay suggested to be 2 to 4 weeks, and another 10 individuals for daytime use at a time.

It appears that Garrett's Space may also be trying to make an "end run" around the express zoning prohibition (d) above by indicating that the facility is not required to be licensed. It is absurd to assume that a use that is licensed by a state regulatory agency and, thus, subject to oversight and inspection, would be prohibited in the A-2 district, while a non-licensed facility, with the identical density and characteristics, would be allowed. Moreover, the term "other managed residential facilities" is not defined within the Zoning Ordinance. If one assumes there is some level of "management" to Garrett's Space then, again, the proposed use is included within that term and is expressly prohibited in the A-2 district by the terms of the Zoning Ordinance.

The Township has created in the Zoning Ordinance a different special zoning district titled "MS Medical Services". Within the MS district, numerous health-related uses are allowed. These include not only large-scale operations such as hospital or urgent care center, but also medical office buildings, radiology labs, medically-related office buildings, and chiropractic, optical, dental, or general medical facilities. The Garrett's Space website indicates that a medical director would be running the facility, that social workers would be provided, that there would be access to psychiatrists if medication is needed, that nurses would be present, and that a mental health wellness program for young adults is also contemplated. The application clearly characterizes that this facility is for patients with severe depression and anxiety, who may have experienced attempts at suicide. The proposed patients at Garrett's Space will have been diagnosed with mental disorders by mental health professionals. While the application indicates that it will have primarily a "non-medical and non-institutional focus", the fact remains that the only individuals who are eligible to be admitted are those with severe depression and anxiety, who clearly may need some form of medical assistance. Otherwise, why would the facility contemplate having medication provided and having medical professionals on staff?

Garrett's Space should seek rezoning to the MS medical service district and place that facility in a location which is consistent with Master Plan, consistent with the zoning classifications in the general area, and consistent with the established land use patterns. As the current proposal does none of these, the Planning Commission should, again, recommend denial.

3. Approval of the Rezoning Would be Illegal Spot Zoning.

Approval of the rezoning request would create what is known as "spot zoning", which the courts have held is illegal. The Michigan Supreme Court, in 1954, defined spot zoning as "a zoning ordinance or amendment...creating a small zone of inconsistent use within a larger zone". Spot zoning occurs when a comparatively small area, or permitted use, is inconsistent with that in the surrounding area. The Master Plan provides that, where property is being requested for rezoning, the requested rezoning should not create an isolated or incompatible zone in the area.

Here, the proposed use, as noted above, is entirely inconsistent with the land use patterns in the surrounding area. The parcels in the surrounding area consist of single-family residential homes and farms. The Garrett's Space use is more akin to dormitory housing, with administrative office buildings, and large hard surface parking lots. These are not similar in the slightest to the established land use patterns in the area.

Courts in the past have invalidated rezoning decisions where they created spot zones and, when doing so, consistency with the community's master plan was noted as an important factor. The Master Plan goals specifically indicate that the current mixture of agricultural, rural residential, and resource conservation zones are encouraged to continue. The Garrett's Space use is entirely inconsistent with those patterns.

4. Public services are inadequate to service the proposed development.

The Michigan Zoning Enabling Act provides that one purpose of zoning is to facilitate adequate provisions for a system of transportation, sewage disposal, safe water supply, etc. Section 18.06 3 of the Zoning Ordinance requires the Planning Commission to consider the capacity of the Township to provide any services, facilities, or programs that might be required if the rezoning is approved. Additionally, the Master Plan provides that rezoning of undeveloped land to a more intensive zoning district should only take place in conjunction with availability of public services and infrastructure. This requires an analysis of the available utilities and public services, along with the capacity of the existing road system.

The application is vague in many respects, including how much traffic will be generated from the site. The application says that up to 20 people will be transient overnight users, 10 at a time will be day users and 20 will be staff. It is unknown how many would be utilizing the subject property for daily activities. Most of the traffic generated will be required to utilize Dixboro Road and, as described above, allowing a more intense use will simply encourage other uses with increased density to locate in the area as well. This is inconsistent with the GMS, which seeks to limit sprawl. There are no transit or bike lanes that serve the area.

Moreover, what is proposed is essentially a commercial use. The GMS indicates that commercial uses should be only located where there is access to public water and public sewer. The proposal relies on a large septic field, which is situated in almost immediate proximity to wetland areas. If the property were to be developed as large lot residential consistent with the Master Plan, the septic systems required to support that development would be far smaller than what is being proposed for Garrett's Space.

5. Requirements to provide equal opportunity housing do not apply to this proposal.

The application discusses a local government's obligation to provide equal opportunity housing. The most important federal legislation seeking to promote non-discriminatory access to housing is the federal Fair Housing Act ("FHA"). However, the FHA does not apply to this request. Generally, the FHA applies only to "dwellings", which courts have found to include homeless

shelters, shelters for battered women and their families, group homes for recovery of substance abuse, seasonal bungalows, hospice facilities, but not lodging for transient guests such as hotels. The Garrett's Space proposal is more akin to a short-term rental, given the statements by the applicant that, at most, residents will be at the property for 2 to 4-week periods.

The FHA prohibits the refusal to sell, rent, or otherwise make unavailable or deny a dwelling to any person because of several factors, including handicap. While the FHA is applicable to zoning decisions, it is inapplicable in this case because courts have held that transient housing is not covered by the FHA. *LuxuryBeachfrontGetaway.Com, Inc. v. Town of Riverhead, New York*, No. 17CV4783SJSIL, 2018 WL 3617947, at *2 (E.D.N.Y. July 27, 2018). Additionally, a publication published by the US Department of Housing and Urban Development, "A Consumer's Guide to Fair Housing", expressly provides that the FHA does not apply to transient occupancy.

The FHA defines dwelling as any building, structure, or portion which is designed or intended for occupancy as a residence. Lodging for transient guests, such as hotels, are not included within the FHA's definition of dwelling. *Villegas v. Sandy Farms, Inc.*, 929 F. Supp. 1324 (D. Or. 1996). This case found that a dwelling is a residence intended for occupancy where one intends to return. Given the fact that individuals in Garrett's Space will apparently be there for a maximum of 4 weeks, they all have another place to return to and, thus, the FHA is inapplicable.

Next, Michigan case law establishes that the FHA does not entirely preempt a zoning ordinance adopted pursuant to the Township Rural Zoning Act (now the Michigan Zoning Enabling Act). MCL 125.271 – MCL 125.310.

Moreover, the FHA specifically exempts from its scope "reasonable local, state, or federal restrictions regarding the maximum number of occupants permitted to occupy a dwelling". Consistent with this mandate, the Michigan Zoning Enabling Act requires a community to house in all residential districts state-licensed residential facilities providing foster care services for 6 or fewer person. Clearly, the proposed use, which would house several more individuals, falls outside the scope of that preemption.

6. The required findings of fact weigh in opposition to the rezoning.

The Township's Zoning Ordinance (Section 18.06) expressly requires the Planning Commission to evaluate all factors relevant to the petition, and requires, at a minimum, that findings of fact be addressed as follows:

- 1. Whether or not the requested zoning change is justified by a change in conditions since the original Ordinance was adopted, or by an error in the original Ordinance.** There is no assertion made in the Petition that there is any change in condition since the property was placed in the A-2 zoning district, nor any error in the original Ordinance.

2. **The precedents, and the possible effects of such precedents, that might result from approval or denial of the petition.** As noted above, the approval of a higher density proposal in this area will likely encourage other higher density uses to be proposed. Having approved a higher density facility, it would be more difficult for the Township to defend additional rezoning requests in the area.
 3. **The capacity of Superior Township or other government agencies to provide any services, facilities, and/or programs that might be required if the petition were approved.** See discussion under section 4 of this memo.
 4. **Effect of approval of the petition on the condition and/or value of property in Superior Township or in adjacent municipalities.** As noted above, the proposal is entirely inconsistent with established land use patterns in the area and will detrimentally affect the existing uses. Also, as noted under section 7 following, there are numerous site-specific objections related to the proposed plan, which will detrimentally affect the surrounding properties.
 5. **Relation of the petition to the Township's adopted Growth Management Plan, and of other government units where applicable.** As noted in section 1 of this memo, the project is entirely inconsistent with the Township's plan.
7. **There are numerous site-specific objections to the proposal.**

While much of this memorandum to this point has dealt with general zoning issues, there are numerous issues with the particular plan having been submitted. These include the following:

- (a) There are numerous concerns regarding security for this use and possible negative impacts on surrounding areas. The plan, so far, has not addressed any security issues. It provides for 2 employees overnight on a parcel of property over 75 acres in size, with 20 individuals, who are suffering from various mental incapacities. The property is not proposed to be fenced, thus raising concerns that residents could wander from the site onto the neighboring residential properties. I am advised that the now deceased owner of the property built a trail system down to the creek and frequently walked from his home to neighboring homes across the creek, and there is nothing to stop the residents of Garrett's Space from doing the same thing.
- (b) Despite the applicant's statements, the proposed facility will clearly be visible from surrounding properties. The house and barn currently located on the property are visible to numerous neighboring properties, and the proposed facility will be significantly larger,
- (c) The subject property contains numerous environmentally sensitive features, including wetlands. Garrett's Space implies preservation of these features as justification for the PC zoning. However, much of the land cannot be developed in

any fashion due to the wetlands, woodlands, and steep slopes, thus this land will likely be preserved no matter what the development. While Garrett's Space claims they will have a conservation easement to buffer the area, none was included in the application. In addition, placing a conservation easement over property designated as wetlands is irrelevant, as that property could not be developed under Township ordinances in any event.

- (d) Garrett's Space only provided US FWS wetland boundaries on the plans, but the Township Wetlands Map relies on a combination of US FWS wetland Maps and EGLE MIRIS maps. The EGLE maps indicate a discrepancy, which is particularly notable with respect to the wetland area in the South. In this area, the EGLE map indicates a larger wetland which may in fact interfere with the South parking area. Disturbance to wetlands is inconsistent with Garrett's Space's goals of providing a conservation benefit. Therefore, due to the discrepancy and the proximity to development area the Township should require a formal wetland delineation consistent with Ordinance 178 – Wetlands.
- (e) The proposal includes the utilization of septic systems, which are located inconsistent with the GMS - which requires careful siting of on-site septic systems. The septic system appears noncompliant, in that septic systems, per the Township's standards, must be placed a minimum of 10 feet back from the top edge of steep slopes (25% or greater) and the proposal fails to do so. Additionally, I am advised that contact was made with the Health Department to find out about the well and septic on the property. The Health Department representative was under the impression that Garrett's Space would need a type 2 well and a commercial septic. Garrett's Space did not tell the health department that there is a phase 2 for this development. Septic calculations are for phase 1 only and do not include cooking, laundry, and bathroom facilities for the 20 overnight patients and bathrooms in the creative space. So, the septic fields, in addition to being near the creek and slopes, are insufficient for the use.

Conclusion

For all the foregoing reasons, there are overwhelming reasons to deny the proposed rezoning. While we absolutely agree that the use is laudable and should be encouraged, it needs to be placed in a location where it is better suited and compatible with the nearby properties, zoning designations, Master Plan, and land uses in the area. We respectfully request that the Planning Commission make a recommendation to deny the proposal.



To the Superior Township Planning Commission,

I am writing to you in opposition of the Garrett's Space zoning change that is in front of you for consideration. I want to bring to your attention the increasing body of research that has been uncovered in the last decade regarding highway noise pollution and it's connection to depression, anxiety, and even more recently, an INCREASE in the rate of suicide for people who are exposed to it on a 24 hour basis.

This property has been on and off the market for 9 years. The property is RIGHT next to the highway and the highway noise is oppressive. Between that and the increasing price, that is why it has not sold. The NOISE POLLUTION is extensive. The traffic noise can be expected to be in the 60-70 decibel level for most hours of the day and throughout the night.

This is EXACTLY the wrong place for this experimental treatment center. There is NO evidence that the trees and "nature" on this property possess magical powers, but there IS significant research and evidence that shows that the ever present noise pollution from the highway WILL have a very negative effect on the very people that Garrett's Space intends to help. They are aware of this research because I spoke about it at the last Board of Trustees meeting. It is not clear to me why they are IGNORING scientific peer reviewed research funded by the NIH and other international scientific experts on noise pollution and its effect on mental health. I have attached several articles and studies for your review.

Titles include:

From 2015 - "A robust new study strengthens the link between highway noise and depression"

From 2022 - *"The many ways highway noise is damaging your health"*

And from March of 2023 - "Traffic noise linked to higher risk of suicide."

A mental health recovery facility should *never ever* be right next to the highway. It is Immoral to put it there.

Garrett's Space, this Planning Commission, and the Board of Trustees will be liable for the ill effects of the noise pollution on the people who stay at Garrett's Space. Google it yourself. Highway noise, depression, anxiety, suicide.

Sincerely,

Michael Dubin

Superior Township resident



Traffic noise linked to higher risk of suicide

Published: March 30, 2023 at 2:06 PM

Cara Murez, HealthDay News

Living with a lot of transportation noise can increase your risk of suicide, new research suggests.

A study from Switzerland found that with every 10-decibel increase of average road traffic noise at home, risk for suicides rose by 4%. An association between railway noise and suicide was less pronounced.

"We used suicides as an indicator for mental health disorders as we do not have robust Swiss data on mental health diagnoses such as depression or anxiety," said study co-author Benedikt Wicki, a PhD student at the Swiss Tropical and Public Health Institute.

"Noise increases the mental load, contributing to the development of mental disorders or worsening of preexisting conditions," he said in an institute news release.

Mental health disorders affect nearly 1 billion people worldwide, including about 1.4 million people in Switzerland. They are a leading cause of suicide, the authors noted.

In Switzerland, about 1,000 people die by suicide each year.

Past research has linked environmental factors like air pollution or noise to adverse health effects such as cardiovascular diseases and general well-being, but robust evidence on the effects of transportation noise on mental health disorders remains scarce, according to the study.

Biological mechanisms explaining why noise impacts mental health include sleep disturbance, increased levels of stress hormones, changes in brain function or a sense of loss of control.

"Our brain registers noise as a sign of a potential threat and activates a 'fight-or-flight' response. Constant transportation noise at your home can make you agitated and unable to cope with stress," said co-author Danielle Vienneau, a Swiss TPH researcher.

The researchers analyzed data from 5.1 million teens and adults ages 15 and up in the Swiss National Cohort from 2001 to 2015.

They also included noise exposure data from transportation sources including road traffic, railways and aircraft, available for all households in 2001 and in 2011. The authors assigned this noise data to the study participants based on their place of residence.

While the researchers found only an association, the results linking noise levels and suicide were robust even after adjusting for exposure to air pollution, the amount of greenness around homes and multiple socioeconomic indicators, according to the study.

The authors said the study underscores the importance of addressing the health impacts of transportation noise, air pollution and greenness in urban planning and public health policies.

The study was published Wednesday in the journal Environmental Health Perspectives. It was funded by the Swiss National Science Foundation.

More information

The U.S. Environmental Protection Agency has more on noise pollution.

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HealthDay



The many ways traffic noise is damaging your health

Too often we've treated traffic noise simply as an annoyance. A growing body of research tells us it's a whole lot worse than that.

Ed and Annels | Public Group's

HIGHWAYS & INFRASTRUCTURE

EXPLAINER
OCTOBER 10 2022



James Horrox
Policy Analyst, Frontier Group

The many ways traffic noise is damaging your health

Unwanted noise is annoying. I'm easily annoyed - and I'll admit that generally speaking I have no right to demand not to be. But does this mean that people like me should just get over ourselves and accept that the high levels of environmental noise we have to contend with as part and parcel of an urban existence are simply an inevitable fact of life?

It does not. Because when it comes to noise, the thing causing the annoyance also happens to be a major public health issue.

The average background noise level in a U.S. city is around 60 "A-weighted decibels" (dB(A)),^[1] though there's substantial variation from city to city. A 2015 study in New York, for example, found an average street noise level of 73.4 dB(A), with levels reaching as high as 95 dB(A) in some places. Live within 50 feet of a highway and you'll typically be exposed to between 70 and 80 dB(A), according to the Federal Highway Administration. For context, according to the World Health Organization and the U.S. Environmental Protection Agency, 70 dB(A) - roughly equivalent to standing next to a washing machine - is the maximum noise level you should be exposed to over the course of a normal day to prevent hearing loss over the long term. But even noise as low as 35 decibels is enough to cause other issues, like sleep disturbance and disruptions to concentration.

The harms caused by noise, however, go way beyond that.

Research has shown, for example, that sustained exposure to high levels of noise leads to mental health problems of various kinds: a 2016 study of people living close to Frankfurt Airport found that noise is "strongly associated" with depression and anxiety, for instance. Those who reported the highest levels of noise annoyance were more than twice as likely to experience those two conditions than those reporting the least. A 2020 meta-analysis of studies exploring the link between transportation noise and anxiety similarly found 9% higher odds of anxiety per 10 dB(A) increase in noise level, further noting that the more severe the anxiety, the more significant the association. A separate meta-analysis, published in 2019, found that the risk for depression increased by 15% per 10 dB for aircraft noise and 4% per 10 dB for road traffic noise.

Perhaps more surprising is the extent of the impacts of noise on our physical health, which has also been the subject of a great deal of recent research - in particular regarding the relationship between noise exposure and cardiometabolic and cardiovascular diseases. A report from European research consultancy CE Delft estimated that noise from rail and road traffic could be responsible for up to 50,000 heart attack deaths and 245,000 cases of ischemic heart disease every year across Europe. A 2013 UK study concluded that daytime noise levels of 55 dB(A) and above could account for an additional 542 cases of hypertension-related heart attacks, 788 instances of stroke (see below), and 1,169 cases of dementia in the United Kingdom.

A number of studies have likewise established a link between traffic noise exposure and ischemic heart disease. [A 2015 meta-analysis](#) of studies of ischemic heart disease and noise from aircraft and road traffic found a 6% increase in risk per 10 dB(A) increase in noise exposure. A similar [meta-analysis](#), published the previous year, looking at 14 studies of the relationship between traffic noise exposure and coronary heart disease, arrived at an estimate of 8% per 10 dB(A) increase in noise exposure.

A [2012 meta-analysis](#) by researchers in Germany and the Netherlands found a 3.4% higher probability of hypertension per 5 dB increase in road traffic noise – a finding corroborated by [several other studies](#). The association between hypertension and aircraft noise specifically has [been studied fairly extensively](#) – notably in a large-scale piece of research entitled “[Hypertension and Exposure to Noise near Airports \(HYENA\)](#),” drawing on data from almost 5,000 participants, which concluded that a 10 dB(A) increase in nighttime aircraft noise is associated with 14% higher odds of prevalent hypertension.

Some of the most worrisome conclusions come from a number of major studies on the relationship between noise and stroke risk. A [2011 study](#) from Denmark, for example, based on a cohort of more than 57,000 individuals, found a “strong association” between road traffic noise exposure and stroke among people over 64.5 years of age. The study revealed that sustained exposure to road traffic noise increased stroke risk by 14% per 10 dB increase in noise level.

Studies conducted in London – one on [traffic noise](#), another on [airport noise](#) – have come to similar conclusions, and a 2019 [study](#) from Barcelona found that not only are people living in noisier areas at a 30% higher risk of stroke, but high levels of noise also increase the severity of those strokes, noting that patients from noisier areas presented more severe strokes on admission to hospital.

Together, these studies – and the mountain of other research on noise and human health – paint a picture that legislators cannot, and should not, ignore. As yet another way that our transportation system is harming people, noise pollution should be right up there with air pollution and climate emissions as a key priority of 21st century transportation policy.

Noise ordinances are one measure that can be put in place to mitigate these harms (although such ordinances are at best only moderately effective – first because they’re often not enforced in any meaningful way, and second because even when they are, the maximum permitted noise levels are often still way above the harm threshold). Noise cameras of the kind recently installed next to roadways in [certain European cities](#) could potentially be another – automatically slapping drivers of vehicles above a certain noise level with a ticket. It will be interesting to see the

The many ways traffic noise is damaging your health

results of the [European pilots](#), as well as those [set to be rolled out in some U.S. cities](#) in the [near future](#).

But these kinds of things are really only band-aid solutions. Bringing the volume down once and for all means tackling the problem at source: that is, by ending the dominance of the internal combustion engine - whether through electrification, and/or simply reducing the numbers of cars on the roads and planes in the sky. And it's not just transportation - take the leaf blower, for example: the scourge of suburbia, so much so that some cities have already implemented bans and others are on their way to doing so.

Too often we've treated noise as just an annoyance; an unavoidable feature of modern life that we just have to put up with. We now understand that it's much worse than that. It's time to act accordingly.

[1] Simply put, decibel (dB) is a unit of sound measurement that measures the straightforward loudness of a sound. However, the human ear does not hear all frequencies equally. dB(A) is a measurement of loudness weighted to take into account how the ear actually perceives sound. For an explanation of the physics involved, click [here](#).

TOPICS

Highways & Infrastructure

AUTHORS

James Horrox

Policy Analyst, Frontier Group

James Horrox is a policy analyst at Frontier Group, based in Los Angeles. He holds a BA and PhD in politics and has taught at Manchester University, the University of Salford and the Open University in his native UK. He has worked as a freelance academic editor for more than a decade, and before joining Frontier Group in 2019 he spent two years as a prospect researcher in the Public Interest Network's LA office. His writing has been published in various media outlets, books, journals and reference works.

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REPORT • SEPTEMBER 7, 2022

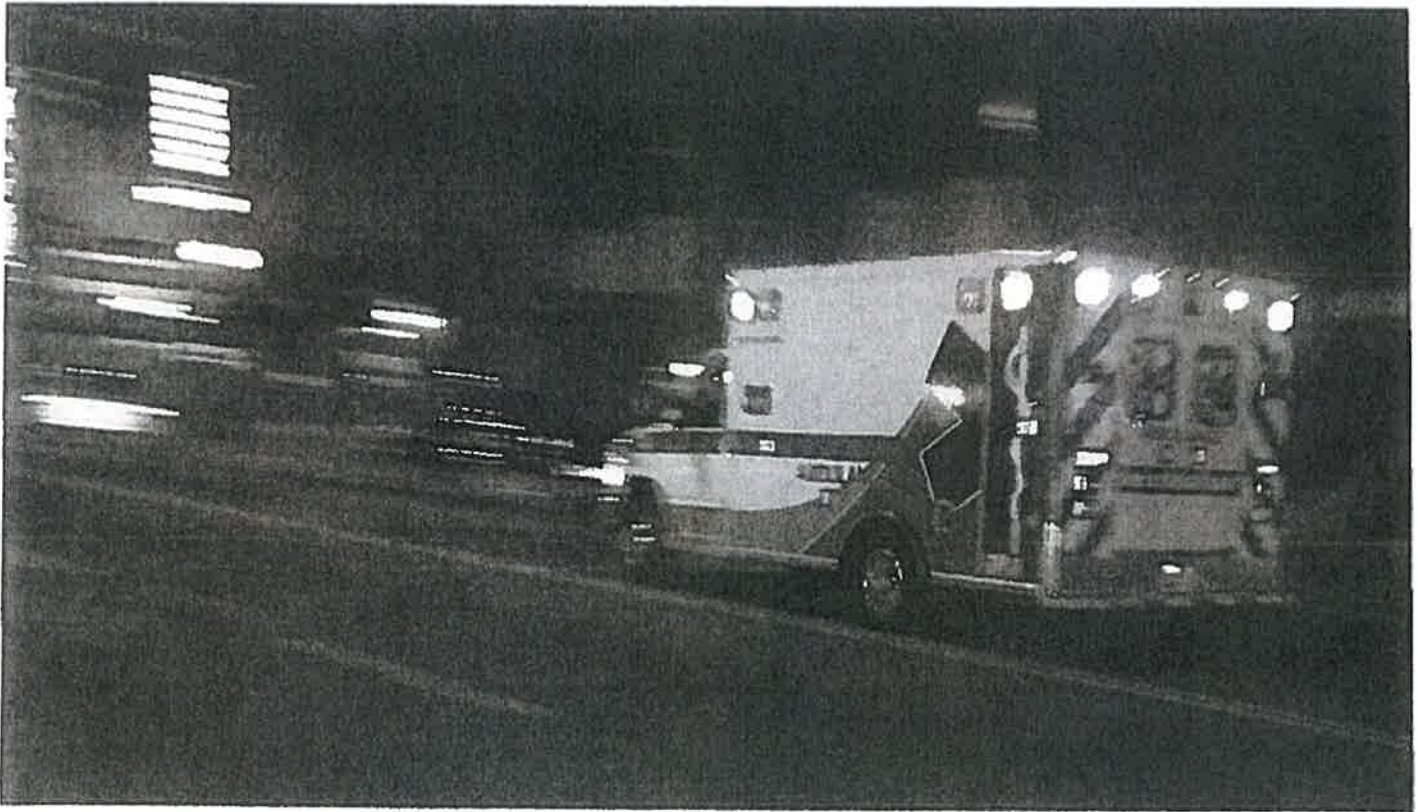


HIGHWAYS & INFRASTRUCTURE
Shifting Gears
REPORT • MARCH 3, 2022

CityLab
Justice

The Sound of Heavy Traffic Might Take a Toll on Mental Health

A robust new study strengthens the link between loud traffic noise and depression.



Cleanfotos/Shutterstock.com

By Linda Poon

November 25, 2015 at 7:00 AM EST

Increasingly, health researchers are realizing that noise pollution is more than just a nuisance. A 2012 study found that exposure to the sounds of car traffic can raise the risk of heart attack in people over 50. A more recent study reported that it increases the risk of obesity. Still other work has linked city noise to impaired sleep.

But while these and other studies identify the effects of traffic noise on our bodies, few have looked at how it impacts our minds. New research, published in *Environmental Health Perspectives*, does just

that—providing strong evidence that noise pollution is indeed a mental health problem. The study found that people living in areas with high traffic noise were 25 percent more likely than those in quieter neighborhoods to have symptoms of depression, even when adjusting for socioeconomic factors.

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Using data from an ongoing population study, researchers in Germany looked at 3,300 people who showed no signs of depression when they were first surveyed between 2000 and 2003. All lived in three of the most densely populated cities in Western Germany. After participants retook the survey, five years later, the researchers looked for self-reported depressive symptoms, such as feelings of loneliness or sadness, as well as troubles with sleep or concentration. They also looked at whether the participants were taking anti-depressants.

When they compared that data with the noise levels of each participant's neighborhood, they found that more than a third of the sample were exposed to traffic noise at 55 decibels—equivalent to the noise level of an old dishwasher or chatter in a restaurant—or higher 24 hours a day. About a quarter were exposed to these levels only at night.

Participants with the most depressive symptoms were exposed to “intermediate” traffic noise 24 hours a day.

The mental health effects didn't differ between those who experienced loud traffic noise around the clock and those who only heard it at night (partly because researchers didn't have information about what noises each person was exposed to outside their homes). But they did find that participants who reported the most depressive symptoms were *not* the ones living in the loudest neighborhoods. That

distinction went to those who were exposed to “intermediate” traffic noise of 60 to 65 decibels for 24 hours a day.

It could be that people living in extremely loud areas are more likely to take measures to block the noise, Ester Orban, an epidemiologist at University Hospital Essen and lead author of the study, tells CityLab.

The groups most at risk of developing depressive symptoms were those who had lower income and education levels, and who were less likely to be employed. It could be that people who fit into those groups are more likely to live in louder neighborhoods, though the researchers say that particular link needs further study. “Low-income groups, which have been studied before, are more likely to have depression,” Orban says. “But we can’t say why the association between noise and depressive symptom is stronger in this population.”

Orban adds that the link between noise and depression remains strong even after controlling for income and occupational status, which suggests the effect of noise on depression may be independent of monetary factors.

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The researchers also saw a stronger correlation with depressive symptoms among those who reported sleep disruptions like insomnia in the first survey, suggesting that impaired sleep is a possible gateway to depression. “Insomnia is risk factor for depression and may be an indicator of mild depression that doesn’t quite show up on the [CES-D depressive symptom scale](#),” says Stephen Stansfeld, a psychiatrist at the University of London and author of the book [Noise, Noise Sensitivity and Psychiatric Disorder](#), who wasn’t involved in the study.

Stansfeld says the the most significance recommendation to come out of this study is that more studies are needed. Researchers have evidence that noise leads to anxiety, and that it causes the release of the

stress hormone cortisol, but scientists can say very little about its effect on mental health. That makes it hard to come up with public health policies or even better street designs.

"There's very clear evidence that transport noise causes annoyances," he says, "so it's always a bit strange not to find strong relationships with mental health." But of course, he says, mental health outcomes have "lots of potential causes."

Top image: [Cleanfotos](#) / [Shutterstock.com](#)

April 19, 2023

Planning Commission
 Superior Charter Township
 3040 North Prospect Rd
 Superior Township, MI 48198



Dear Commissioners:

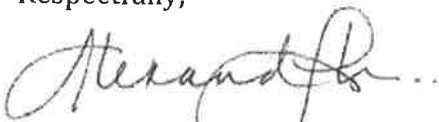
We are writing to urge you to support the rezoning of land in Superior Township to create *Garrett's Space Wellness Center*. **The need has never been greater for dedicated space to help young people find healing and support.**


The Corner has served youth and young people from Superior Township – and from across our region – for more than 40 years. So, when we tell you that there is an adolescent mental health crisis affecting our community, please trust that we speak from decades of experience. Suicide, bullying, anxiety, depression, and substance abuse are the ways much deeper mental health conditions get expressed by the young people for whom we care. **Garrett's Space will offer young people a respite to heal with other youth like them – in a place of privacy and safety.**

Superior Township and Washtenaw County are some of the best places to live in the country because we provide hope for all kinds of people – from all kinds of backgrounds. You have an opportunity to demonstrate your commitment to caring for our most important – and most vulnerable – asset: our young people.

Please do not let loud, NIMBY voices intimidate you. We have a collective obligation to care for our youth. Please stand alongside us in approving this rezoning request.

Respectfully,


 Rev. Alexander Plum
 Executive Director


 Angela Johnson
 President, Board of Directors

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David Share, MD, MPH
Founding Medical Director

† *In Memoriam*

Laura Bennett

From: fdalessandro@comcast.net
Sent: Thursday, April 20, 2023 10:46 AM
To: Laura Bennett
Subject: 3900 N. Dixboro Rezoning - Support the Idea, Oppose the Rezoning

You don't often get email from fdalessandro@comcast.net. [Learn why this is important](#)

Dear Laura,

I am an area resident and am writing to share my concerns about the proposed rezoning of 3900 N. Dixboro. While the concept is a good one, I do not support the rezoning proposal for the following reasons.

- It goes against the master zoning plan, which is the reason people live in the area.
- The proposed rezoning as a community space is incorrect. Based on the activity planned in the center, the rezoning should be as a medical facility.
- There is risk to the ground water and it's unlikely there is sufficient land that's acceptable for the greatly increased capacity needed for septic fields.
- Relatively few people will get help. The location away from public transportation and the plan to not accept insurance limits access for many prospective patients.
- There is no way to make sure patients will stay on the property

Thank you for the open process and for considering all the input on both sides of the proposed rezoning.

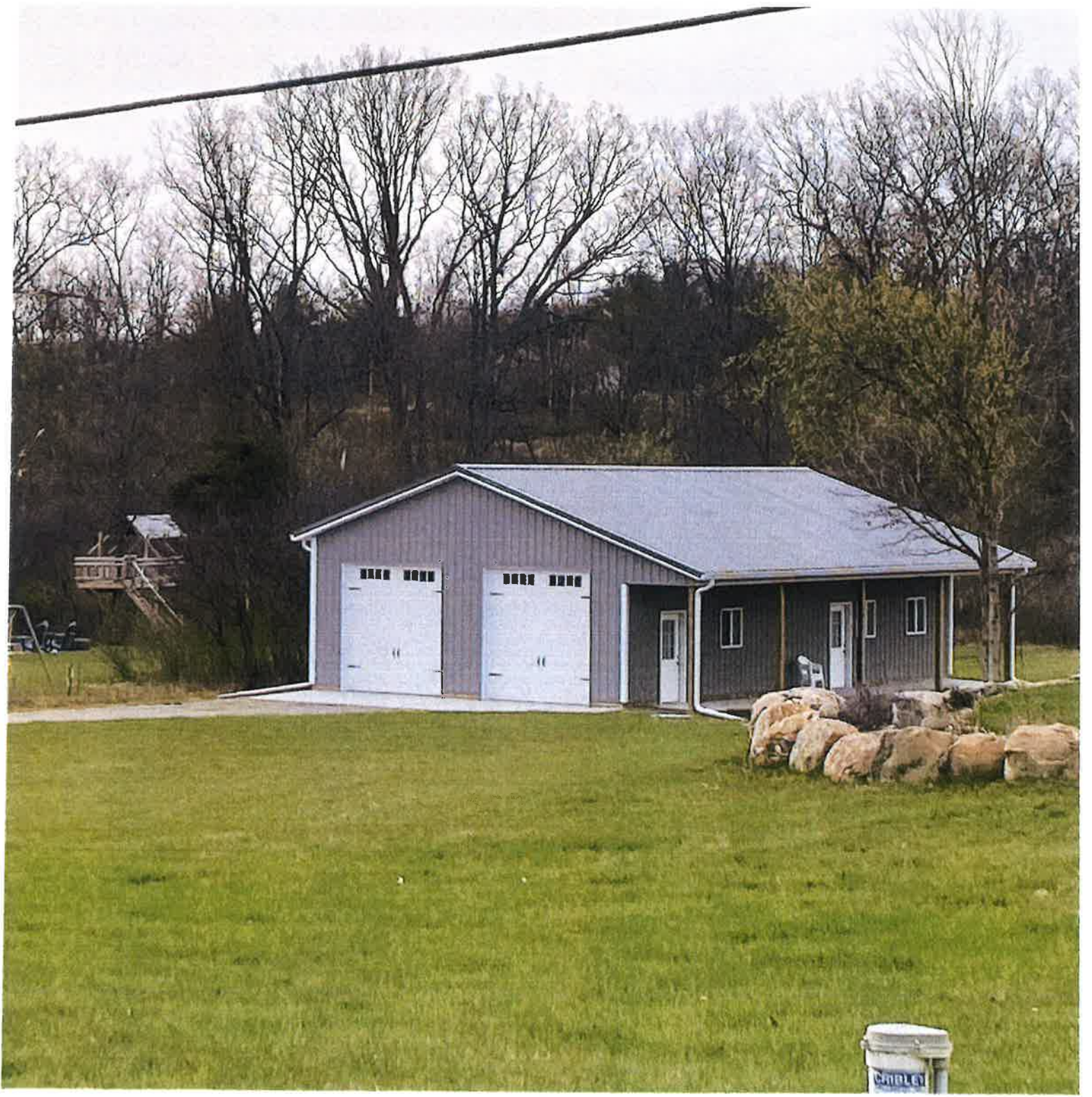
Frank D'Alessandro

Laura Bennett

From: Allyn Young <bjacobson770@gmail.com>
Sent: Thursday, April 20, 2023 11:15 AM
To: Laura Bennett
Subject: Photos

Hi Laura, I am sending some photos I took today. These include photos from Warren road which clearly show the existing garage on the proposed site, pictures of Fleming Creek which illustrate the shallow depths and presence of deer crossing. Finally, there is a video showing the distance between our backyard and the creek.

Please attach to the 4/26/2023 meeting package. Thank you











Laura Bennett

From: Jean Rosella <jmr4000@hotmail.com>
Sent: Thursday, April 20, 2023 10:54 AM
To: Laura Bennett
Subject: Proposed Rezoning of 3900 Dixboro Road

You don't often get email from jmr4000@hotmail.com. [Learn why this is important](#)

Dear Planning Commission Members:

This email is in response to the proposed rezoning notice sign placed at 3900 Dixboro Road in Superior Township and your Notice of Hearing letter to us, notifying us of the hearing date on April 26, 2023.

As taxpayers, voters, and residents of Superior Township for the last twenty-five years, we express our concerns regarding a proposed rezoning of the Serras's property, located at 3900 Dixboro Road, Superior Township. It is our understanding that an Area Plan Review has been submitted to you by Garrett's Space, outlining a plan to rezone the 76-acre site from an A-2 Agriculture District to a Planned Community District. We oppose the approval of rezoning the property.

In 1997, when we were looking for land upon which to build our home, we were told to contact Dennis Serras, which we did. Subsequently, we met Dennis at his home, which is the property in question. Dennis showed us his home and the surrounding property, expressing his love for the home itself (he called it his dream home), and the area too. He told us how much he loved the peace and the serenity of the area. He told us he was happy to be living in the country—happy to have a garden and to walk among nature without heavy traffic. Because of Dennis's love of the area and what we saw ourselves, we were sold. We purchased land from him and subsequently built our home. We moved into our home in April 1998, which is located at 4000 Fleming Ridge Drive, within walking distance to the Serras's property. Now, we fear that the rezoning of Dennis's home and property will alter the enjoyments, the peace, and the serenity, that we have had living in this area for the last twenty-five years.

Presently, to our knowledge, 3900 Dixboro Road is zoned as an A-2 Rural Zoning District. We don't believe the proposed request for rezoning by Garrett's Space comports with the intent of A-2 land uses. (And, it is our opinion this is not what Dennis Serras intended his land to be used for when he built his dream home.) Garrett's Space is not compatible in design with A-2 land uses, despite what has been outlined in its Area Plan. Rather, building such a development on this land would increase, among other things, the noise and the traffic in the area, and the many nuisance factors defined in the Ordinance. Moreover, of utmost concern is the degree to which there would be a problem with water and sanitary services. A-2, section 2.104 states: "[e]xtension of public water and sanitary [] service shall be prohibited unless such service is necessary to address public health and safety issues of development existing at the date of the adoption of the Ordinance." The Zoning Ordinance was adopted on August 14, 2008. Hence, we believe that the rezoning fails on this ground alone, and rezoning of the property should not be recommended to the Board of Trustees.

Simply put, Garrett's Space's request for rezoning is adverse to the use of the land. The impact upon us and the neighboring homes cannot be alleviated in any way. In fact, it is more than obvious after reading Garrett's Spaces's site development plan that it is not compatible with the surrounding land uses.

Additionally, allowing a rezoning of the Serras's property sets a precedent for others who are unable, for whatever reasons, to sell their homes, to do the same. Our area in Superior Township will then go from a rural, peaceful, and

serene area, to one of urban sprawl. Furthermore, does the Township want to give up the tax base of 3900 Dixboro Road should it be sold to a family?

We know that you have received many letters and calls expressing these concerns. We also know that the fears and the worries regarding the administration and management of Garrett's Space have been highlighted for you. We hope that you, as the Planning Commission Members, can review this request for rezoning in an objective manner, putting aside the sympathy and empathy one has for the Halperts. The bigger picture of rezoning this land and property is the issue at hand.

We appreciate your attention to this matter.

Best,

John and Jean Rosella

Laura Bennett

From: Josie Ann Lee Draybuck <josieann3@gmail.com>
Sent: Thursday, April 20, 2023 11:51 AM
To: Laura Bennett
Cc: Christin Draybuck
Subject: GARRET'S SPACE | IMPACT STATEMENT
Attachments: GARRET'S SPACE CONCERNS _ PEACE OF MIND (1).pdf

You don't often get email from josieann3@gmail.com. [Learn why this is important](#)

Hello Planning Commission.

I wanted to make sure to submit our community impact statement to you as you prepare for next week's meeting.

I have updated this from the one we submitted at the first meeting.

Thank you for the work you're doing. I know it can be stressful right now but we appreciate you taking the time to make the best decision you can with the variables you have.

Can someone please confirm you are in receipt of this.

Here are the updates with questions. These live inside the document too.

OTHER QUESTIONS AS OF APRIL 19th, 2023

- 1.
- 2.
3. It appears they are no longer asking for a rezoning to Medical.
4.
 - a.
 - b.
 - c. Are they going to be handing out medicine to patients?
 - d.
 - e.
 - f.
 - g. Will there be any medical component to this?
 - h.
- 5.
- 6.
7. What safety measures will be in place that can help protect the
8. community should an impatient client leave in the middle of the night?
9.
 - a.
 - b.
 - c. I know the packet says there will be two overnight staff. What
 - d. plans are in place?
 - e.
- 10.
- 11.
12. Is the board taking into account the physical and mental anxiety
13. that this is bringing to the neighborhood in the form of **WORST**
14. **CASE SCENARIOS?**



SUPERIOR TOWNSHIP

"The Township of Superior is particularly an agricultural district...unsurpassed in the fertility of its soil or the advantages of its watercourses..."Superior" is stamped upon its lands and is said to extend itself to the people and their homes."

The involvement of citizens is important. Citizens contribute their talents, skills and ideas to help preserve and improve the quality of life, and to help prioritize and achieve Township goals. Resident surveys and resident participation at the Township Board and Planning Commission meetings tell us what residents like best about the Township: The rural atmosphere and natural features.

Your Township government must address many issues—from public safety to land uses and budgets—and we are always conscious of how much value residents place on the quality of life we enjoy, and our special environment.

UPDATED: APRIL 19th, 2023

Scott & Julie should be focused on the VISION & MISSION of Garrett's Space. That important work is happening now and will be ongoing. The work they do IS NOT dependent on the location they are in. They have a vision and mission that will work in any future development spaces they find.

Right now there is a current house that will be used for administration. Everything they are planning they need to create. The question I have is " Is this property the right location for them to commit to creating this space?"

ZILLOW SEARCH results ample LAND purchase opportunities inside WASHTENAW county that put them outside of a community, and a lower purchase price, and set them up for the same vision/mission they have.

Thank you for taking the time to read over our concerns and questions. We appreciate the time and effort you are putting into making this critical decision for our community.

LEE DRAYBUCK CONCERNS: "PEACE OF MIND"

Our LOCATION: 5020 Warren Rd. Our property borders proposed Garrett's Space location.

OUR VISION: We built our dream house on this land with our own vision of what it meant to be a part of the Dixboro area and Superior Township. You can read above what this means to us as promoted on Superior Township's website.

I want to think about the **CONDITIONAL IF THEN/ELSE SCENARIOS** that have a real chance to impact my property and my home.

POLLUTION:

Light Pollution

Sound Pollution

Potential River and water pollution

POLITICS & FUNDING: As we've seen over the past 6 years, and especially that past few months in MI, so much is dependent on the administration we have. Funding will always be critical in a non-profit and this project is no different. There is no guarantee that this will get fully funded or remain funded. What is the burn rate for a non-profit like this?

QUESTION: What happens if funding dries up or they are unable to finish building out the vision as is? What becomes of the space? I know Scott said they was a conditional zoning so it'd go back to but who could use this set up?

IT'S NOT TURNKEY: For the most part, 90% of their vision for the Garret's Space project will need to be created. We know construction and creation can cause destruction and disruption.

REZONING: We do not want to border property that is zoned as Medical Use. From the zoning map it looks like the only medical zone is near St Joe's.

QUESTIONS: What happens if this non-profit ceases to exist in 5 years? 10 Years? How much harder is it to sell the property to something that would not require a medical zoning? A 12,000 sqf residential building locks it into a certain type of use.

PARKING SPACES: The property will require 40+ parking places. I know this was a concern when the indoor soccer facility was looking at the building.

QUESTIONS: How does the runoff of these spaces impact Fleming Creek? The creek is down slope from the residence.

12,000 RESIDENCE HALL: Scott said they want to build this "up".

QUESTIONS:

- How many floors can they go up? This will be in direct viewing from our bedroom window.

- How big of a septic field will be required for this project? Where is the location of this? Impact on creek?

SAFETY OF AREA:

- Have they had any significant incidents in their current space that required police or medical attention?
- Where will the trails run through?
- The creek is on their property, can people legally walk through the creek into other people's property?
 - Our property has the following water area on it that is accessible by walking the creek? Can we legally keep people out of this area?



ECONOMICS FOR RESIDENTS QUESTIONS

- Impact on Property Value
- Liability Insurance Needs

OTHER QUESTIONS AS OF APRIL 19th, 2023

1. It appears they are no longer asking for a rezoning to Medical.
 - a. Are they going to be handing out medicine to patients?
 - b. Will there be any medical component to this?
2. What safety measures will be in place that can help protect the community should an impatient client leave in the middle of the night?
 - a. I know the packet says there will be two overnight staff. What plans are in place?
3. Is the board taking into account the physical and mental anxiety that this is bringing to the neighborhood in the form of **WORST CASE SCENARIOS**?
 - a. What risk is the township willing to take on?
 - b. How is that determined?
 - **Occurrence** – when/how often is the risk likely to occur
 - **Urgency** – how much mitigation time is there
 - **Manageability** – how easily can the risk be handled
 - **Dependencies** – does it follow or trigger other events
 - **Proximities** – how close is the risk to the personnel well-being of employees or community

OTHER POTENTIAL LOCATION: I heard that the state might be selling the old Chelsea Prison property located at 18901 Waterloo Rd, Chelsea, MI 48118. This seems like the perfect fit. Is there anyone at the township that could work with the state to see if this is a good fit and/or possibility. It seems they have everything they want and more.



To: Laura Bennett

April 20, 2023

Planning & Zoning Administrator

Superior Township , Michigan

My husband Dino Garzaniti and I, Erin Lindsay, strongly oppose the rezoning of 3900 N. Dixboro Rd., Superior Township from A2 residential to essentially Commercial zoning. We oppose it because it directly violates Michigan law and the Master Plan for this area of Superior twsp. We applaud efforts to help troubled and suicidal folks and encourage construction of appropriate facilities to that end but oppose passionately the placement of such a Mental Patient Hotel inserted directly into an A2 residential neighborhood. Further, the Halperts admit that the proposed Garrets Space is admittedly UNTRIED and EXPERIMENTAL. This facility will absolutely destroy the rural, family occupied country atmosphere. We have 9 immediate residential properties that boarder the 76 acre Sarras estate with NO defining property markers, obstacles or fences to prevent troubled, unstable, possibly threatening mental patients from walking into yards presently occupied by numerous small children and many defenseless elderly. If this Garrets Space is approved and implemented, it will be difficult to stop other spot zoning requests in the future by others wanting to circumvent the legal zoning requirements. All surrounding property values and desirability will be adversely affected. This diminishes the desirability of Superior Township as place to call home.

A concerted effort must be made by proponents of a Garrets Space to locate other, appropriate location as the 3900 N. Dixboro property cannot meet Michigan law requirements or the area Master Plan.

Sincerely, Erin J. Lindsay & Dino L. Garzaniti , area resident, Superior Twsp

A handwritten signature in cursive script that reads "Erin J. Lindsay". The signature is written in black ink and is positioned below the typed name.

Douglas R. Dail
5510 Warren Road
Ann Arbor, MI 48105
April 18, 2023

Charter Township of Superior
Planning Commissioners

Dear Members of Planning Commission:

Re: Garret's Space – Good project but wrong location

First, let me express my appreciation for all the hours each of you invest every month reviewing materials, applicable Zoning Ordinance stipulations for each proposal and field checking sites prior to your meetings and public hearings. I recognize that this proposal is especially difficult due to the tremendous pressure brought on by well meaning people, the large majority of whom are not residents of Superior Township. Your responsibilities as Planning Commissioners, however, is to apply the stipulations specified in the Zoning Ordinance to each proposal. Pressures to ignore those requirements must be withstood. Caving in to pressures of popular opinions to ignore or twist the Ordinance would render the Zoning Ordinance meaningless and establish an "ANY THING GOES" mentality as our Township develops.

Last month the Halperts proposed rezoning the parcel from A1 to MS (Medical Services). That proposal had many fatal flaws when reviewed in the light of the Zoning Ordinance. They have now changed course asking to rezone to a PC (Planned Community) district. This new request also contains many fatal flaws.

1. Section 7.301B2 requires that the PC zoning be limited to uses **that are compatible with the Township adopted Growth Management Plan and that are harmonious and compatible with and not harmful or injurious or objectionable to existing and future uses in the immediate area**. The Garrett Space proposal fails every one of those restrictions.
2. Section 7.301A1 requires that the proposal be compatible with the PC District intent. Section 2.115 states that the PC District is established to provide compatible land uses and to encourage innovation in land use planning and development, **ESPECIALLY IN RESIDENTIAL/OPEN SPACE DISTRIBUTION**. There are several PC Districts in the Township, one of which is Fox Hollow which is adjacent to the east end of the proposed Garret's Space. Every PC District in the Township, including Fox Hollow, was established to maintain open spaces and/or wet lands. The Township allowed slightly smaller lot sizes in turn for the developer setting aside these open

spaces. **Garret's Space is a single purpose, mental health treatment facility that completely fails the intent of the PC District and must not be approved.**

In the interest of brevity, I will stop here. As you review the Ordinance you will find several other sections that Garret's Space also fails. The integrity of the Zoning Ordinance must be maintained. To do otherwise will cause our "Superior" Township to degenerate into typical urban sprawl and no longer be the desirable place to raise our families as now it is.

It may be unfair but you are at that critical fork in the road. Do you cave in to what is popular by well meaning people or do you maintain the integrity of the Zoning Ordinance and preserve the quality of life we enjoy in our Superior Township. I pray you will stand up to your responsibilities.

Thank you for your consideration,

Douglas R. Dail

Laura Bennett

From: Julie Halpert <jhalpert333@gmail.com>
Sent: Thursday, April 20, 2023 9:48 AM
To: Laura Bennett; Scott Halpert
Subject: Community & Expert Letters of Support for Garrett's Space

Dear Superior Township Planning Commission,

As you consider our proposed rezoning project for the Garrett's Space residential facility, we wanted to share with you some of the many perspectives of community supporters, which can be found [here](#). *

Given the vast amount of information being shared about this project, these letters might be a useful tool to measure the vast, diverse support for our proposal, with letters coming from Township residents, healthcare professionals, patient advocates, families, and more. We realize that you have already received several of these letters, but we thought it would be helpful to provide you with an aggregation of some of the letters we've seen that support our area plan application and rezoning for the Garrett's Space use.

Thank you for your continued and careful consideration of our proposal.

Sincerely,
Julie Halpert
Co-founder, Garrett's Space

* The following 18 letters were provided to the Planning Department for inclusion in the Planning Commission packet on 4/26, and were linked to this email.

- L. Bennett



1644 Crab Apple Dr.
Superior Township, MI 48198
734.780.6689
lytec@washtenaw.org

April 17, 2023

Superior Township Board,

Re: Garrett's Space

Suicide is death caused by injuring oneself with the intent to die. (Center for Disease Control and Prevention (2023), <https://www.cdc.gov/suicide/facts/index.html>).



Washtenaw BOC
District 2
Crystal Lyte

As a resident and commissioner that represents Superior Township I would like to extend my greatest support for the opening of Garrett's Space. I have observed from a previous Superior Township meeting that there is resistance for the opening of the center from residents from a nearby but distant community. Several residents from the community expressed that they were concerned for the safety of themselves and family because of the individuals that Garrett's Space will service and treat.

As I began my letter with the definition of what suicide is, that definition assures me that the youth that will receive treatment will NOT harm the residents of the community only because they have the desire to hurt themselves, not others. It behooves the residents and others that are not in support of Garrett's Space to research what suicide is and how it can be prevented with centers such as Garrett's Space. If the prevention center cannot be located in Superior Township then where? Every individual on this earth, especially our youth is unique and responds to life circumstances differently some not being able to balance emotionally which can lead to suicide.

A nontraditional prevention and treatment center is what is needed to reduce the suicide rate in Washtenaw County as the rates seems to be increasing faster than state and national trends (Washtenaw County Health Department Suicide Report (April 2023) pg1. I stand in agreement and in support of Garrett's Space.

Respectfully,

Crystal Lyte

Rosalie Tocco-Bradley, PhD, MD
Brian S. Bradley, MD
Superior Township Resident, 15 years



March 18, 2023

Subject: Garrett's Space Site Plan Application to Superior Township Zoning Board

Lynette findley
lynettefindley@superior-twp.org
Ken schwartz
kenschwartz@superior-twp.org

Ms. Lynette Findley and Mr. Ken Schwartz
Superior Township Leadership

Dear Ms. Findley and Mr. Schwartz;

As long time residents of Superior Township and physicians, we were delighted when we learned of the possibility of providing a Garrentt's Space facility within Superior Township to provide our young adults with treatment for depression. We understand this will require a zoning board approval which we support and applaud. As healthcare providers, including Rosalie's 30 year career at St. Joseph Mercy Ann Arbor, we are acutely aware of the overwhelming demand and need to provide safe and effective environments to address the mental health crisis occurring within our adolescent and young adult population. We suspect that you know that the prevalence of adolescent depression and suicide is steadily on the rise. As a healthcare administrator, Rosalie can tell you that we are often holding teenagers and young adults who are severely depressed in our emergency departments for several days waiting for an open treatment facility option. No family or friend is immune to the current mental health crisis and the issue with lack of access which we are experiencing all around us.

The existing Garrett's Space in Ann Arbor fills that void for those who benefit from a short term intervention to further support them at a critical time of need and pave the way for long term healing. This additional plan in Superior Township will take that model that already exists and expand to a community retreat center to enhance access and additional services for our children in need. This current program and the opportunity to expand, honors the memory of Garrett, whose own tragic death has inspired his parents to help others. We employ the community to compassionately embrace this opportunity to help our young people who are struggling.

Thank you for considering our position and sharing with the members of the board. We stand in strong support to giving Garrett's Space this opportunity to grow on this generous plot of land in Superior Township.

With gratitude for your consideration,

Rosalie Tocco-Bradley, PhD, MD, MHA
Chief Clinical Officer for Trinity Health Michigan

Brian S. Bradley, MD
Retired Neonatologist

734-323-5723 (mobile)
734-323-5721 (mobile)

102 N. Center Cove
Northville, MI 48167

March 17, 2023



Dear Mr. Schwartz and Superior Township Trustees,

I urge you to embrace Garrett's Space's services and population.

I devoted nearly 40 years as a physician caring for the medical and emotional needs of teenagers and young adults at the Corner Health Center in Ypsilanti. From that service, I can tell you the young adults served by Garrett's Space aren't from "elsewhere". They are "our" young adults. They are from every town and township, including from Superior Township, in Washtenaw County.

The young adults served by Garretts Space suffer from depression and anxiety, as do a substantial percentage of young adults. These problems are rampant. With shocking frequency, they contribute to suicide risk. When suicide occurs, it takes an incalculable toll on family and other loved ones. For those who are considering suicide, but who receive inadequate or no treatment, their suffering dramatically decreases their ability to productively engage in relationships, school, and work. The overall impact on the community is devastating.

Garrett's Space can provide desperately needed support to young adults seeking to develop the skills and resilience to successfully manage their depression and anxiety.

These young adults do not pose a risk to the safety of others. The only risks they pose are to their own safety.

Another concern I've heard regards property values possibly declining. As someone who recently moved from Ann Arbor to a neighboring township, I looked for a property near an organization like Garrett's Space which promises to value, nurture, and conserve a beautiful, minimally developed neighboring property. Such a neighboring property would increase the value of a property to me, not lower it. So, I think the property value concern isn't well founded.

Should Superior Township grow in ways which foster diverse approaches to enhancing wellness and preserving greenspace, including the addition of Garrett's Space, it will continue to be a wonderful place to live.

Sincerely,

David Share MD, MPH
dshare@umich.edu



March 29, 2023

Dear Dr. Findley,

We are writing this letter to you as Marie-Adele Kress, physician, and Jeremy Kress, professor, both of whom are parents, concerned citizens, and residents of Superior Township to express our strong support for Garrett's Space. While there have been residents of our Township who are not in favor of the development of this groundbreaking and deeply needed facility, we want to elevate the voices of those who see the urgent need for Garrett's Space to move forward.

Garrett's Space represents an innovative, deeply impactful project that will serve young adults with mental illness, and by extension their families, schools, and our broader community. It is remarkable that this facility has already raised significant funds, including a government grant, and support of political leaders. The Halpert family have been visionaries in creating a vision for and rallying support around exactly the type of facility that is deeply needed for the health of our families and community.

We live in a state and country where mental health has suffered dramatically, particularly for young people, in the face of social media and the COVID-19 pandemic. At the same time, there is a significant shortage in suitable treatment options and supportive care for young people suffering with mental illness. Psychiatric beds are closing and being eliminated from hospitals, including in our state of Michigan. There is an inadequate supply of mental health care workers and school counselors. Even more importantly, there are very few facilities or structured programs providing comprehensive, multidisciplinary support services and healing for those with mental illness.

Garrett's Space would be a tremendous asset to our community by filling this growing gap in wellness for our Township, county, and even our state, and complementing medical intervention with programming that will help young adults recover and build healthy lives.

Garrett's Space has been thoughtfully designed, leveraging local community resources as well as a location well-suited to its goals and maximizing the safe, calm environment essential to healing. This type of facility would not significantly change traffic patterns or demographics of our Township and does not have any potential for negative impact on local residents. On the contrary, Garrett's Space would be a tremendous asset.

As parents of three young children, as adults who grew up with health care professionals in our families (Marie-Adele's father is a psychiatrist; Jeremy's mother is a psychologist), and as engaged citizens of Superior Township, we strongly urge you to support moving forward promptly with approval and development of Garrett's Space. Our community will be stronger and healthier when we have this tremendous resource in our back yard.

Sincerely,

Marie-Adele S. Kress, M.D.
Radiation Oncologist
Trinity Health – Ann Arbor
Marieadele.kress@gmail.com

Jeremy C. Kress, J.D., M.P.P.
Assistant Professor of Business Law
University of Michigan
Jeremy.kress@gmail.com

Home residence of the Kress family: 2265 Highland Drive; Ann Arbor, MI 48105

I am reaching out to write a letter of support for Garrett's Space, a suicide prevention non-profit in Ann Arbor Michigan.

I am a professor and former Division Chief of Child and Adolescent Psychiatry at the University of Michigan. As part of my faculty role, I also am the medical director the the Michigan Clinical Consultation for Care (MC3) program that provides mental health consultations to primary care clinicians across the state of Michigan. In these roles, I can speak to what has been called "A Crisis in Children's Mental Healthcare" by The American Academy of Child and Adolescent Psychiatry (AACAP) and American Academy of Pediatrics.

Depression and anxiety are among the most common disorders in youth and young adults, impacting 20-25% of individuals in this age group. Moreover, there are simply not enough mental health professionals to support them. Michigan ranks 3rd from the bottom nationally in child psychiatrists. Suicide is most catastrophic outcome of depressive illness and has a devastating impact on families and friends left behind. The pandemic has cast a bright light on the frequency of suicide, and alas, has grown even more common. Suicide is the 2nd leading cause of death in teens and young adults.

This tragic outcome can be prevented in many cases, with prompt, evidence-based treatments, and programs promoting wellness and resilience, beyond the acute phase management. Once young adults are no longer a safety threat (to themselves or to others) they can be treated in settings such as Garrett's Space. It is a myth that "mentally ill" patients are dangerous. The overwhelming majority of young adults with depression are not dangerous, and those who are deemed at any imminent risk would not be appropriate for a facility like Garrett's Space.

Depression and anxiety impact young adults of all socioeconomic groups, races, politics and religions. Almost every family in the United States has someone among them who is affected. Garretts Space stands to provide a safe and supportive holding place for local young adults.

The Washtenaw County community is extraordinarily fortunate to have a family wishes to provide and promote a place of healing. Garrett's Space is to be created as a legacy to their son, Garrett who tragically died by suicide. The family has obtained grant support to create their vision. Garrett's Space stands to provide a healing environment, supporting resilience and self-efficacy in young people.

I strongly support this initiative, and hope Garrett's Space can provide many young adults with a place to grow and heal. We are fortunate indeed to have this family and this proposed space within our community.

Sincerely,

Sheila M Marcus MD

Professor, Department of Psychiatry

Division of Child and Adolescent Psychiatry



Stephan Taylor, M.D.
3629 Tanglewood Dr

Gregory Dalack, MD.
3717 Creekside Court
Ann Arbor, MI 48105



March 19, 2023

Subject: Garrett's Space Site Plan Application to Superior Township Zoning Board

Lynette Findley
Superior Township Clerk

Dear Ms. Findley;

We are writing to express our strongest support for an application submitted by Garrett's Space, an Ann Arbor based suicide prevention nonprofit, regarding their efforts to rezone a 76-acre property located at 3900 N. Dixboro Road to allow its use for as a holistically focused residential center for young adults struggling with depression and anxiety. The goal of this critical project is to save lives, the lives of the children of this community. Many of us struggle with depression or anxiety, and all of us know someone who does. Whether we are rich or poor, doctors, lawyers, nurses, small business owners, corporate CEOs, construction workers, road crew workers, in retail, teachers, etc., we are not immune to depression or anxiety. We are not immune to suicide, and neither are our children. Young adults are particularly vulnerable, are poorly served by current mental health infrastructure, and are particularly tragic to lose to suicide before they have a chance to get their feet underneath themselves and move into full adulthood. Garrett's Space is designed to offer a lifesaving kind of support to these young adults.

We have lived in Superior Township for many years. We share a deep love of this area with our neighbors. We are deeply committed to the beauty of the area, the safety and well-being of everyone who lives here, and the natural tranquility of our neighborhoods. We understand that for many local residents this type of proposal triggers anxiety or even fear, but we have extensive first-hand experience with the type of young people whose lives might be saved by this retreat, and we know that they pose no danger to our community. As described by the Garrett's Space founders: "The young people we'll be supporting are coming to GS voluntarily seeking a lifeline to find connections, support and hope. We will not be serving young people who are actively suicidal or those with psychosis or mania or who represent a danger to others. We will conduct rigorous screening of our applicants and continue to assess them while they're with us." Moreover, we will be providing assurances in our agreement with the Township that our use and target population won't change during or after our tenure." As psychiatrists, we know that the young adults we serve in our Michigan Medicine Department of Psychiatry are our kids and your kids. They are not outsiders. They are us. They are not dangerous. They are

our community's future. We cannot afford to lose more of them, at a naturally tumultuous time of life, while we all try to survive in an unnaturally tumultuous time in history.

We have been impressed by the passion and professionalism shown by Scott and Julie Halpert in developing their novel concept of a haven for young adults who are struggling during critical transitional years. We are impressed by their passion for this property and by their commitment to its preservation as a place of peace, tranquility and beauty. They have a beautiful vision for this property and a vision that is much more in concert with the kind of world we all want to live in than that of the most likely alternative purchasers. They will cherish and protect this property, and use it to make a better more caring world, not develop or parcel it for profit.

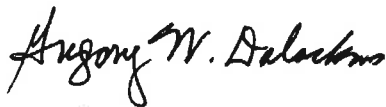
Garrett's Space is already filling a local void for those who can benefit from short-term support at a critical transition point in their lives. It is already working hard to save lives that are all too often tragically lost to emotional struggle during a very challenging time of life. The full enactment of the Garrett's Space vision can pave the way for long term healing for the many vulnerable young adults amongst our kids, yours and mine, now and in the future.

In advance of your public hearing we would appreciate you sharing this with other members of the board as an additional voice in strong support to bring Garrett's Space into our Superior Township.

Warmest regards,



Stephan Taylor, M.D.
Professor of Psychiatry
University of Michigan



Gregory W. Dalack, M.D.
Professor of Psychiatry
University of Michigan



Ms. Findley,

I am writing this letter to support Garret's Space in Superior Township. I am a psychologist (retired) who has worked with young adults and their families with anxiety and depression for my entire career. I have witnessed their frustration with the lack of developmentally appropriate services available to these young folks that could have made them feel seen, heard, less isolated, supported and informed regarding their options to address their distress. These wellness services could very well be the lifeline to help these young people thrive and critically for some, avoid suicide as a solution to their pain.

The Halperts have conceptualized and created Garret's Space based on their own experience of what was lacking in the community for their son who tragically lost his life to suicide. They have unselfishly worked toward a wellness program that could prevent other young adults and their families from experiencing the same tragedy. The Halperts have been very thoughtful in their planning, engaging the top mental health specialists and practitioners in the area to ensure quality, effective and nurturing wellness programming. This is not a mental hospital and they are explicit that they are not treating those with serious mental illness.

Nationally and statewide, as well as locally, we all acknowledge that more must be done to address mental health in our young people, especially in the wake of Covid. This is one ideal strategy. We now have the opportunity to implement a program that could do just that. I urge you to support this endeavor on behalf of the young adults who could greatly benefit.

I am also a neighbor of the proposed site. I live in Fox Hollow Commons and I have no concerns with safety as Garret's Space has been conceptualized. Thank you for your support of this important program.

Eileen Mollen, PhD
Psychologist (retired)



Dear Ken, Lynette and members of the Superior Township Board of Trustees

I own the home and 76 acres at 3900 N. Dixboro Road in Superior Township. We built the house in 1994 and have lived there ever since.

My late husband, Dennis, and my daughter suffered from depression and addiction. I know firsthand the devastating effects of a mental illness.

I, and my daughters know there is a critical need for the treatment of young adults suffering from depression and we strongly believe in the ability of Garrett's Space to fill that need. We believe they are the right buyer so much that we have given significant financial concessions for the purchase. We all believe this is the perfect environment for a healing sanctuary and it saddens me that what should be a no-brainer - taking care of our troubled youth - can apparently fall victim to some of our baser interests and fears.

If I wanted to make money from the sale of the property I wouldn't be selling to a non profit - I'd build a dozen McMansions while cutting down trees, destroying natural habitats, bringing in heavy equipment to construct roads and driveways before construction of the homes even begins.

Or I could even take advantage of the commercial facilities that are allowable under the current zoning of my property.

Garrett's Space intends to preserve the natural integrity of the property as it is and create a haven for healing. The combination of helping people through the use of a beautiful natural open space is the best use we could've ever imagined, for ourselves and our neighbors.

Garrett's Space recognizes the value of open space as a healing environment and will preserve the integrity of the land honoring its inherent tranquility as a sanctuary for young people.

The **REAL FEAR** for all of us to address – as I see it - is not how this will affect one neighborhood.

Rather, it's the **VERY REAL FEAR** of **WHERE WILL OUR CHILDREN GO WHEN THEY NEED HELP?**

This is our opportunity to do what's good for the community as a whole and consider how that will affect everyone's health and wellbeing.

Thank you for your consideration

Sincerely,

Ellie Serras



April 19th, 2023

Dear Planning Commission and Township Trustees,
I'm Ellie Serras and my home is 3900 N Dixboro Road. It's the property currently under consideration for rezoning for Garrett's Space.

I previously sent in a separate letter indicating my support of the rezoning for Garrett's Space, but I thought it was important to submit additional information beyond what was contained in my first letter about my plans for the property, should Garrett's Space not be granted the rezoning.

My late husband, Dennis, and daughter suffered from depression and alcoholism. I understand the deeply emotional and physical toll mental illness takes on the individual and the family. My daughters and I are committed to Garrett's Space and the work they are doing with young adults. My daughters and I believe - at this very moment - that the highest and best use for our home and property is the plan presented by Garrett's Space. Their proposal to create a haven for healthy living while preserving the beauty of the land is the best of all worlds.

My property was on the market for eight years because I was waiting for the right buyer. I didn't want to sell it to a commercial builder who would decimate the property, destroy the incredible nature and turn it into a large residential development.

However, should the Garrett's Space rezoning proposal not be approved, I will put this on the market to sell to a developer. The year before Dennis died, he began the process of clearing the land and consulting with engineers for possible uses, as listed in the allowable A2 zoning, including commercial uses. When we bought the property early 90s, Dennis divided it into the 7 parcels immediately with the intent to develop it when we retired. He started that process to develop the year before he died. With the shortage of land for new home construction in Ann Arbor, I am certain it will sell quickly, and the property will become home to a large residential development - which will be a much worse alternative for the neighbors. Also, I could develop the lots on my own, with my personal resources. I don't need to sell it to anyone else to do that.

My daughters and I feel privileged to actively participate and contribute to the mission of Garrett's Space. I respectfully request your approval of the zoning, so they get to the work of helping people.

Sincerely,
Ellie Serras

EASTERN
MICHIGAN UNIVERSITY
Education First

April 12, 2023

Board of Trustees
Superior Charter Township
3040 North Prospect Road
Superior Township, MI 48198



Dear Superior Township Trustees:

Garrett's Space is seeking to build a residential center on land in your township. Some residents have expressed concerns about the placement of this type of supportive facility in a residential area. Unfortunately, as is far too common, these concerns are rooted in outdated information and stereotypes regarding young adults struggling with chronic mental health issues. We, the members of the Department of Leadership & Counseling at Eastern Michigan University, write to offer our informed opinions concerning the population served by such a facility. Our department is staffed by faculty who are licensed mental health professionals, as well as student affairs and K-12 educational professionals who have worked with children and young adults. We bring years of experience and research to bear on the impact of depression and anxiety on this population. Our professional experiences have led us to conclude that young people receiving services in places like Garrett's Space do not pose security threats to those in the surrounding area. Our personal experiences confirm what research studies have found.

It should be stressed that many of us, our family members, neighbors, and colleagues will struggle with mental health at some point in time. The most recent statistics from the Office of Health & Human Services offer these insights:

- One in five American adults have experienced a mental health issue.
- One in six young adults has struggled with a major depressive episode.
- One in 20 Americans battle a serious mental illness such as schizophrenia, bipolar disorder, or major depression.
- Half of all mental health issues begin to show their first signs by the age of 14.
- Three quarters of mental health disorders begin before the age of 24.
- Suicide is the 2nd leading cause of death for people ages 10 to 24.

Despite these facts, there remains a misconception that people with chronic mental illnesses are dangerous, violent, incompetent, or unpredictable. This misconception is inaccurate and dangerous. The truth is people with serious mental health issues are 10 times more likely to be harmed than to cause harm. Indeed, they often face greater discrimination that exacerbates their own problems rather than initiate problems.

Some might think that mental health problems are untreatable or character flaws and weaknesses. However, that is not the case. Research has demonstrated that the causes of mental health issues are as varied as the people who struggle with them. They include issues such as genetic predispositions, brain chemistry, physical and emotional trauma, and family history with mental illness. With proper treatment and care, young adults can manage or recover from mental health problems. When proper care is provided, they have lower medical costs, increased productivity, decreased disability costs, and become productive members of our communities. The truth is many people who have sought treatment for any mental health disorder are our neighbors, friends, and family.

Prevention and treatment are the keys to helping young adults become successful citizens of our communities. Fear and ignorance based on stereotypes and outdated information often delay services offered to our young adults and thus create a spiral into more serious problems that contribute to increased discrimination, higher suicide rates, and broken families who grieve the loss of loved ones. Garrett's Space seeks to break this cycle and offer new hope for those in need and contributes to the betterment of our communities.

There are many indications that having such a resource available will be helpful for the Township. In Ypsilanti, SOS Community Services, Ozone House, the Corner Health, and many other social services agencies integral to the community are located in residential areas. There have been no complaints and they have brought the community more compassion and sense of connection. Adolescent services are often sought after, particularly in these post-pandemic times when so many folks are struggling. It may serve as a gateway to be able to offer more wraparound services and lead to an overall healthier community that is an exemplar for others.

Sincerely,

The Faculty and Staff of the Department of Leadership & Counseling

Leah Thomas
1719 Bridgewater Dr.
Ypsilanti, MI 48198

April 17, 2023



Re: Garrett's Space

Dear Superior Township Board,

As a longtime resident of Superior Township, I am in full support of Garret's Space. I think that having a suicide treatment & prevention center in Superior Township, would certainly benefit our youth in the area. As a mother of three sons, I understand a lot of the issues that the youth have to deal with when it comes to life in general. There is no place on the eastern side of the county for youth to seek help for their disease, and unfortunately, the outcome is the unimaginable. I think that having a suicide treatment and prevention center would be a great way to heal our youth that are suffering from this disease. If someone is struggling with depression or other mental health issues that could lead to suicide, there are a lot of factors that you have to consider, when it comes to finding a treatment center for them. For example, location is an important factor, because they may not have any means of transportation or the finances to pay for transportation. If we had a treatment and prevention center in our Township, it would allow easier access to those that are in desperate need of help. Garrett's Space will have positive life changing effects, this center will save lives. I thank you for taking the time to allow me to express my opinion on this matter.

Sincerely,

Leah Thomas

From: Bill Phillips <billips57@comcast.net>
To: "kenschwartz@superior-twp.org" <kenschwartz@superior-twp.org>
Date: 03/17/2023 5:16 PM
Subject: Garrett's Space

Mr. Ken Schwartz, Superior Township Supervisor
Superior Township Board of Trustees

Dear Mr. Schwartz and Township Supervisors,

Marianne and I are long time residents of Superior Township.

We are writing to encourage your support for the use of the property at 3900 Dixboro Road for Garrett's Space. Please add our voices to those who support the zoning change, sale and any other action by the township needed to help establish this resource in our community.

We know how hard it is for families to find resources like this anywhere in the state and fully support the use of 3900 Dixboro Road for this purpose. The Board, staff and advisory board of this organization are comprised of local people with regionally and nationally recognition. They have the expertise and experience to successfully manage this process. We feel that they are an exemplary group who can and will provide an important resource.

We have read Ellie Serras' letter and appreciate her commitment to providing this opportunity to our community. We also agree that an important secondary consideration is the preservation of the parcel of land around the house. One of the many virtues of Superior Township, is the commitment of our community to natural area preservation and greenspaces. The location, in more than 70 acres of land, provides a healing location with therapeutic value for the future residents. It also provides an appropriate isolation from immediate neighbors and a private natural environment for those served by Garrett's Space.

Thank you for considering this important addition to our community.

Regards,

Bill Phillips and Marianne Udow-Phillips
2280 Gale Road
Superior Township 48105



Date: March 18, 2023 at 4:10:30 PM PDT
To: lynettefindley@superior-twp.org
Subject: Garrett's Space



Dear Dr. Findley,

As a tutor for dyslexic youth and the parent of a 28 year old son, I am keenly aware of the challenges young people face as they grow up.

I knew Garrett Halpert since he was a toddler. Garrett and my son went to school and played together on sports teams. We were stunned and saddened when we heard about Garrett's suicide. We remembered his beautiful smile and fun loving nature, and couldn't believe he was gone.

His parents, Julie and Scott, have since worked tirelessly to educate and help others with challenging emotional problems. From the beginning, they hoped to found a center where young adults could find companionship, understanding, and support.

We have been donors, and were thrilled when we heard about the large natural property they found. It seems perfect for the kind of healing and accepting work they hope to provide. They have had expert consultation all along and have sound plans for a safe, controlled environment.

Having known Garrett and other young adults struggling with depression, I do not think there is anything for the neighbors of this large property to fear. Well screened clients will be there voluntarily and work with highly qualified professionals. If anything, I think the young adults will feel safer within the privacy of this large property, away from neighbors.

I sincerely hope that the township can see the way to protect this very important project. Thank you for reading this and please feel free to contact me if I can be of further help,

Nancy Leon

3117 Override Dr.

Ann Arbor, MI 48104

734-355-5154

Nancy Dixson
1859 Ridgeview
Superior Township, MI 48198



April 17, 2023

To The Superior Township Board,

I am a resident of Superior Township and have been for decades. I attended the former Willow Community Schools, and I have a deep love for this community. I am currently raising three young African American sons two elementary age and one young adult, in which suffers with a cognitive disorder that causes him to feel and have suicidal thoughts sometimes. He is not a threat to his community as he actually attends college, and he works which adds positivity to this township. He is nonviolent to others but he could use a center like Garrett's Space that would give him a safe space to go and get redirection and help when he is having feelings of self-harm. We believe this would be an amazing benefit to this community, especially after beginning to transition from the emotional distress of covid, there are lots of youth that can use the assistance and services that Garrett's Space will provide. I speak on behalf of those that want to speak out and just have not come around to it, asking that you please consider this opportunity to pour positivity into Superior Township with lifesaving services to our youth.

Thank You,

Nancy Dixson



Dear Township Planning Board,

As a long-time established and respected clergyperson in the County, and therapist, I am writing to support Garrett's Space being established in your township. This is no time for ignorance and fear to undermine the efforts of good, committed, knowledgeable people to address the mental health concerns of young people and their families. The same people who all agree that we need more communities like Garrett's Space are now worried about their property values, putting their own financial wealth above the common good. Unfortunately, this feels too typical and yet another reason why we cannot make real progress in this country in putting our best efforts into helping people in need, especially those adolescents who are carrying burdens, who can and will have a better life because of the work of Garrett's Space. I won't recount all the ways Garrett's Space is a tremendous asset, resource, and grace to any community – I'm sure you know. In this case, your township will benefit by saying yes and being a leader in this regard. Don't bow to these pressures of those who are manufacturing these concerns. I urge you to allow Garrett's Space to become part of your community as requested. Shame on those who have brought this group together with their lawyers. Shame on them.

Rev. Melissa Anne Rogers

Rev. Melissa Anne Rogers, M.Div., MAMFT
Associate Pastor for Pastoral Care and Congregational Life
(734) 904-0049 (cell)
mrogers@firstpresbyterian.org
mrogers@fpca2.org

First Presbyterian Church
Ann Arbor, Michigan
(734) 662-4466 ext. 390

May the Lord grant you the faith to believe you are in the safe embrace of a God who loves you.....
and will grant you the strength you need to face the challenges of each day.

Go now into the world and know...
there are words of hope and healing that will never be spoken.... unless you speak them,
and there are deeds of compassion and courage
that will never be done...
unless you do them.
- Fred Buechner

**Art and Mary Schuman
3960 Penberton Dr.
Ann Arbor, MI 48105**



March 19, 2023

Mr. Ken Schwartz
Superior Township Supervisor
Superior Township Board of Trustees
Sent via email: kenschwartz@superior-twp.org

Dear Mr. Schwartz and Trustees,

Although we live in the city of Ann Arbor, we have been long time residents of this area, since 1971 and 1973. In addition, we have both worked in the field of mental health as social workers and specifically Art worked for Washtenaw Community Mental Health setting up group homes for severely disabled children. Mary originally met Julie Halpert and her son, Garrett when he was a toddler and attended a parent/toddler program at Mary's place of employment. We have also seen the setting at 3900 N. Dixboro Road that is being proposed for development for Garrett's Space. Last but not least, we personally know two of the outstanding employees at Garrett's Space through other work we have participated in as both staff and as volunteers in other local non-profit organizations.

We are writing because we have heard there are neighbors who do not want this space to be developed as a holistic center for young adults who are experiencing depression and anxiety. Knowing the high level of professionalism and strong support in the mental health community, we feel certain this will be an excellent program, perhaps one that will become a model for other communities in our country. It goes without saying that there is a mental health crisis for young people in our country. With the negative impact of the Covid pandemic, interruptions to schooling and social opportunities, social media, bullying – there are so many factors that are contributing to this crisis.

We believe the plan that has been developed is one that will fit very well on the property on Dixboro. When Art set up group homes, they were located right in neighborhoods and on cul de sacs. The neighbors and their property values were not negatively affected even when the property was not as large as the Dixboro property. We hope the neighbors who are concerned will meet with those who are supporting the development of the Serras home and property so they can learn that they do not need to fear those who will be getting helped there. Sadly, many of us have known young people who have taken their lives by suicide and I hope all of us will support creating this residential program to provide the help, support and services so necessary in our community.

Sincerely,
Art and Mary Schuman



WASHTENAW COUNTY OFFICE OF THE SHERIFF



2201 Hogback Road ♦ Ann Arbor, Michigan 48105-9732 ♦ OFFICE (734) 971-8400 ♦ FAX (734) 973-4624 ♦ EMAIL sheriffinfo@ewashtenaw.org

JERRY L. CLAYTON
SHERIFF

MARK A. PTASZEK
UNDERSHERIFF

April 17, 2023



Re: Support for Garrett’s Place

Dear Superior Township Supervisor Schwartz, Clerk Findley, Treasurer Lewis, Board of Trustees and Planning Commission Members,

As Sheriff of Washtenaw County, I am deeply concerned with the welfare and wellness of all of the residents of Washtenaw County. Currently, I am very much aware that our young people are experiencing heightened levels of trauma, anxiety and tragically even suicide. I believe that we all care deeply about our young people and want to help them grow into productive and happy adults. Garrett’s Space is dedicated to providing the support that our young people and young adults need to deal with their mental health challenges and thrive. It is an Ann Arbor based suicide prevention nonprofit working to restore hope by promoting connections, self-worth and resilience.”

I believe that Garrett’s Space is a good fit for Superior Township with its desire to develop, but also preserve nature and natural settings. Garrett’s Space would create a supportive, healing environment where the young adults can receive and give support and know that they are not alone in their journeys. Services would include wraparound support, group, art and music therapies, and wellness activities, inclusive but not limited to poetry workshops, yoga and health cooking.

Garret’s Space would serve the young people of Washtenaw County including the families and children of Superior Township residents. Part of our mission is to make our residents safer and improve their quality of life. I believe Garrett’s Space would contribute to that mission and I urge you to approve Garret Space Area Plan Application and Rezoning for Planned Community Use at 3900 N. Dixboro Road, Ann Arbor, MI, 48105.

Sincerely,

Sheriff Jerry L. Clayton



Washtenaw County Health Department



March 17, 2023

Lynette Findley, Township Clerk
Superior Township
3040 North Prospect
Superior Township, MI 48198
lynettefindley@superior-twp.org

RE: Garrett's Space

Dear Ms. Findley and fellow Trustees,

Washtenaw County Health Department is writing to urge you to support Garrett's Space proposed residential center in Superior Township. Mental health remains a top concern across our county, and especially in the eastern side of the county where health issues are often more prevalent, and access is frequently more challenging. At the same time, data shows youth mental health has worsened over time and continues to decline.

Over the last decade, the percentage of students across every racial and ethnic group who felt persistently sad or hopeless has increased (p 59-60). In Washtenaw County, nearly 40% of all 9th and 11th graders surveyed reported feeling sad or hopeless every day for the past two weeks in 2022. This is up from 28% in 2012.

While Washtenaw County is fortunate to have a higher number of health and mental health professionals than other areas, it is not enough and not accessible enough. We hear consistently that community members across our community struggle to get needed mental health care or crisis care. Again, this is with the relatively greater number of resources available locally and the local millage investments. There are not enough crisis resources, treatment options or prevention services available to shift current trends.

If any of you have tried to support a loved one seeking mental health support, you have seen that the system is fragmented and difficult to navigate. We can and should do better as a community. The center proposed by Garrett's Space will offer an incredible opportunity for healing and growth to young people. Services like this provide hope and tangible options for shifting the worsening mental health trends among young people.

Importantly, such resources provide incredible value where they are located and broadly to our entire community. The Superior Township location is extremely accessible to the community, while providing an ideal healing environment in nature. We hope you will consider the many benefits of establishing this center and provide full your support.

Thank you,

Jimena Loveluck, MSW, Health Officer

Washtenaw County Health Department
555 Towner Street • Ypsilanti, MI 48198
Phone: 734-544-6700 • Fax: 734-544-6705
washtenaw.org/health



Environmental Health Division
705 N Zeeb Road • Ann Arbor, MI 48103
Phone: 734-222-3800 • Fax: 734-222-3930
washtenaw.org/envhealth

NOTICE OF HEARING

SUPERIOR CHARTER TOWNSHIP PLANNING COMMISSION SUPERIOR CHARTER TOWNSHIP HALL 3040 N. PROSPECT, YPSILANTI, MI 48198

**Wednesday
April 26, 2023
7:00 p.m.**

The Superior Township Planning Commission will hold a public hearing on Wednesday, April 26, 2023, at 7:00 p.m. at the Superior Township Hall, 3040 N. Prospect, Ypsilanti, MI 48198, on a Zoning District Amendment and Area Plan application from Garrett's Space that would rezone approximately 76.72 combined acres from A-2 (Agricultural District) to PC (Planned Community).

The property is located at 3900 Dixboro Road, Ann Arbor, MI 48105 (property tax code number J-10-07-200-010), and the following six adjacent parcels:

- **J-10-07-200-011**
- **J-10-07-200-012**
- **J-10-07-200-013**
- **J-10-07-200-014**
- **J-10-07-200-015**
- **J-10-07-200-016**

A complete copy of the application is available for inspection or copying at the Township Hall, 3040 N. Prospect, 8:00 a.m. – 4:00 p.m. weekdays. A copy can also be viewed on the Township website at www.superiortownship.org/planning-commission and clicking on "Meeting Packets."

Persons wishing to express their views may do so in person at the public hearing, in writing addressed to the Planning Commission at the above address, or via email to planning@superior-twp.org by 4:00 p.m. the day of the hearing.

Superior Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon four (4) business days notice to the Township. Individuals requiring auxiliary aids or services should contact Superior Charter Township by writing the Township Clerk.

Laura Bennett, Planning & Zoning Administrator
planning@superior-twp.org
734-482-6099

AREA PLAN PETITION

(This application must be typewritten or printed. All questions must be answered.)

APPLICANT NAME _____

NAME OF PROPOSED DEVELOPMENT _____

- APPLYING FOR**
- AREA PLAN
 - AREA PLAN AMENDMENT
 - AREA PLAN REVISION

FEES (adopted by the Superior Township Board on 11-21-16): The following fees shall be paid by the petitioner to the Superior Charter Township Treasurer at the time of submittal of the application For a Special District and at the time of each subsequent submittal:

A. REZONING PETITION AND AREA PLAN REVIEW

Application fees:	\$ 900.00
Review escrow:	\$5,000.00
Total:	<u>\$5,900.00</u>

Review escrow funds are used for the Township consultants' engineering, planning and legal reviews and other costs as appropriate. Review costs will be deducted from the escrow account along with the appropriate administrative fee. If a review cost exceeds the amount in the escrow account, the cost plus the appropriate administrative fee, shall be billed to the petitioner. Billing rates are available upon request. If a second public hearing must be scheduled due to the petitioner's failure to post required signage or provide information as required, an additional fee of \$300.00 to offset the Township's additional costs of public notices and affidavits of notice shall be paid by the petitioner prior to the Township scheduling the public hearing.

TOWNSHIP USE

Date Received _____ **Fee Paid** _____

Signature of Township Clerk or Designee _____

GENERAL INFORMATION

- Name of Proposed Development _____
- Address of Property _____
- Current Zoning District Classification of Property _____
- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? YES NO
Please explain _____

- Tax ID Number(s) of property _____
- Site Location - Property is located on (circle one) N S(**E**)W side of _____ Road between _____ and _____ Roads.
- Legal Description of Property (please attach a separate sheet)
Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.
- Site Area (Acreage) and Dimensions _____
- Are there any existing structures on the property? YES NO
Please explain: _____

PROPOSED LAND USE

- Residential Office Commercial Other

If other, please specify _____

- Number of units _____
- Total floor area of each unit _____
- Give a complete description of the proposed development. See attached.

APPLICANT INFORMATION

- APPLICANT'S NAME _____
Company _____
Address _____
Telephone Number _____ Email _____
- PROPERTY OWNER'S NAME _____
Company _____
Address _____
Telephone Number _____ Email _____
- DEVELOPER'S NAME _____
Company _____
Address _____
Telephone Number _____ Email _____
- ENGINEER'S NAME _____
Company _____
Address _____
Telephone Number _____ Email _____
- ARCHITECT/PLANNER'S NAME _____
Company _____
Address _____
Telephone Number _____ Email _____

INFORMATION REQUIRED ON THE AREA PLAN
AS SPECIFIED IN SECTION 10.07 OF THE SUPERIOR TOWNSHIP ZONING ORDINANCE

1. Vicinity map showing the general location of the site.
2. Scale, north arrow, initial plan date, and any revision dates.
3. Existing zoning classifications for the subject parcels and surrounding parcels (including across road rights-of-way)
4. Identification of all adjacent property in which the applicant(s), developers(s), or owner(s) have an ownership interest.
5. Dimensions of all property boundaries and interior lot lines.
6. Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration.
7. Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site.
8. Conceptual drawings of exterior building facades for principal buildings and building additions, drawn to an appropriate scale
9. Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.
10. Conceptual locations, layout, and surface type for all parking lots, sidewalks and pedestrian pathways within and accessing the site.
11. General description and delineation of existing natural features on and abutting the site; such as trees, shrubs, wooded areas, general topography and soil information, areas of steep slopes, bodies of water, watercourses, drainage ways, and wetlands; with clear indication of all features to be preserved, removed or altered.
12. Delineation of the 100-year floodplain on and abutting the site (see Section 14.05D of the Zoning Ordinance.)
13. Outdoor open space and recreation areas; location, area, and dimensions.
14. Location and size of required landscape strips, if applicable.

15. General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.
16. General areas of intended filling or cutting.
17. Other information as requested by the Township Planner or Planning Commission to verify that the site and use are in accordance with the intent, purposes, and requirements of this Ordinance and the policies of the Township's Growth Management Plan.

The applicant indicated on page 3 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT AFFIDAVIT

The applicant(s) represents that he/she/they are the owner(s) of the subject property or are acting on behalf of the above listed owner, and herewith file sixteen (16) copies of the identified area plan. The applicant also acknowledges that the filing of this application grants permission for Township staff and/or officials to enter the property to determine the accuracy of the submitted area plan including existing conditions.

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: _____

APPLICANT'S SIGNATURE _____ DATE _____

PROPERTY OWNER'S PRINTED NAME _____

PROPERTY OWNER'S SIGNATURE _____

ZONING DISTRICT AMENDMENT APPLICATION

(This application must be typewritten or printed. ALL questions must be answered.)

APPLICANT INFORMATION

Name: Garrett's Space (Attn: Scott Halpert)

Address: 1400 Granger Avenue

City: Ann Arbor State: MI Zip: 48104

Telephone: 734-709-7684 Alternate: _____

Fax: _____ E-Mail: scott@garrettsspace.org

PROPERTY OWNER INFORMATION

Name: Maria E. Serras, Trustee

Address: 4749 Bayberry Circle

City: Ann Arbor State: MI Zip: 48105

Telephone: _____ Alternate: _____

Fax: _____ E-Mail: _____

PROPERTY DESCRIPTION

Address: 3900 Dixboro Road

Tax Parcel Number: J-10-07-200-010, J-10-07-200-011, J-10-07-200-012, J-10-07-200-013,
J-10-07-200-014, J-10-07-200-015, J-10-07-200-016

Legal Description: See attached

ZONING DISTRICT

Current A-2 Proposed: PC

DRAWING OF PROPERTY: Attach a scaled drawing of the property in this petition, showing lot line dimensions, bearings, section corner reference, and the use and Zoning District of each adjacent parcel of land. Requests for PC, PM or VC Districts require a site plan that complies with the requirements in Article 7 of the Superior Township Zoning Ordinance.

REASONS FOR THE PROPOSED ZONING DISTRICT AMENDMENT

To create a holistically focused residential center in the community for struggling young adults. The facility will have primarily a non-medical and non-institutional focus, and will offer activities and support services for guests. The existing house and garage will be renovated as needed to accommodate administrative offices and counseling/social work activities. Proposed improvements include construction of a new residential structure, creativity studio, and barn, as well as parking areas, storm water management system, septic fields, wells, and landscaping. The majority of the site will be preserved as natural features/open space areas.

Attached hereto and made a part of this application are submitted the following:

- Drawings, all on sheets 11 inches by 8 ½ inches in size, drawn to scale, and correlated with the legal description; vicinity map clearly showing location of property, adjacent land uses and zoning classifications.
- A letter of authority or power of attorney in the event the petition is made by a person other than the owner of the property, signed by the owner.
- Complete legal description of the premises, including street address (if applicable.)
- Any additional information or documentation required by the Zoning Ordinance for petition review (for example site plans as required when a rezoning petition is for a Special District such as Planned Community).

I hereby depose and say that all the above statements and statements made in the papers and documents submitted herewith are true and correct. I also hereby acknowledge and understand what is required of a petitioner under Article 18 of the Superior Township Zoning Ordinance before consideration of a zoning district amendment.

Signature of Applicant _____

Signature of Owner (s) _____

Sworn to before me this _____ day of _____ 20 _____

My commission expires _____

*Superior Charter Township, 3040 N. Prospect Rd., Ypsilanti, MI 48198
Telephone: 734-482-6099 Website: superiortownship.org Fax 734-482-3842*

(Notary Public, Washtenaw County, Michigan)

To be filled in by Township Clerk or Designee: I hereby state that this application was properly received and
filed on _____ . Signature _____

LEGAL DESCRIPTIONS

(PER AMERICAN TITLE COMPANY OF WASHTENAW, COMMITMENT NO. 115015, COMMITMENT DATE: 06/22/2022)

PARCEL I:

Commencing at the North 1/4 corner of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence North 88°09'28" East 481.15 feet along the centerline of Warren Road; thence South 01°59'49" East 652.00 feet; thence South 02°49'01" East 606.58 feet to the POINT OF BEGINNING; thence South 75°36'30" West 84.81 feet; thence North 63°37'02" West 446.72 feet; thence North 28°47'56" West 175.86 feet; thence South 88°24'25" West 142.52 feet; thence South 87°08'25" West 622.90 feet; thence South 66°56'16" West 141.74 feet; thence 170.86 feet along the arc of a curve to the left with a radius of 150.00 feet and a chord which bears South 08°09'09" West 161.77 feet; thence South 24°19'30" East 228.93 feet; thence South 79°37'36" East 1,432.71 feet; thence North 02°49'01" West 386.11 feet to the POINT OF BEGINNING.

Parcel I is together with and subject to a non-exclusive easement for ingress, egress and public utility purposes described as follows:

Commencing at the Northwest corner of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence South 00°59'02" East 949.34 feet to the POINT OF BEGINNING; thence North 89°58'49" East 24.59 feet; thence 33.71 feet along the arc of a curve to the left with a radius of 167.00 feet and a chord which bears South 88°35'24" East 33.65 feet; thence North 78°25'36" East 51.94 feet; thence 155.05 feet along the arc of a curve to the right with a radius of 233.00 feet and a chord which bears South 82°30'33" East 152.21 feet; thence South 63°26'43" East 30.72 feet; thence 128.25 feet along the arc of curve to the right with a radius of 133.00 feet and a chord which bears South 35°49'14" East 123.34 feet; thence South 08°11'46" East 80.56 feet; thence 143.82 feet along the arc of a curve to the left with a radius of 117.00 feet and a chord which bears South 43°24'35" East 134.93 feet; thence South 78°37'25" East 38.59 feet; thence 65.32 feet along the arc of a curve to the right with a radius of 183.00 feet and a chord which bears South 68°23'53" East 64.97 feet; thence South 58°10'21" East 95.89 feet; thence 155.18 feet along the arc of a curve to the left with a radius of 117.00 feet and a chord which bears North 83°49'53" East 144.05 feet; thence North 45°50'07" East 45.53 feet; thence 40.95 feet along the arc of a curve to the right with a radius of 133.00 feet and a chord which bears North 54°39'18" East 40.78 feet; thence South 24°19'30" East 33.03 feet; thence South 79°37'36" East 70.33 feet; thence 36.88 feet along the arc of a curve to the right with a radius of 121.00 feet and a chord which bears South 73°43'20" West 36.74 feet; thence 39.71 feet along the arc of a curve to the left with a radius of 67.00 feet and a chord which bears South 62°48'52" West 39.13 feet; thence South 45°50'07" West 45.53 feet; thence 242.72 feet along the arc of a curve to the right with a radius of 183.00 feet and a chord which bears South 83°49'53" West 225.31 feet; thence North 58°10'21" West 95.89 feet; thence 41.76 feet along the arc of a curve to the left with a radius if 117.00 feet and a chord which bears North 68°23'53" West 41.54 feet; thence North 78°37'25" West 38.59 feet; thence 224.94 feet along the arc of a curve to the right with a radius of 183.00 feet and a chord which bears North 43°24'35" West 211.05 feet; thence North 08°11'46" West 80.56 feet; thence 64.61 feet along the arc of a curve to the left with a radius of 67.00 feet and a chord which bears North 35°49'14" West 62.13 feet; thence North 63°26'43" West 30.72 feet; thence 111.13 feet along the arc of a curve to the left with a radius of 167.00 feet and a chord which bears North 82°30'33" West 109.09 feet; thence South 78°25'36" West 55.75 feet; thence 47.02 feet along the arc of a curve to the right with a radius of 233.00 feet and a chord which bears North 89°41'48" West 46.94 feet; thence South 89°58'49" West 19.67 feet; thence North 00°59'02" West 66.00 feet to the POINT OF BEGINNING.

PARCEL II:

Commencing at the Northwest corner of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence South $00^{\circ}59'02''$ East 449.29 feet; thence North $89^{\circ}40'15''$ East 575.11 feet to the POINT OF BEGINNING; thence South $25^{\circ}32'08''$ East 530.06 feet; thence North $66^{\circ}56'16''$ East 141.74 feet; thence North $87^{\circ}08'25''$ East 622.90 feet; thence North $09^{\circ}20'43''$ West 230.33 feet; thence South $89^{\circ}08'28''$ West 103.71 feet; thence North $22^{\circ}14'32''$ West 220.57 feet; thence North $42^{\circ}43'10''$ West 322.72 feet; thence North $89^{\circ}02'44''$ West 96.09 feet; thence South $47^{\circ}33'36''$ West 409.14 feet; thence South $89^{\circ}40'15''$ West 139.49 feet to the POINT OF BEGINNING.

PARCEL III:

Commencing at the Northwest corners of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence South $00^{\circ}59'02''$ East 449.29 feet to the POINT OF BEGINNING; thence North $89^{\circ}40'15''$ East 575.11 feet; thence South $25^{\circ}32'08''$ East 530.06 feet; thence 170.86 feet along the arc of a curve to the left with a radius of 150.00 feet and a chord which bears South $08^{\circ}09'09''$ West 161.77 feet; thence South $24^{\circ}19'30''$ East 43.64 feet; thence North $85^{\circ}20'39''$ West 342.12 feet; thence South $00^{\circ}40'22''$ East 186.56 feet; thence 178.07 feet along the arc of a curve to the right with a radius of 150.00 feet and a chord which bears North $42^{\circ}12'18''$ West 167.80 feet; thence North $08^{\circ}11'46''$ West 80.56 feet; thence 96.43 feet along the arc of a curve to the left with a radius of 100.00 feet and a chord which bears North $35^{\circ}49'14''$ West 92.74 feet; thence North $63^{\circ}26'43''$ West 30.72 feet; thence 133.09 feet along the arc of a curve to the left with a radius of 200.00 feet and a chord which bears North $82^{\circ}30'33''$ West 130.65 feet; thence South $78^{\circ}25'36''$ West 53.92 feet; thence 41.87 feet along the arc of a curve to the right with a radius of 200.00 feet and a chord which bears North $89^{\circ}14'28''$ West 41.80 feet; thence South $89^{\circ}58'49''$ West 22.05 feet; thence North $00^{\circ}59'02''$ West 533.66 feet to the POINT OF BEGINNING

PARCEL IV:

Commencing at the Northwest corners of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence South $00^{\circ}59'02''$ East 982.34 feet to the POINT OF BEGINNING; thence North $89^{\circ}58'49''$ East 22.05 feet; thence 41.87 feet along the arc of a curve to the left with a radius of 200.00 feet and a chord which bears South $89^{\circ}14'28''$ East 41.80 feet; thence North $78^{\circ}25'36''$ East 53.92 feet; thence 133.09 feet along the arc of a curve to the right with a radius of 200.00 feet and a chord which bears South $82^{\circ}30'33''$ East 130.65 feet; thence South $63^{\circ}26'43''$ East 30.72 feet; thence 96.43 feet along the arc of a curve to the right with a radius of 100.00 feet and a chord which bears South $35^{\circ}49'14''$ East 92.47 feet; thence South $08^{\circ}11'46''$ East 80.56 feet; thence 178.07 feet along the arc of a curve to the left with a radius of 150.00 feet and a chord which bears South $42^{\circ}12'18''$ East 167.80 feet; thence North $00^{\circ}40'22''$ West 186.56 feet; thence South $85^{\circ}20'39''$ East 342.12 feet; thence South $24^{\circ}19'30''$ East 185.29 feet; thence 29.52 feet along the arc of a curve to the left with a radius of 100.00 feet and a chord which bears South $54^{\circ}17'30''$ West 29.41 feet; thence South $45^{\circ}50'07''$ West 45.53 feet; thence 45.44 feet along the arc of a curve to the right with a radius of 150.00 feet and a chord which bears South $54^{\circ}30'48''$ West 45.27 feet; thence South $16^{\circ}42'39''$ West 559.67 feet; thence North $48^{\circ}59'02''$ West 360.35 feet; thence South $89^{\circ}00'58''$ West 110.00 feet; thence North $44^{\circ}00'48''$ West 319.99 feet; thence North $00^{\circ}59'02''$ West 456.39 feet to the POINT OF BEGINNING.

PARCEL V:

Commencing at the Northwest corners of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence South 00°59'02" East 1,438.73 feet to the POINT OF BEGINNING; thence South 44°00'58" East 319.99 feet; thence North 89°00'58" East 110.00 feet; thence South 48°59'02" East 360.35 feet to the POINT OF BEGINNING; thence North 16°42'39" East 559.67 feet; thence 45.44 feet along the arc of a curve to the left with a radius of 150.00 feet and a chord which bears North 54°30'48" East 45.27 feet; thence North 45°50'07" East 45.53 feet; thence 29.52 feet along the arc of a curve to the right with a radius 100.00 feet and a chord which bears North 54°17'30" East 29.41 feet; thence South 79°37'36" East 407.50 feet; thence South 04°56'00" West 876.71 feet; thence North 70°37'31" West 341.00 feet; thence North 48°59'02" West 339.65 feet to the POINT OF BEGINNING.

PARCEL VI:

Commencing at the North 1/4 corner of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence North 88°09'28" East 481.15 feet along the centerline of Warren Road; thence South 01°58'49" East 652.00 feet; thence South 02°49'01" East 1,710.09 feet; thence South 88°57'38" West 563.16 feet to the POINT OF BEGINNING; thence North 02°49'01" West 831.70 feet; thence North 79°37'36" West 448.29 feet; thence South 04°56'00" West 876.71 feet; thence South 70°37'31" East 137.31 feet; thence North 88°57'38" East 427.78 feet to the POINT OF BEGINNING.

PARCEL VII:

Commencing at the North 1/4 corner of Section 7, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan; thence North 88°09'28" East 481.15 feet along the centerline of Warren Road; thence South 01°59'49" East 652.00 feet; thence South 02°49'01" East 992.69 feet to the POINT OF BEGINNING; thence North 79°37'36" West 578.10 feet; thence South 02°49'01" East 831.70 feet; thence North 88°57'38" East 563.16 feet; thence North 02°49'01" West 717.40 feet to the POINT OF BEGINNING.

PARCEL VII described for tax purposes as:

Commencing at the Northwest corner of Section 7; thence South 00°59'02" East 1,438.73 feet; thence South 44°00'58" East 319.99 feet; thence North 89°00'58" East 110.00 feet; thence South 48°59'02" East 700.00 feet; thence South 70°37'31" East 478.31 feet; thence North 88°57'38" East 427.78 feet to the POINT OF BEGINNING; thence continuing North 88°57'38" East 563.16 feet; thence North 02°49'01" West 717.40 feet; thence North 79°37'36" West 578.10 feet; thence South 02°49'01" East 831.70 feet to the POINT OF BEGINNING. Part of the Northwest 1/4 of Section 7, Town 2 South, Range 7 East.

OVERALL LEGAL DESCRIPTION

Commencing at the N.W. corner of fractional Section 7, T2S, R7E, Superior Township, Washtenaw County, Michigan, thence S 00° 59' 02" E 448.68 feet along the west line of said Section 7 and the center line of Dixboro Road to the POINT OF BEGINNING,

thence N 89° 40' 15" E 714.60 feet,

thence N 47° 33' 36" E 409.14 feet,

thence S 89° 02' 44" E 96.09 feet,

thence S 42° 43' 10" E 322.72 feet,

thence S 22° 14' 32" E 220.57 feet,

thence N 89° 08' 28" E 103.71 feet,

thence S 9° 20' 43" E 230.33 feet,

thence N 88° 24' 25" E 142.52 feet,

thence S 28° 47' 56" E 175.86 feet,

thence S 63° 37' 02" E 446.72 feet,

thence N 75° 36' 30" E 84.41 feet,

thence S 2° 49' 01" E 1103.51 feet,

thence along the northerly right of way line of M-14 expressway in the following five (5)

courses:

S 88° 57' 38" W 990.94 feet,

N 70° 37' 31" W 478.31 feet,

N 48° 59' 02" W 700.00 feet,

S 89° 00' 58" W 110.00 feet,


N 44° 00' 58" W 320.00 feet,

thence N 00° 59' 02" W 990.05 feet along the west line of said Section 7 and the center line of Dixboro Road to the POINT OF BEGINNING, being a part of the N 1/2 of said Section 7, T2S, R7E, Superior Township, Washtenaw County, Michigan, containing 76.97 acre of land more or less, subject to the rights of the public over the west 33.00 feet thereof as occupied by Dixboro Road, subject to easements or restrictions of record, if any.

Owner Letter of Authorization

I am the owner of the seven parcels located at 3900 N. Dixboro Road in Superior Township (J-10-07-200-010, J-10-07-200-011, J-10-07-200-012, J-10-07-200-013, J-10-07-200-014, J-10-07-200-015, J-10-07-200-016). I hereby authorize Garrett's Space, an Ann Arbor-based suicide prevention nonprofit, to make any and all applications to Superior Township seeking rezoning, site plan approval and any other related applications relating to its proposed acquisition and/or use of the property as a center for struggling young adults.

Thank you,


Maria E. Serras

Dated: March 24, 2023



MEMORANDUM

RE: Garrett's Space, 3900 Dixboro Road – Project Narrative

DATE: March 24, 2023

Garrett's Space is requesting the necessary approvals and permits to allow for a Planned Community at 3900 Dixboro Road. The goal of Garrett's Space is to create a holistically focused residential center in the community for struggling young adults. The facility will have primarily a non-medical and non-institutional focus, and will offer support for families; support groups for guests with peers; other support and experiential activities for guests, such as fitness, mindfulness, yoga, cooking, dance, art, music, journaling, gardening, massage and poetry; social gatherings and activities; telehealth access to existing therapists; and possible individual and/or group therapy. Outdoor amenities will include active and passive recreation areas, a gathering area with fire pit, gardens and therapeutic animals, and walking trails.

The existing site is comprised of seven parcels that total 76.97 acres, and all seven parcels are zoned A-2: Agricultural. The seven parcels will be combined into one parcel at the conclusion of the site plan process for this project. The site currently includes a private residence with garage and an existing shed. All existing structures are to remain. The house and garage will be renovated as needed to accommodate administrative offices, family support, support groups with peers, activities for guests, such as art, journaling, poetry, mindfulness, cooking, movement, and social gatherings and activities. Proposed improvements include construction of a new 11,000 SF residential structure, 2,160 SF creativity studio, and 2,000 SF barn, as well as areas for recreation, gardening, and other outdoor activities. New parking areas, storm water management system, septic fields, wells, and landscaping improvements are also proposed. The majority of the site will be preserved as natural features/open space areas.

New wells will be added to provide water to the proposed buildings, and the existing well will be upgraded to provide water to the existing house. The existing septic field will be expanded to service the existing house as well as the proposed buildings. Access to the site will be provided via the existing curb cut on Dixboro Road, which will be upgraded to include acceleration/deceleration tapers.

A phased approach is planned for development of the overall facility. Phase one will include use of the existing house for administrative offices and day programming. No overnight guests will stay at the house as part of the initial phase. Phase two will include construction of the residential structure and creativity studio with the associated drives, parking areas, and utility and landscaping improvements. Expanded day programming and opportunities for overnight guests will be offered as a part of this phase. Additional enrichment elements, including the barn for gardening and therapeutic animals, and outdoor recreation and gathering spaces, will be constructed in the final phase as funding allows. An approximate timeline for the proposed improvements is as follows: Use of the existing house and will begin as soon as possible once the necessary approvals and modifications have been completed, approximately Fall 2023. Construction of the residential structure, creativity studio, and related improvements will begin in Spring/Summer 2024 and take approximately a year and a half to complete. The facility will operate for approximately one year with day programming only before transitioning to the full residential program.

At full build-out, the facility will be able to accommodate 30 guests, 15-20 of whom will stay as residents for 2 to 4-week periods, with the remaining participating in day programming and support services. The facility is expected to employ 20 people, including 2 overnight employees.

Please refer to the Petition Introduction included with this submittal for additional information. We thank you for your consideration of this request, and look forward to discussing this project with you.

SUPERIOR TOWNSHIP

GARRETT'S SPACE

PETITION INTRODUCTION

[Part of Area Plan and Rezoning Petition]

I. PROPOSED DEVELOPMENT AND USE ARE PERFECTLY SUITED UNDER PLANNED COMMUNITY (PC) SPECIAL DISTRICT

There are several important features of the Garrett's Space petition for rezoning, being submitted under the Planned Community (PC) Special District. Following is a brief summary of some of the more critical points.

In terms of the achieving the future vision of the Township, as expressed in Chapters 5 & 6 of the Master Plan and Growth Management strategy, the theme of this development is captured in the language adopted by the Township:

“The rural landscape does more than simply provide scenery, as the benefits of nature to citizen mental health are recognized as very important.”

- The Planned Community Special District authorizes the exercise of broad discretion by the Township in granting an approval. This zoning ordinance provision very laudably allows additional freedom for the developer to take an even more creative approach to land use and development than otherwise permitted under the ordinance. Moreover, it offers greater flexibility in the design of land development, maximizing the developer's ability to take advantage of natural topography, vegetation, watercourses, and other site features. The development planned on the 76 acres of land proposed for this use has been planned to enhance the function of the use and take full advantage of the natural topography, vegetation, watercourse, and other natural features. This flexibility in design, development, and use is expressly authorized by the Michigan Zoning Enabling Act; and such authorization is applied in the Superior Township Zoning Ordinance with safeguards and standards including the requirement for conformity with the Master Plan and Growth Management Plan, so that a project approved under this permission becomes a planned use and avoids the legal shortcoming of so-called “spot zoning.” By approving the proposed use as a Planned Community Special District, the use will be a rural residential use with accompanying components, consistent with and complimentary to the surrounding uses and area.
- The proposed use and development is compatible with the adopted Growth Management Plan. The proposal, situated in the Rural Plymouth Road / M-14 Sub-Area, will represent extremely low density residential use consistent with

the rural character of the area, and furthers quality of life by minimizing large scale changes to the landscape on the property. Specifically, the property is being retained as a unified 76-acre parcel, and a maintenance of the natural resource base and visual character of the property will be high priorities. In other words, this proposal does not involved a large property which is being broken into numerous sub-parcels along the road. Accordingly, the natural character and feel within the Rural Plymouth Road / M-14 Sub-Area of the Township will be maintained.

- The proposed use and development is further compatible with the Master Plan and Growth Management vision based on the conservation of the wetlands, forested areas on the property, and the green spaces that comprise the scenic character and ecosystem. These Township objectives will be fully realized in this project, and will be protected for the long term for the benefit of all in the area, and for the Township as a whole.
- The proposed use and development is further compatible with the Master Plan and Growth Management goals based on the preservation of the surface water (stream and pond), as well as the wetlands, on the property by long term conservation, careful stormwater management, and land use development that respects these natural resources. The same applies to woodland protection on the site. Also, the type and low density of land uses on the site will pose little or no hazard for groundwater contamination, thus encouraging positive groundwater recharge, again recognized as important in the Township's Master Plan.
- The proposed use and development will also advance the goals of the Master Plan and Growth Management goals by retaining extensive private open space, a goal which is expressly encouraged in planned community developments.
- The objective of the Master Plan and Growth Management plan of retaining an attractive and natural streetscape will be met by this development in that the perimeter of the site will be preserved in substantial respect. This will, in turn, provide benefit to surrounding property owners and those using adjacent roads.
- As part of this residential land use, the Master Plan and Growth Management strategy are significantly furthered based on the environmental conservation planned for this large, environmentally rich, property. As indicated in the Growth Management Strategy, protecting the rural character on the property and along the roads is furthered by a special focus on vegetated buffers, retaining open space, and retaining trees lining the road. As recognized in the Master Plan, new homes can be built on large rural parcels, but the principal issue is to make sure rural housing does not become strip residential development that destroys the rural character of Superior Township. Roads

lined with homes on two-to-five acre lots can make for an attractive community, but it is not rural character.

- The retention of the unified, 76-acre parcel, with extremely low density, meets the stated Growth Management objective of avoiding urban sprawl, and remaining easily within the infrastructure and cost of community service means of the Township. The demands from this low-density use will not exceed the existing or planned capacity of public services and facilities.

II. THE MARRIAGE OF PLANNED COMMUNITY DEVELOPMENT WITH THE OPENS SPACE, RURAL LANDSCAPE, AND BENEFITS OF NATURE, PROVIDES THE PERFECT ENVIRONMENT FOR THE CARE AND HEALING OF YOUNG ADULTS LIVING WITH DIAGNOSED MENTAL HEALTH ISSUES, ENABLING THE RIGHT TO A REASONABLE ACCOMMODATION FOR THE FULL APPROVAL OF THE PETITION

The numerous qualities of the proposed development outlined above support the entitlement of this proposal for rezoning to Planned Community District approval. Concurrently, the same qualities provide the perfect property to foster the care and healing of individuals sought to be assisted at this use, namely young adults suffering from non-imminent life-threatening challenges that arise due to depression and anxiety.

The United States Congress has recognized the serious shortcomings of requiring persons with disabilities to be sidelined in an institutional environment. This recognition opened the door to granting these individuals, where feasible, the right to enjoy mainstream residential living. In order to accomplish this critical objective, Congress made provision for the potential that it may be necessary for sellers, landlords, and local governments to provide “reasonable accommodations” with regard to customarily applicable rules in order to afford these persons the equal opportunity to a living arrangement within a customary neighborhood setting. For this reason, local governments are given an affirmative duty under the Federal Fair Housing Act to provide such reasonable accommodations. In this regard, it is worth noting that the House Report in connection with the amendment of the Fair Housing Act explained that it represents “a clear pronouncement of a national commitment to end the unnecessary exclusion of persons with handicaps from the American mainstream.” It is also worth noting that the reasonable accommodation requirement has been more recently reaffirmed and directed by Congress for the benefit of disabled persons in the Americans with Disabilities Act.

While it appears that the Planned Community Special District offers developers substantial flexibility, and even authorizes the Township to make deviations from many relevant regulations, Garrett’s Space points out that a substantial number of those persons who will be provided with a special healing arrangement in the proposed development will have a disability, and any needed reasonable accommodation to achieve approval for the housing provided in this development is respectfully requested. Qualified individuals will carefully screen those who seek care at Garrett’s Space for the

purpose of finding the right fit for successful healing, and avoiding persons whose disabilities would endanger or disrupt others in or around the facility. Only accommodations which are reasonable in that context are requested. In addition, only those accommodations are requested which are necessary in order to afford these persons that do have disabilities, as compared to non-disabled persons, an equal opportunity to enjoy this greatly needed healing environment.

To quote the Township Master Plan again, “the rural landscape does more than simply provide scenery, as the benefits of nature to citizen mental health are recognized as very important.”



MEMORANDUM

RE: Garrett’s Space, 3900 Dixboro Road – Supplemental Information for Planning Commission

DATE: April 19, 2023

ALTERNATIVE DEVELOPMENT ANALYSIS. As part of the request to rezone the 76.97-acre property from A-2: Agricultural to PC: Planned Community, Garrett’s Space has reviewed alternative development options for the site. The purpose of this effort is to understand what a traditional type of development might look like on this property based on zoning district standards and to compare the proposed Garrett’s Space use with a typical single-family residential development. The attached alternative development option was prepared based on Superior Township Zoning Ordinance requirements for the A-2 zoning district, and the summary below notes the anticipated differences between the proposed Garrett’s Space plan and a residential development based on A-2 or R-1 standards.

	Residential Development (A-2/R-1)	Garrett’s Space (PC)	Notes
Number of Lots	34	1	
Population	89	20+10+20 staff = 50+/-	SEMCOG data 2.61 per household
Floor Area	296,208 sf	20,902 sf	10% per R-1 (5% per A-2)
Vehicle Trips	374	186	Using congregate care for Garrett’s Space
AM Peak Hour	28	16	Assumes no guest trips
PM Peak Hour	36	16	
Waste Water Drain Field	136,000 sf	16,000 sf	Assumes 4 bedroom homes
Water Wells	34	3	Assumes no infiltration penalty
Storm Water Management	550,000 cf	115,000 cft	
Open Space	0 ac	70+ ac	

CONSERVATION EASEMENT. A large focus of Garrett’s Space is providing a place where participants are immersed in the tranquil, private and healing setting of nature, and the long-term protection of the natural features on this site, including the creek, wetlands, woodlands, and steep slopes, are integral to the mission of Garrett’s Space. To that end, Garrett’s Space is committed and agrees to seek a conservation easement for a minimum of 55-60 acres of the site, approximately 71-77% of the total site area.

Alternative | Developer Site Plan





Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: Scott Halpert

From: Ben Carlisle, AICP

Date: March 27, 2023

RE: Garrett's Space Additional Information Request

I am in the process of completing my review of the Area Plan petition to rezone the property from A2, Agriculture to PC, Planning Community. In order to complete my review, I would request the following additional information:

1. Approximately, what is the site's total number of developable acres?
2. Approximately, what is the site's total number of acres preserved?
3. Are family and friends able to visit?
4. What is the total number of employees at maximum shift?
5. What is the guest intake process? Do guests get a referral?
6. What does "The facility will have primarily a non-medical and non-institutional focus" mean? Do you limit the facility to specific guests?
7. Does your zoning application offer conditions: limit certain type of guest, limit number of residents, etc
8. Are there any security protocols or other security measures proposed?
9. Do you propose any site lighting?
10. Are there any potential noise issues that you've identified?

Sincerely,

CARLISLE | WORTMAN ASSOC., INC

Benjamin R. Carlisle, AICP, LEED AP

President

cc: Ken Schwartz, Township Supervisor
Lynette Findley, Township Clerk
Laura Bennett, Planning Coordinator
George Tsakoff, Township engineer

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*



To: Ben Carlisle
From: Scott Halpert
Date: March 29, 2023
Re: Garrett's Space Responses to Township Information Request

1. Approximately, what is the site's total number of developable acres?

The total number of net acres is 76.2. We're assuming that the term "developable acres" does not include the wetland area or the wetland buffer area or the required planned community setbacks. With that assumption, the developable area equals 53.4 acres.

2. Approximately, what is the site's total number of acres preserved?

We expect to devote land area for buildings, and additional areas for parking, entry road, and utility improvements. Including wetland and buffer preservation, woodland preservation, nature vegetation, steep slopes, and perimeter setbacks. Our plan is to not develop between 50 and 65 acres of the site. Our concentration for the Garrett's Space facilities, including the existing building, the proposed buildings, stormwater management and access drives utilize slightly more than 9 acres.

3. Are family and friends able to visit?

It would not be typical or encouraged for family and friends to visit a resident. There may be some exceptions to that general policy in an unusual circumstance. There may be separate support and training for families and allies as described in the response to number 7 below.

4. What is the total number of employees at maximum shift?

Including corporate staff, we would expect that number to be 10 to 12 employees.

5. What is the guest intake process? Do guests get a referral?

Participant/guests oftentimes will be referred by health care providers (e.g., nurse, doctor, therapist, other professional, hospital or agency). They also may self-refer or be referred by a family member or other loved one.

All participants/guests will be coming to our center voluntarily and will be seeking extra support and/or connections. They will complete intake documents (gathering history and current concerns) and complete an in-person or telephone intake interview with a licensed mental health professional and sign a participant agreement outlining expectations and responsibilities for the young adult and Garrett's Space. They also will sign a release of information to allow Garrett's Space to communicate with their treating clinician and/or a family member to gather collateral information to assess for safety and confirm the participant's information shared.

6. What does "The facility will have primarily a non-medical and non-institutional focus" mean? Do you limit the facility to specific guests?

Garrett's Space is focused on creating a healing environment for young adults who are struggling with depression and anxiety. Traditional medical and institutional facilities emphasize medications and psychotherapy and have nonresidential, sterile and undignified architecture with "lock down" facilities that are traumatizing and make young adults feel worse about themselves, disenfranchised and afraid. These facilities offer little or no exposure to the natural environment, trauma informed architecture or support.

At our center, residents will be immersed in the tranquil, private and healing setting of nature. Our focus is on facilitated group support, where young adults can have a safe space to share vulnerabilities and challenges, see that they're not alone in their struggles, make new critical connections and become a part of a warm community of peers and caring facilitators. They will engage in holistic, grounding activities like movement, cooking experiences, mindfulness, journaling and gardening, benefit from therapeutic animals and learn tools of resilience and coping mechanisms for living in what has become an increasingly hard world. They also will learn how nutritious food can improve us both physically and emotionally.

We also will provide resources for families, who often find it particularly challenging to navigate the struggles and the available resources in our health care system for their young adults. Since our stays are short, we also will equip our young adults with resources that they can stay connected to once they leave. And we will continue to check in on them, even having alumni groups and have some of those alumni return to lead peer sessions. We have accumulated evidence that shows the benefits of these non-medical interventions. It's also just common sense that these types of supports will be beneficial supplemental measures. We also will do our best to ensure that our residents are working with a therapist while enrolled at our center since we believe that this additional continuing support is critical in the ongoing XXXXX.

The type of guests we will and won't be serving is described in detail in the response to 7 below.

7. Does your zoning application offer conditions: limit certain type of guest, limit number of residents, etc.

The principal use of the Property shall be a residential use to provide care and support needed by young adults suffering from depression, anxiety, and/or suicidal ideation who are voluntarily seeking hope, healing and connection at Garrett's Space.

The use also includes authorization to provides some support to family members and allies of those who are admitted for residential care or day programming.

This land use is *not* intended as a "medical" facility that would provide treatment or other support for young adults (i) with psychosis or mania, (ii) who are imminently at high risk for suicide, (iii) who pose a threat to, or are at risk of, harming others, (iv) who are actively using substances that could significantly impair their judgment or lead to unsafe behaviors, or (v) who are subject to court-ordered or other involuntary treatment. Based on careful screening, such individuals identified with any of such conditions shall not be admitted for treatment for residential or day programming on the land.

The residential structure shall accommodate up to 20 in-residence individuals and 10 additional day-programming participants, along with staff to remain on-site for care and safety purposes. Short-term, in-residence care is intended to be provided for young adults who will reside on the property for a period of time expected to have a duration of approximately 30 days or less. To the extent day programming care is provided to more than 10 individuals, the number of in-residence care individuals shall be reduced proportionately, so that the total number of young adults receiving care at the Property at any time will not exceed 30. Occasional weekly or less frequent meetings may be held to support families and allies, and occasional less frequent events may be held for training, the community, alumni, and fundraising.

8. Are there any security protocols or other security measures proposed?

We expect to have the following in place:

- strictly enforced careful screening process
- cameras and other alert mechanisms strategically placed in non-private areas
- Staffing will include two designated staff members on-site at the residence 24/7 with the responsibility, among other things, to monitor resident whereabouts
- inventory of personal belongings upon arrival
- a nightly curfew
- clearly marked property perimeters so that residents/participants do not enter property belonging to any neighbor
- consents regarding not bringing or possessing contraband and the requirement for a substance-free environment

9. Do you propose any site lighting?

We will have lighting around property entrance, building entries, building mounted, and minimal parking lot lighting that will be down shielded and configured for a maximum of one foot candle over the parking fields.

10. Are there any potential noise issues that you've identified?

None identified. The goal is a calm peaceful environment for wellness. Most of the activities will take place in the center of the site which is very private and removed from the surrounding neighborhood areas.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: April 19, 2023

**Area Plan Review
For
Superior Township, Michigan**

Applicant:	Scott Halpert
Project Name:	Garretts Space
Location:	3900 Dixboro Road
Plan Date:	February 22, 2023
Current Zoning:	A2, Agriculture District
Action Requested:	Area Plan Petition Approval-PC, Planned Community District

PROJECT DESCRIPTION

An application has been submitted by Garretts Space to rezone a +/-76 acre site on Dixboro Road from A2-Agriculture District to PC, Planned Community District. The 76 acres consists of seven (7) parcels that will be combined if the Area Plan petition is approved. The site has historically been used as a single-family residence. The site includes significant natural resources including woodlands, steep slopes, a creek, floodplain, and wetlands. The applicant has agreed to a Zoning and Land Use Agreement that limits uses, limits the number of residents, limits the number of employees, and agrees to a conservation easement on between 55 to 60 acres undeveloped portions of the property.

According to the Applicant:

The goal of Garrett's Space is to create a holistically focused residential center in the community for struggling young adults. The facility will have primarily a non-medical and non-institutional focus, and will offer support for families; support groups for guests with peers; other support and experiential activities for guests, such as fitness, mindfulness, yoga, cooking, dance, art, music,

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

journaling, gardening, massage and poetry; social gatherings and activities; telehealth access to existing therapists; and possible individual and/or group therapy. Outdoor amenities will include active and passive recreation areas, a gathering area with fire pit, gardens and therapeutic animals, and walking trails.

At full build-out, the facility will be able to accommodate 30 guests, 15-20 of whom will stay as residents for 2 to 4- week periods, with the remaining participating in day programming and support services. The facility is expected to employ 20 people, including 2 overnight employees.

The applicant proposes the following site changes:

1. Convert the existing home on the site to administrative offices
2. Construct a 11,000 square foot building to house 15 to 20 residents
3. Construct a 2,160 square foot building for recreational and therapy activities
4. Construct a 2,000 square foot barn to house animals
5. Construction of a parking lot
6. Landscaping improvements
7. Create walking paths and lookouts through the sites natural features.
8. Expanding the site well and sceptic system

The applicant proposes a phased development approach:

- Phase 1: Use of the existing house for administrative offices and day programming. This phase does not include any overnight guests.
- Phase 2: Construction of the residential structure and creativity studio with parking areas, and utility and landscaping improvements. This phase includes expanded day programming and overnight residents.
- Phase 3: Additional enrichment elements, including the barn for gardening and therapeutic animals, and outdoor recreation and gathering spaces, will be constructed as funding allows.

Aerial Photograph



The Zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
North	A2 – Agriculture District	Single Family Residential
South	A2 – Agriculture District / M-14	Single Family Residential - Highway
East	PC-Planned Community District	Single Family Residential / Open Space Conservation
West	Ann Arbor Township	Single Family Residential

PROCESS

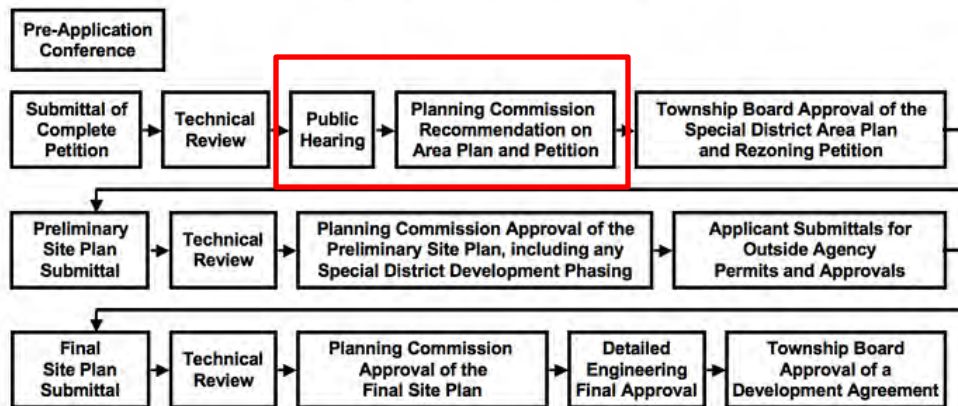
The process to rezone a property to a PC, Planned Community District is outlined in Section 7.100. At this point in the process, the applicant is seeking approval of the Area Plan, which would rezone the property from A2, Agriculture District to PC, Planned Community District.

The Planning Commission holds the public hearing and is the recommending body on the Area Plan. The Township Board has ultimate authority or approval or denial upon the Area Plan.

Effective Date: August 14, 2008

Article 7
Special District Regulations

SECTION 7.100 REVIEW PROCEDURES

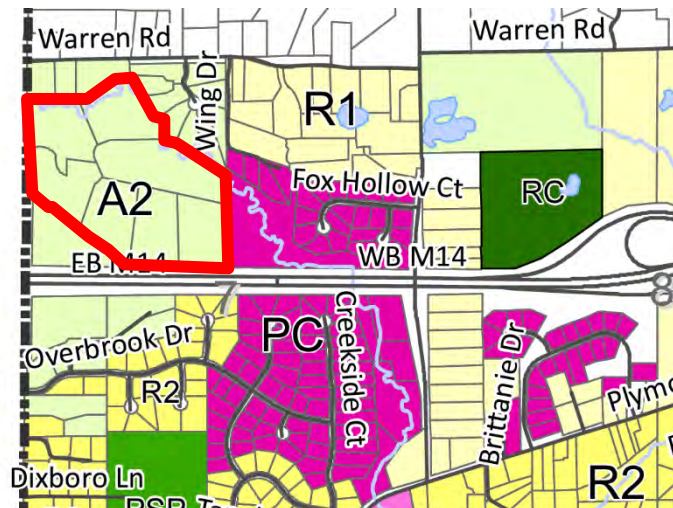


If the Area Plan is approved, the applicant will submit a preliminary site plan for technical review.

CURRENT ZONING

Surrounding Zoning

The site is currently zoned A2, Agriculture District. The site is adjacent to A2, Agriculture District to the north and south, and adjacent to PC, Planned Community zoning to the east. In addition, to the site to the east, there are seven (7) other PC, Planned Community zoning districts in the northwest and western-central portions of the township. The use is a mix of residential and institutional use. The property is primarily adjacent to residential uses however there are institutional uses in the immediate area including directly across Dixboro Road.



If the Planning Commission and Township Board find that the required standards have been met, rezoning the site to PC, Planned Community would not be inconsistent with zoning in the surrounding area.

Uses

The following uses are allowed either conditional or permitted in the A2, Agriculture District:

- *Agricultural Service Establishments – Conditional Use*
- *Conservation Area or Open Space, Game Refuges, Forest/Wetland Preserves, Trails, and Greenways*
- *Farms for Production of Food, Feed or Fiber*
- *Farm-Based Tourism/Entertainment Activities-Conditional Use*
- *Greenhouse, Nursery or Tree Farm*
- *Keeping of Animals, Non-Farm*
- *Kennel – Conditional Use*
- *Private Riding Arena or Boarding Stable*
- *Public or Commercial Riding Stable – Conditional Use*
- *Sod Farm*
- *Veterinary Clinic or Animal Hospital-Conditional*
- *Adult Foster Care Family Home or Small Group Home*
- *Bed and Breakfast Inn - Conditional Use*
- *Child Day Care Home, Family*
- *Child Day Care Home, Group – Conditional Use*
- *Child Foster Family Home or Family Group Home*

- *Home Occupations not listed in Section 5.204*
- *Single Family Dwellings, Detached*
- *Cemetery*
- *Landscaping and Maintenance Operations*
- *Police, Fire, and Ambulance Stations – Conditional Use*
- *Recreational Facilities – Private Membership or Restricted Access – Conditional Use*
- *Recreational Facilities - Publicly-Owned or Unrestricted Access - Conditional Use*
- *Snow Removal Operations*
- *Extractive and Earth Removal Operations*
- *Stormwater Management Impoundments, Drainageways, and Related Improvements*
- *Utility Transmission and Distribution Lines and Pipelines in Existing Easements or Rights-of-Way*
- *Utility Transmission and Distribution Lines and Pipelines not in Existing Easements or Rights-of-Way- Conditional Use*
- *Volatile Farm-Based Biofuel Production Facility With an Annual Production Capacity of Up To 100,000 Gallons of Biofuel*
- *Volatile Farm-Based Biofuel Production Facility With an Annual Production Capacity of Between 100,000 and 500,000 Gallons of Biofuel – Conditional Use*

The A2, Agricultural District allows a range of both permitted and conditional uses. Many of the permitted and conditional uses could be more impactful than the proposed use, especially considering the zoning restrictions offered by the applicant. See impact section for more details.

MASTER PLAN

The site is located in the Rural Plymouth Road/M14 Sub-area of the Township Growth Management Plan. As described in the Plan (Page 6-9 through 6-10):

This sub-area has scattered homes on parcels carved from former farms. Among these homes are a number of historic houses on Plymouth Road. Many of the lots are five to ten acres in size although there are larger parcels and a few small platted subdivisions and site condominium developments. There is a small residential hamlet at Frains Lake.

While portions of this area have open, active farm fields or grassy pastures that are no longer actively farmed, there are also many wooded areas. A few ponds, small lakes, and wetlands dot the area, as well as some publicly-owned recreation land, including the new Washtenaw County Parks and Recreation Commission “Staebler Farm” property in Sections 9 and 4, a new Township park in Section 9, and Schroeter Park in Section 11.

The northeast part of this sub-area predominantly consists of large lot residential dwellings along Plymouth, Ford, and Gotfredson Roads north of Plymouth Road that may be impacted by additional traffic from potential future development of Salem Township’s urban services district on Gotfredson Road at the M-14 interchange.

Some parcels around the Plymouth Road and Gotfredson Road intersection are planned and zoned for commercial and office land uses. However, more land is presently zoned for commercial use in this area than is needed to meet neighborhood commercial shopping needs. The total area zoned commercial should be reduced in size in the future if feasible, or a mixed use development that combines neighborhood commercial with residential development should be encouraged; provided the land is suitable to accommodate the rate of septic waste that would be generated by mixed use at that location.

The Future Land Use Plan (page 6-21) and Zoning Plan (page 7-3) identifies this area as Rural Residential District. The principal purpose of the Rural Residential District designation is to accommodate the large demand for land suited for large-lot single-family use served by septic systems and private wells. Dwellings are permitted on individual lots ranging in density from one dwelling unit per two (2) acres to one (1) dwelling unit per acre. The land zoned within these districts generally conforms to the area designated as “agricultural lands, conservation or rural residential” or “rural residential” on Map 6-4, Future Land Use.

The Township’s Master Plan is a comprehensive document that includes many other elements that should be considered these include community character/quality of life, impact/preservation of natural features, growth management, and housing and neighborhood design.

Community Character/Quality of Life:

A stated goal of the Master Plan is to maintain community character and enhance the quality of life. The Master Plan includes the following applicable statements regarding Community Character/Quality of Life:

- In Superior Township, largescale changes to the landscape have been minimized by the consensus decision of community leaders to permit only growth that meets standards of sustainability, maintenance of the natural resource base, and visual character.
- The most common landscape view in most of Superior Township continues to be a mix of woods, meadows, wetlands, and farm fields. This is because the center area of the Township remains largely undeveloped, and settlement still retains a rural character at all but the southern edge of the Township. The rural landscape does more than simply provide scenery, as the benefits of nature to citizen mental health are recognized as very important.
- As a result (of preservation efforts), wetlands, forests, farmland, and green spaces that comprise the scenic character and ecosystem of the Township have been permanently protected in a manner that protects the property rights of landowners.

Natural Features:

A stated goal of the Master Plan is the preservation and management of natural features and creation of new natural features. This includes protection and preservation of wetlands, surface water, ground water recharge, woodlands, upland brush, landmark trees, steep slopes, and viewsheds. The Master Plan identifies a number of land use and development techniques to protect these features.

Growth Management

The Master Plan encourages land uses that are best suited to the land and existing conditions, at a rate of growth that:

- Can be financially absorbed by the Township government;
- Restricts the potential for an urban sprawl development pattern;
- Takes into full account the inventory of existing improved lots and structures for the type of land use proposed;
- Protects the value and desirability of existing housing;
- Ensures adequate public funds are available to support necessary public services; and
- Prevents the oversupply of new housing units and/or vacant residential lots.

Housing and Neighborhood Design

The Master Plan encourages a variety of housing types, located within desirable residential settings, to ensure a maximum choice of dwelling units and a mix of population within the Township. The Master Plan also notes that new residential development shall be compatible in density and character with existing residences and neighborhoods in the immediate area.

As stated in the Master Plan, all residential development that occurs at a density of one dwelling unit or more per acre, and that consists of 20 net acres or greater, shall be developed under a planned community or similar zone, thereby providing its own open space and recreational facilities. These open spaces shall be located to help provide a natural vegetative roadside view and connected to greenspaces and greenway trails on adjacent parcels or developments.

Zoning Plan in Master Plan:

As stated in the Master Plan, the Special Zoning Districts provide considerable flexibility to the land developer to provide opportunities for development designs that respect both the natural environment and efficiency in the provision of infrastructure and public facilities and provide the Township with flexibility to ensure mitigation of negative impacts on adjoining properties. A wide range of densities and lot sizes are provided, depending on the district and specific ordinance provisions. Most new development proposals in the Township are encouraged to use one of these special districts because of the design flexibility provided to the developer and the

opportunity for the Township to help fashion a design that is compatible with adjoining properties.

Master Plan Summary Findings:

We find that the proposed Area Plan petition to rezone the property from A2, Agriculture District to PC, Planned Community with the noted zoning conditions offered by the applicant to be compatible with the Master Plan and the Growth Management Plan for the following reasons:

1. *The Area Plan maintains the rural character of the site and immediate area.*
2. *The Area Plan limits the development of the site as compared to other permitted and conditional uses of the underlying A2, Agriculture District. As a result, the proposed development of the site meets the Master Plan and Growth Management standards of sustainability, maintenance of the natural resource base, and reduction of visual impacts.*
3. *The applicant has placed conditions on the Area Plan to limit impacts upon adjacent property, protect the site's natural resources, and maintain community character.*
4. *The applicant is applying for a special district as encouraged in the Master Plan for flexibility in site development to help fashion a design that is compatible with adjoining properties.*
5. *The applicant is improving the property; however, they are making those improvements on areas of the site that have been altered already and will not significantly impact natural features.*
6. *The Area Plan maintains the sites significant natural resources in perpetuity through a conservation easement, and as a result protects wetlands, forests, and green spaces that comprise the scenic character and ecosystem of the Township have been permanently protected in a manner that protects the property rights of landowners.*
7. *The proposed development and use of the site is consistent with the stated goals of Growth Management Plan.*
8. *The Area Plan maintains the natural landscape buffer along Dixboro Road, so there will be no visual impact from the Public Road.*

IMPACTS

When considering a rezoning, the Planning Commission shall consider the potential impact of the development of the site. These impacts are important to consider with regards to how and if mitigation attempts can be undertaken to eliminate or reduce impacts.

By-Right Development and Natural Feature Preservation

The site is zoned A2, Agriculture District, which requires a minimum lot size of 2.0 acres per unit. The applicant has provided an alternative development plan that estimates up to 34 home sites could be built under the current zoning. Development of up to 34 single-family lots would require a significant amount of site grading and would have a significant impact upon natural

features including woodland/tree loss, creek degradation, and impact upon wetland and ground water recharge than what is proposed.

From the Applicant's supplemental information provided to the Township:

We expect to devote land area for buildings, and additional areas for parking, entry road, and utility improvements. Including wetland and buffer preservation, woodland preservation, nature vegetation, steep slopes, and perimeter setbacks. Our plan is to not develop between 50 and 65 acres of the site. Our concentration for the Garrett's Space facilities, including the existing building, the proposed buildings, stormwater management and access drives utilize slightly more than 9 acres.

Because this is a rezoning, the Township has more authority to require natural feature preservation and maintenance than could be accomplished through a by-right site plan. The Applicant has agreed to place a Conservation Easement on all "unused" areas of the property, which may total between 55 and 60 acres. The 55 to 60 acres account for 71 to 77% of the site.

The applicant is preserving and maintaining the existing sites' natural features, which would not likely not be accomplished through a conventional subdivision development.

Lighting

The applicant has not provided a photometric or lighting plan; however, they note that they will have lighting around property entrance, building entries, building mounted, and parking lot lighting.

If the rezoning is approved and a site plan is submitted, the site plan will be reviewed for consistency with the Township lighting ordinance.



We note that the nearest adjacent home is +/-730 feet, which is across a ravine and through thick woodland areas.

The Planning Commission should discuss with the applicant if additional lighting measures are necessary including additional screening, dimmers, shielding, or requirement to turn lights off at a certain time.

Noise

The applicant has not indicated any outdoor use of the site, other than walking paths and a barn with animals, which may impact adjacent properties from a noise perspective. The applicant notes that the goal of the facility is to create a “calm peaceful environment for wellness.”

The Planning Commission should discuss with applicant if additional noise restrictions are necessary or if there should be a limitation on special events such as fundraising events.

Safety/Security

The applicant notes that the facility will have primarily a non-medical focus. The applicant has provided supplemental information that details what non-medical focus means.

Regarding safety protocols, the applicant notes to have the following in place:

- strictly enforced careful screening process
- cameras and other alert mechanisms strategically placed in non-private areas
- Staffing will include two designated staff members on-site at the residence 24/7 with the responsibility, among other things, to monitor resident whereabouts
- inventory of personal belongings upon arrival
- a nightly curfew
- clearly marked property perimeters so that residents/participants do not enter property belonging to any neighbor
- consents regarding not bringing or possessing contraband and the requirement for a substance-free environment

The applicant has proposed to voluntarily limit the uses of the property, which would limit the type of guests. See Zoning Conditions section of this memo for more information.

Furthermore, the applicant notes that there is a significant natural buffer to adjacent properties.

Guest Intake Process

The applicant notes that guests are often referred by a health care provider, however they may also be referred by a family member or self-referral. They note that all guests attend the center voluntarily.

Intake includes check-in forms, interview with licensed mental health care professional, and a signed agreement from the guest outlining expectations and responsibilities. The guest is also to sign a release of information form that allows staff to communicate with health professional and/or family members to access additional information.

The applicant has provided supplemental information regarding the intake process.

Visibility

The site is heavily wooded. The nearest parking lot or building on site from Dixboro Road is over 600-feet and screened with heavy shrubs and woodlands. The applicant is maintaining the shrub and woodland buffer. The use of the property and any buildings will not be visible from Dixboro Road.

As noted there is a significant landscape/woodland buffer to the north and east from adjacent properties. This site is approximately 50 feet higher than adjacent properties to the east and the second story of the existing home and future building may be visible from adjacent properties. However, we note that there is over 700-feet of buffer from the existing home to the nearest residential home. The applicant notes the installation of four (4) nature lookout areas.

Traffic

At full build-out, the facility will include a maximum of 30 guests, 15-20 of whom will stay as residents for 2 to 4- week periods, with the remaining participating in day programming and support services. The facility is expected to employ 20 people total, with a maximum shift of 12 employees. The overnight guests do not leave the property during the day. The applicant notes that family and friends of the guests are not encouraged to visit. There may be particular cases where a family or friend is permitted to visit, but this would be limited.

Assuming a maximum of 15 day-programing residents, and 12 employees at full shift, the total number of anticipated daily vehicles will be minimal to the site, and much less than what would be expected for other permitted or conditional uses allowed under the current zoning.

We find that potential traffic impacts to be negligible; however, if a site plan is submitted the potential traffic impacts will be reviewed by Washtenaw County Road Commission.

Items to be Addressed: 1). *Planning Commission should discuss with applicant if additional lighting restrictions are necessary; and 2). Planning Commission should discuss with applicant if additional noise restrictions are necessary.*

AREA PLAN

The applicant proposes the following site changes:

1. Convert the existing home on the site to administrative offices
2. Construct a 11,000 square foot building to house 15 to 20 residents
3. Construct a 2,160 square foot building for recreational and therapy activities
4. Construct a 2,000 square foot barn to house animals
5. Construction of a parking lot
6. Landscaping improvements

7. Create walking paths and lookouts through the sites natural features.
8. Expanding the site well and sceptic system

As set forth in Section 7.300 (limitations of uses), permitted principal and accessory uses in the PC Special District shall be limited to the Residential, Office, Service, Community, and Commercial Uses as listed in Article 4.0 (Land Use Table). This use incorporates or has elements of many permitted uses listed in Article 4 under residential, office, service, community uses, and commercial uses:

- Multiple Family Housing
- Family Group Home
- Adult Day Care
- Health Club
- Institutional Uses
- Medical Facility
- Offices for Business, Service, or Administrative Uses
- Recreational Facilities
- Studios for Art and Crafts
- Accessory Structures and Uses
- Off-Street Parking Lots
- Stormwater Management

The applicant is not seeking approval of all uses listed in those use categories, rather they have agreed to limit the uses of the site. We find that the proposed use of the property, as described by applicant and restricted through the Zoning and Land Use Agreement, are compatible with the Township's adopted Growth Management Plan, and harmonious and compatible with, and not harmful, injurious, or objectionable to, existing and future uses in the immediate area. This conclusion is based on a review of the approval standards and based on review of potential impacts as noted above.

If the Area Plan petition is approved the applicant is eligible to proceed to a preliminary site plan which will require a more detailed review.

DISTRICT INTENT

Special Districts

As set forth in Section 7.001, the Authority to Establish Special Districts as defined in Article 2.0 (Zoning Districts), is established in accordance with Section 503 of the Michigan Zoning Enabling Act. These Special Districts are designed to accomplish the objectives of this Ordinance through a development review process intended to achieve integration of the proposed development project with the characteristics of the project area. These Special Districts are intended to permit flexibility in the regulation of land development; encourage innovation in land use and variety in design, layout, and type of structures constructed; achieve economy and efficiency in the

development and use of land, natural resources, energy, and the provision of public services and facilities; encourage useful open space; and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the Township. The intent of these special districts is to:

- Provide for increased flexibility and encourage innovation in design and layout of land development, subject to proper administrative standards and procedures.
- Lessen the burden of traffic on streets and highways, and provide for an integrated system of sidewalks, pedestrian pathways, and other non-transportation facilities.
- Provide for a compatible mix of land uses in each Special District.
- Establish planning, review, and approval procedures that properly relate the type, design, and layout of development to the site and surrounding area.
- Encourage innovation in residential and nonresidential development so that greater opportunities for better housing, recreation, and shops conveniently located to each other may extend to all citizens and residents of Superior Township; and so that the growing demands of the Township’s population may be met by a greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to these buildings.

Planned Community District

The Township Zoning Ordinance has multiple “special districts”, one of which is the PC, Planned Community District. The intent of the PC, Planned Community District is as follows:

The Planned Community (PC) Special District option encourages greater collaboration between the developer and the Township in the development process, and allows additional freedom for the developer to take an even more creative approach to land use and development than otherwise permitted under this Ordinance. The PC Special District option offers greater flexibility in the design of land development, maximizing the developer’s ability to take advantage of natural topography, vegetation, watercourses, and other site features in designing the development.

PLANNED COMMUNITY DISTRICT REQUIREMENTS

As set forth in Section 7.301. A, to be eligible for approval as a Planned Community (PC) Special District, the petitioner shall demonstrate, to the Township Board’s satisfaction after recommendation from the Planning Commission, that the petition and Area Plan are compatible with the following:

1. **Compatibility with the Special District intent.** The proposed development shall be consistent with the intent and scope of this Article and the intent and purposes of the specific Special District.

CWA Finding: The PC, Planned Community District is intended to allow for greater collaboration to allow for a creative approach to land use and development. Through the PC, Planned Community District the township and applicant are able to collaborate to

better protect the sites natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development.

2. **Compatibility with the Growth Management Plan.** The proposed development shall be compatible with the adopted Growth Management Plan.

CWA Finding: *The proposed Area Plan is compatible with the adopted Growth Management Plan and other provisions of the Township Master Plan. See Master Plan Findings for more details.*

3. **Availability and capacity of public services.** The proposed type and intensity of use shall not exceed the existing or planned capacity of existing public services and facilities, including police and fire protection, traffic capacity of the Township's public roads, drainage and stormwater management facilities, availability of water, and suitability for septic or capacity of existing or planned utility facilities.

CWA Finding: *The proposed type and intensity of use will not exceed the capacity of existing public services and the applicant is providing necessary onsite private infrastructure to accommodate use.*

4. **Sufficient land area for proposed uses.** The proposed Planned Community (PC) site shall include sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PC project, and to ensure compatibility between uses and the surrounding area. Additional non-contiguous land areas within the Township may be included as part of the proposed open space dedications for a PC project.

CWA Finding: *The site is 76 acres, and the applicant has agreed to place a Conservation Easement on all "unused" areas of the property, which total up to 55 to 60 acres. The land area is sufficient for the proposed uses.*

5. **Additional eligibility criteria.** The petition and Area Plan shall be compatible with one (1) or more of the following additional criteria:
 - a. Conservation of open space. Long-term conservation of open space, agricultural lands, or lands with significant natural features in the Township will be achieved in accordance with the adopted Growth Management Plan.
 - b. Preservation of natural resources. Long-term conservation of natural resources will be achieved, where such resources of the Township would otherwise be destroyed or degraded by development as permitted by the underlying zoning district(s).
 - c. Public benefit. A recognizable and material benefit will be realized by both the future users of the development and the Township as a whole, where such benefit would otherwise be unachievable under the provisions of this Ordinance.

- d. Economic impact. The proposed development shall not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or planned in the adopted Growth Management Plan.

CWA Finding: The Area Plan is both conserving open space and preserving natural resources. Because the applicant is proposing an Area Plan, these areas are able to be conserved and protected in perpetuity, which may not be accomplished through a conventional subdivision development that would be permitted under the current zoning.

ZONING AND LAND USE AGREEMENT

The applicant has submitted a draft Zoning and Land Use Agreement. The draft Zoning and Land Use Agreement outlines the conditions of approval of the PC, Planned Community. The intent of the Zoning and Land Use Agreement is to specifically outline the use of the property to ensure compliance with Township goals and policies, and to mitigate potential impacts of the use. If approved, the Zoning and Land Use Agreement is bound to the property and cannot be violated.

In the draft Zoning Agreement, the applicant has agreed to the following:

- **Land use** is not intended as a “medical” facility that would provide treatment or other support for young adults (i) with psychosis or mania, (ii) who are imminently at high risk for suicide, (iii) who pose a threat to, or are at risk of, harming others, (iv) who are actively using substances that could significantly impair their judgment or lead to unsafe behaviors, or (v) who are subject to court-ordered or other involuntary treatment; and based on careful screening, such individuals identified with any of such conditions shall not be admitted for treatment for residential or day programming on the Property.
- **Accessory Uses**, the applicant agrees to limit accessory uses to those listed in agreement.
- **Short-term, in-residence care** with maximum of 20 individuals with a duration of approximately 30 days or less.
- **Day programming** would be provided for approximately 10 or more individuals, however, if more than 10 individuals are proposed, the number of in-residence would be reduced. At no time will more than 30-persons total be receiving care at the property.
- **Staffing** is expected to be provided by up to 10 to 12 individuals at maximum shift.
- **Conservation Agreement:** Applicant agrees to place a Conservation Easement on all “unused” areas of the property.

Please see the Zoning and Land Use Agreement for additional details. We recommend that the Zoning and Land Use Agreement, subject to Township Attorney review, is a condition of approval of adoption of the Area Plan petition.

Items to be Addressed: *Zoning and Land Use Agreement to be reviewed by Township Attorney.*

STANDARDS

As set forth in Section 7.102.C, when reviewing an Area Plan petition, the Planning Commission shall determine and provide evidence in its report to the Township Board that the petition meets the following standards:

- 1. Growth Management Plan policies.** The proposed development shall conform to the adopted Growth Management Plan.

CWA Finding: The proposed Area Plan is compatible with the adopted Growth Management Plan and other provisions of the Township Master Plan. See Master Plan Findings for more details.

- 2. Ordinance standards.** The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.

CWA Finding: The proposed Area Plan is compatible with the ordinance standards. The PC, Planned Community District is intended to allow for greater collaboration to allow for a creative approach to land use and development. Through the PC, Planned Community District the township and applicant are able to collaborate to better protect the sites natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development.

- 3. Public facilities.** The proposed development shall be adequately served by public facilities and services, such as highways, streets, police and fire protection, drainage courses, water and sanitary sewer facilities, and refuse disposal, or that the persons or agencies responsible for the proposed development shall be able to provide, in a manner acceptable to the Township Board, such facilities and services.

CWA Finding: The proposed type and intensity of use will not exceed the capacity of existing public services and the applicant is providing necessary onsite private infrastructure to accommodate use.

- 4. Open space and recreation areas.** The common open space, any other common properties, individual properties, and all other elements of a Special District are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and the surrounding land.

CWA Finding: The proposed Area Plan shows limits of development, which permit a unified open space system. Between 55 to 60 acres of the site will be preserved in a conservation easement as open space and natural feature preservation.

- 5. Common areas and improvements.** The petitioner shall have made satisfactory provision to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.

CWA Finding: The site is controlled by one entity. If approved, the proposed Area Plan will dictate the development of the site.

- 6. Location and layout.** The location of the proposed uses, layout of the site, and its relation to streets giving access to it, shall be such that traffic to, from, and within the site, and assembly of persons in connection therewith, will not be hazardous or inconvenient to the project or the neighborhood. In applying this standard, the Planning Commission shall consider, among other things, convenient routes for pedestrian traffic, particularly of children, relationship of the proposed project to main thoroughfares and street intersections, and the general character and intensity of the existing and potential development of the neighborhood.

CWA Finding: The proposed Area Plan greatly maintains the site in its current state and layout. The proposed improvements are limited from a development perspective and shall not impact access to and from the site.

- 7. Compatibility of land uses.** The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards.

CWA Finding: The Area Plan provides for a mix of uses that satisfy the intent of the proposed Special District. The applicant has willingly placed conditions upon the uses to mitigate potential impact upon adjacent properties.

- 8. Minimize adverse impacts.** That noise, odor, light, or other external effects from any source whatsoever, which is connected with the proposed use, will not adversely affect adjacent and neighboring lands and uses.

CWA Finding: Through the Area Plan and site plan review, the Township can review and place reasonable conditions upon the application to ensure to minimize adverse impacts.

- 9. Preservation of natural features.** The proposed development shall create a minimum disturbance to natural features and landforms.

CWA Finding: The proposed Area Plan shows limits of development, which permit a unified open space system. Between 55 to 60 acres of the site will be preserved in a conservation easement as open space and natural feature preservation.

- 10. Streets.** Streets shall follow topography, be properly spaced, and be located and aligned in accordance with the intended function of each street. The property shall have adequate access to public streets. The plans shall provide for logical extensions of public streets and shall provide suitable street connections to adjacent parcels, where applicable.

CWA Finding: The proposed Area Plan greatly maintains the site in its current state and layout. There are no public or private “streets” on the site. The proposed improvements are limited from a development perspective and shall not impact access to and from the site.

- 11. Pedestrian facilities.** Major pedestrian circulation shall be provided for within the site and shall interconnect all use areas, where applicable. The pedestrian system shall provide for logical extensions of pedestrian ways outside the site, and pedestrian connections to the site boundaries, where applicable.

CWA Finding: The Area Plan shows an interconnected pedestrian trail within the site.

SUMMARY OF ALL FINDINGS

After reviewing the standards, we find:

Master Plan and Growth Area Plan:

- 1. The Area Plan maintains the rural character of the site and immediate area.*
- 2. The proposed Planned Community (PC) site is over 70 acres and includes sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PC project, and to ensure compatibility between uses and the surrounding area.*
- 3. The Area Plan limits the development of the site as compared to other permitted and conditional uses of the underlying A2, Agriculture District. As a result, the proposed development of the site meets the Master Plan and Growth Management standards of sustainability, maintenance of the natural resource base, and reduction of visual impacts.*
- 4. The applicant has placed conditions on the Area Plan to limit impacts upon adjacent property, protect the site’s natural resources, and maintain community character.*
- 5. The applicant is applying for a special district as encouraged in the Master Plan for flexibility in site development to help fashion a design that is compatible with adjoining properties.*
- 6. As noted in the Master Plan, the rural landscape does more than simply provide scenery, as the benefits of nature to citizen mental health are recognized as very important.*

- 7. The proposed use of the property, restricted through the Zoning and Land Use Agreement, is compatible with the Township's adopted Growth Management Plan, and harmonious and compatible with, and not harmful, injurious, or objectionable to, existing and future uses in the immediate area.*

Uses and Impact:

- 1. The PC, Planned Community District is intended to allow for greater collaboration to allow for a creative approach to land use and development. Through the PC, Planned Community District the township and applicant are able to collaborate to better protect the sites natural features and reduce impact upon adjacent properties than could be accomplished through a by-right site plan or through a conventional subdivision development.*
- 2. The property is primarily adjacent to residential uses however there are institutional uses in the immediate area including directly across Dixboro.*
- 3. The low intensity use of the site, especially in consideration as to what may be permitted with other permitted and conditional uses on the site, is consistent with density and character with existing residences and neighborhoods in the immediate area.*
- 4. Development of a by-right traditional subdivision would require a significant amount of site grading and would have a significant impact upon natural features including woodland/tree loss, creek degradation, and impact upon wetland and ground water recharge than what is proposed.*
- 5. This site is isolated from adjacent properties. The property is 76-acres, with a +/- 700 foot buffer from the existing house on site to the nearest residential adjacent home. This buffer includes hundreds of feet of thick woodland, and a ravine. The impacts upon adjacent properties are negligible. Any identified additional impacts determined through the approval process can be mitigated and codified through the Zoning and Land Use Agreement.*
- 6. Assuming a maximum of 15 day-programing residents, and 12 employees at full shift, the total number of anticipated daily vehicles will be minimal to the site, and much less than what would be expected for other permitted or conditional uses allowed under the current zoning.*
- 7. Because this is a rezoning, the Township has more authority to require natural feature preservation and maintenance than could be accomplished through a by-right site plan.*
- 8. The applicant is not seeking approval of all uses listed in those the applicable categories, rather they have agreed to limit the uses of the site.*
- 9. The type and intensity of use will not exceed the capacity of existing public services and the applicant is providing necessary onsite private infrastructure to accommodate use.*

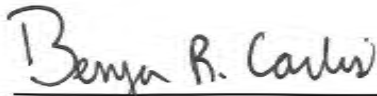
Open Space and Natural Feature Preservation:

- 1. The proposed Area Plan greatly maintains the site in its current state and layout. The proposed site improvements are on areas of the site that have been altered already and will not significantly impact natural features.*

2. *The applicant has agreed to place up to 55 to 60 acres in a conservation easement that will protect the sites wetlands, forests, and green spaces that comprise the scenic character and ecosystem of the Township. The 55 to 60 acres account for 71 to 77% of the site.*
3. *The conservation easement will permanently protect these natural features in a manner that protects the property rights of adjacent landowners.*
4. *The Area Plan maintains the natural landscape buffer along Dixboro Road, so there will be no visual impact from a public road.*
5. *The applicant is employing the land use and development techniques identified in the Master Plan to maintain and preserve the site's natural features including the existing woodlands, creek, wetlands, and steep slopes.*
6. *By making minimal additional development to the site and maintaining the site's natural features, the applicant is maintaining the rural and natural character of the site. The potential impact with regards to impact upon natural features, is less than what would occur if the site were to develop as a conventional A2, Agricultural district subdivision development.*

RECOMONDATION

We find that the petition has met the required standards set forth in Section 7.102.C, and Section 7.301. A. We recommend that the Planning Commission recommend approval of the Area Plan petition to rezone the property to Area Plan Approval-PC, Planned Community District with the condition that the Zoning and Land Use Agreement, subject to Township Attorney review, is a condition of approval of adoption of the Area Plan petition.



CARLISLE/WORTMAN ASSOC., INC
Benjamin R. Carlisle, AICP, LEED AP
President

- cc: Ken Schwartz, Township Supervisor
Lynette Findley, Township Clerk
Laura Bennett, Planning & Zoning Administrator
George Tsakof, Township Engineer
Cresson Slotten, Township Engineer

CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

FIRE MARSHAL DIVISION

7999 Ford Rd, Ypsilanti, MI 48198

April 11, 2023

Laura Bennett
Planning and Zoning Administrator
Superior Township
3040 North Prospect Rd.
Ypsilanti, MI 48198

RE: Preliminary (non-residential) Site Plan Review #1
Project Name: Garret's Space
Project Location: 3900 Dixboro Superior Twp., Washtenaw County, MI
Plan Date: 3/24/2023
Project Job Number: 22265
Applicable Codes: IFC 2015
Consulting Firm: Midwestern Consulting
Consulting Firm Address: 3815 Plaza Dr. Ann Arbor, MI 48108

Status of Review

Status of review: Approved Conditionally (see comments)

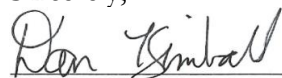
Comments: All buildings that will be used for overnight stay will be fully suppressed. All stoves or ovens used for cooking will have commercial hoods and hood/stove suppression.

Site Coverage - Access

Comments: IFC 2015: REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

All roads over 500 feet in length will be 26 feet wide.

Sincerely,



Dan Kimball, Fire Marshal
Charter Township of Superior Fire Department
CFPS, CFI II, CFPE

TO: Superior Township Planning Commission
FROM: Fleming Creek Advisory Council
SUBJ: Review of rezoning proposal submitted by Garrett's Space
DATE: April 17, 2023

The FCAC met on April 6th to discuss the proposal and has the following comments and suggestions:

1. FCAC understands that if the proposal moves forward to the site plan review phase, it will be reviewed under the Washtenaw County Water Resources Commission Rules, which should ensure stormwater BMPs to mitigate the impact of the impervious surfaces. FCAC would like to have an opportunity to review the site plan submittal at that time.
2. FCAC is pleased to see that relatively few trees would be removed, and that the proposed development is making use of existing buildings to reduce new buildings and new impervious surfaces.
3. FCAC is very pleased to hear Garrett's Space's desire and interest in placing a conservation easement on the natural areas on the site, and that they do not plan any building in those natural areas. Under current zoning a large number of homes could be built, and with that much more clearing of trees, possible encroachment into the wetlands and Fleming Creek, much more impervious surfaces, and therefore much more impact to Fleming Creek. Garrett's Space has arranged with the Huron River Watershed Council to conduct a natural areas field assessment of the property to document the ecosystems on the site. This will give them and township reviewers more information about the ecological value of the natural areas on site.
4. FCAC recommends Garrett's Space consider options for a smaller parking area to further reduce impervious surfaces and land clearing. The current size assumes that each resident will have a car with them and therefore need a spot. Given that the residents will not be using their cars at all during their stay, we think the parking lots size could be reduced.
5. FCAC realizes that this area of the township is considered its "rural area," and that a rezoning from an "Agricultural" to a "Planned Community" designation may seem like a loss of that rural character. However, the Agricultural designation actually would allow about 40 houses on this site, vs. the proposed use, which would be 3 buildings, leaving the majority of the site in its current landscape of forest, wetland, and Fleming Creek.

Thank you for the opportunity to provide comment on these site plans.

*FCAC is a group of local landowners and agency representatives (including county, city, townships, the University of Michigan, and Huron River Watershed Council) formed by those with an interest in maintaining and improving the quality and health of Fleming Creek. Ann Arbor Township requires FCAC review of development proposals within the Fleming Creekshed.

SUPERIOR TOWNSHIP BUILDING DEPARTMENT
MONTH-END REPORT
March 2023

Category	Estimated Cost	Permit Fee	Number of Permits
Com-Other Non-Building	<i>\$17,900.00</i>	<i>\$116.00</i>	<i>1</i>
Electrical	<i>\$0.00</i>	<i>\$3,305.00</i>	<i>20</i>
Mechanical	<i>\$0.00</i>	<i>\$3,377.00</i>	<i>25</i>
Plumbing	<i>\$0.00</i>	<i>\$2,606.00</i>	<i>20</i>
Res-Manufactured/Modular	<i>\$20,000.00</i>	<i>\$300.00</i>	<i>2</i>
Res-Other Building	<i>\$66,842.00</i>	<i>\$506.00</i>	<i>4</i>
Res-Other Non-Building	<i>\$79,968.00</i>	<i>\$520.00</i>	<i>3</i>
Res-Renovations	<i>\$284,973.00</i>	<i>\$1,905.00</i>	<i>5</i>
Totals	<i>\$469,683.00</i>	<i>\$12,635.00</i>	<i>80</i>

**SUPERIOR TOWNSHIP BUILDING DEPARTMENT
YEAR-TO-DATE REPORT**

January 2022 To Date

Category	Estimated Cost	Permit Fee	Number of Permits
Com/Multi-Family Renovations	<i>\$42,338.00</i>	<i>\$275.00</i>	<i>1</i>
Com-Other Non-Building	<i>\$27,900.00</i>	<i>\$216.00</i>	<i>2</i>
Electrical	<i>\$0.00</i>	<i>\$8,669.00</i>	<i>66</i>
Mechanical	<i>\$0.00</i>	<i>\$13,911.00</i>	<i>104</i>
Plumbing	<i>\$0.00</i>	<i>\$6,903.00</i>	<i>49</i>
Res-Additions (Inc. Garages)	<i>\$189,678.00</i>	<i>\$1,233.00</i>	<i>4</i>
Res-Manufactured/Modular	<i>\$120,000.00</i>	<i>\$600.00</i>	<i>4</i>
Res-Other Building	<i>\$85,233.00</i>	<i>\$706.00</i>	<i>6</i>
Res-Other Non-Building	<i>\$79,968.00</i>	<i>\$520.00</i>	<i>3</i>
Res-Renovations	<i>\$853,723.00</i>	<i>\$5,802.00</i>	<i>17</i>
Totals	<i>\$1,398,840.00</i>	<i>\$38,835.00</i>	<i>256</i>

SITE PLAN REVIEW APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

APPLICANT NAME Diverse Real Estate, LLC (c/o Joe Klee)

NAME OF PROPOSED DEVELOPMENT Prospect Pointe West Phase 1

- APPLYING FOR**
- PRELIMINARY SITE PLAN
 - FINAL SITE PLAN
 - COMBINED PRELIMINARY AND FINAL SITE PLAN
(Combination is at discretion of Planning Commission)
 - MINOR SITE PLAN
 - MAJOR/MINOR CHANGE DETERMINATION
 - ADMINISTRATIVE REVIEW

WILL PROJECT BE PHASED? YES NO

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total number of phases 4
- Phase number of current application 1
- Name and date of preliminary site plan approval

Prospect Point West - Approved 8/26/2020

- Date of Previous Phase Approvals:

Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE YES NO

Lance Bennett
Signature of the Clerk or Designee

July 20, 2022
Date of Receipt of Application

\$ 5,900.00
Amount of Fee

GENERAL INFORMATION

- Name of Proposed Development Prospect Pointe West
- Address of Property Geddes Road (Vacant Land)
- Current Zoning District Classification of Property R-4

Is the zoning classification a Special District as defined by Article 7? YES NO

- Has this property been the subject of a rezoning request, Zoning Board of Appeals petition or other Township action with the past five (5) years? YES NO

Please explain _____

- Tax ID Number(s) of property J-10-33-100-004

- Site Location - Property is located on (circle one) N S E W side of Geddes Road between Prospect and LeFroge Roads.

- Legal Description of Property (please attach a separate sheet)
Where a metes and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

Site Area (Acreage) and Dimensions 67.99 acres +/- 833' x 2652'

- Are there any existing structures on the property? YES NO
Please explain: _____

PROPOSED LAND USE

- Residential Office Commercial Other

If other, please specify _____

- Number of units 39 (Phase 1)
- Total floor area of each unit Varies, generally between 2,000 and 3,200 SF
- Give a complete description of the proposed development.
Single Family residential site condominium development. Minimum lot size 66'x130'.
This application is for 39 lots (phase 1) of a 4 phase project.

ESTIMATED COSTS

- Buildings and other structures Not part of civil plan set
- Site improvements Approx. \$1.4m (Phase 1)
- Landscaping Approx. \$0.2m (Phase 1)
- Total Approx. \$1.6m (Phase 1 site improvements)

ESTIMATED DATES OF CONSTRUCTION

- Initial construction Phase 1 Fall 2022
- Project completion Phase 1 Summer 2023
- Initial construction of phases (IF APPLICABLE) _____
Phase 2-4 starts to be driven by market conditions
- Completion of subsequent phases. (IF APPLICABLE) _____
Driven by market conditions, but targeting full build out in 5 years
- Estimated date of first occupancy Summer 2023

IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL SHEET IF NECESSARY)

Final site plan set Prospect Pointe West

Prepared by Atwell, job number 16000819

Dated June 30, 2022

APPLICANT INFORMATION

- APPLICANTS NAME Joe Klee
Company Diverse Real Estate, LLC
Address 13001 23 Mile Road, Suite 200, Shelby Twp, MI 48315
Telephone Number 586-251-2530 Email jthomas@lombardocompanies.com
- PROPERTY OWNER'S NAME Joe Klee
Company SE Michigan Land Holding, LLC
Address 13001 23 Mile Road, Suite 200, Shelby Twp, MI 48315
Telephone Number 586-251-2530 Email jkleee@lombardocompanies.com
- DEVELOPER'S NAME Joe Klee
Company Diverse Real Estate, LLC
Address 13001 23 Mile Road, Suite 200, Shelby Twp, MI 48315
Telephone Number 586-251-2530 Email jkleee@lombardocompanies.com
- ENGINEER'S NAME Matthew Bush
Company Atwell, LLC
Address 311 N Main St, Ann Arbor, MI 48104
Telephone Number 810-923-6878 Email mbush@atwell-group.com
- ARCHITECT/PLANNER'S NAME John Ackerman
Company Atwell, LLC
Address 2 Towne Square, Suite 700, Southfield, MI 48076
Telephone Number 248-447-2000 Email jackerman@atwell-group.com

The applicant indicated on page 4 must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the applicant is not the property owner, the owner's signed consent must also be provided with this application.

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME: Joe Klee

APPLICANT'S SIGNATURE  DATE 7-12-2022

PROPERTY OWNER'S PRINTED NAME Joe Klee

PROPERTY OWNER'S SIGNATURE  DATE 7-12-2022

DESCRIPTION OF 67.99 ACRE PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, INCLUDING A PORTION OF LOT 200 OF AMENDED PLAT OF LOT 1 AND THE VACATED PORTION OF ABIGAIL DRIVE OF "PROSPECT POINTE SUBDIVISION NO. 1" AS RECORDED IN LIBER 36 OF PLATS, PAGE 64, WASHTENAW COUNTY RECORDS, ALSO INCLUDING A PORTION OF LOT 201 OF AMENDED PLAT OF LOT 199 AND THE VACATED PORTION OF FRANCES WAY OF "PROSPECT POINTE SUBDIVISION NO. 2" AS RECORDED IN LIBER 36 OF PLATS, PAGE 65, WASHTENAW COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: (AS SURVEYED BY ATWELL)

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 33, TOWN 2 SOUTH, RANGE 7 EAST, SUPERIOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S87°25'50"W (RECORDED AS S87°41'00"W) 1079.06 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 FOR A PLACE OF BEGINNING; THENCE CONTINUING S87°25'50"W (RECORDED AS S87°41'00"W) 1658.89 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 33 TO THE CENTER POST OF SAID SECTION 33; THENCE N02°57'34"W (RECORDED AS N02°42'24"W) 2652.37 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 33 TO THE NORTH 1/4 CORNER OF SAID SECTION 33; THENCE N86°48'36"E (RECORDED AS N87°03'46"E) 833.32 FEET ALONG THE NORTH LINE OF SAID SECTION 33 AND THE CENTERLINE OF GEDDES ROAD (VARIABLE WIDTH); THENCE S03°12'30"E (PLATTED AS S02°57'20"E) 230.61 FEET ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 1, AS RECORDED IN LIBER 35 OF PLATS, PAGE 67, WASHTENAW COUNTY RECORDS, ALSO BEING THE WEST LINE OF LOT 200 OF AMENDED PLAT OF LOT 1 AND THE VACATED PORTION OF ABIGAIL DRIVE OF "PROSPECT POINTE SUBDIVISION NO. 1" AS RECORDED IN LIBER 36 OF PLATS, PAGE 64, WASHTENAW COUNTY RECORDS; THENCE N86°47'30"E 105.00 FEET; THENCE S17°39'09"E (PLATTED AS S17°23'58"E) 68.15 FEET ALONG THE WEST LINE OF HUNTERS CREEK DRIVE (100 FEET WIDE) OF SAID PROSPECT POINTE SUBDIVISION NO. 1; THENCE S86°47'30"W (PLATTED AS S87°02'40"W) 120.00 FEET ALONG THE SOUTH LINE OF SAID LOT 200, ALSO BEING THE NORTH LINE OF LOT 86 OF SAID PROSPECT POINTE SUBDIVISION NO. 1; THENCE S03°12'30"E (PLATTED AS S02°57'20"E) 86.00 FEET ALONG THE WEST LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1; THENCE ALONG THE WESTERLY LINE OF PROSPECT POINTE SUBDIVISION NO. 2, AS RECORDED IN LIBER 35 OF PLATS, PAGE 99, WASHTENAW COUNTY RECORDS, FOR THE FOLLOWING TWENTY NINE (29) COURSES: S20°03'11"W (PLATTED AS S20°18'21"W) 37.01 FEET, S34°16'37"W (PLATTED AS S34°31'47"W) 103.24 FEET, S14°36'50"W (PLATTED AS S14°52'00"W) 85.12 FEET, S04°44'49"W (PLATTED AS S05°59'59"W) 89.33 FEET, S08°01'14"E (PLATTED AS S07°46'04"E) 81.01 FEET, S19°49'12"E (PLATTED AS S19°34'02"E) 76.46 FEET, S28°36'23"E (PLATTED AS S28°21'13"E) 40.86 FEET, S36°50'24"E (PLATTED AS S36°35'14") 69.56 FEET, S47°03'42"W (PLATTED AS S47°18'52"W) 95.59 FEET, S04°56'41"W (PLATTED AS S05°11'51"W) 120.87 FEET, S14°29'11"E (PLATTED AS S14°14'10"E) 63.68 FEET, S50°10'13"E (PLATTED AS S49°55'03"E) 129.94 FEET, S89°37'53"E (PLATTED AS S89°22'43"E) 133.38 FEET, N53°09'36"E (PLATTED AS N53°24'46"E) 62.06 FEET, S36°50'24"E (PLATTED AS S36°35'14"E) 85.67 FEET, S25°39'53"E (PLATTED AS S25°24'43"E) 44.78 FEET, S12°08'48"E (PLATTED AS S11°53'38"E) 36.45 FEET, S03°10'48"W (PLATTED AS S03°25'58"W) 173.12 FEET, S13°51'38"E (PLATTED AS S13°36'28"E) 37.88 FEET, S14°58'30"E (PLATTED AS S14°43'20"E) 14.00 FEET, S16°17'53"E (PLATTED AS S16°41'17"E) 42.30 FEET, S27°56'27"E (PLATTED AS S27°41'17"E) 80.08 FEET, S40°21'48"E (PLATTED AS S40°06'38"E) 75.94 FEET, S50°50'05"E (PLATTED AS S50°34'55"E) 75.85 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 98.34 FEET, N32°04'54"E (PLATTED AS N32°20'04"E) 120.00 FEET, S57°55'06"E (PLATTED AS S57°39'56"E) 112.81 FEET, S32°04'54"W (PLATTED AS S32°20'04"W) 120.00 FEET, S61°33'56"E (PLATTED AS S61°18'46"E) 74.87 FEET; THENCE S70°08'30"E (PLATTED AS N69°53'20"W) 94.83 FEET ALONG THE SOUTH LINE OF LOT 201 OF AMENDED PLAT OF LOT 199 AND THE VACATED PORTION OF FRANCES WAY OF "PROSPECT POINTE SUBDIVISION NO. 2" AS RECORDED IN LIBER 36 OF PLATS, PAGE 65, WASHTENAW COUNTY RECORDS; THENCE 8.22 FEET ALONG THE ARC OF A 197.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N21°03'12"E 8.22 FEET; THENCE N19°51'30"E 111.78 FEET; THENCE S70°08'30"E (PLATTED AS S69°53'20"E) 66.00 FEET ALONG THE SOUTH LINE OF HUNTERS CREEK DRIVE (66 FEET WIDE) OF SAID PROSPECT POINTE SUBDIVISION NO. 2; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF SAID LOT 201, ALSO BEING THE WEST LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1: S19°51'30"W (PLATTED AS S20°06'40"W) 111.78 FEET AND 8.22 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT,

CHORD BEARING S20°45'13"W (PLATTED AS S21°00'23"W) 8.22 FEET; THENCE ALONG THE WESTERLY LINE OF SAID PROSPECT POINTE SUBDIVISION NO. 1 FOR THE FOLLOWING SEVEN (7) COURSES: 118.83 FEET ALONG THE ARC OF A 263.00 FOOT RADIUS NON TANGENTIAL CIRCULAR CURVE TO THE RIGHT, CHORD BEARING S34°35'35"W 117.82 FEET, S47°32'14"W (PLATTED AS S47°47'24"W) 48.01 FEET, S42°27'46"E 135.80 FEET (RECORDED AS S42°12'36"E 135.08 FEET AND PLATTED AS S42°12'36"E 135.80 FEET), S69°28'35"E (PLATTED AS S69°13'25"E) 162.02 FEET, S19°15'30"E (PLATTED AS S19°00'20"E) 125.77 FEET, S07°37'05"W (PLATTED AS S07°52'15") 120.86 FEET AND S39°20'09"W (PLATTED AS S39°35'19"W) 126.12 FEET TO THE PLACE OF BEGINNING, CONTAINING 67.99 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE NORTHERLY 33 FEET THEREOF AS OCCUPIED BY SAID GEDDES ROAD AND SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND EXCEPTIONS OF RECORD, IF ANY.



Transmittal

To: Laura Bennett
Superior Township
3040 N. Prospect
Ypsilanti, MI 48198

DATE: July 20, 2022
PROJECT: Prospect Pointe West – Phase 1
JOB #: 16000819.5 task 02
VIA: Hand Delivery

WE ARE SENDING: Herewith Under Separate Cover

THE FOLLOWING:

- Three (3) full size (24x36) copies of the revised Final Site Plan
- Seven (7) reduced (11 x 17) copies of the revised Final Site Plan
- Flash drive containing a PDF file of the Final Site Plan
- Commercial Site Plan Approval Application
- Application fee in the amount of \$5,900

TRANSMITTED AS MARKED BELOW:

- For your approval As requested For review and comment
 For your use Other:

REMARKS:

The submittal fees for this submittal are being delivered under separate cover directly from Lombardo Homes. Please let me know if you have any questions or comments. I can be reached at 810.923.6878 or at mbush@atwell-group.com.

FROM: Matt Bush



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 17, 2019
November 13, 2019
January 2, 2020
August 5, 2022
September 22, 2022
April 10, 2023

**Final Site Plan Review
For
Superior Township, Michigan**

Applicant: Diverse Real Estate
Project Name: Prospect Pointe West
Location: Southwest of Geddes Road and Prospect Road
Plan Date: September 15, 2022
Zoning: R-4 Single Family Residential
Action Requested: Final Site Plan Approval-Phase 1

PROJECT DESCRIPTION

The applicant received preliminary site plan approval for the development of a single-family site condominium. The development consists of 157 lots that are proposed to be developed in four phases.

The project is proposed in four phases. The applicant provided a phasing schedule on the Cover Page.

The project site is 67.63 gross acres in size. The project is located west of the existing Prospect Pointe neighborhood that is located at the southwest corner of Geddes Road and Prospect Road. The development has 833 feet of road frontage on Geddes Road. Access to the site is proposed to be provided through connections into the existing neighborhood.

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President*
John L. Enos, *Principal* David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal*
Laura K. Kreps, *Associate* Paul Montagno, *Associate*

Aerial Photograph

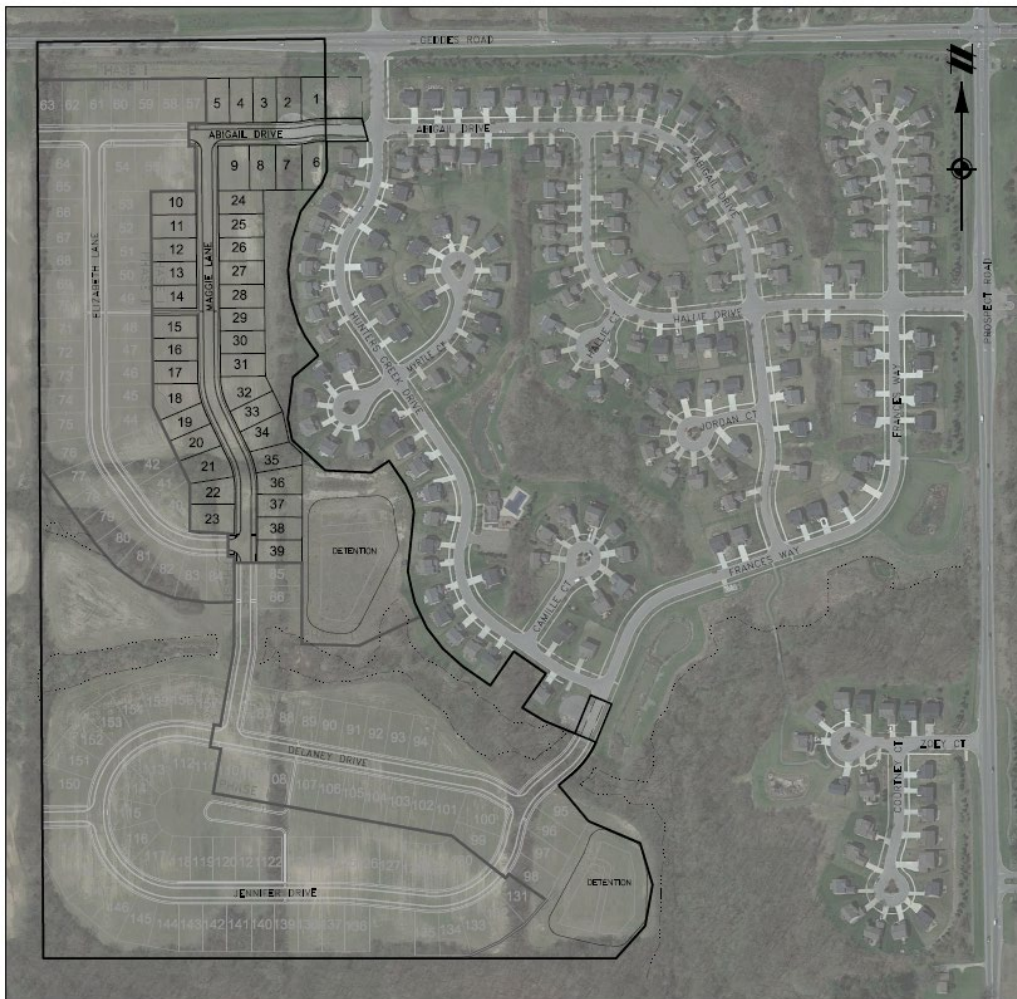


PRELIMINARY SITE PLAN APPROVAL

The Planning Commission approved the preliminary site plan on November 20, 2019.

PHASE 1

The applicant is seeking final site plan approval for Phase 1, which includes 39 lots. Access will be extension of existing Abigail Drive. The submitted final site plan for Phase 1 is consistent with the approved preliminary site plan.



OVERALL DEVELOPMENT MAP

SCALE 1" = 200'

Please note that future phases will require separate final site plan reviews.

FINAL SITE PLAN

The following items are requirements for the final site plan submittal:

1. Detailed grading plan and utility plans

CWA Response: The applicant provided a detailed grading plan and utility plan that will be reviewed by the Township Engineer.

2. Provide the regulatory status of each wetland along with verification from the EGLE

CWA Response: The applicant has obtained the required EGLE Permit.

3. Detailed tree inventory.

CWA Response: The applicant provided a detailed tree inventory.

Woodland Replacement

Required Replacement 247 Trees

Trees Provided 292 Trees

Phase 1 Tree Credit to Future Phases 45 Trees (292 - 247)

4. Details for ramps and cross walks.

CWA Response: Details for ramps and cross walks will be reviewed by the Township Engineer.

5. Detailed landscaping plan.

CWA Response: The applicant provided a detailed landscape plan. Landscaping is in compliance.

6. Detailed lighting plan

CWA Response: The applicant is not proposing any site lighting.

7. Additional building information to determine compliance with Section 14.09.B. of the Zoning Ordinance.

CWA Response: In the "Standard Housing Specifications" the applicant notes that primary siding material is vinyl. If vinyl, aluminum, or steel siding is to be installed on any dwelling, the area of all such siding shall not exceed fifty percent (50%) of the total area on the front and side dwelling elevations. The applicant shall revise their submitted elevations

and “Standard Housing Specifications” to ensure that no more than 50% of the total area of elevation is vinyl, aluminum, or steel.

8. Phasing Plan

CWA Response: The applicant provided a phasing schedule on the Cover Page.

9. Outside Agency Approvals.

CWA Response: The applicant has received all outside agency approvals.

SUMMARY

We recommend approval of the Phase 1 with the following condition:

1. The applicant shall revise their submitted elevations and “Standard Housing Specifications” to ensure that no more than 50% of the total area of elevation is vinyl, aluminum, or steel.



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP
Principal

cc: Ken Schwartz, Township Supervisor
Lynette Findley, Township Clerk
Richard Mayernik, CBO, Building Department
Laura Bennett, Planning Coordinator
George Tsakof, Township engineer



April 19, 2023

CHARTER TOWNSHIP OF SUPERIOR

3040 N. Prospect Road
Ypsilanti, MI 48198

Attention: **Lynette Findley, Township Clerk**

Regarding: **Prospect Pointe West – Phase 1
Final Site Plan – Review No. 3
OHM Job No. 0140-19-1050**

Dear Ms. Findley,

On behalf of the Township, we have reviewed the Final Site Plan resubmittal for Phase 1 on the above referenced project, dated September 15, 2022, and submitted to the Township on March 17, 2023. These plans have addressed the plan comments from our October 24, 2022, review letter. In our opinion, this plan is ready for consideration by the Planning Commission at their April meeting regarding Final Site Plan approval.

As noted on our previous review letter of October 24, 2022, it is understood that the work included in this Phase 1 site plan submittal includes:

- Installing construction access from Geddes Road to the Phase 2 area.
- Mass grading of Phase 1, Phase 2, and the utility/road corridor portion of Phase 3.
- Utility construction for Phase 1 and the utility corridor portion of Phase 3 necessary to connect to the existing water main and sanitary sewer at Frances Drive in Prospect Point, and installation of the north detention basin.
- Construction of the streets, sidewalks, landscaping, and ultimately home construction in Phase 1.

Permits and Other Agency Approvals

1. A Part 303 Wetland Permit and Part 31 Water Resources Protection Permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for disturbance of regulated wetland areas has been approved and was issued on March 16, 2023.
2. A Part 399 Permit for Water Supply Systems construction has been approved and was issued by EGLE on February 6, 2023.
3. A Part 41 Permit for Construction of Wastewater Systems has been approved and was issued by EGLE on October 14, 2022.
4. The stormwater management design plans dated June 15, 2022, for the full development were reviewed by the Washtenaw County Water Resources Commission (WCWRC) and found to be technically correct and do not require revisions for the WCWRC. In addition, the Master Deed and Exhibit B drawings for the site condominium have been approved by the WCWRC.

The soil erosion and sedimentation control (SESC) measures on the site plan should meet the requirements of the WCWRC Standards and are currently under review by the WCWRC. We understand that the SESC approval and



issuance of a permit is reasonably assured soon, and can be confirmed prior to the scheduling of a pre-construction meeting.

5. A Washtenaw County Road Commission (WCRC) permit was issued on July 26, 2022 for the private road connections to Abigail Drive and Frances Way. We understand that a separate permit application has been made to WCRC for the construction access from Geddes Road within the Geddes Rd ROW and issuance of a permit is reasonably assured soon if it has not yet occurred, and can be confirmed prior to the scheduling of a pre-construction meeting.

If you have any questions regarding our review, please do not hesitate to contact me at (734) 466-4585, or George Tsakoff at (734) 466-4439.

Sincerely,
OHM Advisors

Cresson Slotten, PE
Senior Project Manager

cc: Ken Schwartz, Township Supervisor (via e-mail)
Bill Balmes, CBO, Building Department (via e-mail)
Laura Bennett, Zoning Director (via e-mail)
Ben Carlisle, CWA, Twp Planner (via email)
Paul Montagno, CWA (via email)
George Tsakoff, OHM
file

P:\0126_0165\SITE_SuperiorTwp\2019\0140191050_Prospect_Pt_West\1052_Final Site Plan_Ph I\Reviews\2023.04.19_Prospect Pointe West FSP_Phase 1_rev3.docx

CHARTER TOWNSHIP OF SUPERIOR FIRE DEPARTMENT

BUREAU OF FIRE PREVENTION

7999 Ford Rd, Ypsilanti, MI 48198

Laura Bennett
Charter Township of Superior
3040 N. Prospect Rd.
Superior Charter Twp, MI 48198

April 4, 2023

RE: Final Site Plan
Project Name: Prospect Pointe West Phase 1
Project Location: SW corner of Geddes & Prospect
Plan Date: 9/15/2022
Plan Received Date: 3/17/2023
Project Job Number: 16000819
Applicable Codes: IFC 2015
Engineer: Atwell, LLC
Engineer Address: 311 N. Main St, Ann Arbor, MI 48104

Status of Review

Status of review: Approved as Submitted.

Page 54 was reviewed.

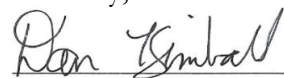
Site Coverage - Hydrants

Comments: Meets IFC 2015

Site Coverage - Access

Comments: Meets IFC 2015

Sincerely,



Dan Kimball, Fire Marshal
Charter Township of Superior Fire Department
CFPS, CFI II, CFPE



EVAN N. PRATT, P.E.

Water Resources Commissioner

705 N Zeeb Road
Ann Arbor, MI 48103
734-222-6860

Drains@washtenaw.org

Harry Sheehan
Chief Deputy Water Resources Commissioner

Scott Miller P.E.
Deputy Water Resources Commissioner

Theo Eggermont
Public Works Director

July 8, 2022

Mr. Matt Bush, P.E.
Atwell, LLC
311 N. Main Street
Ann Arbor, Michigan 48104

RE: Prospect Pointe West 2021
Superior Township, Michigan
WCWRC Project No. 1524

Dear Mr. Bush:

This office has reviewed the final site plans for the above referenced project to be located in Superior Township. These plans have a job number of 16000819, a date of June 15, 2022, and were received on June 21, 2022. As a result of our review, we would like to offer the following comments:

1. The design plans are technically correct and do not require revisions at this time. Please note any future revisions should be submitted to our office for further review.
2. Please provide a pdf copy of the approved plans to drains@washtenaw.org
3. This site is located within the Prospect Pointe drainage district and will be under the jurisdiction of the Washtenaw County Water Resources Commissioner. The existing Prospect Pointe county drain and drainage district were established under provisions of section 280.433 of the Michigan Drain Code, which provides for a mechanism for the long-term operation and maintenance of the storm drainage facilities. This project is considered a new phase of development within the existing drainage district.
4. An engineer's estimate of probable costs for the construction of the proposed storm drainage facilities within the Prospect Pointe West phase should be submitted to our office for review.
5. After a cost estimate is finalized and approved, a letter of credit or cash in the sum of 50 percent of the construction cost should be provided to serve as a construction security. This will remain in effect until final construction approval of the project by the district. The applicable inspection and contingency fees will also be based on the approved cost estimate. The inspection and contingency fees should be separate from the construction security account. Inspection and contingency fees will be held until final acceptance of the stormwater infrastructure as a county drain.

Drains@washtenaw.org
Washtenaw.org/Drains

6. A draft copy of the master deed documents and the exhibit B drawings should be submitted to our office for review prior to recording. These documents must not be recorded until they receive approval from this office.
7. On-site inspection of the storm water management system (including full time inspection of the underground portions) will be required during construction, to be arranged by the owner/developer. Our understanding is that Superior Township will be providing this service through its township engineer. Please contact me to make other arrangements if this is not the case.
8. At the time of plant and seed delivery, a WCWRC landscape reviewer must be present. The quantity and species delivered will be reviewed on site. Contact Catie Wytychak at wytychakc@washtenaw.org or (734) 222-6813 to coordinate.
9. Prior to construction, a pre-construction meeting must be held between the developer, design engineer and WCWRC. This meeting can be held in conjunction with the municipality's pre-construction meeting, if requested.
10. Please see the attached invoice for the current fees and remit these fees upon receipt. As requested, the invoice is being submitted directly to Lombardo Homes.

If you have any questions, please contact our office.

Sincerely,



Theresa M. Marsik, P.E.
Stormwater Engineer
(drainage district\prospect pointe west rev9)

cc: John Ackerman, Atwell, LLC
Jennifer Thomas, Lombardo Homes
Lynette Findley, Superior Township Clerk
George Tsakoff, P.E., Superior Township Engineer (OHM)

**Washtenaw County Road Commission
Permits - Engineering Department
555 North Zeeb Road
Ann Arbor, MI 48103-0000
Phone: 734-327-6642
Fax: 734-761-3737**

APPLICATION AND PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN WITHIN THE RIGHT-OF-WAY; OR TO CLOSE A COUNTY ROAD. If a contractor is to perform the construction entailed in this application and permit, and is supplying the deposit, and bond, he will fill out the information block provided, and thereby assumes responsibility, along with the applicant, for any provisions of this application and permit which apply to him.

Application No. 13183
Permit No. 2022-000458
Date 07/26/2022

**A
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T**

Name SE Michigan Land Holding, LLC
Address 13001 23 Mile Road
Shelby Twp, MI 48315-2709

Phone(s): 586-781-2364 - - -
888-525-6881

Signature _____

Title _____ **Date** _____

**C
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Name _____
Address _____

Signature _____

Title _____ **Date** _____

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Public Road Con 200.00
Advanced Inspec 1,350.00

Receipt No. 40499
To Be Billed
Letter/Credit
Work Order No. 813183

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Insurance Yes
Plans Yes
Retainer Letter False
Attachments False

Job Prospect Pte West
Bond No.
Bond Amt.

**3 WORKING DAYS
BEFORE YOU DIG - DIAL
(MISS DIG)
(TOLL FREE)
(800-482-7171)**

Applicant and/or Contractor request a Permit for the purpose indicated in the attached plans and specifications at the following location:

City/Township Superior **Project** Public Road Construction
Name of Road Geddes Rd **Roadside**
Between and Prospect Rd
For a Period Beginning 07/26/2022 **and Ending** 07/26/2023

and Agrees to the terms of this permit.

To construct, use and maintain an HMA private road approach at the intersections of Hunter's Creek Drive at Abigail Drive and Hunter's Creek Drive at Francis Way in the platted subdivision of Prospect Pointe No. 2. as per approved plan number 16000819 dated June 15, 2022 and Road Commission specifications. ALL CONSTRUCTION TRAFFIC SHALL USE ABIGAIL DRIVE FOR ACCESS TO GEDDES RD. PERMIT HOLDER IS RESPONSIBLE FOR ALL DAMAGE SUSTAINED TO PUBLIC ROADS IN PROSPECT POINTE No. 1 & 2. All material used within the County road right-of-way shall conform with current MDOT specifications. Traffic control devices shall be maintained in accordance with Part 6 of the current MMUTCD and shall be MASH compliant. Shall notify Road Commission 48 hours in advance, for inspection, before commencing work within the road right-of-way. Please provide advance notification by calling 734-327-6642 or visit <https://www.wcroads.org/permits/permit-inspections>. SHALL ALSO NOTIFY PERMIT SECTION FOR FINAL INSPECTION UPON COMPLETION AND RESTORATION. By performing work under this permit, the permit holder and its contractor(s) acknowledge and agree that this permit is subject to all the rules, regulations, terms and conditions set forth on the reverse side hereof. Failure to follow any of said rules, regulations, terms and conditions shall render this permit NULL AND VOID.

Recommended For Issuance:

**Board of County Road Commissioners
Washtenaw County, Michigan**

(Investigator)

Date

Wade H. McCall

07/26/2022

(Project/Traffic Engineer)

Date

By

Gay Stiff

TERMS AND CONDITIONS

1. **Specifications.** All work performed under this permit must be done in accordance with the application, plans, specifications, maps, and statements filed with the County Road Commission ("Road Commission") and must comply with the Road Commission's current Procedures and Regulations on file at its offices and the current MDOT Standard Specifications for Construction, if applicable.
2. **Fees and Costs.** The Permit Holder shall be responsible for all costs incurred by the Road Commission in connection with this permit and shall deposit estimated fees and costs as determined by the Road Commission, at the time the permit is issued.
3. **Surety.** The Permit Holder shall provide a cash deposit or irrevocable letter of credit in a form and amount acceptable to the Road Commission at the time permit is issued.
4. **Insurance.** The Permit Holder shall furnish proof of general liability insurance in amounts not less than \$2,000,000 each occurrence and \$3,000,000 for general aggregate. Such proof of insurance shall include a valid certificate of insurance demonstrating that the Road Commission is an additional insured party on the policy. Such insurance shall cover a period not less than the term of this permit and shall provide that it cannot be cancelled without 30 days advance written notice to the Road Commission by certified mail, first-class, return receipt requested. This permit is invalid if insurance expires during the authorized period of work described herein.
5. **Indemnification.** In addition to any liability or obligation of the Permit Holder that may otherwise exist, Permit Holder shall, to the fullest extent permitted by law, indemnify and hold harmless the Road Commission its commissioners, offices, agents, and employees from and against any and all claims, actions, proceeding, liabilities, losses, and damages thereof, and any and all costs and expenses, including legal fees, associated therewith which the Road Commission may sustain by reason of claims for or allegations of the negligence or violation of the terms and conditions of this permit by the Permit Holder, its officers, agents or employees, arising out of the work which is the subject of this permit, or arising out of work not authorized by this permit, or arising out of the continued existence of the operations or facility, which is the subject of this permit.
6. **Miss Dig.** The Permit Holder must comply with the requirements of Act 53 of Public Acts of 1974, as amended. CALL MISS DIG AT (800) 482-7171 or www.missdig.org AT LEAST THREE (3) FULL WORKING DAYS, BUT NOT MORE THAN FOURTEEN (14) CALENDAR DAYS, BEFORE YOU START WORK. The Permit Holder assumes all responsibility for damage to or interruption of underground utilities.
7. **Notification of Start and Completion of Work.** The Permit Holder must notify the Road Commission at least 48 hours before starting work, when work is completed, and additionally as directed by the Road Commission.
8. **Time Restrictions.** All work shall be performed Mondays through Fridays between 8:00 a.m. and 5:00 p.m. unless written approval is obtained from the Road Commission, and work shall be performed only during the period set forth in this permit. Perform no work except emergency work, unless authorized by the Road Commission on Saturdays, Sundays or from 3:00 p.m. on the day proceeding until the normal starting time the day after the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
9. **Safety.** Furnish, install and maintain all necessary traffic controls and protection during Permit Holder's operations in accordance with the *Michigan Manual of Uniform Traffic Control Devices, Part 6* and any supplemental specifications set forth herein.
10. **Restoration and Repair of Road.** The construction, operation and maintenance of the activity covered by this permit shall be performed by the Permit Holder without cost to the Road Commission unless specified herein. The Permit Holder shall also be responsible for the cost of restoration and repair of the right-of-way determined by the Road Commission to be damaged because of the activity which is the subject of the permit. Restoration shall meet or exceed conditions when work is commenced and be in accordance with specifications. The Permit Holder shall be responsible for costs incurred by the Road Commission for emergency repairs performed by or on behalf of the Road Commission for the safety of the motoring public. Said repairs shall be performed with or without notice to the Permit Holder if immediate action is required. This determination shall be in the sole and reasonable opinion of the Road Commission.
11. **Limitation of Permit.** Issuance of this permit does not relieve Permit Holder from meeting any and all requirements of law, or of other public bodies or agencies. The Permit Holder shall be responsible for securing and shall secure any other permits or permission necessary or required by law from cities, villages, townships, corporations, property owners, or individuals for the activities hereby permitted. Any work not described by the application, including the time and place thereof, is strictly prohibited in the absence of the application for and issuance of an additional permit or amendment to this permit.
12. **Revocation of Permit.** This permit may be suspended or revoked at will, and the Permit Holder shall surrender this permit and alter, relocate or remove its facilities at its expense at the request of the Road Commission. It is understood that the rights granted herein and revocable at the will of the Road Commission and that the Permit Holder acquires no rights in the right-of-way and expressly waives any right to claim damages or compensation in case this permit is revoked.
13. **Assignability.** This permit is not assignable and not transferable unless specifically agreed to by the Road Commission.
14. **Authority.** The statutory authority of the Road Commission to require compliance with permit requirements is predicated upon its jurisdictional authority and is set forth in various statues including, without limitation and in no particular order, MCL §247.321 et seq; MCL §224.19b; MCL §560.101 et seq; and MCL §247.171 et seq. This permit is issued pursuant to the Road Commission's Procedures and Regulations for Permit Activities. A Permit Holder may appeal or request a variance to the terms and conditions of the permit in accordance with section 2.10 of the Road Commission's Procedures and Regulations for Permit Activities. A permit holder may appeal or request a variance to the terms and conditions of the permit in accordance with Section 2.10 of the Road Commission's Procedures and Regulations for Permit Activities.



NOTICE OF AUTHORIZATION

Permit Number: WRP036295 v. 1
Site Name: 81-Prospect Pointe West-Ypsilanti

Date Issued: March 16, 2023
Expiration Date: March 16, 2028

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

- Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- Part 303, Wetlands Protection.

Authorized activity:

The following activities are to facilitate the development of the second and final phase of 157-lot, single family residential community ("Prospect Pointe Development Phase 2").

Impact 0.5 acres of wetland with approximately 3,245 cubic yards of fill and 93 cubic yards of cut for the development of interior roadway crossing, underground utilities, and storm water facilities. Construct two outfall structures discharging treated storm water to wetland from two upland storm water detention basins.

Of those activities, the following are within the 100-year floodplain of Superior No. 1 Drain: Installation of an 85-foot-long, 18-inch diameter equalization culvert; placement of 4 cubic yards of riprap at the end of a storm water outfall structure; and excavation of 64 cubic yards of material.

All work shall be completed in accordance with the approved plans and the terms and conditions of this permit.

To be conducted at property located in: Washtenaw County, Waterbody: Wetland, 100-year floodplain of Superior No. 1 Drain; Section 33, Town 02S, Range 07E, Superior Township

Permittee: Diverse Real Estate, LLC
Attn: Jennifer Thomas
13001 23 Mile Road, Suite 200
Shelby Township, Michigan 48315

Kathryn Kirkpatrick
Jackson District Office
Water Resources Division
517-435-9014

This notice must be displayed at the site of work.
Laminating this notice or utilizing sheet protectors is recommended.
Please refer to the above permit number with any questions or concerns.

EGLE
WRP036295 v1.0
Approved
Issued On:03/16/2023
Expires On:03/16/2028