

Dear City of Dexter Planning Commission,

My name is Sanam Arab and I am the President of Dexter Crossing Homeowners Association. As you know, the topic of Sloan Farm (Sloan-Kingsley) Development in Scio Township has been the topic of conversation for both the City of Dexter and Scio Township for many years. Most recently, after the latest proposal which included the development of about 400 units with establishment of a wastewater treatment facility, was on hold by Scio Township pending their review of their Master Plan.

Last Monday, I attended Scio Township's Planning Commission meeting to provide them with a statement from Dexter Crossing Community. According to Scio Township, their newly drafted Master Plan still includes the mentioned plan for Sloan Farms. Although we understand that limitations for wastewater treatment could change the development plan.

On behalf of Dexter Crossing, I would like to submit a similar statement to you. Please know this is coming from the perspective of neighborly collaboration.

While finishing Dexter Crossing, James Haeussler and Peters Building Company used Sloan Kingsley as construction dumping ground through the two stubs on Wellington Drive that connects both properties. Neighbors on Wellington drive were subjected to the construction traffic for over a decade from the constant noise of trucks (at times even on the weekends), to the construction view for many of the neighbors on Wellington drive, and the constant worry of the neighbors when trucks were zooming through. The prospect of many more years of the same is truly horrifying especially that the demographic of Wellington has changed and now we have many neighbors with young children.

As we have heard about many possibilities and plans, I would like to bring a few requests or recommendations for your consideration.

- There have been many versions of a plan for the development. At Dexter Crossing, we support the large family home development: homes on one acre lands with individual well/septic.
- We request that all construction traffic be conducted through Baker road and not the stubs through Wellington Drive. The neighbors on Wellington deserve to have peace and a construction free time at their homes.
- In collaboration with Scio and Dexter, we would like to see the two stubs on Wellington temporarily barricaded to avoid the construction traffic until the development is finished and residents' traffic resumes. We request temporary barricades because our verbal request from us, Scio Township and the City with the agreement of the developers have not always been followed. Since that is a private property, if they decide to do anything, we have no ways of stopping them.
- We believe the property owners allow for hunting to be done on Sloan Kingsley and for those of us with backyards to the property, this is very disconcerting. True that the sound of a gunshot travels far, but at hunting season, we are not positive that the proper distance with all the homes are followed. We would appreciate Dexter and Scio requesting a stop to the hunting on the property if possible or making sure proper guidelines are followed.

We truly appreciate your consideration. I am available to attend any meetings or to provide any additional information that the Planning Commission would like.

Sincerely,
Sanam Arab
President, Dexter Crossing HOA

Michelle Aniol

From: Kowalski, Matthew <MKowalski@a2gov.org> on behalf of Kowalski, Matthew
Sent: Monday, February 1, 2021 11:06 AM
To: Michelle Aniol
Cc: Thomas Phillips; Mike Auerbach
Subject: ADU thoughts for PC

Good morning,

Please forward to the PC for consideration. Thanks!

Unfortunately, I just will not be able to attend tonight due to my conflict with the Ann Arbor Council Meeting. Tried to make it, but the timing just won't work without being disruptive to the Dexter PC.

I agree with a key item you stressed, education is key. We can highlight many of the existing ADUs in the City. My experience in Ann Arbor is consistent with your analysis. I am currently working on revisions to the Ann Arbor code to enable increased establishment of ADUs. The initial rush of applicants some feared has not happened. I concur that the City of Dexter will not be overrun with ADUs. Since loosening the restrictions about 4 years ago, Ann Arbor has seen less than five new ADUs.

However, I agree it needs to be a careful deliberative process for Dexter to consider ADUs.

Couple of initial thoughts:

ALL ADUs – Agree that owner can occupy either primary or ADU. Owner must occupy one of the units
No new parking required.
Do we care about maintaining the appearance of a single-family home from the street? This was an issue in Ann Arbor discussions

Detached ADU's –

- Size is important. My thoughts are 1,200 is too large. Key word is accessory. Given the neighborhood characteristics, ADUs most likely to be established in the older city neighborhoods where many house are not 1,200 sq ft. Scale size of ADU to principle structure size?
 - Max open space coverage, required rear yard area
 - Design guidelines. Limited, but could include window placement on property lines(elevated)?
 - Setbacks are also key.
- Can non-conforming structures be used as ADUs?

Many existing detached structures in the City are non-conforming especially for rear(alley) or side setbacks.

Thank you for the consideration. I will be back for the March meeting.

Matt

Please note Planning Staff are continuing to work remotely and are committed to responding as soon as possible.

Matthew J. Kowalski AICP

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Visit the Planning webpage at: www.a2gov.org/planning