

Sylvan Township Planning Commission

To All Commissioners:

The undersigned Township Residents strongly object to the rezoning of the 32+ acre parcel on Pierce Road from agriculture to industrial. The Pierce Road corridor and cross roads of Garvey Road are a beautiful mix of residential and agriculture. The thought of a tow yard which turns into a junk yard in the middle of this beautiful area is disturbing to say the least.

One of our main concerns, which we feel should be shared by all Board members, is if a tow yard is approved that fluids from vehicles will find their way to Letts Creek and our drinking water table will be polluted. The beautiful atmosphere in this area of the Township should not be ruined with an unsightly business in this rural area, let alone with a business that will not only pollute our water but also sight and noise pollution. Since most tow yards operate 24/7/365 we are worried about light pollution and our ability for a good nights sleep will be non-existent. We the residents in this area are also very concerned about the drop in our property values which will be certain. Who wants to live with a tow/junk yard out their front door?

The Township will gain virtually nothing in increased assessments but instead most likely will loose revenue from the drop in TSEV with the surrounding homes. Having a tow yard in this area makes absolutely no sense and should not be approved.

A more appropriate place for this type of business would be on Old 12 with the other industrial and commercial businesses.

Name William Auld Address 18265 Garvey

Name Laurie Campbell-
Auld Address 1825 Garvey Rd.
Chelsea

Name Michelle Beckett Address 18259 Garvey Rd

Name Marty Beckett Address 182595 Garvey Rd

Deanna Hicks 17830 Garvey Rd

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Name	<i>Alan Doybury</i>	Address	<i>1191 Pierce Rd</i>
Name	<i>Mary Elorow</i>	Address	<i>1183 Pierce Rd,</i>
Name	<i>A. Elorow</i>	Address	<i>1183 PIERCE RD.</i>
Name	<i>Andy Schubert</i>	Address	<i>1160 Pierce Road</i>

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Name	<i>Mandie Porter</i> <i>Mandie Porter</i>	Address	<i>18100 Garvey Rd Chelsea MI</i>
Name	<i>Zachary Porter</i> <i>Zachary Porter</i>	Address	<i>18100 Garvey Rd Chelsea MI</i>
Name	<i>Sandra Egeler</i>	Address	<i>18100 Garvey Rd</i>
Name	<i>JFA Egeler</i>	Address	<i>18100 Garvey Rd</i>

Name

Dave & Shelly Feldkamp

Shelly (Shelly) Feldkamp

Dave Feldkamp

Address

855 Pierce Rd.
Chelsea, MI 48118

Name

Address

Roger E. Hayman

1185 PIERCE RD

Lois Hightman

1185 Pierce Rd

copy

Name

Address

Rachel A. Clark

17820 Garvey Rd

Rachel A. Clark

~~Blaine~~

Blaine Walch-Potter

3.22.2021

Name

Address

Naomi White

1001 Pierce Rd



1001 Pierce Rd

Tom Atkinson

Tom Atkinson
1001 Pierce Rd
Chelsea, MI 48118

March 19, 2021

To the Sylvan Twp. Planning Commission,

I'm going to start with a personal interaction I had with the Sylvan Twp. zoning office. I own a small food production company, and I am seeking a permanent location to house my business. My wife and I own 20 acres of farmland on Pierce Rd adjacent to our home. A few months ago, I approached the township zoning office, I spoke with Carol and Kurt, to see if there were any way I could put a small 1200 sq ft building on part of that land to house my company. I was told that really wasn't possible. It was explained that while I could always apply, how it would affect the overall area was important to the Planning Commission, and the acres I wanted to use would have to be rezoned commercial. While my business could be unobtrusive, if we were to move and sell the land in five years, it would still be zoned commercial and anyone could buy it and put things there like a convenience store, and that wasn't right for the neighboring homes. This made sense to me, I understood and respect that explanation, and so looked elsewhere.

However, now a few months later, a proposal has been made to allow factories and a tow yard 250 yards away and in clear view from where I couldn't put a building. The same community standards need to be applied to this case as were explained to me.

I am concerned about the proposal to rezone the parcel at Pierce and Garvey from agricultural to industrial and place a tow yard there. I respect that the landowner has the right to develop the land, but needs to follow the planning laid out in the Sylvan Twp. Master Plan. This proposal is not compatible with the future use planning set forth in the Master Plan. That area is clearly designated as "Mixed Use." The proposal calls for its zoning to be changed from Agricultural to Industrial - in the Master Plan, industrial zoning should be down by the Chelsea Proving Grounds, not on Pierce Rd.

I have three main points on why this should be rejected.

1. The proposed Tow Yard is directly prohibited in a "Mixed Use" area by the Sylvan Twp Master Plan.

The proposed Tow Yard violates the clear text of the Master Plan on page 48.

1. "Automotive service stations and heavy automotive repair are not compatible with the MU category."
2. "Any use which requires the need for outdoor storage is NOT compatible with the MU designation." (Emphasis of "NOT" is from the Master Plan).

A tow yard is automotive service and heavy repair. The proposed plan clearly states the tow yard will have a fenced in outdoor storage area for the towed vehicles. The word "yard," in fact, directly implies outdoor. And this does not address the additional question of environmental risk of storing crashed up vehicles dripping fluids adjacent to the area's watershed of Lett's Creek.

2. The proposed zoning change to "Industrial" does not follow the text description in the Master Plan of what the "Mixed Use" area is intended for.

Zoning this plot as industrial goes against the text of the Master Plan on pg 48. Simply looking at Table 6 on pg 51 of the plan seems to imply that any and every type of development is allowed there, nearly every classification of zone is listed in a laundry list of possible uses. But, further reading of the text of the Master Plan defines what the "Mixed Use" area is supposed to be for, it is defined in detail.

Please refer to Pg 48 of the Sylvan Two Master Plan, the "Intent" and "Description" sections about the Mixed Use area. Unfortunately, the listing realtor put a screenshot of only Table 6 on the listing, creating an inaccurate implication that the land could be zoned for anything and everything, which is not the case per reading the Master Plan. This looks to be the realtor's error, and the area residents should not pay the price for it.

Pg 48 of the plan states "While general retail, service, and office establishments are the primary uses envisioned for this area, mixed use developments may also include more intensive commercial businesses as well as office, research, and light industrial operations." This describes light industrial included as a part of a development, for example a business park, not an exclusive industrial zone which is for factories. Simply because the word "industrial" appears on the page does not mean the area can exclusively be changed to industrial zoning, but that is what is being asked for. The applicant proposed to re-zone the whole parcel as entirely industrial, split it in three and put up for sale 2 sub-parcels as industrial zoned land. That is not a "mixed use development" that might include light industrial as part of it, that is merely rezoning the parcel and reselling it. Once it is rezoned, anything allowed for industrial zoning can be put there. That type of industrial zoning is planned for down by the Proving Grounds, not for this Mixed Use are.

3. The Planning Commission has the responsibility to protect area homes and ongoing investments previously approved by the Commission

Low density rural residential housing has continued to be built in the area off of Garvey Rd and Pierce Rd. Looking at an aerial photo from Google Maps, even though it is designated for agriculture, there is virtually no agriculture left in this area, most has been changed to low density rural residential as homes have been built, and continue to be built on Spruce Run. My wife and I own the largest remaining farm field north of the railroad, but it is only 20 acres. The newer homes as well as the already existing homes overlook and are adjacent to the proposed industrial zone. People bought these house plots and built houses there, or bought existing homes here, collectively investing millions of dollars in this area because it is rural and peaceful. The Planning Commission approved these houses in this area, and so is responsible for protecting those investments. The owner of the proposed site has the right to sell and develop the land, but it should not be in a way that is detrimental to other area investments. Rezoning this land as industrial and placing a tow yard there will cause every home in that area to lose significant value. It will increase traffic, allow industrial noise and light pollution as well as potential for smells and environmental contamination. This is not what is envisioned for this area as written in the Sylvan Twp. Master Plan.

Other problems that would need to be addressed are the Pierce Rd improvements required by creating an industrial zone here, as it would probably need to be upgraded to a Class A road to handle the truck traffic, for which we don't have the money. The environmental concerns are important, regarding the Lett's Creek Wetland being adjacent to the proposed tow yard, and the inadequate buffer zone described on the north side of the proposed area, which merely states the railroad tracks would be a buffer between the proposed industrial zone and residences on Garvey.

There are consequences for the decision on this proposal, the decision of the Planning Commission is important. This proposal clearly goes against the Sylvan Twp. Master Plan for this area. If the Planning Commission opposes this proposal, the Commission upholds the Master Plan and the strength of the township's position for guiding growth. If the Planning Commission approves the proposal, this sets a precedent that what is in the Master Plan carries no weight and does not need to be followed. Future applicants would be able to point back to this proposal as the reason they can put anything they want anywhere in the township. Please reject this proposal.

Sincerely,
Tom Atkinson

Kathy Kennedy

From: William Bastow <wbastow@tc3net.com>
Sent: Wednesday, March 24, 2021 8:56 PM
To: David Brooks; Rod Branham; Kathy Kennedy; Kurt Koseck; Sandie Schulze; Carol Konieczki; seitzd@sylvan-township.org
Subject: Re: Pierce - Garvey Rezoning F06-15-300-008

We are opposed to the subject rezoning request for the reasons stated by:

Tom Atkinson
J. Champine
Townsend

Also, we are concerned about the negative environmental effect of industrial businesses adjacent to Lett's Creek (part of the Huron River Watershed).

Please read the Tom Atkinson letter.

William Bastow
Patricia Green
17990 Spruce Run Dr.
Sylvan Township
Chelsea, MI 48118
(734) 433-0256

Kathy Kennedy

From: Susan Beecher <s_beecher@sbcglobal.net>
Sent: Saturday, March 20, 2021 12:20 PM
To: Kathy Kennedy
Subject: I Oppose the Proposed Zoning Change for the Area at Pierce Road and Garvey Road

Dear Ms. Kennedy,

I am writing to urge the Sylvan Township Planning Commission to vote against rezoning the area of Pierce Road and Garvey Road from agricultural to industrial. This will convert a beautiful rural/residential area into a default industrial park. This area is in the Sylvan Township protected wellhead area, part of the Mill Creek Subwatershed (Letts Creek), and a natural habitat for sandhill cranes and other wildlife. Replacing it would be a tow yard, open storage of impounded vehicles, and future industrial sites of unknown type.

The proposal under consideration does not conform to the current Master Plan which rightly seeks to protect our wonderful natural areas and still identify appropriate spaces for businesses like the one being proposed.

Sincerely,

Susan A. Beecher

Jerry and Donna Champine

17690 Spruce Run Drive

Chelsea, Mi 48118

March 17, 2021

Dear Planning Commission Members,

You have been requested to consider a rezoning action for tax parcel #F06-15-300-008 on March 25, 2021. It is requested to change the zoning from agricultural to industrial.

We vehemently object to this change as residents and taxpayers of Sylvan Township.

My wife and I moved here last July from a farm setting to an area representing itself as a community with the goal of "preserving the rural character of the Township through growth management and preservation of natural resources and active farming operations" along with "protecting the integrity of existing and future residential areas ." This is wording is from the Master Plan which is one of the documents we relied on to make the purchase decision for our home in this community. The Master Plan contains a policy statement, "To continue to work with property owners to preserve farmland , open space, and significant natural features in order to maintain the Township's rural nature." The preservation of rural character is a constant theme throughout the entire document.

Our subdivision sits on a hill above the site in question. This would alter the view from beautiful farmland to an industrial eyesore not only for our street, but for the homes adjacent to the area.

According to the Master Plan, Industrial land is already planned for South of the town of Chelsea at the I94/M52 crossing. It would seem, that a towing and storage yard could easily be accommodated there.

We fully plan to attend the Planning Commission meeting on the 25th of March.

Meanwhile, we thank you for considering our inputs to this important matter.

Jerry L. Champine

Donna J. Champine

734-678-2981

Kathy Kennedy

From: Rachel Clark <rachel718@live.com>
Sent: Wednesday, March 24, 2021 3:26 PM
To: Kathy Kennedy
Subject: Rezoning

Good Afternoon!

I wanted to reach out and get any information related to the possibilities of rezoning on Garvey/Peirce Rd. My husband and I are against this re-zoning and want to take all precautions to ensure our concerns are heard.

Thank you

Rachel Clark 17820 Garvey Road.

Sent from my Verizon, Samsung Galaxy smartphone

Kathy Kennedy

From: mom mom <sdalecy@gmail.com>
Sent: Wednesday, March 24, 2021 11:51 PM
To: Kathy Kennedy
Subject: No re-zoning of Pierce/Garvey!

Hi Kathleen.

I am a resident of Sylvan township in the area of Pierce and Garvey roads. I have lived here 20 plus years. I heard about the application to re-zone this area to light industrial use. My family and I are vehemently opposed to this request. Please present my comments to the township regarding this matter.

The land in question is currently a beautiful, natural habitat for sandhill cranes, geese, wild turkeys, hawks and turtles, among other wildlife. There is a beautiful creek running through it, with ponds, wetlands, and forests close by. This land has been farmed for years and has produced acres of corn that my family and I love to see every summer. Is it knee high by the 4th of July? Once this fertile soil is disturbed by industry, it's potentially irreversible.

Re-zoning this land from agricultural/single family home to industrial creates such an obvious juxtaposition that it raises the question of illegal spot zoning. Industry placed in the middle of what is obviously an agricultural zone is not only inappropriate, but in poor taste. Sylvan township is better than this.

Please don't ruin these beautiful fields with the eyesore of an industrial tow-truck company and impoundment lot. Additional traffic and noise in the area will also greatly disturb the character of our neighborhood and the quiet enjoyment of our homes. Property values will decrease.

Please preserve the character of our historic, and much-loved, small town of Chelsea by protecting it's beautiful outskirts.

Thank you.
Sue D'Alecy

Kathy Kennedy

From: Jessica Hafley <jlhafley@gmail.com>
Sent: Tuesday, March 23, 2021 4:22 PM
To: Kathy Kennedy
Cc: Jessica Hafley
Subject: Concerns regarding the Pierce Rd property to be rezoned

To Whom it May Concern'

We built our house in 1994, at that time we knew it was possible that a subdivision could be built across from us. However, we never imagined that a small industrial park could be built across from us. When we first heard that Manchester Towing wanted to buy the land and build a tow yard there, we weren't thrilled with the idea, but accepted it. Now we are hearing that a small business park with 3 different companies could go there, and we are absolutely not ok with this. Pierce Road is a very narrow and busy road. The extra added traffic, noise, and reduced property values that would come from this is not acceptable. We already have several accidents at the intersection of Pierce and Old US 12, and with the extra traffic this would result in more accidents. I hope that you take all of the residents' concerns into consideration and do not rezone this property.

I am opposed to the rezoning, but if it somehow does get rezoned I would like you to look at where the driveway placements are. As I do not want a driveway directly across from my house at 845 Pierce Rd. My house is close to the road, and the lights and noise would come directly into our bedroom window.

Thank you for your time.
Jessica Hafley

[]

kkennedy@sylvan-township.org

17830 Garvey Rd
Chelsea, MI 48118

March 21, 2021

Sylvan Township Planning Commission
18027 Old US 12
Chelsea, MI 48118

Re: Rezoning of Parcel # F06-15-300-008

We are OPPOSED to the rezoning of this parcel of land from Agricultural Zone to Industrial Zone. In addition, we are opposed to the proposed use of this land for a towing business and impound yard.

The proposed change is not in line with the future use designation of the 2017 Master Plan, which calls for Mixed Use of this Pierce Road corridor. The proposed business does not comply with Mixed Use, in particular; "Any use which requires the need for outdoor storage is NOT compatible with Mixed Use designation." We are also concerned about the future possibility for parcels A and B and what could be proposed for these parcels if zoned Industrial rather than higher density residential or commercial use.

The Environmental Goals of the township Master Plan, include the protection of Lett's Creek and surrounding ground water. Rezoning these parcels for industrial use, in particular where hazardous/toxic materials are present is contrary to that policy.

We have several concerns about the particular towing yard and impound yard proposal. The proposal states appropriate shielding of the neighbors. Due to the topography of the land on the north side of Garvey Road, this site cannot be shielded from the neighbors on Spruce Run and the east end of Garvey Road. We have concerns about the environmental impact of an impound yard. The yard will include the storage of hazardous materials in the form of automotive fluids and gasoline/diesel fuel. This poses a potential hazardous materials release to Lett's Creek. The site plan should require showing the placement of the detention ponds. Plans to prevent the release of hazardous materials into the creek and ground water dangerously close to the township wellhead should be part of the documentation.

Thank you for consideration of our opinions on this proposed zoning change.

Sincerely,
James and Deanna Hicks

Kathy Kennedy

From: K-R-C-H Townsend <gobluetown@msn.com>
Sent: Thursday, March 11, 2021 4:30 PM
To: Kathy Kennedy
Subject: Re-zoning considerations at Pierce and Garvey

Hello Kathleen,

My name is Renee Townsend, and my family and I have lived in Sylvan Township since 1988. We built our house on Spruce Run Drive in 1994. Spruce Run Dr. is a small, private road off of Garvey, just west of Pierce Rd. We moved out of town to be in the country...space, beauty, peace and quiet, and wildlife! We've invested much time and money to make our home and our land what we want it to be, as have the other 7 families on our road, as well as all of the families on Garvey and Pierce Roads. The area has definitely built up since we moved in, and it is a lovely, rural, residential area with farmland and nature centers and camps. One thing it most certainly is not, is an area for industry of any sort, for many reasons.

Industry is going to increase traffic on Pierce Rd and potentially Garvey Rd, both of which are bus routes for the district. The intersections of Pierce at Old 12/94 and Pierce at Cavanaugh Lake Rd are already dangerous intersections, more traffic will not help that situation. Pierce and especially Garvey Rd are treacherous in the winter, also a consideration.

I feel that a tow yard/impound lot which is the plan for lot C as I understand, will also create light pollution, noise pollution, as well as possibly ground water pollution. There is a creek (Letts Creek) that runs through the Kalmbach property. While researching online, I noted on the epa.gov site, that a facility that is involved in outdoor vehicle and equipment storage can release pollutants including "oil and grease, arsenic, organics, heavy metals, total suspended solids (TSS)" Everybody out here is on a well...NOBODY wants the water polluted! Also, that land is frequented by so much wildlife...sandhill cranes, geese and deer to name a few, which would certainly be affected by these pollutants as well. And right across Pierce Rd there are llama and sheep at a small farm. Directly across Garvey is a home that raises chickens. These animals would also potentially be affected. Lots A and B would be sold to who knows what type of industry, which would compound each of these issues I've listed.

We've had several new, young families move into this area in the last few years, all of whom looked to find the perfect location to live and thrive. None of them were seeking to live across the road from an industrial business, or to have a great view of the impound lot. This type of zoning change will negatively impact property values in the area, and though I'm sure the township is looking at potential tax revenue, families moving out if this change comes about should be considered. My kids have graduated from Chelsea Schools, but if they were young, I would move before raising them in an industrial zone. I would take it into consideration even now if the zoning is changed, to get out before property values are decimated.

There are commercial properties available off of Old 12 east of Pierce Rd, and closer to town, and I believe east of town as well, that seem as if they would be better suited for this type of activity than a rural residential area would be. This area has changed since the Master Plan was created and a mixed use designation is no longer a viable one in my opinion. I know I'm not alone on this opinion. This change would have negative impacts on homeowners in the area, on the environment, on wildlife, and even potentially on the school district if families start moving out. I truly hope that the planning commission as well as the board take all of these things into consideration before making this decision.

Thank you,

Renee Townsend

Kathy Kennedy

From: K-R-C-H Townsend <gobluetown@msn.com>
Sent: Thursday, March 25, 2021 10:01 AM
To: David Brooks; Rod Branham; Kathy Kennedy; Kurt Koseck; Sandie Schulze; Carol Konieczki
Cc: Kris Olsson; rlawson@hrwc.org; jfrenzel@hrwc.org; Nicholas Machinski; thompkins.anita@epa.gov
Subject: Request for rezoning at Pierce and Garvey

Hello,

I am writing today to make it known that I am vehemently opposed to the requested change from agricultural to industrial for the parcel in question at Pierce and Garvey Roads. As a long time resident and taxpayer in Sylvan township (almost 30 years), I view this change as detrimental in so many ways.

We moved to this location specifically because it is rural, rolling, nature-filled and beautiful. In the years since we have lived here, and poured our hearts, souls and money into our homes and land, it has become a rural residential sanctuary for us and our many neighbors. There are more houses, yes, even some new ones within the last few years, with young families moving in; but the rural, natural character of the area has been preserved. I'm aware that the Master Plan for the township indicates a future Mixed Use designation for this land. At this point, I would argue that even that is inappropriate as the area has become even more residential since the Master Plan was drafted. A change to industrial is unacceptable.

We pay very high taxes in Sylvan township. Plopping industrial businesses in the middle of a residential area makes no sense when there is land that is already zoned industrial available(<https://sylvantwpmi.documents-on-demand.com/document/a50b33f3-d24a-e711-80be-001fbc00ed85/Master%20Plan%202017%20Final.PDF> map p.46). Our property values are going to go down, nobody wants to live by an impound lot, tow yard or any other random industry that would purchase the other two lots involved in this request. The property, from the maps that I've seen in my research, sits on the Sylvan Township Well Head Protection area(<https://sylvantwpmi.documents-on-demand.com/document/a50b33f3-d24a-e711-80be-001fbc00ed85/Master%20Plan%202017%20Final.PDF> , map p.35).I believe the Master Plan states "Due to potentially negative impacts, the industrial designation is limited in scope, and is not compatible and will not be planned for areas of known ground water recharge and new Township wellhead protection zones."(Sylvan Township Master Plan 2017, p. 49) From that statement alone, I'm not sure why this request is even being entertained, but let me continue. Everybody in this immediate area is on a well. Letts Creek runs through the property in question. The known business listed in the application (tow yard and impound lot) is not something that should be sitting next to a creek! Impound lots (outdoor storage of vehicles) leak oil, grease, heavy metals and solids into groundwater(from the Mill Creek Watershed Management Plan). Not good for people on wells, not good for the wildlife in and around the creek/wetlands and area in general. That land is full of wildlife - sandhill cranes, geese, deer, turkeys etc. It won't be if industry moves in. Industry is going to create noise pollution, light pollution and increased traffic as well. Pierce and Garvey are both school bus routes, adding truck traffic is not going to make them any safer. The intersection of Old US12/Pierce Rd/194 is a dangerous one.This will make the situation worse. At the board meeting on March 16th regarding the Open Space Preservation Development Ordinance, Mr.Brooks indicated that the township wants to ensure that wildlife habitat, views, wooded lots and wetlands are preserved. Approval of this request would go against all of this.

This change would be a mistake for our township. It will ruin land values, water, wildlife and views, and drive people (taxpayers) out. There is much more appropriate land that is already zoned industrial within the township, and there is space in the industrial park in Chelsea 3 miles away as well. More, especially here, is not needed. As our elected officials, I hope you will be listening to the taxpayers. My neighbors and I plan to be on the Zoom meeting tonight to voice our concerns to the planning commission, but we also realize that the board has the final vote. Please listen to the residents of your township.

Thank You,
Renee Townsend

Sylvan Township Planning Commission
c/o Kathleen Kennedy, Sylvan Township Clerk
Old US-12
Chelsea, MI 48118

March 24, 2021

Dear Planning Commission Members,

As residents of Sylvan township and home/property owners on Spruce Run Drive, we are writing to express our strong opposition to the request to rezone the north 32.5 acres of tax parcel #F06-15-300-008 (bounded to the north by Norfolk Southern Railway, to the east by Pierce Rd, to the south by Letts Creek and to the west by private land) from Agricultural to Industrial use.

This land is situated in the midst of multiple existing single family homes and farmland, and is adjacent to wetland scrub and wooded areas which provide a habitat for an array of local wildlife. The request for rezoning for industrial use proposes the establishment of a tow/impound yard, composed of a large structure to house tow trucks and business operations and a fenced outdoor yard to store impounded vehicles (Parcel C). It also proposes that portions of this rezoned land would be made available for future (unknown) industrial use (Parcels A & B). Such industrial development at this location is incongruous with surrounding properties and would permanently damage the rural/agricultural character and appeal of this area. Besides significantly reducing the quality of life for existing residents living nearby, this rezoning would also negatively impact the property values of homes in this area.

The proposed tow yard includes an impound lot to store impounded vehicles (including wrecked and damaged vehicles) until they are placed back in the control of the owner, or recycled for their metal, stripped of their parts or auctioned off for the benefit of the impounding company. Despite a proposed screened-fencing enclosure for the impound lot, it would be both visible and audible at all times, from our home and also from the homes of our neighbors along Spruce Run Drive and Garvey Road. It's 24/7 use would disrupt the local environment through increased traffic, noise, light pollution, and reduced air quality due to emissions. We are concerned that this industrial development would also pose potential pollution risks for the Lett's Creek creekshed and adjacent Sylvan Township Wellhead as well as to local wildlife, due to environmental hazards from leaking automotive fluids (e.g. antifreeze, brake fluid, petroleum products, etc).

In addition, the impound/tow yard would establish an access drive with entry/exit on Pierce road, which would unavoidably increase truck and commercial traffic burdens on this "minor connector" road, as well as impact traffic flow and use patterns at the intersection of Pierce Rd, Old US-12 and the I-94 interchange. This intersection is already the site of several multi-vehicle accidents each year and shows as an accident "hot spot" per MichiganTrafficCrashFacts.org (see attached maps). An increase in traffic along Pierce road would naturally result in an even higher incidence of accidents along an already dangerous intersection.

Of note, in the future use section of the Sylvan Township Master Plan the 'Mixed Use' category states that "Any use which requires the need for outdoor storage is NOT compatible with the MU designation," and also that "Automotive service stations and heavy automotive repair are not compatible with the MU category." Clearly the storage of impounded vehicles that is inherent in the plan for the proposed tow

yard constitutes the very outdoor storage deemed incompatible by the Sylvan Township Master Plan. Additionally, the automotive nature of the work that would occur at the proposed tow yard implies that it would violate the prohibition of "automotive service stations and heavy automotive repair."

On a personal note, we chose to build our home and raise our family in Sylvan township, specifically because of its rural, peaceful, private, and safe character. We actively enjoy bird-watching, star-gazing (with limited light pollution), and observing the flora and fauna of nearby lowland/wetlands, woods and agricultural surrounds. We enjoy these activities from our backyard and home, and while walking, and biking in this area. This proposed rezoning and development of land for industrial use would inexorably degrade quality of life for ourselves and our family by impairing our ability to enjoy these activities.

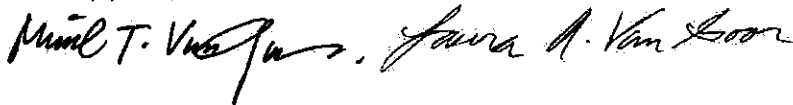
To summarize, our concerns are multifold and include:

- Incompatibility with the Master Plan's intentions for the future Mixed Use category (e.g., outdoor storage, automotive service/heavy automotive repair)
- Risk of environmental pollution from industrial use (e.g., automotive fluids and emissions)
- Safety concerns due to increased traffic on Pierce Road and at the Pierce/I-94/Old US12 intersection
- Permanent loss of the local rural/agricultural character of this area
- Reduced home/property values due to close proximity of industrial and/or commercial development
- Reduced quality of life due to the above concerns, as well as significant light pollution and noise.
- Disruption of wildlife habitat
- No benefit to the large majority of local home owners and residents

For the above reasons and more, we strongly urge you to disapprove the proposed rezoning, and from recent discussions with our neighbors, we know our opinions are shared by many who have not managed to attend meeting or write letters and emails.

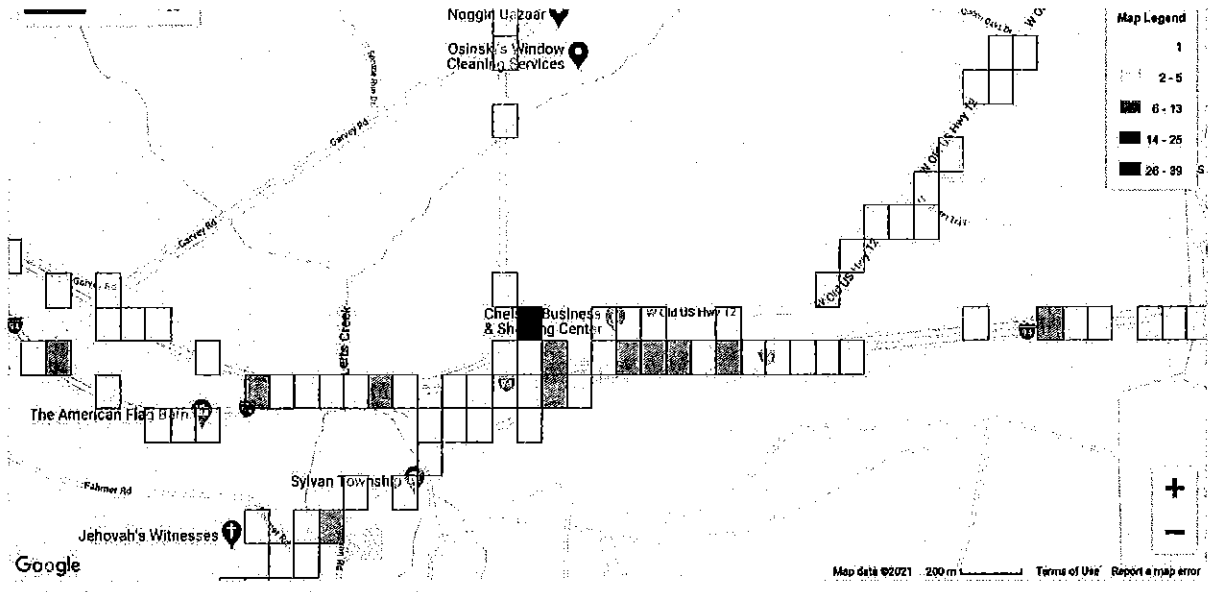
Thank you for your continued service and support of our community.

Sincerely yours,

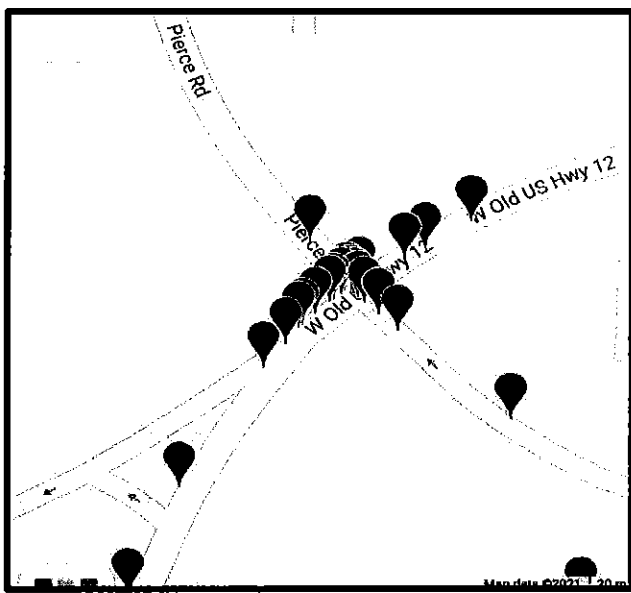


Michael and Laura VanGoer
17950 Spruce Run Drive
Chelsea, MI 48118

P.S. For additional reference, the below map excerpts show incidence of multi-vehicle accidents (2015-2019), per MichiganTrafficCrashFacts.org:
["https://www.michigantrafficcrashfacts.org/querytool/map#q1;0;2019,2018,2017,2016,2015;c8117;"](https://www.michigantrafficcrashfacts.org/querytool/map#q1;0;2019,2018,2017,2016,2015;c8117;)



NOTE: Crashes that are missing GPS information cannot be viewed on the map. Crashes that share the same GPS location may not be selectable. Please use the List output to see all results.



Kathy Kennedy

From: PWasilewski <jpwloghome@gmail.com>
Sent: Thursday, March 25, 2021 10:58 AM
To: Kathy Kennedy
Subject: Proposed Zoning Change

The purpose of this note is to voice our concern regarding the proposed zoning change of the property located at Garvey and Pierce from agricultural to industrial. We do NOT support this change at all!

Pete and Joyce Wasilewski
2330 Hoppe Rd.
Sylvan Township

Sent: Wednesday, March 24, 2021 5:17 PM

To: Carol Konieczki <ckonieczki@sylvan-township.org>

Subject: Rezoning of Parcel # F06-15-300-008

Dear Ms. Konieczki,

This week's Planning Commission meeting is scheduled to consider the above parcel from agricultural to industrial. My wife and I moved to the area last July after a through investigation of the township's history and the Master Plan for future development. Throughout that document "preserving the rural character of the Township through growth management and preservation of natural resources and active farming operations" is the stated goal.

Rezoning agricultural to industrial in our residential community is totally unacceptable to ourselves and our neighbors. An impound and towing service yard would appear like a junk yard and the other pieces of the split would allow more industrial uses.

I request that you NOT entertain this zoning change for the good of our entire community.

Thank you for your consideration,

Jerry Champine
17690 Spruce Run Drive
Chelsea, Mi 48118
734-678-2981