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APR 21 2010

HIGHLAND TOWNSHIP
PLANNING COMMISSION

Thomas C. King
893 N. Hickory Ridge Rd.
Highland, MI 48357

April 21, 2010

Ms. Elizabeth J. Corwin, P.E.
Planning and Development Director
Township of Highland
205 N. John St.
Highland, MI 48357

Re: RZ07-01

Addendum 1 of Letter dated January 19, 2010, Attached

Dear Ms. Corwin:

After reviewing the minutes of the planning Commissions meetings of October 15, 2009 and January 21, 2010 I would like to add too and clarify the conditions stated in my letter of January 19, 2010.

Most of the concerns raised at the above noted meetings were issues that will be addressed during the site plan approval phase. We look forward to working with you and the Planning Commission to meet or exceed all federal, state, and local ordnances.

At the meeting on October 15, 2009, Mr. Beach suggested four categories be used to help define and organize conditions that would be used to draft the final conditional agreement. They are: Use, Development, Operation, and Enforcement.

In addition to our conditions stipulated in our letter of January 21, 2010, we would like to add too and clarify the following conditions using the above four categories:

Use:

- 1.) This development will be Continuum of Care Development for adults 55 years of age and older.
- 2.) A maximum of two adults per unit.
- 3.) Overnight visitors including children, grandchildren, and friends not to exceed six weeks per year.
- 4.) This will be a Condominium Type of development and all outside maintenance provided by the association.

4/22/10 Copied to PC JLF

Development:

We See this project being completed in two phases and having two sections. Section 1 would be the north 120 ac. And section 2 would be the south 60 ac. We understand that future studies and engineering will have to be performed during the site plan approval process to make sure that this project can be developed and constructed in accordance with all applicable rules, regulations, ordinances and statutes.

Phase one would include:

- 1.) The sewage treatment plant, water system, roads, etc. in section 1 & 2
- 2.) Approximately 75 senior apartments, 75 assisted living units, 75 nursing Holmes and 35 condo's in section 2 and 75 single family homes in section 1
- 3.) If this development were to fail during phase 1, the total units allowed in section 2, would be limited to the numbers stated in line 2 above and total units in section 1 would be limited to 165.
- 4.) A minimum buffer of 20 feet will be maintained along all adjacent property lines and we will amend existing plantings if necessary.
- 5.) We will agree to develop the project utilizing low impact design principles.
- 6.) The drinking water system will be tied to the township system.
- 7.) The main road system maintenance will be the responsibility of the association.

Operation:

- 1.) The development will be a gated community.
- 2.) Bulk deliveries will be limited between the hours of 9 am. To 4 pm..
- 3.) Amenities for owners use only.
- 4.) The sewage treatment plant can be managed by the Township if desired, or maintained by the association in accordance with state rules and regulations.
- 5.) Any future tie ins other than for this development, shall be approved by the Township.

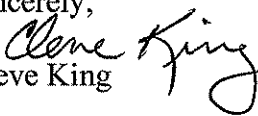
Enforcement:

- 1.) The conditions will run with the development, and any future owners will agree and abide by the conditions set forth in the final formal conditional agreement.
- 2.) Any ownership changes will be noticed to the Township.
- 3.) The conditions, site plan, development liens, etc. will be worked out and Agreed upon during the finalization of the formal conditional agreement.

I would ask the commissioners to keep in mind all of the long-term benefits this project will provide to the township. The positive effect it will have on jump starting the local economy, the ripple effect of increased local jobs in the construction industry, and long term jobs provided by the development (150/250). Increased business to local businesses. New residents to help support the Downtown Highland Project. Additional tax revenues to the Township (LSL letter of 6-24-09 attached). The Opportunity to work in partnership with the developer to design and build a first class adult continuum of care Subdivision we can all be proud of.

Thank you for you help and for working with me to generate these conditions. I look forward to working with you and the Planning Commission towards a successful completion of this project.

Sincerely,


Cleve King

Cc: Carson Fischer,PLC
LSL Planning, Inc.
P.E.A.