



PITTSFIELD 38 GROUP, LLC

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Mr. Payne,

Pittsfield 38 Group, LLC is the owner of approximately 38 acres of land located along the south side of Michigan Avenue (US 12) just east of Industrial Drive, and the City of Saline.

The land was acquired back in April of 2003 for the purpose of building homes and/or multi-family housing sometime in the future. We identified this property as ideal for this purpose given its proximity to Michigan Avenue (US 12), US 23, I-94, and the City of Ann Arbor. Additionally, this stellar location was across the street from a first-class high school, the City of Saline, and a bedroom community with many resources including parks.

Approximately 20 years has passed since our acquisition and the Michigan Avenue Corridor, including Pittsfield Township as a whole, has steadily continued to commercially develop with retail centers, free-standing retail, medical, industrial development, and residential communities including a Walmart Superstore, Ford and Chevrolet Dealerships, and numerous distribution, warehousing and storage facilities.

In addition to the above stated, the City of Saline has likewise shared in increased development just a stone's throw west of our site with an expanded Michigan Avenue (US 12), an east-west US Highway comprising multiple lanes with frontage occupied by many new commercial businesses, industrial business, residential sites, etc.

Our current property was originally zoned as agricultural. However, the 2010 Master Plan allowed for residential building (one home per acre and described as being rural in nature).

We respectfully disagreed with that description because at the time of the enactment of the 2010 Master Plan, this entire community and our area was already transitioning with a significant amount of new and proposed development. Therefore, the Master Plan was categorically incorrect in describing the reality on the ground. Now, 20 years later, the facts demonstrating substantial growth and development cannot be disputed or denied.

According to the 2010 Master Plan, the description of residential: rural states “**These uses are planned for areas that have limited infrastructure. Because densities are very low, these areas are located along low volume rural roads that may or may not be paved. These areas are surrounded by agricultural uses, natural features, and open space.**” This description of “residential rural” is not applicable to our property because US 12/Michigan Avenue is not considered a low-volume rural road. **And in fact, US 12 is considered a federal highway.** The authors of the Master Plan were mistakenly describing Bemis Road, and surely not Michigan Avenue!

The reality is that a Super Walmart is located just a half mile or so east of our property. Super Walmart stores are dependent on a great volume of traffic and business in order to justify their large investment. Furthermore, the Ford Auto Dealership does such an impressive amount of business it equals and in some cases exceeds the sales of larger Regional Ford Automotive locations. The same can be said of the Chevrolet operation. **Michigan Avenue/US 12 is not a sleepy country bumpkin road.** On the contrary, Pittsfield Township is a continually growing and thriving community accompanied by substantial traffic volume along Michigan Avenue.

Apparently, the only reason Michigan Avenue has remained a two-lane road despite all of the automobile and truck traffic, is because Pittsfield Twp. has done everything to rein in substantial growth and development of this corridor. This action is to the detriment of all of the property owners and the Community itself, because if this area were allowed to develop reasonably, there would be an improved road system, greater housing alternatives to fit a larger audience and their limited budgets, and an increased tax base for the Community and its residents to benefit from.

Pittsfield Twp. has evidently designed its Master Plan, ordinances, and access to public utilities in order to thwart a reasonable amount of housing units per acre. This limiting of access to public utilities, in combination with large lot requirements, forces builders to construct increasingly larger homes beyond the financial reach of potential new home buyers as well as other homeowners already in the housing market.

Also, Pittsfield Twp. continuously claims a “lack of capacity” regarding their sanitary system and access to water as a basis to bar growth, yet it’s ironic that a new housing development underway on the north side of Michigan Avenue (across from our site) was provided access to the Township’s water and sanitary systems. The question here, is why were they permitted to be a part of the utility district, and our site has always been omitted?

Why is Pittsfield Twp. treating property owners on the south side of Michigan Avenue differently? We are being treated unfairly and unequally. Why is greater density housing development on the north side of the road acceptable, but the south side of the road is limited to “rural large lot” development only?

The bottom line is this: This situation has been ongoing for over 20 years and it is time to correct and update the Master Plan and allow reasonable home development with

greater density. **Not allowing greater density in the entry-level housing market has the effect, intentionally or otherwise, of limiting first-time home buyers, many from diverse backgrounds, from being able to reside in Pittsfield Township.** This is not acceptable. All hard-working citizens should have access to housing in nice communities with good schools, parks, and safe environments.

In conclusion, Pittsfield Twp. has deprived us of our ability to develop our land reasonably despite the continuous growth of the community. Life is a series of changes and it is time to recognize this fact. **It is time to allow property owners to reasonably develop their land consistent with a Master Plan and zoning ordinances that reflect the reality on the ground.** Allowing this enhances the community with new residents, new taxpayers, new investment, new employers, and new employees within the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Howard Frehsee', with a stylized, flowing script.

Howard Frehsee, Manager



March 29, 2022

Mr. Matthew Payne
Pittsfield Township Planning Commission Chair
6201 W Michigan Avenue
Ann Arbor, MI 48108

Re: L-12-32-00-008
E. Michigan Ave. Pittsfield 38 Group LLC Property

Mr. Payne,

It is our understanding that Pittsfield Township is undergoing review and/or update of the Township Master Plan. With this we would like to respectfully request that the property commonly known as the Pittsfield 38 Group Property be considered for future land use of Suburban Residential uses at a density of 2.5 dwelling units per acre.

The parcel owned by Pittsfield 38 Group has historically been used for agricultural purposes. The parcels are zoned for agricultural uses, presumably based on the historical use of the site. The current master plan future land use map, identifies the property for Rural Residential, which appears to be consistent with the R- 1A zoning district based on density. Significant changes have happened in the region with regard to land uses since the adopted 2010 Master Plan. The property to the north was conditionally rezoned and multi- family development is being constructed, the site to the south is being developed as single family residential, and commercial development continues to happen to the east at the intersection of State, Moon, and US-12. This site is along a State Highway, and is within about a half a mile to schools, shopping, and an industrial park. It seems reasonable that this property would be considered a suburban property and transitional buffer from the highway to the single family. Additionally, the land use would be a transition from the two commercial development nodes at the US-12 and State/Moon intersection and the City of Saline.

The proposed extension of the Mixed-Use District along the State/Textile corridor identified in the draft Master Plan in combination with the existing business district and regional commercial future land use along the State Street corridor suggests parcels along Michigan Avenue are an appropriate location for Multi-Unit and Suburban residential housing adjacent to this corridor. When reviewing the mixed-use districts along Ann Arbor Saline Road, along Michigan Avenue near Platt Road, and along Carpenter Road, there are Multi- Unit and Suburban Residential future land uses adjacent to these corridors serving as a transition between these nodes and the rural residential/Agriculture within the Township. Amending the future land use of parcels along Michigan Avenue between the City of Saline and this commercial/business/mixed use node that begins at the Michigan Avenue/State/Moon intersection appears to be in line with the land use evolution taking place within the Township.

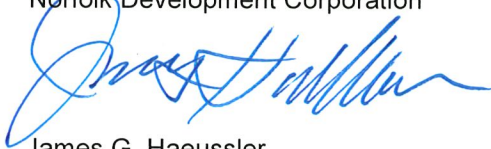
Additionally, the draft Master Plan emphasizes a continued need for a diversity of housing typologies within the Township. The Multi-Unit 1 future land use along the State Highway corridor between the City of Saline and the commercial/mixed-use district at Michigan/State/Moon and near Saline High School provides opportunity to further the diversity of housing typology within the Township. This directly supports the Sustainability ("expanding the diversity of housing stock through affordable and multi-unit housing developments" and Equity goals (physical accessibility in transportation infrastructure, multi-income inclusion in housing developments..." identified in the draft Master Plan. Additionally, the Great Neighborhoods section of the draft master plan states that *"we must balance the need to expand our affordable and multi-unit housing stock to provide for residential diversity while preserving the open, green, and recreational spaces that are integral to who we are as a community. The latter objective has been achieved, mostly with success, over the past decade as we've embraced co-location of multi-unit housing next to single family, commercial and retail spaces."*

Further supporting a use of the site beyond one home per acre are:

- More dense residential development beyond 1 du/ac provides more opportunity for clustering to preserve natural features such wetlands, maintain the wildlife corridor, and provide buffer between Us-12 and single-family development to the properties southern border.
- The location along US-12 makes sense to develop in a manner allowing more density due to proximity to vehicle routes, urban areas, work opportunities, and educational facilities.
- An increase in density of this parcel spreads cost of construction (infrastructure) over more homes to make lower cost housing attainable to more of the community.
- The site has elements that would allow for the inclusion of a community waste water treatment plant, which arguably is a better solution for waste water for single family home development than individual septic systems.

We hope that you and those developing the Master Plan are in agreement with this opportunity to allow for suburban development in a suburban corridor. We look forward to being part of the conversation as the update/new Master Plan is finalized.

Sincerely,
Norfolk Development Corporation



James G. Haeussler
Director of
Development