

From: [Barbara Hellis](#)
To: [Dianne Massa](#)
Subject: Proposed Development of Northville Downs
Date: Tuesday, March 15, 2022 9:24:50 AM

Ironic that Northville has just made the list as one of the 10 best cities in which to live in Michigan. This proposed plan will be detrimental to our city. Density still a problem. Proof of mistake made by planning commission is the condo complex on Center Street north of Main. This is one of the ugliest structures I have seen and not in keeping with the character of Northville.

Consider factors other than money to be made by a company that does not have the best interest of our city as their goal. \$\$\$!

Barbara McIntyre. 16948 Lochmoor Circle E. Northville

Sent from my iPhone

From: [Carl Stephens](#)
To: [Dianne Massa](#)
Subject: Downs project
Date: Tuesday, March 15, 2022 9:38:40 AM

The thing I want the planning commission and city council to remember is that they are acting as representatives of the citizens of Northville and if a vote was taken this proposal would fail miserably. Do the right thing!

Sincerely,
Carl Denton Stephens

From: [CURT PERRY](#)
To: [Dianne Massa](#)
Subject: Note for Planning Commision
Date: Tuesday, March 15, 2022 10:00:42 AM

I would like to thank the Northville Planning Commission for there continued work on the “Downs” property. After seeing so many signs out about how bad this will be, I just want to let you know that I support the project. Of course I have concerns, but I’m more concerned that nothing will come from this and we continue to live with the current eyesore that it is or worse yet, a slow sell off of piecemeal projects for a hodgepodge look years from now. My ask: lower the sightline on Center St. as you enter from the south so it doesn’t seem like you’re entering a cavern.

Curt Perry
243 St Lawrence Blvd

From: [Liz Cezat](#)
To: [Michelle Massel](#); [Dianne Massa](#)
Subject: comment received this morning, re: Downs public hearing
Date: Tuesday, March 15, 2022 10:59:41 AM
Attachments: [Screen Shot 2022-03-15 at 10.56.19 AM.png](#)



Eileen MacInnis Smith
Assign conversation ▼

9:05 AM

9:05 AM

I'm supporting the Hunter Pasteur development for the Downtown development. The Downs needs to be replaced. Not all opinions are against the development!!! We may not attend a meeting because we are busy. I only want plenty of oversight on the general contractor. No cheap alternatives.



10:56 AM

Thank you for your comment. ✓

Liz Cezat
Communications Manager
City of Northville, MI

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<https://tinyurl.com/tld3opr>

From: [Karen Stephens](#)
To: [Dianne Massa](#)
Subject: Downs Development Project
Date: Tuesday, March 15, 2022 9:25:37 AM

To the City Planning Commission,

I have lived in the city of Northville for nearly 50 years and I have several concerns about the Downs Development Project.

The proposed density of townhouses is quite a departure from most of the city's single family homes. With well over four hundred residences will come several hundred vehicles in this corner of the city. This will cause more back-ups on our roads and make pedestrian traffic more dangerous. If we want walkability, crossing Center Street will be more difficult!

We passed the FAR Ordinance to not over build homes on lots and blend buildings to the character of the neighborhoods. How does this project fit into the character of our city of Northville?

Sincerely,

Karen J. Stephens

From: [Tim Luikart](#)
To: [Dianne Massa](#)
Cc: [Jennifer Luikart](#)
Subject: Planning Commission Public Comment
Date: Tuesday, March 15, 2022 9:24:03 AM

Hello Dianne,

Jennifer and I have concerns about the housing density of the proposed Northville Downs project and the impacts to City infrastructure. We are concerned that the City does not have the budget or personnel resources to maintain infrastructure (roads, water/sewer) with a potential increase to system demand by the addition of 400-500 new housing units.

Thank you for adding to the public comments.

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Tim Luikart
teluikart@gmail.com - Please note my new email address

From: [Jack](#)
To: [Dianne Massa](#)
Subject: Northville Downs Project
Date: Tuesday, March 15, 2022 1:36:03 PM

Planning Commission & City Council

As landowners in the City, we have followed the twists & turns of the many versions of the PUD for the Downs. Each has deflected on the coding and traffic issues. The current proposal fails to adequately address these concerns. The Sheldon/Center corridor will be choke point, the housing density will clog roadways and drain resources, and the downtown area will be ill-equipped to handle the new population numbers. If this later plan is approved & pursued, many residents will likely re-locate.

Jack & Patty Klarr

Jaklarr@comcast.net

From: [Comcast Mail](#)
To: [Dianne Massa](#)
Subject: Downs Development
Date: Tuesday, March 15, 2022 1:51:14 PM

The Hunter Pasteur proposed Preliminary Plan is a high-risk plan to the city. We urge the Planning Commission to adopt the Criteria Listed in this email to objectively evaluate if the Plan meets the PUD requirements as stated in Article 20 of the Zoning Ordinance. We feel that the current Plan does not meet the PUD requirements, in particular, Section 20.05:

“.....The proposed use or uses shall be of such location, size, density, and character as to be in harmony with the zoning district in which it is situated, and shall not be detrimental to the adjoining zoning districts....”

And therefore do not support the Plan in its current form.

Respectfully

Joe and Joyce Fennell
Sent from my iPhone