

## Item #2021-0221 Conditional Use

Dear Planning commission

I would like to express my objection to approval of Conditional Use for the 24-acre parcel, #15-02-200-016, at 930 Mead Road.

I lived for 31 years on Mill Race, just to the southeast of this parcel. This entire area has been zoned RE for quite a number of years primarily due to the large parcels that exist in this area, the requirement by the county for at least one acre lots for septic fields, and compatibility of the existing residential homes.

Although Clear Creek directly south is R-1, everything to the east and west is RE. In fact the city at one point had looked at the northern portion of Clear Creek as Greenspace for the city. (It's unfortunate and surprising the city didn't look into acquiring this parcel as a lovely nature park with existing facilities.)

It make no sense, nor is there any real benefit to allow Conditional Land Use for the parcel at 930 Mead. All of Section One is residential, with much of it zoned RE. To allow a commercial use at this location is wrong. There is no reason this property cannot be developed with residential housing according to the RE zoning.

Reading the newspaper article enclosed in your packet only helped to emphasize the issues that will likely arise if the proposed landscape plant material nursery is allowed. Mead Road is not paved and truck traffic to and from this location will only exacerbate the poor road condition that exist much of the time on Mead. I truly doubt that the neighbors that abut this property to the south have: 1) an clue about this proposed use, 2) the increase in noise from a commercial operation that runs from 7am-7pm, or 3) the smell that will come from large piles of landscape material. The proposed business appears small, not utilizing much of the 24 acres now, but the size of the parcel allows for a great deal of undesirable expansion. Mr Youngbloods ultimate solution to his issues in Shelby was to move his business to Rochester Hills, but into a much more high-end residential area.

The applicants proposed benefit to the city for Conditional Use approval is negligible. Donating to the City's Pathway Fund for a future pathway along Mead is almost an insult to the residents that might benefit. The likelihood of a pathway being built along Mead is extremely slim compared to other areas of the city. There are so few residences along Mead due to the large parcels sizes that a pathway makes no sense. There are many other denser, highly-utilized pedestrian areas in the city that need pathways. A pathway along Mead is unrealistic. Residents benefit from like housing.

I urge you NOT to approve the proposed commercial Conditional Use for the 24 acres located at 930 Mead. It goes against good, responsible zoning practices to do so.

Respectfully,  
Melinda Hill

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