

### Section 13 Resident and Property Owner Feedback-

7/16/2019 Telephone conversation with a nephew of Mel and Avis Patterson, residing in Texas, called to indicate he would be unable to attend the open house. He indicated he was planning to make a subsequent trip north to visit with his uncle and he expressed a willingness to meet with city staff at that time. He indicated he would ask his uncle whether he would be willing to meet with city staff or willing to communicate his desires concerning the future use of the family farm through him.

7/17/2019 In person conversation at City Hall with a homeowner along 36<sup>th</sup> Street frontage interested in change to industrial land use designation, however, did not want to see change at this time if next door neighbor wish change to take place at this time. Two other people stopped by at the office or on the phone prior to the July 17 meeting with questions about the planning process.

#### 7/17/2019 Open House

Sixteen people in attendance, plus Commissioner Little, Mayor Kepley, Planning Staff

#### Summary of Meeting Comments:

##### *Woodland Creek Apartments:*

Was interested to see what is happening in the area. Asked about potential for expansion of Woodland Creek. Woodland Creek is doing very well. Offered their clubhouse for future meetings. Would like to know whether the condominium association has ownership of the portion of the land on the east side of the creek.

Wanted to know the status of the driveway to East Paris—public or private

In favor of the shared use path through the area

##### *Brookside Village MHP:*

Would be interested in the property just to the east of the park and possibly the 40 acres south. They no longer rent any units in the park; they are all owned. May be interested in purchasing the property on the east side of the Woodland Creek condominiums if possible. Stated that would like to see the pieces of property that they were interested in being master planned for medium density residential use.

##### *36<sup>th</sup> Street:*

Owners represented include: Slnke, Dejong, Geurink, Harkena, Heyboer, Grover, and Mark Muller (Muller PUD)

Many of the residents have been there at least 40 years or more, and several have purchased or will purchase the family home from their parents.

The reactions from the owners were split. 4 of the owners wanted to see everything remain residential, as is, even though all would say that the area is sometimes loud due to traffic and industry. Several others recognize that there is already industrial in the area, the assessor is considering the highest and best use as industrial, and that long term this area should be some sort of industrial use. One family asked that the industrial be very light. The non-motorized paths were viewed as a favorable feature.

Mr. Muller was present at the meeting (Muller PUD, 36<sup>th</sup> and Patterson). He said that he would likely redevelop the entire PUD when something was developed at the Patterson Farm property. He would be interested in a commercial node at 36<sup>th</sup> and Patterson. There had been discussion on this in past Master Plans when the 36<sup>th</sup> Street access from the highway was established.

*Patterson Farm:*

Several Patterson family members were present at the meeting. There are several family members that may like to give input into what they would like to see happen to the farm, but are looking to Mel Patterson for direction, and do not want to go against any desire he has for the farm. They felt it is likely that Mr. Patterson would like to see the land remain as farmland. The family discussed other possibilities but expressed that if the land is sold, they did not want to parcel it out, but rather, would want to sell it all together. They anticipated there may be some interest in retaining the house and the history of the family on the site.

There was discussion as to whether the wetland information and floodplain information on the site is correct. The family may have a more recent wetlands determination.

9/27/2019 Follow-up email sent to several Patterson family members recounting the discussion regarding the eventual redevelopment of the farm property. The email noted that another facet of the Master Planning process is to consider the vehicular and pedestrian movements within the land areas. In addition, an attachment was provided, entitled "Section13 with Legend", with overlays of utilities, floodplain, wetlands and pedestrian routes (shared use path) onto an aerial of Section 13. The city envisions developing a 10-foot-wide shared use path over the Saddleback sanitary sewer line running through the Patterson Farm over to East Paris Avenue through the Woodland Creek Apartments. Similarly, there is a Consumers Energy property extending from East Paris Avenue over to Patterson Avenue over which another pedestrian route is envisioned closer to 36<sup>th</sup> Street.

The land use designation for the Patterson Farm is currently conservation-oriented development and the following Guiding Development Concepts are intended to be used in determining whether a proposed development plan is appropriate:

- The design for the Patterson Farm area shall preserve the wetland and floodplain within the site.
- The overall plan will be reviewed as a planned unit development (PUD).
- Areas within the development shall be connected within internal roads and non-motorized trails.
- Big box retail use will be discouraged.
- Ingress and egress for the site shall be limited, and cross access easements provided to minimize the number and establish the location of driveways on Patterson Avenue.
- The PUD will incorporate design guidelines that will apply to the overall development to give the appearance of a unified and cohesive development.

10/31/2019 Mel Patterson and Jeff Patterson met with Mayor Kepley, Lisa Golder and Terry Schweitzer to discuss the future planning of the Patterson farm within the context of the Section 13 master plan

subarea. It was evident that Mel Patterson and his nephew Jeff have great memories and very strong ties to the family farm. It was also clear that charting a direction for the eventual re-development of the property may require more time to decide. Out of respect for the importance to thoughtfully make these decisions, it was suggested that the current conservation-oriented development designation be maintained. This would not only give them additional time to think things through, it would also allow the city, through the Master Plan document, to indicate that the decision on the future use of the property has not yet been reached. In the meantime, the zoning of the property would remain R1-C Single Family Residential. We requested a confirmation by mid-December whether this is an approach they would like to take.