

**CHARTER TOWNSHIP OF SUPERIOR BOARD
SPECIAL MEETING
DATE JULY 7, 2023
APPROVED MINUTES
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1. CALL TO ORDER

The special meeting of the Charter Township of Superior Board was called to order by the Supervisor Ken Schwartz at 5:30 p.m. on July 7, 2023, at the Superior Charter Township Hall, 3040 North Prospect, Superior Charter Township, Michigan.

2. ROLL CALL

The members present were Supervisor Ken Schwartz, Clerk Lynette Findley, Trustee Bernice Lindke, and Trustee Rhonda McGill.

Absent: Trustee Caviston, Treasurer Lewis, and Trustee Secret

3. ADOPTION OF AGENDA

It was moved by Trustee Lindke supported by Trustee McGill, to adopt the agenda.

The motion carried by unanimous vote.

4. CITIZEN PARTICIPATION

A. CITIZEN COMMENTS

None.

5. PRESENTATIONS AND PUBLIC HEARINGS

A. PUBLIC HEARING FOR THE REZONING OF 3900 DIXBORO RD. (GARRETT'S SPACE)

Supervisor Schwartz opened the Public Hearing at 5:33p.m.

- Mark Hergott, City of Ypsilanti, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Steve Taylor, Tanglewood Dr., spoke in favor of the rezoning of 3900 Dixboro Rd.
- Delphine Reed, Stamford Rd., spoke in favor of the rezoning of 3900 Dixboro Rd.
- John Greden, Former Chair of Psychiatry at University of Michigan, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Emy Deshotel, Ypsilanti Township, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Harold Wimberly, 1601 Stamford Rd., spoke in favor of the rezoning of 3900 Dixboro Rd.
- Laura Bird, Beaumont Ave., spoke in favor of the rezoning of 3900 Dixboro Rd.
- Joan Martin, Warren Rd., spoke in favor of the rezoning of 3900 Dixboro Rd.
- Emily Adkison-Hoyt, Warren Rd., spoke in opposition to the rezoning of 3900 Dixboro Rd.
- Kenneth Westfall, Berry Rd., spoke in favor of the rezoning of 3900 Dixboro Rd.
- Roann Altman, Autumn Woods Trail, spoke in favor of the rezoning of 3900 Dixboro Rd.

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- Kelli Radke, City Ann Arbor, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Gabrielle Kennie, City of Ypsilanti, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Brenda Baker, Ashton Ct., spoke in opposition to the rezoning of 3900 Dixboro Rd.
- Sharon Bordeau, Warren Rd., spoke in opposition to the rezoning of 3900 Dixboro Rd.
- James Pyke, City of Ann Arbor, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Doug Dale, Wing Dr., spoke in opposition to the rezoning of 3900 Dixboro Rd.
- Kristen Roberts, Ann Arbor Twp, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Irving Leon, City of Ann Arbor, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Shelly Ferguson, Ypsilanti Township, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Ashley Oberheide, City of Ann Arbor, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Rekesh Latchamsetty, Red Fox Run, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Shanti Eswaran, Red Fox Run, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Scott Trudeau, City of Ann Arbor, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Sheila Shulman, Fox Hollow Ct., spoke in opposition to the rezoning of 3900 Dixboro Rd.
- Susan Davis, Joy Rd., spoke in favor of the rezoning of 3900 Dixboro Rd.
- Bryanna Burns, City of Ypsilanti, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Jean Leverich, City of Ann Arbor, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Carol Hoffer, City of Ann Arbor, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Deano Smith, City of Ann Arbor, spoke in favor of the rezoning of 3900 Dixboro Rd.
- William Godfrey, Vorhies Rd., spoke in favor of the rezoning of 3900 Dixboro Rd.
- Theresa Rohlck, City Ann Arbor, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Martha Davis-Merritts, Cherry Hill Rd., spoke in favor of the rezoning of 3900 Dixboro Rd.
- Stephen Shulman, Fox Hollow Ct., spoke in opposition to the of the rezoning of 3900 Dixboro Rd.
- Judy Gardner, Berkshire Dr., spoke in favor of the rezoning of 3900 Dixboro Rd.
- Linh Son, City of Ann Arbor, City Councilmember, spoke in favor of the rezoning of 3900 Dixboro Rd.
- Brian Jacobson, Fleming Ridge Dr., spoke in opposition to the rezoning of 3900 Dixboro Rd.

Public hearing closed at 6:42p.m.

6. NEW BUSINESS

None.

7. COMMUNICATIONS

A. LETTERS REGARDING REZONING OF PROPERTY AT 3900 DIXBORO RD.

It was moved by Trustee McGill supported by Trustee Lindke, to receive the letters regarding rezoning of property at 3900 Dixboro Rd.

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The motion carried by unanimous vote.

8. ADJOURNMENT

It was moved by Trustee Lindke supported by Trustee McGill, that the meeting be adjourned.
The motion carried and the meeting adjourned at 6:44 p.m.

Respectfully submitted,

Lynette Findley, Clerk

Kenneth Schwartz, Supervisor

Concerns re: Garrett's Space Rezoning Application

From: Brenda Baker (bakerpartin@aol.com)

To: kenschwartz@superior-twp.org

Date: Tuesday, June 13, 2023 at 12:30 PM EDT

Ken,

While I realize (and appreciate) that you are weighing all of the factors and may end up bowing to the outside pressure from the Garrett's Space PR juggernaut anyway, I am grateful that you are considering all aspects and not just rubberstamping it like some of your colleagues.

I have some questions I was unable to answer by reading the documents and the Planner's report:

What is the definition of 'resident,' or 'residential'? Garrett's Space is certainly not a residence in the traditional sense, not even like a group home. Half the people don't spend the night at all, and those that do stay only 2 - 4 weeks. They wouldn't use that address on their driver's license, or their voter registration. The applicant emphasizes that it's not a medical facility. The Planner's Report refers to the enrollees as either "residents" or "guests," with no clear distinction. To me, it's more like a motel, or a summer camp. Those are fine uses under some circumstances, but I don't think they are Residential. What does the attorney say?

In addition, this **IS** an employment center, projected to employ about 20 people (not all on-site simultaneously). Doesn't this have an impact on zoning classifications? (I know this is a (proposed) PC, but it's being likened to Residential.)

I would be interested to hear (perhaps in your report on Tuesday) what the Township Attorney says about precedents if this is approved:

This use of the PC district does not violate the letter of the Zoning Ordinance, but it seems like it circumvents the intent. The flexibility and creativity mentioned in the ordinance reads in context like it is referring to land use, like placement and arrangement of structures and landscapes. I don't think it was intended to speak to the activities conducted within the structures...something to consider when we update the Zoning Ordinance soon.

I am taken aback by the Parks & Recreation Commission (an elected body) endorsing a Rezoning Application before the Planning Commission has even had a chance to review it, especially when the proposed rezoning has no impact on Parks & Recreation. Is this right?! Do Township Departments publicly "endorse" issues under consideration by other Township Departments? And if a department did want to express a position, wouldn't it be more appropriate to write a letter to the chairperson of the decision-making function?

What does the attorney think about the use of a conservation easement as a bargaining chip? Does that mean that future developers would do well to include a conservation easement in their application (rezoning or otherwise) if they can, in order to enhance their chances for approval? Conservation easements are generally a good thing (they can also be a significant burden), but I don't like the appearance that Superior Township can be bought.

If the attorney has been following the action (I'm sure he has), he knows that the Planning Commission, the Township Board, the staff at Township Hall, residents in their homes, and residents attending meetings at Township Hall, have all been under intense pressure from the applicant for at least six months now. It is suffocating! And the applicant has every right to do it. What response does the attorney recommend to this kind of treatment? Note that the majority of this pressure has been applied by non-residents, recruited by the applicant, many of whom have no other association with Superior Township at all.

If this rezoning is granted, does this weaken the effectiveness of the Master Plan as a tool for dealing with the next developer who wants a controversial rezoning?

Thank you for your consideration, and your leadership.

Brenda Baker
8512 Ashton Ct

Brenda Baker
8512 Ashton Ct
Superior Township, MI 48198-3614

July 6, 2023

Superior Charter Township Board of Trustees
Superior Township Hall
3040 N. Prospect Rd.
Superior Township, MI 48198

Re: Rezoning for Garrett's Space, Legal Questions

Dear Members of the Board:

As this proposed rezoning has moved first through the Planning Commission and now to you, I have been troubled by the lack of complete legal advice from the Township Attorney. On June 13, I sent Supervisor Schwartz a detailed email describing my concerns and asking him to either respond himself or refer items to the Township Attorney. I encouraged him to include this information in his Supervisor's Report at the June 20 Board meeting.

That turned out to be impossible, because that was the day that the Supervisor's family emergency arose. I have attempted since then to follow up with Supervisor Schwartz, his new Deputy, and others at Township Hall to no avail. The best advice I could get was to ask the Board to ask the Township Attorney for answers. I think the answers would be of interest to you, as well. You may have some of the same questions.

I am attaching a copy of my June 13 email verbatim, so you and the attorney can understand my questions. (This was an informal note, and the casual tone reflects that.)

Please ask the attorney for more information to help you arrive at the most appropriate decision for Superior Township, and share the results of your inquiries with your constituents.

Thank you for being thorough in your consideration before the July 17 vote.

Sincerely,

Brenda J. Baker

Brenda Baker
8512 Ashton Ct
Superior Township, MI 48198-3614

July 6, 2023

Superior Charter Township Board of Trustees
Superior Township Hall
3040 N. Prospect Rd.
Superior Township, MI 48198

Re: Rezoning for Garrett's Space, Public Hearing 07-07-23

Dear Members of the Board:

"Garrett's Space was founded in 2019 by Julie and Scott Halpert after they lost their son, Garrett, to suicide in 2017. The couple said they saw huge gaps in treatment options for young adults struggling with mental health challenges."

Garrett's Space is a relatively new, but thriving non-profit that has been serving clients for 4-5 years now. When they eventually build their dream center somewhere, it will enable them to enhance their offerings.

The worthiness of the Garrett's Space treatment concept and the woeful need for mental health services in southeast Michigan rightly attracted funding and support from government and non-government sources BEFORE they secured the option on the subject property.

It doesn't hurt for them to ask, I suppose, for a community with no prior affiliation with Garrett's Space to alter their Master Plan; but Superior Charter Township has no obligation whatsoever to rezone anything—it is entirely our discretion.

What has happened is that this organization, which was virtually unknown to residents and elected officials alike, descended upon us all like a vulture, as if they were entitled. Soon the rezoning decision took on the aura of a vicious political campaign.

The PR machine is trying to get you to do their bidding using the carrot-and-stick approach.

The carrot is promising to put a conservation easement on much of the property. There is no information on the terms of the easement; how it would be administered, monitored, and enforced; and who would pay for it all.

The stick is the threat of what the current owner says she'll do with the property if she doesn't get her way—split it into large-lot homesites. She has that right, but no one

even knows what that would look like. A proper wetland delineation has not been performed, making the number of homesites questionable.

The wetland delineation is unknown. The administration of the “conservation easement” is unknown. The owner’s will to develop the property just for spite is unknown. And the financial viability of a future Garrett’s Space facility is unknown.

Altering our approved Master Plan with so many unknowns would not be good governance.

Sincerely,

Brenda J. Baker

From: Diana Dyer <dianadyera2@gmail.com>

Date: Saturday, July 1, 2023 at 5:06 PM

To: Board <board@superior-twp.org>, Ken Schwartz <kenschwartz@superior-twp.org>

Subject: Letter in Opposition to rezoning for Garrett's Space to include in the packet for the July 7, 2023 Board of Trustees Public Hearing

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

Dear Mr. Schwartz and all Superior Township Trustees,

My husband Richard Dyer and I continue to strongly oppose rezoning 3900 N. Dixboro Rd. to accommodate the proposal for Garrett's Space (GS).

When we purchased our property in 2009 on Becky Lane in Superior Township (versus other rural areas of Washtenaw County), we specifically hoped we would find something to purchase within Superior Township because of the strong Master Plan that had been developed by Superior Township along with the township's Legal Defense Fund that the township voters had approved in 2006.

Our opposition to the proposal for GS has nothing to do with denying the need for urgent expansion of options available to youth who need serious mental health services. Nothing. We repeat, nothing. One of our own children may have actually benefited from programs being proposed by GS.

Our opposition to the proposal for GS has everything to do with our deep disappointment (surprise and even disbelief) that our elected Superior Township Board of Trustees and Planning Commission members would even consider this rezoning request for 3900 N. Dixboro, specifically being asked to vote against the strong Master Plan developed by our Township.

If our elected officials ignore the well thought-out questions and input of their own constituents and subsequently vote to approve this rezoning request for GS, the approval will open the door (not just create a slippery slope, but open the door) for future rezoning request approvals that will change the nature and character of all sections of our Township. Which property is next? What commercial venture will be proposed adjacent or nearby to our property?

The financial cost of developing this specific GS proposal is very, very high. If the need is so great and so urgent (again, we agree that the need is both great and urgent), we would suggest that this very large amount of money be used to provide services in a different but still lovely location (even several locations) for many, many more youth who would potentially benefit from these programs.

A parcel size of 69 acres (and its associated extremely high price) is not necessary for GS to provide successful services. As a new model for future similar facilities in our county, our state, and/or around the country to fund and follow, indeed the cost for the 3900 N. Dixboro parcel alone plus additional development costs seems both very extravagant to spend and very discouraging to anyone hoping to duplicate these services.

We also have an additional concern about the location of the proposed Garrett's Space, which is the negative impacts of the very loud traffic noise from M-14 on the mental health healing

capacity of the young adults at the proposed facility. We live 3/4 of a mile north of M-14 and often can not enjoy sitting outside of our home due to the loud and constant traffic noise that we can hear from M-14 (and while less frequent, even Dixboro Rd). Other available properties for locating GS in Washtenaw County do not have this unpleasant traffic noise to contend with.

Mr. Schwartz, we read in the recent Superior Charter Township Newsletter (Spring 2023, page 5) that you are "proud of the fact that we have not deviated from the current land use plan". As you look ahead to your imminent retirement, we strongly request that you listen to your constituents and lead the Board of Trustees to uphold our Township's Master Plan by voting against the rezoning proposal for Garrett's Space at 3900 N. Dixboro.

We hope you will take this opportunity to urge the GS developers to move their proposed development where 1) rezoning is not needed, 2) a much more responsible use of their current funding and future fundraising would serve many, many more young adults, and 3) a mental health facility can be developed for these vulnerable young adults in a soothing location without the adverse effects of constant, unpleasant traffic noise.

Sincerely,

Diana & Richard Dyer
5846 Becky Lane
Superior Township

July 5th, 2023

Dear Superior Township Board of Supervisors,

I have already written over a dozen letters to you and have been able to attend two of the in-person meetings to share many, specific concerns with you about the proposed rezoning of 3900 North Dixboro Road. Without listing my concerns again, because we have been told you are "very well aware" of residents' opinions, I wanted to address you one more time to let you know that I remain deeply opposed. I also want to let you know of an unscripted conversation I had last week with a long time friend who also happens to be an employee of an Ann Arbor engineering company that handles the engineering and permitting for residential and industrial developments in the greater Ann Arbor region.

This employee's ears perked right up when I mentioned in passing that one of the things I "had been up to lately" was fighting against rezoning in Superior Township. The employee was surprised and said Superior Township had a reputation for fiercely protecting its lands, to the extent, the employee said, that the employee's company was not even able to get a variance for their client to locate some underground utility lines on Superior Township land to service a new development outside Superior Township land along Geddes Road. My friend, the employee, proceeded to ask me all sorts of questions about this appeal; what was being built where, who were the developers, who was representing the town and did I think they were going to allow the zoning change, etc. After I told the employee all I knew, and said honestly, "no, the Board was not acting as protective of the land in the northern part of the township as the employee seemed to feel they always were of the land in the south," the employee was thrilled! Sitting back and grinning, the employee said something like, "Ah, this is so good for us! We've been waiting a long time for the first crack in that zoning armor!"

You will hear many more articulate, solid, and well-reasoned arguments against rezoning and against allowing a mental health facility to change the character of our neighborhood from my neighbors, health experts, traffic experts, wetland experts, tax-based and financial experts, and I hope you will take them seriously, but this little, unplanned conversation struck me as something to good for you to hear as well. What is happening is not going unnoticed by those who have been trying even longer than the Halperts to change the character of Superior Township.

Thank you for voting 'no' to rezoning 3900 North Dixboro Road.

Your Constituent,
Heidi Bratton

From: Ken Westfall <struct92@gmail.com>

Sent: Wednesday, July 05, 2023 6:01 PM

To: Ken Schwartz <kenschwartz@superior-twp.org>; Lynette Findley <lynettefindley@superior-twp.org>; Lisa Lewis <llewis@superior-twp.org>; Nancy Caviston, Trustee <education@superior-twp.org>; Bernice Lindke <blindke@superior-twp.org>; Bill Secrest <BSecrest@superior-twp.org>; Rhonda McGill <rmcgill@superior-twp.org>

Subject: 3900 N. Dixboro Rezoning

Some people who received this message don't often get email from struct92@gmail.com. [Learn why this is important](#)

Superior Township Board of Trustees,

The purpose of this email is to offer my support for the application presented by Garrett's Space for rezoning of the property at 3900 N. Dixboro.

Based on my understanding of the project, the setback from N. Dixboro road will be over 700 feet and the project will not have any structures taller than 2 stories, meaning there will be essentially no visual impact from the road. The proposed project reuses the existing curb cut and provides acceleration and deceleration taper areas. At full capacity, the facility would accommodate 30 guests, some of whom would be overnight residents, and up to 20 employees. This would mean no more than 50 people coming and going from the facility in a day, and likely much fewer than 50 most days, depending on the number of overnight residents.

The overall goal of this proposed project appears to be to maintain the natural feel and features of the land including walking trails and nature lookouts. My understanding is that a land conservancy easement will be pursued for a significant portion of the property, perhaps as much as 50 to 60 of the 76 total acres of land.

My understanding is that the idea is for this to be a quiet space where young people can use the natural areas around them to overcome the challenges they are struggling with in their lives. This project is with a non-profit organization and is about people who have experienced a tragedy trying to help others avoid a similar tragedy in a quiet place and with the help of the natural environment. This seems to me to be something Superior Township should embrace.

I ask that you approve Garrett's Space application for rezoning of 3900 N. Dixboro.

Thank you,

Kenneth R. Westfall
3401 Berry Road
Superior Township, MI 48198

From: Kritika Versha <kmversha@umich.edu>

Date: June 13, 2023 at 11:32:50 PM EDT

To: Board <board@superior-twp.org>, Ken Schwartz <kenschwartz@superior-twp.org>, Lynette Findley <lynettefindley@superior-twp.org>, Lisa Lewis <llewis@superior-twp.org>, "Nancy Caviston, Trustee" <education@superior-twp.org>, Bernice Lindke <blindke@superior-twp.org>, Bill Secrest <BSecrest@superior-twp.org>, Rhonda McGill <rmcgill@superior-twp.org>, Laura Bennett <planning@superior-twp.org>, JasonMorgan@house.mi.gov

Subject: Opposing Garrett's Space - 15th June 2023

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

Hi

Countless letters have been sent pointing out the obvious issues with this proposed plan. This area is residential. Garrett's Space's plan doesn't fit Superior township's master plan that the people of the county have been paying for years in taxes to maintain. It's not even close.

This process never should have even gotten this far. Without the political connections that Garrett's Space has, I highly doubt that it would have. Please side with the people of Superior Township and not special interests.

I attended one of Garrett Space's event to understand what they are trying to do and it looks like they have been presenting a different plan to promote their unlicensed organization for mental health patients in their marketing and promotion than what was presented at the prior township meeting. I do not trust Garrett's Space to be truthful and stick to what they are presenting at the meetings in the township.

I will maintain that charging \$18000 per individual for a one-month time period from someone who has mental health issues to do yoga and creative arts sounds exorbitant to me. Not a lot of 18-28 year old people have this kind of money to spend.

The Halperts need to take Garrett Space to a location where people can afford that cost. "The society needs it" argument should also be backed by "Why should Garrett's Space be built at that specific location". An overwhelming 85+% of Superior Township resident letters have mentioned their valid concerns with rezoning of residential area to fit an unlicensed mental health facility in the neighborhood.

They should survey all the Garrett Space supporters they have been bringing at these township meetings about their willingness to pay for Garrett Space's program and their residential location. This will give them a perspective of where most of their services are needed. There are so many better places which are cheaper, calm, serene and not next to freeway than the residential zoned location that they are trying to rezone. With all the academic experts backing Garrett's Space, they should be easily able to provide this service inside mental health institutions such as UofM Depression Center.

Please represent the people of this area.

Thanks
Kritika V.
Superior Township Resident

From: Superior Township Website <noreply@superiortownship.org>
Sent: Saturday, July 8, 2023 12:20 PM
To: Laura Bennett <planning@superior-twp.org>
Subject: Superior Township Contact Page

Get In Touch With Us

APPLICANT: Kullen Hutchison

Email: kullenh@gmail.com

Recipient: planning@superior-twp.org

Subject: Garrett's Space

Message Body: Hello, I would like to make my opinion known regarding the new possible location of Garrett's Space. I am excited for such a place to exist. Having a place for struggling young adults to go is always a positive. I'm confident that there are more individuals who could benefit from the services to be provided in Superior and Ypsi than they will have space to house. Approve the zoning and certifications to allow Garrett's Space to move forward. Thank you. -- This e-mail was sent from a contact form on Superior Township (<https://superiortownship.org>)

Dear Trustees,

As you know, several of us who live nearby 3900 Dixboro have attended every meeting and public hearing possible to share our concerns with you and the Planning Commission since first learning of this rezoning. Never once, have any of us been allowed to speak for more than two minutes. Even our attorney's time was truncated, and he was only allowed to speak longer because neighbors deferred time to him. The Halperts' have made numerous lengthy and repetitive public presentations to you.

The Halperts' and the Garrett Space followers would like you to believe that the neighbors of 3900 Dixboro are paranoid country bumpkins who are driven by personal financial concerns and unwarranted fears. While they try to marginal us (ironic for a group that promotes psychological health), our concerns are factual, broad-based, and founded on our land use laws, which we consider sacrosanct. Zoning runs with the land. This change is a permanent change.

You say you have read our letters and understand our concerns but what we would really like from you at this public hearing is to ask the tough questions that need to be asked about this project and then follow up, either with additional questions or additional actions until we have concrete verifiable information. We hope you will advocate for your constituents.

We are concerned with the environmental impact of the plan.

- Ken Schwartz has mentioned that he would like a wetland delineation study but has one been mandated?
- The alternative site plan has been largely discounted. Why hasn't the township demanded one based on the reality of the site which is largely undevelopable due to wetlands, soils slopes and woodlands.
- There are great concerns over using an existing residential septic field for a commercial facility. Additionally, the health department remains unaware of the expansive development plans. There are extremely limited septic sites on the property. The Township should demand more information from the Health Department before proceeding.
- The conservation easement is extremely ambiguous. Where is it? Who is overseeing it? What activities are allowed and how will it be maintained into perpetuity? This is the crux of the rezoning request and it remains completely undefined.

We are also concerned with the financial impact of the project.

- Garrett's Space's finances are aspirational. They hope to raise many millions to build and operate their model through grants and contributions. What happens when they run out of money?
- The retail cost is \$18,000 a month (2023 dollars). This is way out of the reach of most Washtenaw County residents, and most would have trouble even covering a discounted rate. It seems even more unlikely that someone would pay this rate for an untested and unproven experimental concept.

- They have already increased the proposed number of day users from 10 a day to multiple groups of ten a day and expanded day groups through the weekend, ostensibly to cover their burgeoning costs.
- To date, they have had three online groups running and have been hoping to start a fourth. Where is the demand? Do they lower their standards to attract more patients.
- What happens if Garrett's Space fails. Zoning runs with the land. Who will need a 20-unit medical facility?

We have concerns about security.

- While the Halperts' minimize our concerns about their screening process, psychological misdiagnosis is an extremely common occurrence. Garrett Space supporters state that most of these patients are good kids (in actuality, adults), but we are concerned with those who do not meet this definition. There is no fool proof way to thoroughly screen this many individuals.
- 3900 Dixboro is not an isolated property. The boundary is porous. Dennis Serras frequently walked from his home to neighboring houses. Garrett's Space intends to build trails and lookouts which will only encourage the patients to meander. While Garrett Space supporters claim they would welcome strangers traversing their properties, generally, most people respect others property and have the same expectation for their own.
- The Halperts' claim their patients will be able to come and go freely. There is no stopping someone from leaving to go to liquor stores, pot shops or guns stores. There is nothing to stop day user from bringing contraband to the property.

There are unaddressed traffic issues.

- The Halperts' claim the Road Commission has no issue with a commercial use on the this stretch of Dixboro. Has this been verified? Has the Road Commission been notified that Halperts intend to hold numerous groups throughout the day? There is a blind hill at the M14 overpass for drivers heading north.

We also have concerns that the township has failed to adequately address, and we hope that the Trustees will thoroughly address these issues before voting on the rezoning.

We are concerned about the precedence this sets for both ongoing litigation that the township is currently engaged in and future development that will be inevitable if the intent of the Master Plan is ignored in order to rezone 3900 Dixboro.

The proposed rezoning would introduce a land use which is inconsistent with the area development pattern in violation of our Master Plan and zoning ordinance. PC District designation at 3900 Dixboro appears to be a means to override established zoning regulations. All other PC's in the area are residential. The Township has specifically created a MS, Medical Services District to accommodate numerous health-related uses. Case in point, township planner, Carlisle Wortman, last year recommended that Garrett's Space seek medical service rezoning.

Further, while Garrett's Space claims to be residential in nature, the Michigan Court of Appeals recently defined residence as implying permanence which is demonstrated by the occupant's actions, including a continuity of being physically present and storing personal property within the residence. As noted by the Court, this definition specifically excludes uses that are transitory in nature. Garrett's Space is a commercial use, not a residence and is specifically prohibited in the A2 zoning district.

Collected taxes on the proposed site in 2022 were \$40,487.00, or approximately \$400,000.00 over 10 years. Using the numbers submitted by the applicant in the alternative design, 34 houses built with estimated SEV's of \$500,000.00 will pay approximately 6.8 million dollars in property taxes over 10 years. This is a huge financial loss for the township. The township should elaborate how this loss of revenue will be addressed.

We understand the emotional appeal of Garrett's Space. We are not talking about emotional issues. We are talking about the permanent rezoning of land in violation of our zoning laws and our master plan. Please focus on the issue at hand and demand answers and seek solutions that reflect our laws, our Master Plan and our current zoning.

Thank you for your time.
Margi Brawer and David Wiss
Superior Township

From: mben@aol.com <mben@aol.com>
Date: Wednesday, July 5, 2023 at 12:32 PM
To: Lynette Findley <lynettefindley@superior-twp.org>
Subject: Garrets Space - VEHEMENTLY OPPOSED

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

To: Lynette Findley

My property is directly contiguous to the proposed site.

My neighbors have laid out in detail the problems with this project, and they are many.

It seems political pressure and unethical behavior have run amok here.

I voice my my complete and total opposition to the proposal.

Further legal action to determine if the townships conduct was or is unethical is likely.

I wonder if the township board has implied fiduciary responsibility?

Sincerely

Mark Benjamin

From: Mary Glencer <m2barinoff@gmail.com>
Sent: Thursday, July 06, 2023 3:56 PM
To: Board <board@superior-twp.org>
Subject: Re: Garrett's Space Rezoning

[Some people who received this message don't often get email from m2barinoff@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

July 6, 2023

Dear Superior Township Board of Trustees,

I am writing again to express my strong opposition to the rezoning of 3900 N. Dixboro Road from A2 to Planned Community District to create a facility to treat depressed, anxious and suicidal young adults. As I've stated before, and as many other Superior Township residents in the area have more eloquently pointed out, this proposed rezoning violates the township's Master Plan, zoning ordinances and Growth Management Plan for the area.

Despite the township planner's attempt to justify rezoning this property, currently the site of a single family home, to a planned community district, his report was a quintessential exercise of trying to fit a square peg into a round hole. Garrett's Space does not fit the intent or purpose of a planned community district, which is designed to accommodate single family homes with some other compatible uses while preserving areas of open space. If this property is rezoned, there will no longer be any residential use of the property. It will be used for administrative offices of an Ann Arbor based suicide prevention non-profit, group therapy sessions for young adults struggling with mental health issues and their families, and an extended stay bunkhouse for the struggling young adults to receive treatment during a three- to four-week stay. This is not a permitted use in a planned community district.

It also is not in keeping with the character of the surrounding rural residential neighborhood and would be considered spot zoning. Furthermore, rezoning this property from A2 to planned community district would set an unwanted precedent to allow other large properties in the area to be rezoned for medical or mental health treatment facilities.

Should Garrett's Space fail in their attempt to sustain their proposed facility, it is likely this site will then be used to house others struggling with mental health issues as there is currently a shortage of beds in the area to treat mentally ill individuals.

I am asking you to uphold our master plan, our zoning ordinances, and our Growth Management Plan by voting "no" on this rezoning request.

Sincerely,
Mary Glencer
3955 Vorhies Road

Sent from my iPhone

Dear Board of Trustees,

This is a final letter to you regarding your upcoming decision for the Garrett's Space proposal on Dixboro Road. We are contiguous neighbors to the property in question.

When we moved to Superior Township from Ann Arbor 6 years ago, it was for one reason. For the quiet enjoyment of the home and neighborhood that we were buying into, in a township that had a master plan that values neighborhoods that were away from "commercial activity" and what appeared to be a township strategy to preserve that way of life. Never did we imagine that the township would stray from that thinking. We assumed that the natural space behind us that was owned by a single family would eventually be sold off, and we assumed that a certain number of homes might eventually be built back there above the obvious wetlands that are not able to be built on. But never did we imagine that the township would approve or encourage a facility that would house people who had experienced or were experiencing a mental health crises or a place that would be housing people on a (significant) fee for service basis for what is essentially a mental health hotel.

In addition, while what Garrett's Space is attempting to accomplish is noble, we have serious concerns about their business plan and ability to attract and retain enough revenue over the long term to flourish. In fact, it is not clear if their concept of communal living for 4-6 weeks in a "natural space" will even do any good at all over the long term. And we wonder what might become of the facility if they fail. We have asked ourselves repeatedly – "if Garrett's Space were back there when we were in the market looking for the home that we ended up purchasing, would we have bought it back then." And the answer has consistently been – "No." You move to a dirt road in the country to "get away from it all." This isn't consistent with that.

We worry about what will happen when it comes time for us to sell. Will we be able to get out of our home right side up, or will the value because of this new mental health facility behind us decrease it to the point where the remaining mortgage is higher than what we are able to obtain after paying the bank and realtors fees etc. Supporters of Garrett's Space have tried to shame us and called us names and told us we are greedy. One supporter even suggested that we are trying to preserve our "status." Well, as a fundraiser and a nurse for the University of Michigan, we don't know what our status is. That is not something we have ever thought about. We are not "status" people. Frankly, I don't know any of our neighbors that are concerned about "status." We are simply interested in what we thought Superior Township stood for – neighborhoods, farms, natural spaces, and commercial activities and medical facilities located in areas that are zoned for those activities. This whole thing is just such a contrast for what we thought Superior Township's master plan stands for. And we are hopeful that the Township Board will do the right thing and stick with it's actual master plan. Residential areas should remain residential.

I am proud of my diverse neighborhood. We are White, Black, Asian and Hispanic. We are gay and we are straight. We are republicans, independents, and democrats. We are retirees, empty nesters, and young families. We understand mental health issues and don't need them explained to us. Many of us have had first hand experience with suicides in our family. We live in all different size houses. And the overwhelming majority of us are opposed to this proposal. And we want our elected officials support in preserving our neighborhood.

Sincerely,

Mike and Darla Dubin

6/28/2023

Dear Board of Trustees,

As one of the property owners directly sharing more than two hundred feet of property line with 3900 Dixboro, we object to the re-zoning of the property.

After reading the emails between the Township, consultants and the applicant, it now is clear why the Township has ignored the input and concerns of the adjacent residents.

FOIA emails state that "the Township wants Garretts Space to be successful" in Sept 2022, ***eight months before adjacent residents were notified of the re-zoning project.***

The FOIA emails also indicate the following:

- The opinion of Ben Carlisle from June-Sept 2022 was that using PC Special District did not comply with the Master Plan. He recommended MS Special District three times.
- The Sept 2022 email that indicates that someone from the Township Hall told Ben Carlisle " **the Township wants Garrett's Space to be successful**".
- In Feb 2023 the Township passed personal information (name,address,phone numbers) of residents who called the township regarding the re-zoning to the Garretts Space founder. The founder also asked her to tell him what they talked about and she did. Is this legal?
- When the Township was served a FOIA, they immediately contacted the consultant and inferred that the applicant needed to know. Why did these 3rd parties need to be alerted right away by the township?
- The Township officials encouraged the applicant and coached them on re-zoning to a PC Special District since June 2022, but denied knowledge of this when asked by residents. This happened eight months before any residents were notified of the re-zoning project. Is this legal?

Why did the consultant Ben Carlisle change his opinion on PC compliance with the Master Plan before writing his report in April 2023?

Why did the Freedom of Information Act not include any further emails on this topic? Did no one in the Township office send any more emails on this topic between Sept 2022 and Feb 2023?

As taxpayers and constituents this type of behind the scenes pre-judgement of zoning decisions are disingenuous toward the public and If done outside of public meetings may even be illegal.

As a tax paying resident, it is my expectation that the Board of Trustees along with the Township Attorney would investigate these issues before voting on the re-zoning.

Regards,
Warren Rd Superior Township Resident

7/1/2023

The Superior Charter Township Board of Trustees
3040 North Prospect
Superior Township, MI 48198

Dear Board Members,

Do noble intentions ever justify doing the wrong thing?

It has become very clear that the proposed Area Plan Petition for Garrett's Space is inadequate and does not meet criteria set by the Master Plan and Zoning Ordinance on a multitude of levels. Period. Our attempts to bring these legitimate concerns to the Township Board have been disparaged as fear, stigma, privilege and NIMBYism by Garrett Space supporters.

The Master Plan and Zoning Ordinance were created for everyone. The re-zoning procedures should be the same for any person and not subject to preferential treatment, political clout, or presumed need. A request for rezoning that fails to follow the Master Plan should be denied. Instead, it feels like we are being asked to ignore the obvious.

With their 4 million dollar grant, I am confident the Halperts could find a parcel as beautiful, peaceful and serene as 3900 N Dixboro Rd with compatible zoning. Or, on the other hand, they could adjust their project to one (such as Adult Group Home), that would fit into the A-2 zoning at 3900 N Dixboro. Their choice has been to manipulate public opinion and zoning laws to obtain both. These actions, even though they intend to create something good, are still wrong.

To return to the opening question, the answer is a resounding "no". The wrong thing done for the right reason is still the wrong thing. Please do the *right* thing and deny the rezoning application for 3900 N. Dixboro road.

Sincerely,

A Superior Township resident

Dear the Board of Trustees,

Please accept this letter as an opposing letter for rezoning of 3900 Dixboro Road.

There are many reasons why we oppose rezoning and one of the reasons is that this rezoning will set a precedent.

We have studied a lot about zoning. We question if the Planning Commission members knew our Master Plan in fine details, because the rezoning was quickly approved with minimal inquisitions. One of the real-time examples is that the Superior Township is currently in court for denying plans to run a sewer line through a rural area north of Geddes to protect its Master Plan. As you know, this is an ongoing litigation and our Township's primary defense is that it goes against our Master Plan. We are confused and hurt to why the Township is allowing the exact opposite and deviating from our Master Plan in the northwest side of the Township. If Superior Township allows 3900 Dixboro Road property to rezone, it could have a long-lasting effect on the future of this Township as the Master Plan can no longer be defended as such. This may certainly influence the circuit court's decision on what Superior Township has preserved for so long.

Please reconsider this rezoning. Please provide the residents with an unbiased review by an engineer regarding this proposal. Please be transparent with your constituents.

Thank you,

Superior Township residents

Superior Township Board Members,

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

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

Large groups of transients are what you would place in a hotel district, not areas of single-family homes. All of the properties in that A-2 district, and those well beyond contain single-family homes, and there are many. There are also a lot of small children living in our neighborhood.

Before moving here, I chaired a planning commission and zba for 15 years. We never would have allowed any facility like Garrett's Space to be next to a single-family neighborhood.

One reason for zoning ordinances is so that incompatible uses are **not** placed next to each other.

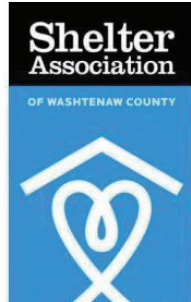
Please follow the law and the Superior Township Zoning Ordinance and Master Plan and deny this rezoning request.

Thank you,
Sharon Bordeau

RECEIVED

JUL 05 2023

Charter Township of Superior
Clerk's Office



Shelter Association of Washtenaw County

312 West Huron

Ann Arbor, MI 48103

Ph: 734-662-2829

Fx: 734-996-3022

www.annarborshelter.org

Hope happens here.

June 16, 2023

Re: Garrett's Space Residential Center

Dear Superior Township Trustees,

As the Shelter Association of Washtenaw County (SAWC) Executive Director, I would like to express my support for the creation of Garrett's Space Residential Center. The Center, dedicated to reducing suicides and filling critical gaps in supportive care options for young adults 18 to 28, will be a strong addition to Washtenaw County's network of organizations serving some of our most vulnerable neighbors in need. Garrett's Space will work with this population to provide mental health wellness services and restore hope in this population, promoting connections, self-worth, and resilience.

The Shelter Association sees up to 300 young adults each year who are experiencing homelessness, many of which are going through a mental health crisis at the same time. We hope to collaborate with Garrett's Space to help this vulnerable group get the support they need to get back on their feet and move into safe, affordable permanent housing. Younger adults often have unique challenges that require specialized support like Garrett's Space intends to provide.

We look forward to this continued partnership with the community to serve some of our most vulnerable neighbors in Washtenaw County, strengthening our network of supports.

Sincerely,

A handwritten signature in black ink that reads "Daniel Kelly". The signature is written in a cursive style.

Dan Kelly, MSW
Executive Director



Sade' C. Keyes, PA-C on behalf of The Workit Health Team:

3300 Washtenaw Ave Suite #280

Ann Arbor, MI 48104

skeyes@workithealth.com

(734) 329-5419

03 July 2023

Superior Township Board
Superior Township Hall
3040 North Prospect
Superior Township, MI 48198

Subject: Support for Garrett's Space – Suicide Prevention Nonprofit Residential Center

Dear Members of the Superior Township Board,

We are writing to express our wholehearted support for Garrett's Space, a suicide prevention nonprofit residential center. We believe that the establishment of such a center would be an invaluable asset to the Ann Arbor community and play a vital role in saving lives and promoting mental well-being.

Garrett's Space's mission to provide a safe and supportive residential environment for young adults struggling with suicidal thoughts aligns perfectly with the urgent need for comprehensive mental health support in the Ann Arbor community. As we all know, suicide rates continue to rise, and many individuals facing mental health challenges often do not have access to the appropriate care and resources they desperately need. Garrett's Space can fill this gap and offer a beacon of hope for those in crisis.

The provision of a dedicated residential center for suicide prevention would have several notable benefits. Firstly, it would offer a secure and compassionate environment where individuals can receive immediate assistance, counseling, and therapeutic support. This proactive approach to mental health care can prevent tragic outcomes and provide individuals with the tools and strategies they need to regain stability and build a brighter future.

Moreover, Garrett's Space would serve as a valuable educational resource for the community, promoting awareness, reducing stigma, and fostering a culture of mental health support. By hosting workshops, seminars, and outreach programs, the center can help educate residents on suicide prevention strategies, warning signs, and the importance of seeking help. This proactive community engagement can have a significant impact on reducing suicide rates and promoting mental wellness among young adults.

We understand that the establishment of a residential center requires careful consideration and planning from the Township Board. However, we kindly urge you to prioritize and support this initiative, as it has the potential to save lives and positively transform our community. We also



encourage you to collaborate with Garrett's Space in identifying possible funding sources, grants, and partnerships to ensure the sustainability and long-term success of this essential facility.

In conclusion, we wholeheartedly endorse the establishment of Garrett's Space, a suicide prevention nonprofit residential center, in Superior Township. This center can make a profound difference in the lives of our young generation struggling with mental health challenges. We trust that the Township Board shares our commitment to the well-being of our community and will take this opportunity to support this important initiative.

Thank you for your time, attention, and consideration. We look forward to witnessing the positive impact of Garrett's Space in our community and stand ready to offer any assistance or support needed.

Sincerely,

The Workit Health Team

A handwritten signature in black ink, appearing to read "S Keyes".

Sade C. Keyes

Physician Associate | **Workit Health**

A handwritten signature in black ink, appearing to read "R MacAdamns".

Rebecca MacAdamns

Nurse Practitioner | **Workit Health**

A handwritten signature in black ink, appearing to read "T Etherton".

Teresa Jo Etherton

Nurse Practitioner | **Workit Health**

A handwritten signature in black ink, appearing to read "Z Qureshi".

Zar Qureshi

IT Support Analyst | **Workit Health**

A handwritten signature in black ink, appearing to read "Eric D. Torres".

Eric D. Torres

HR Analyst | **Workit Health**

A handwritten signature in black ink, appearing to read "Kathryn Musial".

Kathryn Musial

Care Navigator | **Workit Health**



Alisha Liakas

Certified Medical Assistant | **Workit Health**



Brandi Chainier

Provider | **Workit Health**



Chris McMullen

Lead Care Navigator | **Workit Health**



Suzanne Henley

Recovery Counselor | **Workit Health**



John Verna

Physician Assistant | **Workit Health**



Pham

Ailey Pham

Physician Assistant | **Workit Health**

Soha Alammoury

Nurse Practitioner | **Workit Health**



Alaine Sepulveda

Web & SEO Content Manager | **Workit Health**



Deborah Harlan

Recovery Counselor, LLMSW | **Workit Health**



Mary Connors

Nurse Practitioner | **Workit Health**



Taylor Castle

Clinical Drug Screening Associate | **Workit Health**



Clare Mulford


Clinical Director | **Workit Health**



Alexis Ray
ART Member | **Workit Health**



Derek Ray
Care Navigator | **Workit Health**



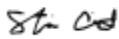
Mandy Francis
Physician Assistant | **Workit Health**



Lauren Hanna
Physician Assistant | **Workit Health**



Rachael Law
Data Engineering Lead | **Workit Health**



Staci Crist
Nurse Practitioner | **Workit Health**



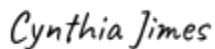
Salvatore Saia
Lead Developer | **Workit Health**



Sarah Powers
Nurse Practitioner | **Workit Health**



Christopher Prevet
Physician Assistant | **Workit Health**



Cynthia James
Grants Director | **Workit Health**



Angie Carlson
Direct Care Specialist | **Workit Health**



Shawn Staley
Care Navigator | **Workit Health**



A handwritten signature in grey ink that reads "Tera Duffer".

Tera Duffer

Physician Assistant | **Workit Health**