

**CORRESPONDENCE**

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## McBeth, Barbara

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**From:** postmaster@muniweb.com  
**Sent:** Thursday, October 17, 2024 3:45 PM  
**To:** McBeth, Barbara  
**Subject:** The Form 'Contact Board/Commission' was submitted

### **Name (\*)**

Donald Brewer

### **Email (\*)**

[REDACTED]

### **Address (\*)**

42741 Cardinal Way

### **My Feedback (\*)**

As an owner within Ridgeview of Novi I am concerned to allowing walkers through our community for the potential liability to homeowners since the streets and sidewalks are maintained by the HOA and not the city of Novi. Residents of the new Toll Brothers project can walk along the sidewalks currently existing along Ten Mile Rd and Novi Road to Nick Lidstrom Drive. No streets need to be crossed for anyone walking to the Athletic Club, Ice arena or the dog park. A safe walking course is available. I am not aware of any condominium development being forced to adhere to a walking program promulgated by the city of Novi at the detriment of the residents.

### **Send my comments to**

Planning Commission



**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**  
OCT 28 2024  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

**JZ23-09 NOVI-TEN FOR RECOMMENDATION TO CITY COUNCIL FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH ZONING MAP AMENDMENT 18.740, TO REZONE FROM I-1 LIGHT INDUSTRIAL AND OS-1 OFFICE SERVICE TO RM-1 LOW RISE MULTIPLE FAMILY AND B-2 GENERAL BUSINESS.**

You are invited to attend the public hearing on October 30, 2024 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org)

Return via mail or fax: Community Development Department  
45175 Ten Mile Road, Novi, Michigan 48375  
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at: <https://www.cityofnovi.org/agendas-minutes/planning-commission/2024/>.

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I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

- 1) The 'walkable community' pathway and signage will direct foot and bicycle traffic directly through Ridgeview private property; this poses safety risks and exposure for our HOA which will inevitably result in increased insurance liability costs
- 2) Damage to lawns and infrastructure; excess litter; maintenance costs
- 3) Diminished privacy and disruption of the quiet ambiance of our community
- 4) The loss of natural features and significant wildlife habitat, the removal of trees and vegetation that filter noise and air pollutants, provide a visual screen
- 5) Destruction of highly functioning wetlands that mitigate flooding from severe storms and snowmelt- especially in FEMA designated flood zones
- 6) Increased traffic congestion on Ten Mile and Novi Rd. - with vehicles from 71 additional townhouses and 4 restaurant/retail venues, as well as the existing train traffic, school busses and related school and student transportation
- 7) The City of Novi has 2 ordinances addressing the protection and preservation of wetlands and woodlands within the city (commissioners should act to uphold these ordinances)
- 8) Many Ridgeview residents paid extra (up to \$9,000) for lots facing the woods and wetlands and were told this area would not be developed due to its sensitive environmental status
- 9) This presents an opportunity for city planners to slow the rampant development of the natural spaces within the boundaries of our city, especially considering the extreme severe weather and monumental flooding that continues to occur in regions across the country

SIGNATURE: \_\_\_\_\_ *Karyn Clayton*  
PRINT NAME: \_\_\_\_\_ *KARYN CHAPJIAN*  
ADDRESS: \_\_\_\_\_ *23991 Seminoles Ct.*  
*Novi, MI 48375*

\*\*\* IN ACCORDANCE WITH MCL 125.3103:

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.

## McBeth, Barbara

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**From:** postmaster@muniweb.com  
**Sent:** Wednesday, October 16, 2024 2:42 PM  
**To:** McBeth, Barbara  
**Subject:** The Form 'Contact Board/Commission' was submitted

### Name (\*)

Yating Du

### Email (\*)

### Address (\*)

42832 Cardinal Way, Novi, MI 48375

### My Feedback (\*)

Honorable Mayor and Novi City Council Members: Subject: Rezoning and Proposed Toll Brothers/Weiss, NOVI TEN PRO- 'Walkable Community Plan' Request: In the best interests of the city of Novi, the residents of Ridgeview Villas, and the surrounding area, I urgently and respectfully request that you conduct a thorough review of the NOVI TEN PRO Proposal and adhere to the following: Do not allow Toll Brothers/Weiss, or any other construction entity, to develop this property with an excessive number of residential townhouses and commercial buildings. Rationale: a) 10 Mile Rd. already experiences impeded and/or heavy traffic from vehicles and trains, b) our city's focus should be on construction of dwellings that enable homeowners to 'age in place', c) dense developments result in vast expanses of paved/impervious surfaces (parking lots, sidewalks, rooftops...) that detrimentally impact surrounding wetlands when surges of untreated stormwaters and snowmelt overflow causing pollution and severe erosion (areas of both properties lie within a FEMA designated Floodplain.) Do not connect the Toll Bros/Weiss PRO 10 development with the private property of Ridgeview. [LSEP] Rationale: This pathway will result in a loss of privacy and present significant legal, safety, liability, and infrastructure maintenance issues. These issues can be avoided by: a) omitting the connector pathway in Ridgeview that leads north into the new development. This pathway lies directly adjacent to seven condo homes and funnels pedestrians from a 'public easement' space into our private property, b) eliminating the berm 'cut-through' linking the River Oaks West Apartments with sidewalks near the main entrance of Ridgeview Villas as pedestrians can utilize the existing sidewalks on Nick Lidstrom Dr. to walk to the nature trail, dog park, gym, and ice arena. Reroute the walkable pathway currently routed through the forested wetlands of Chapman Creek, a tributary of the Rouge River. [LSEP] Rationale: a) the construction of this 8 ft. wide 'nature trail' entails destroying a 12-14' wide swath of this fractured and narrow strand of unique wetlands, b) the pedestrians utilizing the trail will detract from the experiences of the condo homeowners who paid premium prices for a quiet scenic view of the woods and wildlife, and were told by Toll Brothers that this parcel of land was not able to be developed, c) the vegetation on the NOVI TEN PRO property acts as a filter/buffer for noise and air pollution; the modulation of extreme temperatures; and the mitigation of flooding and severe erosion (per data shared, 450+ native tree species will be lost). This pathway can easily be relocated to a course within the new development that utilizes the sidewalks in front of the townhouses, through the pocket park, and then east to Novi Rd. and south to the tree-lined sidewalks of Nick Lidstrom Dr. In closing I would like to thank you, as a city leader, for your dedication to our highly acclaimed city. Your work directly contributes to the quality-of-life residents are able to enjoy.

As a citizen of Novi, I also urge you to uphold and fulfill the prescient mandates, outlined in the City of Novi's Ordinances (Chapter 37, Articles I and V) to 'preserve and protect' the valuable woodlands and wetlands/water courses within the boundaries of Novi. It is imperative that our leaders have the foresight and vision to prevent the overdevelopment of the properties in our region and halt the destruction of these unique and valuable land features that have been disappearing one small tract at a time. Respectfully submitted, Yating Du

**Send my comments to**  
Planning Commission



# CITY OF NOVI RESPONSE FORM

**RECEIVED**  
OCT 16 2024  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

**JZ23-09 NOVI-TEN FOR RECOMMENDATION TO CITY COUNCIL FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH ZONING MAP AMENDMENT 18.740, TO REZONE FROM I-1 LIGHT INDUSTRIAL AND OS-1 OFFICE SERVICE TO RM-1 LOW RISE MULTIPLE FAMILY AND B-2 GENERAL BUSINESS.**

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I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

*As a 35 year resident, I have major concerns with the Tollbrooke development.*

*Please see attached letter!*

SIGNATURE: Jodi Emmenecker  
PRINT NAME: Jodi Emmenecker  
ADDRESS: 23912 Seminole Trail

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Oct 11, 2024  
**RECEIVED**

**OCT 16 2024**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

Good morning council members,

I am a Novi resident of 35 years. I would like to share my concerns regarding the upcoming rezoning proposal on 10 Mile Rd that backs up to the Ridgeview neighborhood.

1) I am an original owner that was the second resident in that development. I have a condominium that backs up to the woods that I paid a very high premium for. I was told that this was a wetland and would not be developed.

2) I have a small sidewalk that is right next to my unit. It ends in the woods so very few people walk by. According to the proposal, this sidewalk would extent to Novi Rd and be open to the public. Not only will I lose my privacy, but this becomes a major security issue for me. Not only would the new development have assess, but anyone could walk by. Scary! 🤩

3) We have a dog park next to us. We already have people walking their dogs and not picking up their droppings. Imagine a whole new development now walking by. Yuck! 🤢

4) Noise! Yes, a lot more noise. I bought on the wood side for privacy, beauty and quiet. Now a whole new sub looking and sounding right at me! 🤩

5) Increased traffic near the railroad tracks on 10 mile Rd. Already a problem at times.

6) Environmental! Tearing down trees is never a good thing. Trees help energy costs, decreases storm water treatment costs, heat and air pollution.

7) And finally, decreased property value! 🤩🤩🤩

PLEASE reconsider this proposal. Not good for Novi!

Regards, Jodi Emmenecker



# CITY OF NOVI RESPONSE FORM

RECEIVED

OCT 23 2024

CITY OF NOVI  
COMMUNITY DEVELOPMENT

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

There are currently residents in Bidgeview that have water/flooding issues around their property. After a significant rainfall the water levels get very high and flow very fast. Developing more land around our community will increase our water levels. Our community is lower than the proposed development site. When we bought our condos we were told the land was too wet and would never be developed.

SIGNATURE: Suzanne Estfan

PRINT NAME: Suzanne Estfan

ADDRESS: 23999 Seminole Court

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## McBeth, Barbara

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**From:** postmaster@muniweb.com  
**Sent:** Friday, October 25, 2024 11:48 AM  
**To:** McBeth, Barbara  
**Subject:** The Form 'Contact Board/Commission' was submitted

### **Name (\*)**

Linda Haddock

### **Email (\*)**

### **Address (\*)**

23976 Seminole Court

### **My Feedback (\*)**

Subject: Novi Ten Pro Development I'm writing this letter to object to the Novi Ten Pro Development by the Toll Brothers Company. When we bought this condo in Ridgeview of Novi, we were told that the surrounding wetlands and nature preserve would never be built on, yet here we are some six years later, fighting to keep our wetlands from being built on. Shame on Toll Brothers and shame on you if you allow this overdevelopment to happen. Don't we have ordinances on the books of the city to prevent this overdevelopment? By destroying the wetlands, we lose the natural surroundings (for which we paid a "lot premium"), animal habitat, trees acting as a visual and sound barrier to traffic, and potential flooding. How can you allow them to build on a flood plain? Additionally, we lose our privacy when they build a connector walkway through our private property to ten mile exposing our community to safety issues and HOA liability and maintenance issues. Lastly, the traffic on 10 Mile Road is already an issue with heavy traffic anytime of the day, compounded by the railroad tracks which cross over it. If they put up some 70 units, with a potential for an additional 140 cars, plus retail traffic, 10 Mile Road will be backed up to Haggarty Road. Please do not allow this Novi Ten Pro Development to be approved as Planned. Thank you for your attention to this matter. LH 10/25/24

### **Send my comments to**

Planning Commission

## McBeth, Barbara

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**From:** postmaster@muniweb.com  
**Sent:** Friday, October 25, 2024 9:00 AM  
**To:** McBeth, Barbara  
**Subject:** The Form 'Contact Board/Commission' was submitted

### **Name (\*)**

Larry Haddock

### **Email (\*)**

### **Address (\*)**

23976 Seminole Court

### **My Feedback (\*)**

Subject: NOVI TEN PRO Development. I OBJECT for the following reasons: 1. I paid a \$10K premium for a condo backing up to the woodlands and was told by Toll Brothers that this land wouldn't be developed due to its sensitive environmental status. It's not fair or right to change that now. 2. Increased traffic congestion on Ten Mile and Novi Roads. Have you driven, especially on Ten Mile, during rush hours? Constant traffic congestion because of excessive vehicles, the railroad track crossing, school buses, etc. Now you want to add housing and retail buildings in the exact same area. You've got to be kidding. A very bad idea. 3. The walkable community pathway goes directly through Ridgeview private property resulting in diminished privacy, safety risks, HOA maintenance/cost issues and disruption of the quiet ambiance of our community. Route the pathway around, not through, Ridgeview. 4. The destruction of woodlands/wetlands will increase flooding possibilities. Ridgeview is already in a designated floodplain. Where's the water going to go but into our neighborhood and homes? 5. The loss of natural features and wildlife habitat; removal of trees and vegetation that filter noise and provide a visual screen. 6. Uphold the City of Novi ordinances to protect and preserve the woodlands and wetlands. 7. Please have the foresight and vision to prevent the overdevelopment of properties in Novi and stop the destruction of unique and valuable land features. LH. 10/25/24.

### **Send my comments to**

Planning Commission



# CITY OF NOVI RESPONSE FORM

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COMMUNITY DEVELOPMENT

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

*I said extra for my condo to be facing a wooded area NOT  
more condos!  
We need to keep a little natural vegetation -*

*Patricia Landrum*  
SIGNATURE: PATRICIA LANDRUM  
PRINT NAME: 23984 Semivale Ct., Novi, MI 48375  
ADDRESS: \_\_\_\_\_

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**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**  
**OCT 25 2024**  
**CITY OF NOVI**  
**COMMUNITY DEVELOPMENT**

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

*Too many residential buildings are being proposed for size of property. The pathway connecting Ridgeview will result in my direct loss of privacy, safety & liability.*

*The pathway currently proposed is routed through wetlands of Chapman Creek, a tributary of the Rouge River. The proposed pathway will destroy vegetation that is protected by city ordinances & should be re-routed.*

SIGNATURE: Jane C. Larson

PRINT NAME: Jane C Larson

ADDRESS: 23884 Seminole Trail  
Novi, MI 48375

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## McBeth, Barbara

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**From:** postmaster@muniweb.com  
**Sent:** Tuesday, October 22, 2024 7:23 PM  
**To:** McBeth, Barbara  
**Subject:** The Form 'Contact Board/Commission' was submitted

### Name (\*)

John Linxwiler

### Email (\*)

### Address (\*)

23778 Seminole Trail, Novi, MI 48375

### My Feedback (\*)

My name is John Linxwiler. I am a citizen of Novi and a resident owner in Ridgeview of Novi. I am writing to express my concern with the proposed Novi Pro-Ten Development on 10 Mile Road ---- and am specifically concerned about the proposed Walkable Community pathway. Please let me explain. The proposed Walkable Community pathway consists of a connector path (which partly exists today) between the new development and Ridgeview of Novi ---- and a newly proposed cut-through of berms from River Oaks West Apartments onto Nick Lidstrom Drive into Ridgeview of Novi. Here's my concern please: Ridgeview of Novi is a privately-owned community. Through our monthly HOA fees, our residents pay for the maintenance and repair of our streets and sidewalks. We paid to have the streets repaved two years ago. We pay for sidewalk repairs. We pay for snow removal for both the streets and sidewalks. The city of Novi has not incurred and does not incur these expenses. Through our monthly HOA fees, our residents also pay for the insurance on our property. Knowing these facts, how can the city of Novi consider granting public-access points to our privately-owned community? If someone uses one of these public-access points to enter our privately-owned community, is injured and sues us, is the city of Novi going to indemnify Ridgeview of Novi for this claim? If a child enters our property from one of these public-access points and drowns in one of our ponds, is the city of Novi going to indemnify us for this claim? Our general liability insurance costs will certainly increase due to the new public-access points to our privately-owned community because of the expected increase in foot traffic and bicycle traffic. This will occur due to nothing our community has done. Is the city of Novi going to pay for the increased insurance costs for Ridgeview of Novi? The public access points should be removed from the Novi Pro-Ten Development. The current connector pathway is an invitation to our privately-owned community that should not exist as it increases our liability. The proposed berm cut throughs should be eliminated for the same reason as it will guide increased foot and bicycle traffic directly into our community. I also do not understand the correlation between these newly proposed berms cut through access points to the proposed Novi Pro-Ten Development. I fully support a connected community and the benefits it creates in a city. The key issue that must be considered in these plans is this: Ridgeview of Novi is a privately-owned community. The city of Novi granted this provision to Toll Brothers and Ridgeview of Novi when the plans for our community were originally presented to and approved by the city years ago. One reason our residents purchased in Ridgeview of Novi is because it is private. The city of Novi should never have allowed Toll Brothers to build a private community if your intention is to now create public-access points into Ridgeview of Novi. Here is a better option to support a connected community and to satisfy this

concern and increased exposures for Ridgeview of Novi: • Remove the current connector pathway. Remove the proposed berm cut throughs to River Oaks West Apartments in the latest proposal. • Have Toll Brothers build a pathway from the proposed Novi Pro-Ten Development west to Novi Road. Improve the current sidewalk on Novi Road and connect it to the sidewalk that already exists on Nick Lidstrom Drive. • This sidewalk already connects to the sidewalk that currently exists on the south side of Ridgeview of Novi (between our property and the Novi Sports Club). This sidewalk gives easy access for residents to the Dog Park. This is a much more reasonable option, accomplishes the city's desired goals and satisfies all parties. I would welcome the opportunity to discuss this further with you -- via email or phone. My email address is listed above. Please feel free to call my cell phone at 314.614.4304. I appreciate the opportunity to express my concerns, ask for your consideration and to accept the proposed option outlined above. Thank you.

**Send my comments to**  
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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

The new condos that will be directly connected with my community will significantly degrade the value of my house/condo. I paid for it at a high/premium cost and moved here as a young professional/engineer to foster the economic of Novi but this kind of development let me down and will not help retain talents in this area.

I will email as well.

SIGNATURE: Guo Lu

PRINT NAME: Guo Lu

ADDRESS: 42832 Cardinal Way, Novi, MI 48375

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# CITY OF NOVI RESPONSE FORM

## JZ23-09 NOVI-TEN FOR RECOMMENDATION TO CITY COUNCIL FOR A PLANNED REZONING OVERLAY (PRO) CONCEPT PLAN ASSOCIATED WITH ZONING MAP AMENDMENT 18.740, TO REZONE FROM I-1 LIGHT INDUSTRIAL AND OS-1 OFFICE SERVICE TO RM-1 LOW RISE MULTIPLE FAMILY AND B-2 GENERAL BUSINESS.

You are invited to attend the public hearing on October 30, 2024 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org)

Return via mail or fax: Community Development Department  
45175 Ten Mile Road, Novi, Michigan 48375  
248-347-0475 (Main) 248-735-5633 (Fax)

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I SUPPORT

I OBJECT (STRONGLY)

### TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

- Ten Mile Rd traffic is already too heavy; esp. @ Rush hours + train crossings; this PRO10 makes worse
- Town houses by Toll are too high density @ 71; S/B 58-66 for approx density
- PRO proposed pathways necessitate take out of too many trees; infringe on Ridgeview <sup>land</sup> views
- PRO proposed pathways connect (via easement path) to Ridgeview private property; creates liability & lawsuit issues; cannot/should not/must not channel people from public to private spaces
- PROJECT must be scaled back to limit negative impacts to trees/wetlands/wildlife/etc.
- PRO TEN project development must be significantly modified to be acceptable in the NOVI-TEN area community.

SIGNATURE: Kenneth J. Mac

PRINT NAME: Kenneth J. Mac

ADDRESS: 42787 Cardinal Way, Novi, MI 48375

Thanks,  
JMac

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# CITY OF NOVI RESPONSE FORM

**RECEIVED**  
OCT 21 2024  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

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I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

1. Plans on file show connecting a walk path to existing walkpath in the private property of Ridgeview. This will create unacceptable liability for criminal behavior and activity (i.e. rape, robbery, assaults)
2. Excessive disruption of natural habitat to wetlands and woods.
3. Density of 70+ planned units is excessive for the buildable area of identified area.

SIGNATURE: *Steven E. Moon*  
PRINT NAME: Steven E. Moon  
ADDRESS: 42840 CARDINAL Way, Novi, MI 48325

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OCT 25 2024

CITY OF NOVI  
COMMUNITY DEVELOPMENT

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

too many townhomes & rental units in Novi with much too high density for the area! Traffic congestion is already untenable in 10 mile/Novi area, often stopped on railroad crossing, Novi has already approved over 500 apartments + townhomes within a one mile radius. Additionally, approximately 400 vehicles travelling to new Primrose Daycare + swim school, where are single homes being built?

SIGNATURE: A. Primeau-Mac

PRINT NAME: Annette Primeau-Mac

ADDRESS: 42787 Cardinal Way, Novi 48375

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# CITY OF NOVI RESPONSE FORM

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OCT 25 2024  
CITY OF NOVI  
COMMUNITY DEVELOPMENT

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I SUPPORT

I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

I do not support.  
This area is the house of wild animals.  
Removing their house might cause they come more close to residents.  
And potentially increase load hazards because limited space for  
their movement. I think it is better to have a plan to reuse unused  
area instead of construct from the scratch.

SIGNATURE: Masaki Shina / [Signature]

PRINT NAME: Masaki Shina / Mitori Shina

ADDRESS: 42800 Cardinal way, Novi, MI 48375

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**CITY OF NOVI**  
**RESPONSE FORM**

**RECEIVED**

OCT 28 2024

CITY OF NOVI  
COMMUNITY DEVELOPMENT

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I SUPPORT       I OBJECT

**TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:**

I have attached a brief letter describing each of the following:  
1. Building in a floodplain - increased flooding & other wetlands issues  
2. Connecting walkways - security, maintenance & liability issues  
3. Major traffic congestion - the Novi Rd/10(Ten)Mile intersection is a major back-up many times in the day  
4. Size of the proposed development - the large size makes each of the above 3 items worse.

SIGNATURE: Linda G. Simon

PRINT NAME: LINDA SIMON

ADDRESS: 24020 Seminole Ct, Novi 48375  
(Ridgeview subdivision)

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Dear Mayor Fischer and Novi City Council Members

This letter is to elaborate the reasons I have identified on the City of Novi – Response Form for my objections to the Novi-Ten Project by Toll Brothers. My four main areas of objection are:

1. **Building in a Floodplain** – My first concern is the significant additional risk for flooding and water in our homes from this project. Some neighbors have already been contacted by their homeowner’s insurers regarding the floodplain issues. The size and scope of the project impact the water risk for many of the homeowners in Ridgeview. The amount of land to be covered with homes, driveways and streets is not likely to be fully compensated for by a storm sewer pump and fountain system. We have not been provided with any independent professional assessment regarding the impact of this degree of development on our homes. I am stating this as one of the many purchasers in Ridgeview who were told by Toll Brothers that the land surrounding our development was wetland and would never be built on and paid a significant premium for those lots. What else is Toll Brothers saying??
2. **Connecting Walkways** – Secondly, Toll Brothers has altered their plans since the last hearing to increase the feeders into Ridgeview from other subdivisions. This is despite Ridgeview having been developed as a Private Community and having the responsibility for the maintenance and liability issues related to the streets and sidewalks. This is despite the significant concerns expressed previously regarding safety and maintenance concerns. The plan proposed has the connector path totally abutted some residents’ patios which are only about 10 feet from their patio entrances. There are other ways the new development to create access the nature trail through paths in more public areas, eg, The Dog Park, Ice Arena and Sports Center and not invade the privacy and security of residents’ home in Ridgeview.
3. **Traffic Congestion** – The traffic situation in the Novi Road/Ten Mile area has gotten increasingly congested, especially in extended “rush hours”. There are two major sites being prepared at the intersection (one on Ten Mile just west of Novi Rd and one on the west side of Novi Road slightly north of Ten Mile) whose impact has not been felt. Both the in and out traffic from this Toll Brothers project happens on Ten Mile. I have personally experienced times traffic is so backed up, cars are turning around in the middle of the street, going to Meadowbrook and Nine Mile to get to the Novi/Ten intersection. It is not a safe situation and a major police/fire route.
4. **Project Size** – While leaving this site as wetlands and nature as originally intended is preferred, each of these three major issues could be positively impacted by a significantly smaller number of units and design that does not put them almost on the Ridgeview property line.

I would hope changes could be made so that all residents in Novi can feel safe and enjoy their Novi homes that will retain their value into the future.

*Linda Simon*  
24020 Seminole Ct  
Novi

RECEIVED

OCT 25 2024

CITY OF NOVI  
COMMUNITY DEVELOPMENT

To: City of Novi City Planners and Planning Commission Members

Re: Novi PRO Ten- Comments, Concerns and Recommended Solutions

Friday, October 25, 2024

Please see the attached document for comments, concerns and recommended solutions I would like to share with the City of Novi City Planners and all members of the City of Novi Planning Commission.

Please also include this document in the public record for the upcoming Planning Commission Meeting on Wednesday, October 30, 2024.

Thank you for your assistance with this matter.

Respectfully submitted,

A handwritten signature in blue ink that reads "Tammy Spangler-Timm". The signature is written in a cursive style with a large initial 'T' and a long horizontal stroke at the end.

Tammy Spangler-Timm  
42908 Cardinal Way  
Novi, MI 48375

# Novi PRO-Ten Proposal: Comments, Concerns and Recommended Solutions

Submitted by Tammy Spangler-Timm  
42908 Cardinal Way, Novi Michigan  
Ph: 248-756-3494

October 25, 2024

## Private Property Status and Proximity to Ridgeview Condo Units

Michigan's Condominium Act (1978) of Michigan Compiled Laws establishes that condominium properties are private property. The routing of the Walkable Communities Pathway through the private property of Ridgeview violates the MCA 559 Law.

Several sections of the proposed walkway are routed within 2-12 feet of Condo owners homes will infringe on homeowner's privacy, pose insurance liability risks, and create the potential safety and security incidents.



## **Novi PRO-Ten Plan- Alternate Walkable Community Plan (WCP) Route:**

### **Toll Brothers Proposed WCP Route: Issues and Concerns**

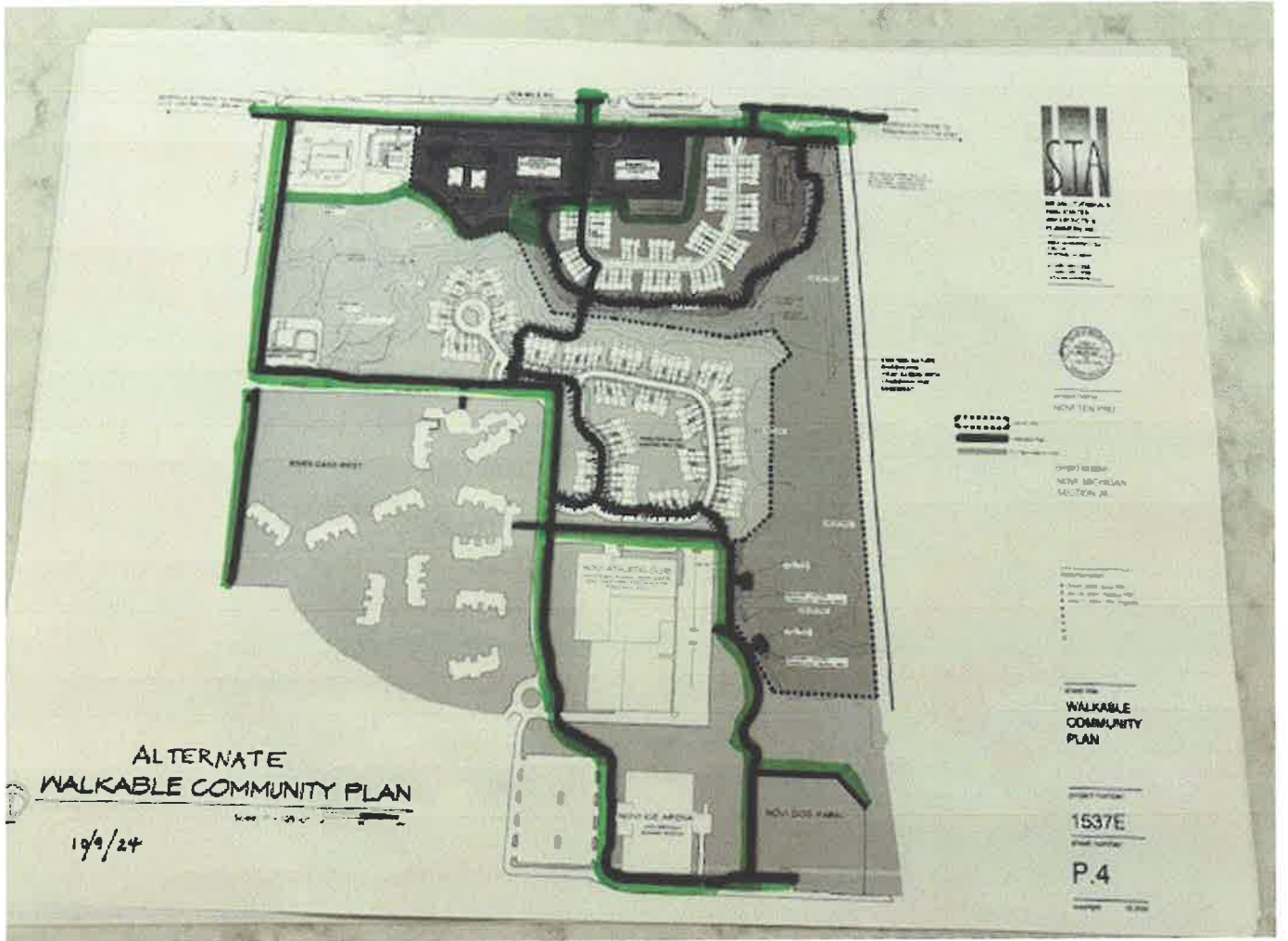
- 1) **EXCESSIVE PEDESTRIAN TRAFFIC:** WCP signage and berm cut-throughs will provide access into Ridgeview for residents of the 71 townhomes of the PRO-Ten development as well as occupants of the **420 rental units in River Oaks West Apartment Community.**
- 2) **INFRASTRUCTURE MAINTENANCE AND LIABILITY EXPENSES:**
  - a) Ridgeview homeowners pay for road maintenance, sidewalk repairs, lawn care and snow removal. In 2024 concrete repairs total \$10,122, and projected snow removal costs are \$44,000.
  - b) The WCP will escalate liability risk/exposure resulting in future increased insurance costs. Should there be a liability issue per an injury or lawsuit (property damage, injury...) will the City of Novi, Toll Bros. or the Weiss' indemnify the Ridgeview HOA?
- 3) **PRIVACY:** Ridgeview Villas is a high density property. Condos share minimal lawn space. Front entrance doors/porches and back decks/patios fall within 2-14' from the main sidewalks.
- 4) **SAFETY STUDY NEEDED:** The 93 condos have a driveway. There are 29 additional 'guest' parking spaces throughout Ridgeview. In 6 locations special 'compound driveways' require 2-4 homeowners to use the same pavement to enter and exit their garages. Condo owners, guests, family members, delivery vehicles, maintenance vehicles... all utilize the roadways, driveways and parking areas at all times. Statistically, this greatly increases the risk for a vehicle-pedestrian collision to occur. This exacerbates the danger/safety risks for pedestrians, cyclists, parents with strollers, dog-walkers, joggers, etc.

### **Recommended Solutions: An Alternate Walkable Community Pathway (WCP)**

- Reroute the WCP so that it circumnavigates the private property of Ridgeview.
- Eliminate the section of the WCP currently charted through the wetlands and FEMA floodplains within the Chapman Creek greenbelt (north side of Ridgeview). Rationale: Construction of a typical two-way pedestrian traffic trail is typically 10-12 feet wide with an additional 2 feet on each side for drainage and stability. This will result in the clearcutting of mature native trees and vegetation as well as the excavation and/or backfilling of these 'rare and vulnerable' wetlands (per the SEMCOG Classification system).
- Keep WCP within high visibility areas to enhance safety and security.
- Eliminate the WCP connector section behind the Ridgeview north woods condos. It channels non-residents directly into Ridgeview private property and severely compromises the privacy of these homeowners.
- Save costs by utilizing existing sidewalks and landscaped curb strips along Novi Rd. and Nick Lidstrom Dr.

**See following page for map highlighting an Alternate WCP Route**





Submitted by Tammy Spangler-Timm  
 42908 Cardinal Way, Novi Michigan  
 Ph: 248-756-3494

(page 3 of 5)

## Novi PRO-Ten Plan- Wetland Status and FEMA Floodplain Zones



In a City of Novi Memorandum (5/13/2009) titled, 'Special Planning Project Area 1 Environmental Overview', it was noted that the Novi PRO-Ten property has many positive environmental features including wetlands, woodlands, habitat, river corridors and floodplains. The memo advises that the 'tract indicates a much greater area of wetlands than depicted on the REGULATED WETLAND MAP.' The landscape architect, David Beschke, also stated, 'Any proposed development on the subject site should be carefully considered in light of these environmental features... Much of the site's wooded area is associated with wetlands and provides high quality habitat. Development in these wooded areas should also be carefully considered.'

The memorandum also references the **Oakland County Green Infrastructure Project**. According to the OCGIP study 80% of the land west of the existing railway was deemed to be integral to the interconnected green infrastructure network of Oakland County.

Mr. Beschke also cited the **Oakland County Priority Green River Corridors** study identifying priority river corridors that provide significant wildlife habitat, biodiversity function, water quality protection, and community amenities including scenic, recreational, historical and cultural values. This study determined that, 'A significant portion of Project Area 1 is dominated by a waterway identified as the Walled Lake Branch of the Middle Rouge River. This segment of river has high environmental value and is worthy of special consideration should any development be proposed in the vicinity. He noted that **Chapman Creek** flows centrally through the area and feeds directly into the Walled Lake Branch.

Additionally the memorandum states that FEMA floodplain mapping indicates that roughly 20 acres of the subject area is prone to flooding and that '...due to the fact that the site floodplains are sizable and widespread, care must be taken for any proposed development plans that may affect site floodplain.'

## **Novi PRO-Ten Proposal- Additional Special Notes/Concerns:**

Two ordinances advocating for the careful consideration of development plans like the Novi PRO-Ten Proposal, are included in the Code of Ordinances City of Novi, Michigan. These documents focus on the essential need for the preservation and protection of these natural resources:

- Chapter 36- Waterways, Article V. Wetlands and Watercourse Protection
- Chapter 37- Woodlands Protection, Article 1

According to Friends of the Rouge River, billions of dollars in from local municipalities, the State of Michigan, federal grant funding continues to be spent in efforts to clean up the Rouge River Watershed. When new developments are constructed in ways that destroy highly functioning natural wetlands (often attempting to replace them with less effective artificial retention ponds), the environmental integrity of the interconnected wetlands and river/stream corridors is greatly impacted. As more lots are covered with more buildings and parking lots, the amount of water that flows into creeks and lakes increases because there is less vegetation to absorb the water when it rains. See photo below illustrating Chapman Creek overflowing it's banks during a recent storm that brought excessive rainfall.

During severe weather events this results in municipalities, like the City of Novi, violating the stormwater management plans and permits regulated by Michigan Department of Environment, Great Lakes, and Energy (MDEGLE). These management plans have been implemented to reduce pollution, control erosion, address water quality, preserve wildlife habitat and maintain the environmental viability of the aquatic and terrestrial ecosystems.

Ridgeview homeowners have experienced cracked foundations/basement leaks and roof leaks due to the existing high water table within this floodplain zone and the severe rainstorms of the past several years.



Photo of Chapman Creek flood after one of several severe rainstorms (August 28, 2024)