



CITY OF BATTLE CREEK
COMMUNITY SERVICES DEPARTMENT – PLANNING and ZONING

AGENDA
PLANNING COMMISSION MEETING

Date: Wednesday, July 22, 2020
Time: 4:00 P.M.
Via: ZOOM Virtual Meeting

TO PARTICIPATE IN PUBLIC COMMENT: Zoom Telephone Number: 312-626-6799. The caller will be prompted to enter the meeting ID number: 927 2301 3720. The caller will be placed into a virtual “waiting room” until it is their time to speak during public comment.

1. **Call to Order**
2. **Attendance**
3. **Additions or Deletions to the Agenda**
4. **Approval of Minutes – January 7, 2020 Special Meeting minutes**
5. **Correspondence**
6. **Public Hearings/Deliberations:**
 - A. **#Z-01-20: Petition from Stetler Built Homes, Inc., at 291 N. 20th St., Springfield, MI 49037, requesting to allow increased density of lots 34-46 of Huntington Hills from PURD Residential and Agricultural to MDMF-Medium Density Multiple Family zone on vacant land known as Huntington Hills, Calhoun County Subdivision Plan No. 30.**
7. **Old Business**
8. **New Business: Election of 2020 Officers – Chair and Vice-Chair**
9. **Comments by the Public**
10. **Comments by the Staff and Commission Members**
11. **Adjournment**

Respectfully Submitted,
Christine M. Zuzga, AICP
Executive Secretary, Planning Commission

**BATTLE CREEK PLANNING COMMISSION
MEETING MINUTES
Tuesday, January 7, 2020- SPECIAL MEETING**

1. **Call to Order:** Chairperson Buscher called Meeting to order at 4:01.

2. **Attendance:**

Members Present:

Jim Hopkins	Robert Whitfield
John Stetler	Joe Soberalski
John Godfrey	Cody Newman
Daniel Buscher	Lynn Ward Gray

Members Excused:

Susan Baldwin

Staff Present: Christine Zuzga, Planning Manager, Planning Dept.
Marcel Stoetzel, Deputy City Attorney
Glenn Perian, Senior Planner, Planning Dept.
Eric Feldt, Planner
Michele K. Jayakar, Customer Service, Planning Dept.

3. **Additions or Deletions to the Agenda:** NONE

4. **Approval of Minutes:** Meeting Minutes November 20, 2019.

MOTION WAS MADE BY COMMISSIONER GODFREY AND SUPPORTED BY COMMISSIONER NEWMAN, TO APPROVE THE PLANNING COMMISSION MEETING MINUTES FOR NOVEMBER 20, 2019. ALL IN FAVOR 7-0, NONE OPPOSED.

5. **Correspondence:**

6. **Public Hearings and Deliberation/Recommendations:**

A: #Z-03-19: Request for rezoning of parcels at the intersection of Bidwell and Foster Streets, including 85,86,94 W. Bidwell, and Parcel #8260.00.061.0 (formerly 77/79 Bidwell) and #8260-00-057-0 (formerly 93 W. Bidwell) from the C-3 Intensive Business District to the R-1C Single Family Residential District.

Chairperson Buscher opened the public hearing and asked if anyone in the audience wanted to speak.

Sharleen Phillips of 76 Guest St. spoke. She states she is a member of Living Word Church. They were all set to sell to a Medical Marihuana business until two days before the closing when they were informed they were backing out due to lack of parking. She requested a postponement as long as possible.

Cynde Foster from NPC 3 states that after an NPC meeting she came forward and asked for this area to be rezoned. She states it is not a good fit for neighborhood.

Carla Berner states her home was built in the 1920's. She does not want a medical marihuana dispensary in her established neighborhood.

Robert Kiss from NPC 3. At the November NPC #3 meeting, we were all against a marihuana business.

Chairperson Buscher closed the public hearing.

Comments by the Staff and Commission Members:

Planning Manager Christine Zuzga gave the staff report.

John Stetler states that he grew up in the Bidwell neighborhood in the 1940's. Back then it was appropriate to have a neighborhood store with a bus stop. That doesn't apply today.

Commissioner Lynn Ward Gray asked if there was any feedback regarding churches turned into homes.

Planning Manager Christine Zuzga states, yes she has heard of churches being turned into homes, but added that the church would be considered legal nonconforming and be allowed to continue operation.

A MOTION WAS MADE BY COMMISSIONER WHITFIELD, SECONDED BY COMMISSIONER GRAY TO TABLE Z-03-19 UNTIL THE NEXT MEETING.

Commissioner Lynn Ward Gray asked what that time frame would be and what additional information would be requested.

Planning Manager Christine Zuzga stated the request would go to the next City Commission meetings, on January 21st and February 4th.

A VOTE WAS TAKEN ON THE MOTION TO TABLE. 1-7 (WHITFIELD IN SUPPORT), MOTION DENIED.

A MOTION WAS MADE BY COMMISSIONER STETLER, SECONDED BY COMMISSIONER GODFREY TO APPROVE #Z-03-19 TO ALLOW REZONING OF PARCELS AT THE INTERSECTION OF BIDWELL AND FOSTER STREETS, INCLUDING 85, 86, 94 W. BIDWELL, AND PARCEL #8260.00.061.0 (FORMERLY 77/79 BIDWELL) AND #8260-00-057-0 (FORMERLY 93 W. BIDWELL) FROM THE C-3 INTENSIVE BUSINESS DISTRICT TO R-1C SINGLE FAMILY DISTRICT BASED ON THE FINDINGS OUTLINED IN THE STAFF REPORT. 7-1 (WHITFIELD), MOTION CARRIED.

Comments by the Staff and Commission Members:

Christine Zuzga, Planning Manager states at the next Planning Commission meeting on January 22, 2020 the board will elect Officers.

Marcel Stoetzel, City Attorney, states that Article 5 Section 9 of the Bylaws discusses having a conflict of an issue. The Open Meetings Act states that matters about this board shall only be discussed within the body, not outside. To go over the rules for the meeting he states the Board should use Roberts Rules of Order.

Eric Feldt, Planner, states the Non-Motorized Transportation Plan preliminary draft should be ready in one month. Since marihuana was part of the discussion today he would like to remind everyone that on the City's website there is a page specifically for marihuana, medical and adult use.

Glenn Perian, Senior Planner states that the next Planning Commission meeting will be on January 22nd and a ZOMA (Zoning Ordinance Map Amendment) update will be given.

Chairperson Buscher asked if there were any other questions or comments.

Without further questions or comment the meeting was adjourned.

Adjournment: Chairperson Daniel Buscher adjourned today's meeting. All in favor, meeting adjourned at 4:45 P.M.

Respectfully Submitted: Christine Zuzga, Planning Manager, Planning Dept.



Battle Creek City Planning Commission Staff report for the July 22, 2020 meeting

To: Planning Commissioners

From: Christine M. Zuzga, AICP, Planning Manager

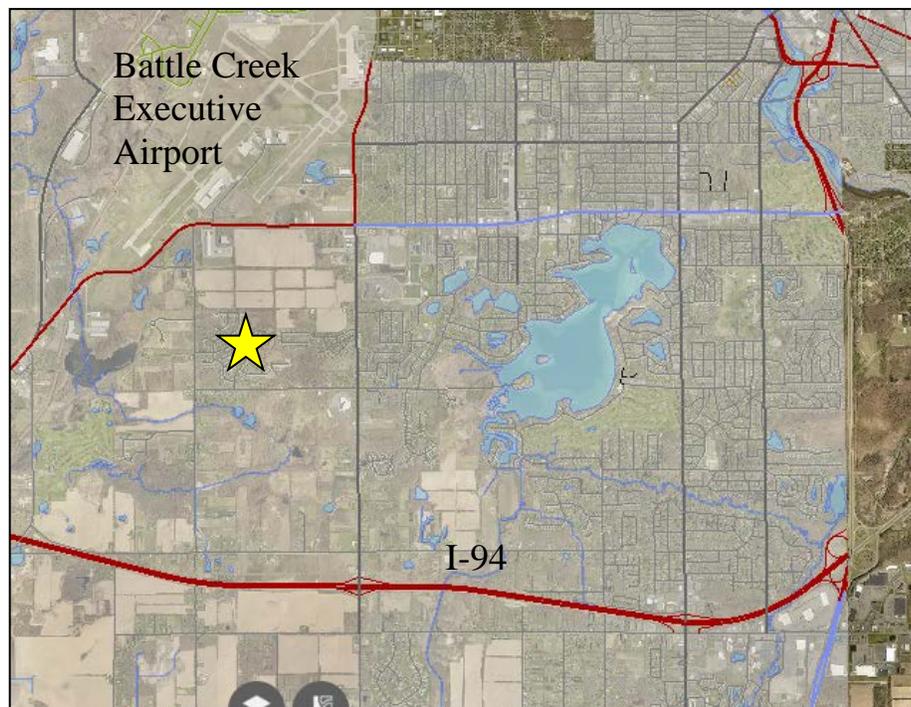
Subject: Petition Z-01-20, request for a conditional rezoning of thirteen parcels in Huntington Hills to allow mixed residential density.

Summary

Petition from Stetler Built Homes Inc., 291 N. 20th St., Battle Creek, MI, 49037, requesting a conditional rezoning to allow increased density on vacant land known as Huntington Hills, lots 34-46. The conditional rezoning would allow a change from 13 parcels to 31 attached dwelling units in Calhoun County Subdivision Plan No. 30.

Background/Property Information

Huntington Hills is located on the east of Stone Jug Road, north of Watkins Road. The subdivision was approved as a Planned Unit Residential Development and contains a mix of single family homes and condominiums.



This property, and land adjacent to the north, west, and south is zoned Agricultural. Directly east is Jacaranda Estates, a single family residential subdivision, zoned R1B Single Family Residential.

Single Family Residential is a permitted use in the Agricultural zoning district. Huntington Hills was developed under the Planned Unit Residential Development (PURD) process which allows for flexibility from the standards established in the zoning ordinance. The flexibility can be attributed to density, housing types, setbacks, etc. and is approved as part of the development plan. Approval of a PURD is by the City Commission with recommendation by the Planning Commission.

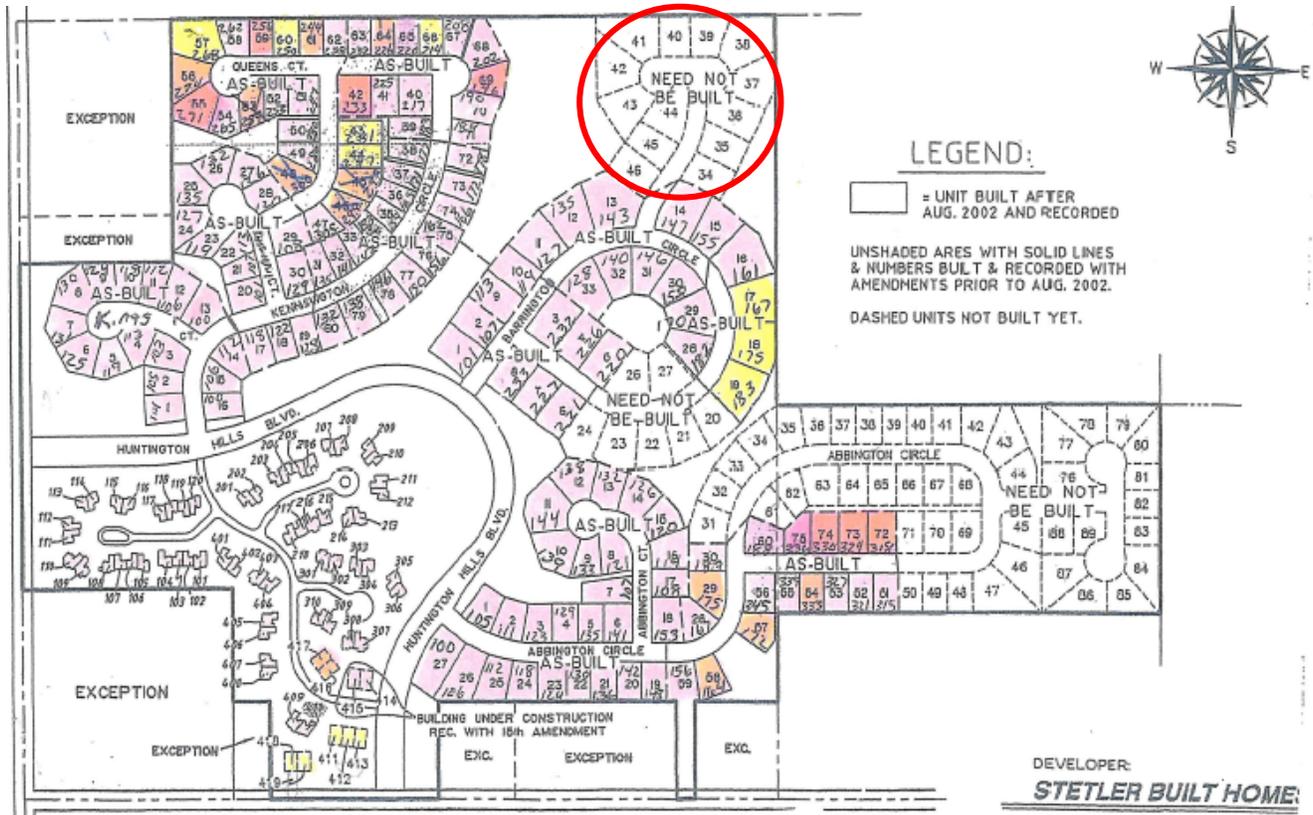
The layout of Huntington Hills included single family homes in three neighborhoods, with varying sizes of parcels and homes, and an area of attached residential units, primarily duplexes. The development is served by public utilities and roads.

Project Scope

The thirteen parcels subject to the request are located on the northeast corner of the development, shown in red on the aerial below.



The Planned Unit Residential Development approval included thirteen single family parcels accessed from a small drive off Barrington Circle. Per the condominium regulations, homes in this section of the subdivision were required to be a minimum of 2,000 to 2,600 s.f. in size.

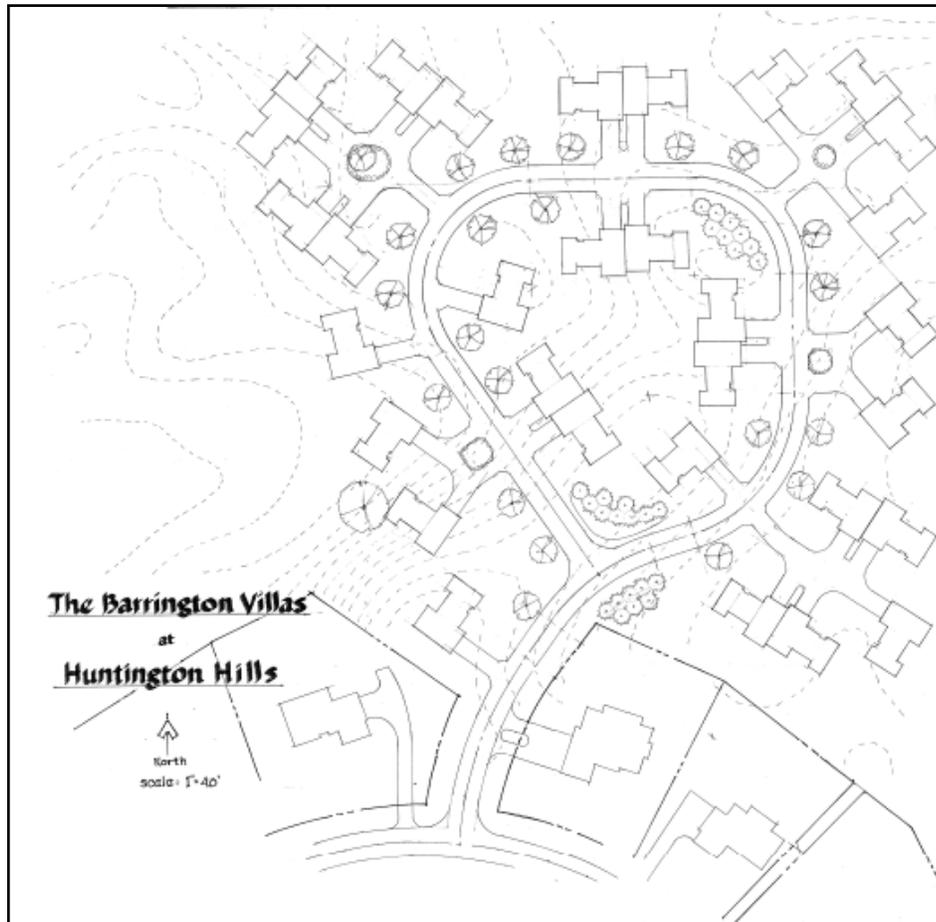


Due to increase in construction costs and changing market demographics, the developer is seeking a conditional rezoning to allow mixed density residential in this portion of the subdivision to allow thirty-one dwelling units in twenty-two buildings, a mix of eleven single family structures, and ten duplexes.

If approved, these units will be very similar in nature to the duplex under construction at the Gethings entrance to the subdivision. The units will be approximately 1,350 s.f. in size and have a variety of floor plan and exterior options (examples included in the application). Each unit would have a two car attached garage and other amenities. The price point for each unit is approximately \$280,000. The target market for these units would be senior citizens looking to downsize into smaller homes with less maintenance.

The applicant has included elevations and building plans with his application that show the approximate design of the buildings. The proposed structures include a significant portion of the front façade being brick/stone, high roof elevations, and high quality design. Staff does not feel the scale nor the design of the proposed buildings will be inconsistent with the existing homes. To ensure building construction meets these standards, planning staff will review each building permit application, elevations, and plans to ensure consistency with this proposal, if approved.

An approval of this request would be tied to the parameters listed in the application concerning use, size, location, and design. If approved, the applicant would commence with engineering plans for the roads and utilities. The applicant would be responsible for ensuring all other codes, regulations, and/or limitations concerning utilities, roads, building/trade codes, and stormwater management are met.



Applicable Ordinance Provisions

In 2005 the Michigan Zoning Enabling statute was amended to allow for conditional rezoning of land. This amendment to allow conditional rezoning provided another tool for property owners seeking the ability to use their property in a way other than what is allowed by current zoning. If approved, a conditional rezoning ties the use and any development of a property to specific conditions offered by the property owner. This is very similar to how the special use permit process and approval works, though this is not limited to a specific list of special uses provided for by ordinance. The other difference is that conditions cannot be imposed by a municipality, but must be offered by the applicant.

Public Hearing and Notice Requirements

As required by the Zoning Enabling Act of 2006, as amended, a public hearing notice was published in the Battle Creek Shopper's Guide on Thursday, July 2, 2020 and notices of the public hearing were also sent by regular mail on Tuesday, July 7, 2020 to 78 owners and occupants of properties located within 300 feet of the subject parcel. To date, the Planning Department has received a few email and voicemail questions but has not yet received any official statements of support nor opposition.

Neighborhood Outreach

This parcel is located in Neighborhood Planning Council #10. A representative attended their February 24, 2020 meeting to discuss the project. The group did not have a quorum and could not make a recommendation; the letter is attached to the packet. It is our understanding that the applicant also discussed the request with the Huntington Hills condominium association.

Analysis and Recommendation

As this is a rezoning request, consideration should be given to the proposed use as it relates to the surrounding zoning and land uses, existing infrastructure, and most importantly consistency with the Comprehensive Plan.

- The 2018 Master Plan analysis (pg 21-22) finds that the number of seniors with higher income is on the rise, as is the need for housing for this population. Recent housing studies incorporated into the master plan also show a demand for new housing units, particularly those that provide flexible housing opportunities other than single family homes. The master plan notes the importance of these efforts as a means to attract residents to living in the City while driving additional demand.
- Goal 2 of the Master Plan (pg 38) is to “Reposition land use to reflect the anticipated needs of the community - Adjust current land use regulations to match Battle Creek’s changing character and community needs.” It is important to use zoning as a tool to guide future development in order to meet the changing market and community needs. The current zoning ordinance is very much a product of traditional efforts to provide single and separate land uses and does not take into account changing market conditions and housing choices. The conditional rezoning of this section of property takes into consideration the increasing senior population, and the demand for higher end, smaller units that provides community maintenance.
- Goal 1 (pg. 37), “Promote investment in the city core while limiting unnecessary and premature outward growth. Focus future development to infill within the urban growth boundary where infrastructure and activity already exists”, prioritizes infill development in the core areas of the City, but does stress that it is important to encourage infill and flexible housing choices in areas of the City served by public utilities. While further development should be encouraged in the city core, this development is served by public infrastructure and has demonstrated success with a mix of housing styles. It also provides an opportunity for city living in a more rural setting.
- The Future Land Use map (pg. 51) indicates this and adjacent properties as the “Suburban Residential” place-type. The description of this place type (pg. 58) describes single family residential, both attached and detached styles, as being appropriate especially on the edge of developments to buffer detached single family homes from the potential for higher intensity uses along the periphery.

- The current density for Huntington Hills is 1.95 dwelling units per acre. The requested increase is to 2.07 dwelling units per acre, a negligible increase. The footprint of the proposed duplexes will be approximately 2,600 to 2,800 s.f. whereas the footprints of the existing homes in the development range from 2,406 s.f. to 4,500 s.f.. The change in housing style and reduction in square footage does not dramatically increase the amount of developed land. Even with the increase in number of units, the reduction in square footage and targeted demographic in seniors will likely reduce the amount of traffic from what was originally approved.
- Though the buildings will be placed more compactly than the single family homes in the neighborhood, they will be placed at the edge of the development which allows the proposed structures to blend into their surroundings. Additionally, the mixture of single family structures and duplexes will provide some variety along the street frontage, while maintaining design standards that are consistent with the homes already constructed.
- The approval of this request is directly tied to the proposed use and elements of the proposed use as provided for by the applicant in the application. Any substantial changes contrary to that which is included on the application would require review and approval by the Planning Commission and City Commission.

Therefore, based on the above findings and pursuant to M.C.L. 125.3405, planning staff recommends that the Planning Commission recommend to the City Commission approval of Petition from Stetler Built Homes Inc., 291 N. 20th St., Battle Creek, MI, 49037, requesting a conditional rezoning to allow increased density on vacant land known as Huntington Hills, lots 34-46. The conditional rezoning would allow a change from 13 parcels to 31 attached dwelling units in Calhoun County Subdivision Plan No. 30. The conditional rezoning is requested pursuant to M.C.L. 125.3405.

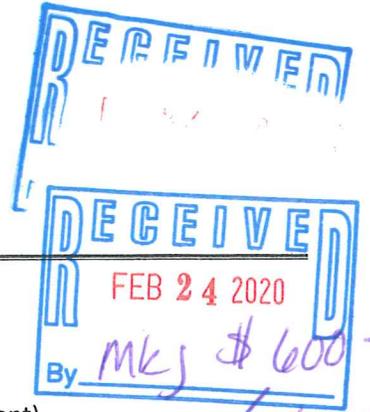
Attachments

The following information is attached and made part of this Staff report: Conditional Rezoning Petition Form and Supplemental Information (Petition #Z-01-20)



City of Battle Creek

Community Services - Planning and Zoning Division
City Hall • 10 N. Division Street, Ste. 117 • Battle Creek, Michigan 49014
Ph (269) 966-3320 • Fax (269) 966-3555 • www.battlecreekmi.gov



REZONING Application

Straight Rezoning
(to new zoning district)

Conditional Rezoning
(to allow specific use/development)

Petition No. _____

Date Received: 2/24/20

APPLICANT

NAME: Stetler Built Homes Inc.
ADDRESS: 291 N. 20th St., Springfld, MI 49037
PHONE: 269 441 1800 FAX: 269 441 1799
EMAIL: johnstetler@sbcglobal.net

OWNER (if different from applicant)

NAME: _____
ADDRESS: _____ CITY/STATE: _____ ZIP: _____
PHONE: _____ FAX: _____
EMAIL: _____

****If the applicant is not the property owner, a letter signed by the owner agreeing to the Rezoning must be included with the application.**

EXISTING CONDITIONS

Address(es) of property for which the request is being sought: none assigned

Current use of the property: vacant land Huntington Hills

List existing structures on the property, size, and the approximate age of each. None

Has property involved ever been the subject of a previous application? If yes, please list each one and the date the request came before the Planning Commission. 8/15/95 the commission rezoned this to a PURD

FOR STRAIGHT REZONING REQUESTS ONLY:

Current Zoning of Property: PURD

Requested Zoning District: change in density of the existing PURD

Describe land uses surrounding the subject property and those in the vicinity: Residential and Agricultural

Would the rezoning place excess demands on public resources including roads, utilities, public safety, etc.?
Explain: No

FOR CONDITIONAL REZONING REQUESTS ONLY (please attach extra pages if necessary):

What is the proposed use of the property that warrants the request? Provide specific details as to the use including square footage of each uses proposed for the property: See attached maps and plans

Please list all activities that will take place on the property if the request were approved?

Residential - mostly senior

How many employees currently work on the property? How many will be added if the request is approved, and what days/times will they be onsite? None

Will the approval of the proposed use necessitate changes to the property, i.e. building construction, additional parking, landscaping, driveways, fencing? If yes, please provide a list of property improvements that will be associated with the development and attach a site plan/building elevations showing existing and proposed improvements. What is the cost of investment proposed if the development were approved?
\$00,000,000

What are the proposed hours of operation? Please indicate if the proposed use will be temporary, seasonal, or long term in nature, providing dates and timeframes if applicable: Residential use

Explain the basis for which you feel this application should be approved. _____

This project would fill the need to have newer condos
in the city.

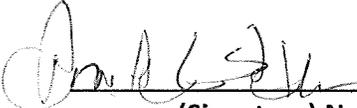
SUBMITTAL REQUIREMENTS

Each request requires the following items to be submitted along with the completed application; incomplete applications will not be forwarded to the Planning Commission.

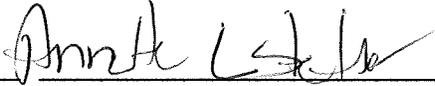
1. Payment of a non-refundable \$600.00 filing fee, made payable to the City of Battle Creek.
2. An affidavit authorizing an applicant to act on behalf of the owner if the petitioner is not the owner.
3. Legal description of subject property and a list of all deed restrictions.
4. Property Site Plan, if site changes are proposed.
5. Building Elevations, if building elevation improvements are proposed.

APPLICANT SIGNATURE

By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for submission of a rezoning application have been submitted. Furthermore, the applicant understands that all any approval is based upon the contents of the submitted application and any future proposed change must be reviewed with the Planning Department and may be subject to approval of a revision of the rezoning by the Planning Commission and City Commission.



(Signature) Name

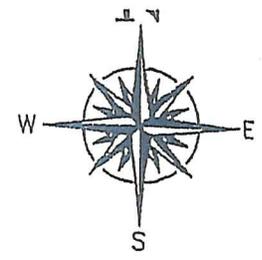


(Print Name)



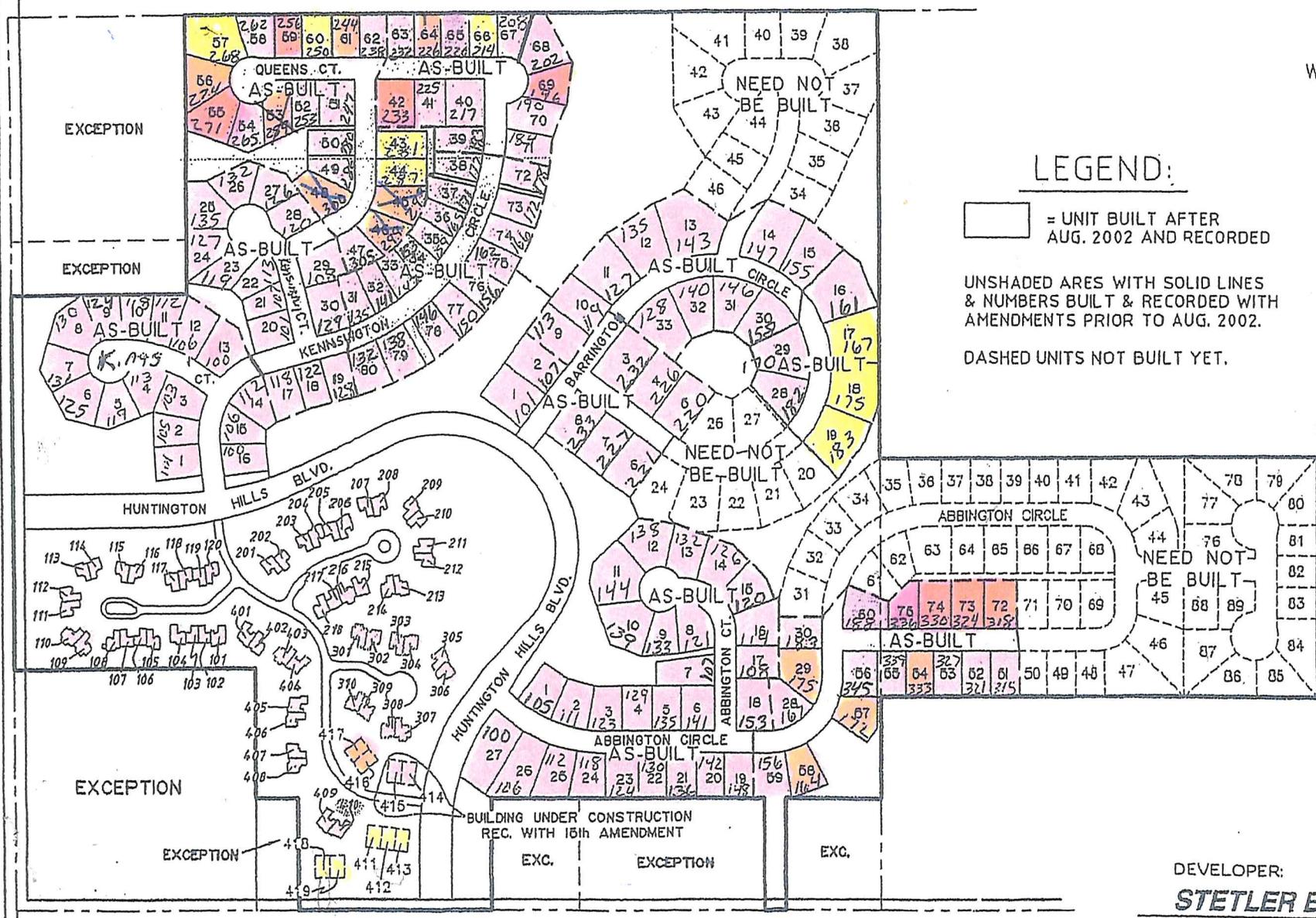
Date

available
 sold



LEGEND:

- = UNIT BUILT AFTER AUG. 2002 AND RECORDED
- UNSHADED AREAS WITH SOLID LINES & NUMBERS BUILT & RECORDED WITH AMENDMENTS PRIOR TO AUG. 2002.
- DASHED UNITS NOT BUILT YET.



DEVELOPER:
STETLER BUILT HOME

Results of Market Study

We interviewed prospective owners, top selling REALTORS, and appraisers so we could build what people are looking for. Here are some of the top replies:

Open floor plan

Large room for family gatherings

2 bedroom suites on the same floor

1st floor laundry

Downsize

Pantry

No front yard garage

Eat in open kitchen with island

large doors

large shower

tall toilets

2 lavatories in master bath

sunroom

end units

full basement w/
egress window

HUNTINGTON HILLS RESTRICTIONS

at a glance.

Below is a summary of Huntington Hills Restrictions. Before completing a purchase the Purchaser should review the detailed restrictions.

1. No structure shall be built without the approval of the Developers Review Committee.
2. Minimum size Kensington – 1300 Sq. Ft. 1-Story
 Kensington – 1600 Sq. Ft. 2-Story
 Abbington – 1600 Sq. Ft. 1-Story
 Abbington – 2000 Sq. Ft. 2-Story
 ↘ Barrington – 2000 Sq. Ft. 1-Story
 ↘ Barrington – 2600 Sq. Ft. 2-Story
3. Construction of residence shall be completed within 12 months of starting.
4. No prefabricated buildings or modular homes.
5. No dog kennels or runs without written approval of Developers Review Committee.
6. No exterior fuel tanks.
7. Setbacks - Kensington – 30 feet front yard
 Kensington – 8 feet side yard
 Abbington – 30 feet front yard
 Abbington – 10 feet side yard
 ↘ Barrington – 35 feet front yard
 ↘ Barrington – 10 feet side yard
8. No fences or hedgerows in any front or side yard.
9. No above ground swimming pools.
10. No storage of boat trailers, travel trailers, etc.
11. No household pets except dogs and cats. No animal shall be permitted to run loose.
12. No discharge of firearms, pellet guns, bow & arrows, etc.
13. No soil shall be removed from a building site without approval.
14. No landscaping will be done in the general Common Elements without the approval.
15. Dues will be charged to maintain the park areas.

The Barrington Villas

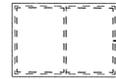
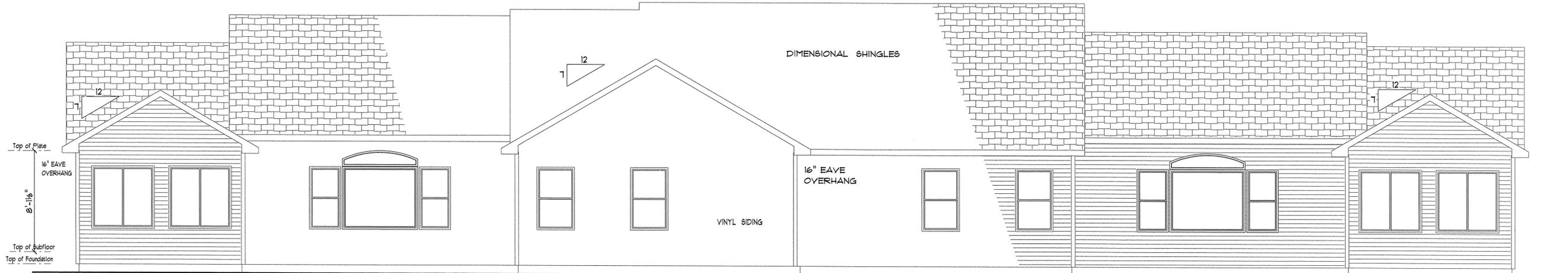
at

Huntington Hills



North
scale: 1"=40'





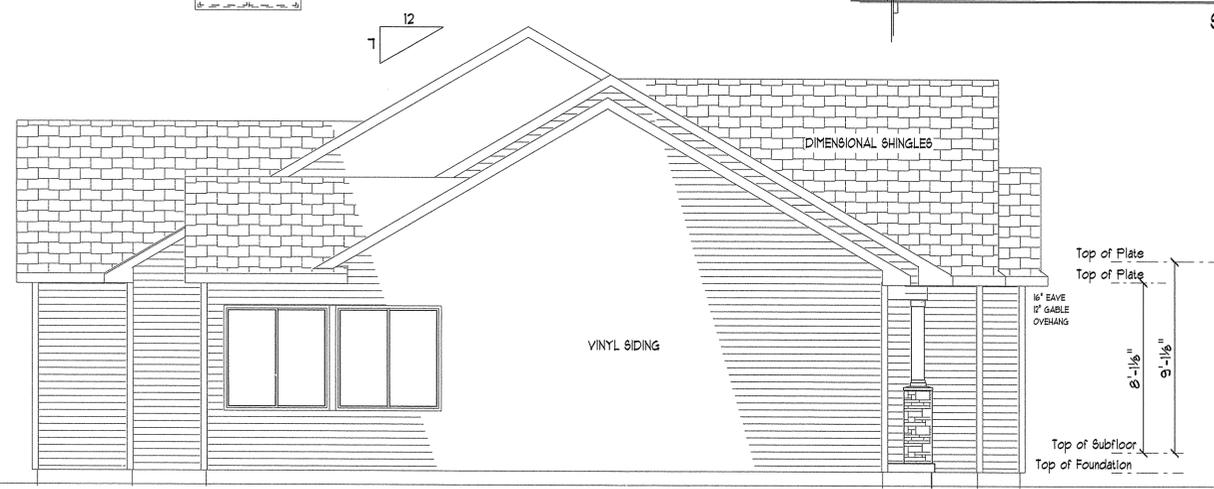
EGRESS WINDOW



EGRESS WINDOW

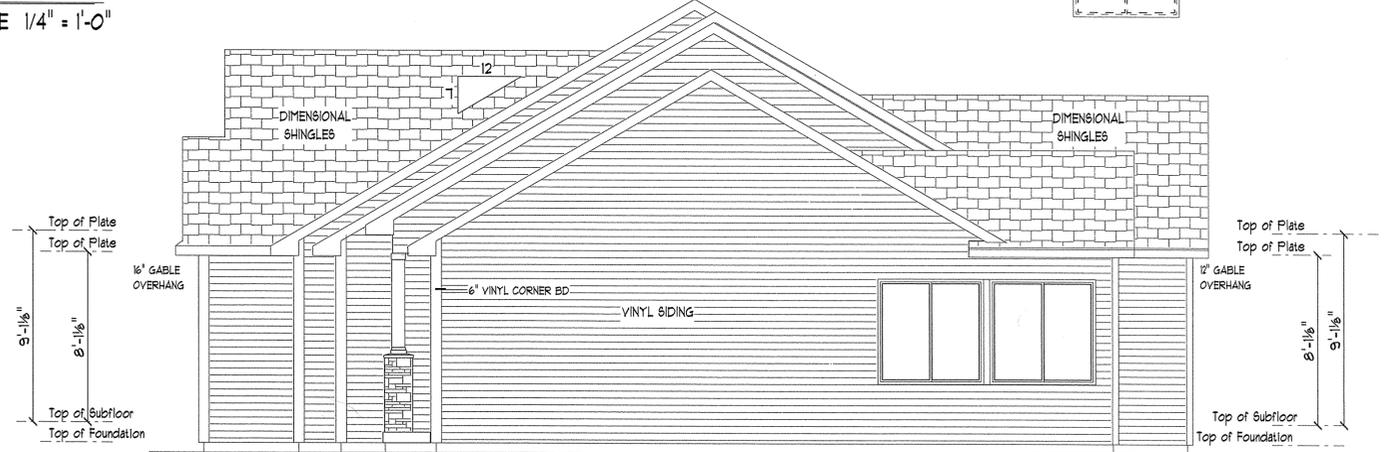
REAR ELEVATION PLAN A

SCALE 1/4" = 1'-0"



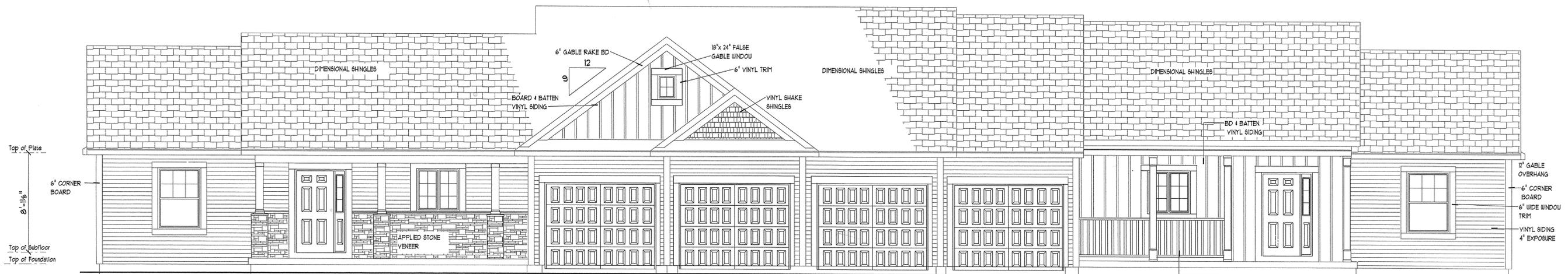
LEFT ELEVATION PLAN A

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION PLAN A

SCALE 1/4" = 1'-0"



FRONT ELEVATION PLAN A

SCALE 1/4" = 1'-0"

CONDO PLAN A

STETLER CONSTRUCTION

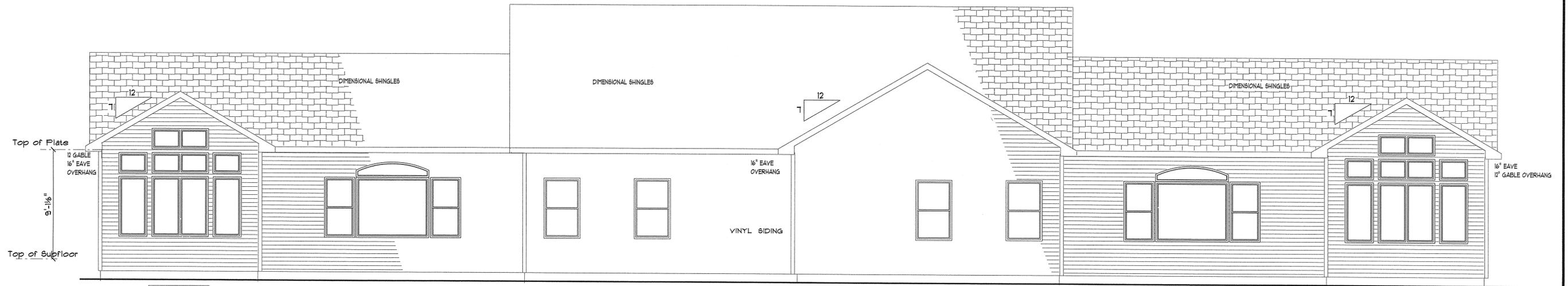
291 N 20th STREET BATTLE CREEK MI 49031

Date:

Scale:

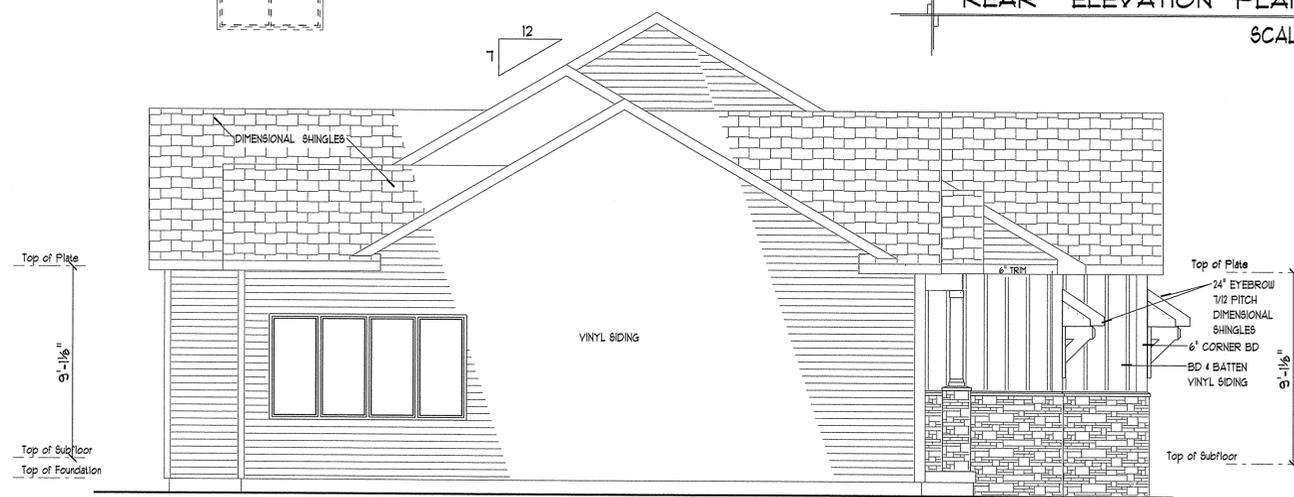
1/4" = 1'-0"





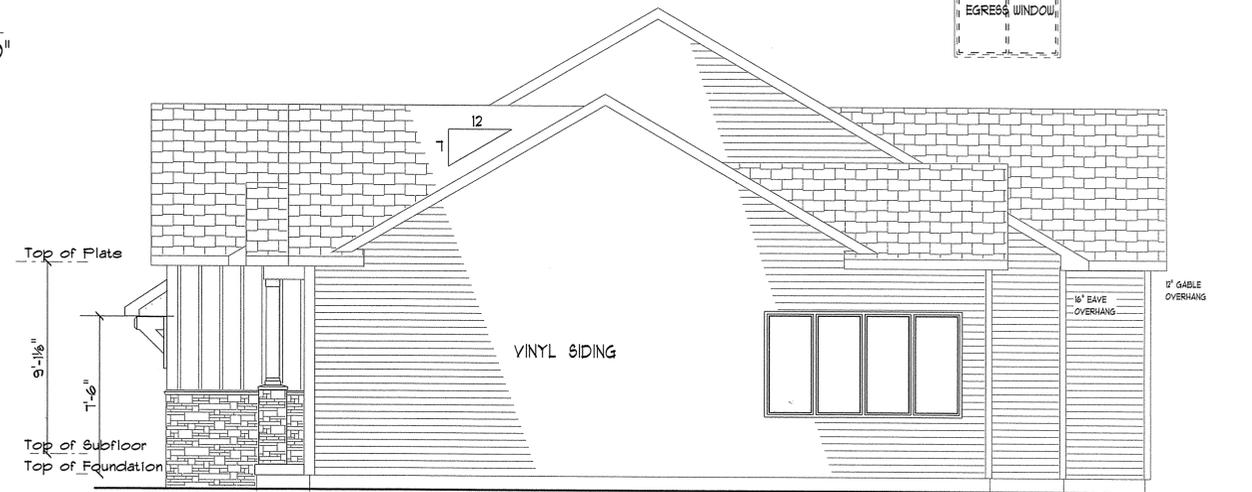
REAR ELEVATION PLAN B

SCALE 1/4" = 1'-0"



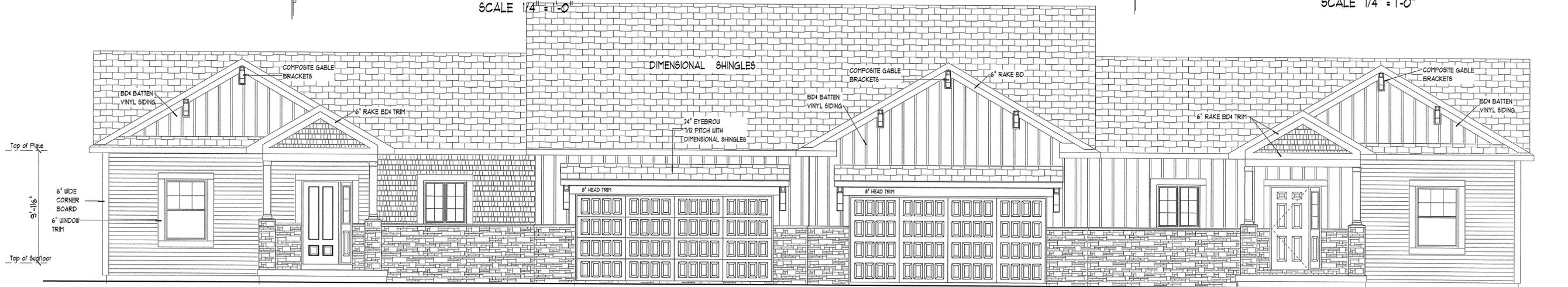
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION PLAN B

SCALE 1/4" = 1'-0"

CONDO PLAN B

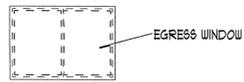
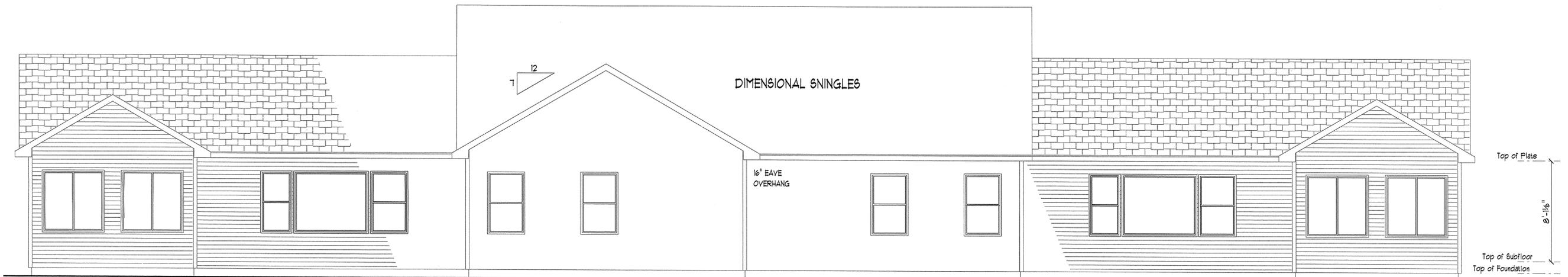
STETLER CONSTRUCTION
291 N 20th STREET BATTLE CREEK MI 49037

Date:

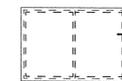
Scale:

1/4" = 1'-0"

B-1



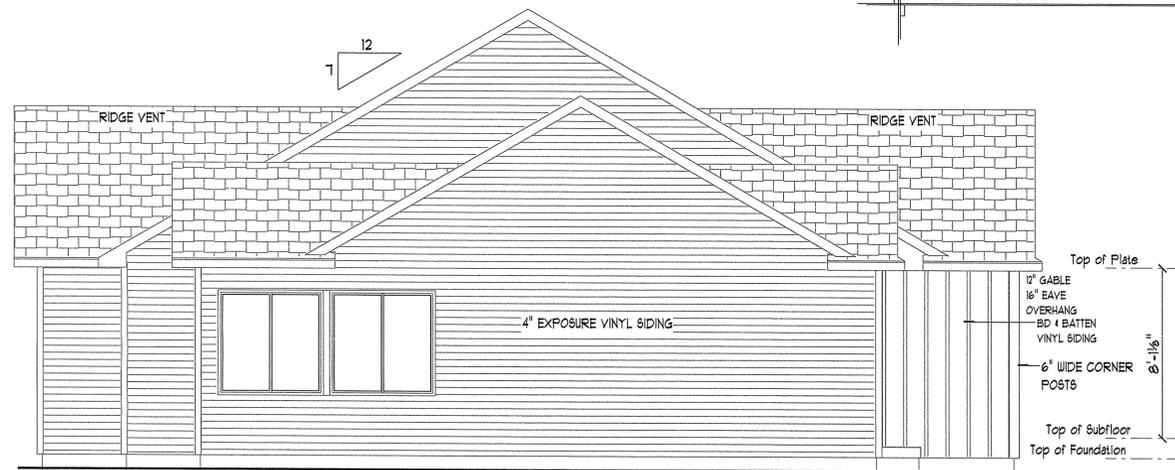
EGRESS WINDOW



EGRESS WINDOW

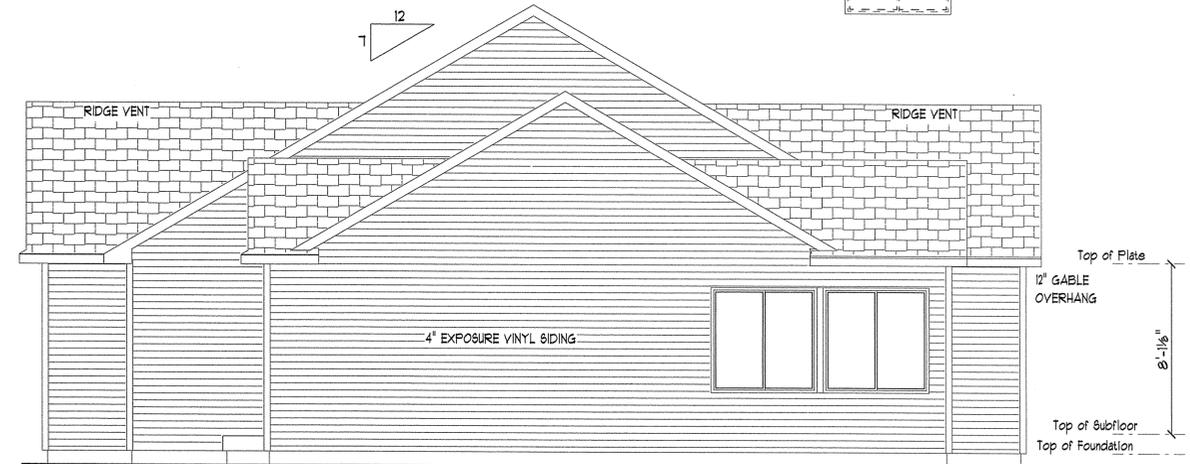
REAR ELEVATION C

SCALE 1/4" = 1'-0"



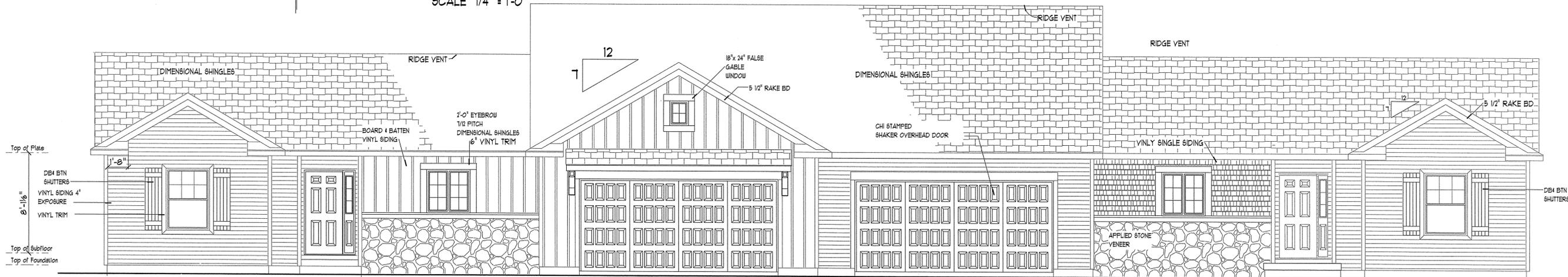
LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION A

SCALE 1/4" = 1'-0"



FRONT ELEVATION C

SCALE 1/4" = 1'-0"

CONDO PLAN C

STETLER CONSTRUCTION

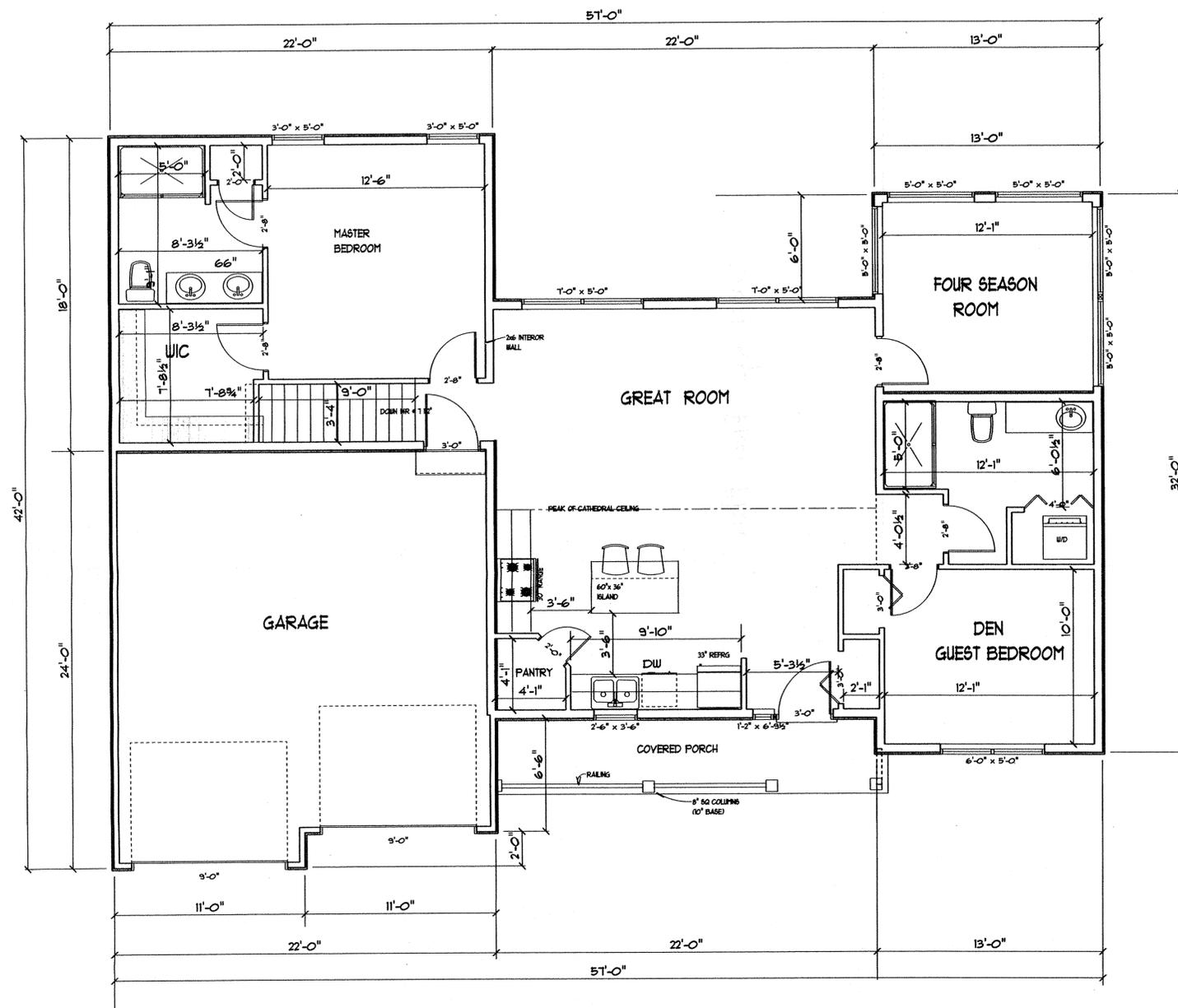
291 N 20th STREET BATTLE CREEK MI 49031

Date:

Scale:

1/4" = 1'-0"

C-1



FLOOR PLAN
 SCALE 1/4" = 1'-0" **PRELIMINARY**

HUNTINGTON HILLS RESTRICTIONS

Section 5.3 Priority. Nothing contained in the Condominium documents shall be construed to give a Condominium Unit Owner, or any other party, priority over any rights of first mortgagees of Condominium Units pursuant to their mortgages in the case of a distribution to Condominium Unit Owners of insurance proceeds or condemnation awards for losses to or a taking of Condominium Units and/or Common Elements.

ARTICLE VI
RESTRICTIONS

Section 6.1 Residential Purposes. No Unit in the Condominium shall be used for other than single family residential purposes. Any dwelling constructed on a Unit shall have an attached private garage for not less than two (2), nor more than three (3) automobiles for THE ABBINGTON and THE KENSINGTON, and not less than three (3), nor more than four (4) automobiles for THE BARRINGTON.

Section 6.2 Character and Size of Buildings.

(a) No residence or other structure shall be commenced, erected, or maintained on a Unit, nor shall any exterior addition to or change or alteration of any structure be made, until the plans and specifications showing the design, height, materials, location on parcel, and the grading plan of the Unit to be built upon, shall have been submitted to and approved in writing by the Developer's Review Committee ("Committee") and a copy of the plans and specifications shall have been permanently filed with the Committee. The plans submitted to the Committee shall specifically include floor plans, front, rear and side elevations, and plot plan.

(b) The Committee shall have the right to refuse to approve any such plans or specifications or grading plans which are not suitable or desirable, in its opinion, for aesthetic or other reasons; and in so passing upon such plans, specifications and grading, it shall have the right to take into consideration the suitability of the proposed residence to be built on the Unit, and the harmony of it with the natural features of the Project and with any residences that may have been constructed on other portions of the Project. The purpose of this Article is to cause the Project to be developed into a harmonious, private residential area, and if a disagreement on the points set forth in this Article should arise, the decision of the Committee shall control.

(c) In the event the Committee shall have failed to approve or disapprove such plans and specifications in writing within thirty (30) days after the same shall have been delivered, then the same shall be deemed to have been approved, provided that the plans and specifications and the location of the residence on the Unit conform to and are in harmony with existing residences in the Project, these restrictions and applicable zoning laws and building codes.

(d) In no event shall any residence be permitted on any Unit which does not comply with the following minimum area requirements, exclusive of garage spaces, space within unwinterized porches and decks, and space within basements which do not contain exterior door openings and windows on at least two (2) walls substantially equivalent to those on other floors:

(1) One story, one story walkout, and bi-level:

KENSINGTON: 1,400 square feet on the first floor 1300 sq ft
ABBINGTON: 1,400 square feet on the first floor 1600 sq ft
BARRINGTON: 2,000 square feet on the first floor

(2) One and a half story and two story:

KENSINGTON: 1,600 square feet ~~on the first floor~~
ABBINGTON: 2,000 square feet ~~on the first floor~~
BARRINGTON: 2,600 square feet ~~on the first floor~~

(g) All construction of any residence shall be completed within twelve (12) months after the issuance of a building permit unless an extension of time is granted in writing by the Committee. The construction of any new residence or the repair of any residence damaged by fire or otherwise, shall be completed as rapidly as possible and should the owner leave such building in an uncompleted condition for a period of more than one (1) year, then the Developer or the Association or their agents or assigns are authorized to either tear down and clear from the Unit the uncompleted portion of such structure or to complete the same, at their option, and in the either event, the expense incurred shall be charged against the owner's interest therein and shall become a lien on the Unit upon which the residence is located; subject to collection or enforcement in the same manner set forth in Section 2.6, above.

(h) No custom-made or prefabricated out-buildings (i.e., trailer, tent, shanty, shack, barn, shed, etc.), whether wood, metal or other construction shall be permitted, either free standing or attached to a pre-existing residence, on any Unit, except upon prior written approval from the Committee. Dog kennels and dog runs, among other kinds of out-buildings, shall also be prohibited without prior written approval.

(i) Temporary buildings of any kind are expressly prohibited and temporary residence or occupancy shall not be permitted without a fully completed exterior of the residence being occupied.

(j) No old or used buildings of any kind whatsoever shall be moved to or reconstructed on any Unit. All residences to be constructed shall have finished exteriors of brick, stone, wood, or aluminum or vinyl siding or a combination thereof. The exterior finish shall also be subject to the prior approval of the Committee.

(k) All sewage shall be disposed of through a sanitary sewer system of such type and installed in such manner as shall be approved by the Calhoun County Health Department and appropriate authorities of the State of Michigan.

(l) All utilities, including, but not limited to, electricity, telephone, water, sewage, and gas shall be installed underground, when reasonably possible, except as may otherwise be permitted by prior written approval of the Committee. Exterior fuel tanks shall expressly require the prior written approval of the Committee, including, if permitted, approval of size, placement and screening.

(m) Each unit shall have a minimum of footage for yards as follows:

(1) Front yards:
KENSINGTON: 30 feet
ABBINGTON: 30 feet
BARRINGTON: 35 feet

(2) Side yards:
KENSINGTON: 8 feet
ABBINGTON: 10 feet
BARRINGTON: 10 feet

(A corner unit is a corner unit that lies at the corner of two streets. In the event a unit lies on a corner, then the side yard abutting the side street shall have a minimum footage of thirty (30) feet from the side street. In the event a unit abuts a park area on its side, then the side yard abutting the park shall have a minimum footage of ten (10) feet from the park area)

- (3) Back yards:
KENSINGTON: 30 feet
ABBINGTON: 30 feet
BARRINGTON: 30 feet

(n) Each unit shall have a 16 foot wide hard surface driveway or parking space for two (2) vehicles.

Section 6.3 Fences. No fences, hedge rows, garden walls and outdoor screen fences shall be erected or planted in front or side yards.

Section 6.4 Swimming Pools. All swimming or wading pools shall be constructed in the ground and shall be enclosed by a permanent fence of at least six (6) feet high. Construction thereof shall be commenced only with the prior written approval of the Committee.

Section 6.5 Signs. No advertising sign of any kind, unless specifically approved by the Association's Board of Directors, shall be displayed to the public view on any portion of the Project, except one (1) sign of not more than five (5) square feet advertising a Unit during construction and/or sale shall be permitted. Such signs as are allowed shall be maintained in good condition at all times and shall be removed upon termination of their use.

Section 6.6 Activities on Property.

(a) No portion of the Project shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept, except in sanitary containers property concealed from public view.

(b) No immoral, improper, unlawful, or offensive activities shall be carried on on any Unit, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood or adjoining residences, nor shall any unreasonably noisy activity be carried on on any portion of the Project.

(c) The stockpiling and storage of building and landscaping materials and/or equipment shall not be permitted on any Unit, except during construction of a residence on such Unit, without the prior written approval of the Committee.

Section 6.7 Equipment. No mobile home or trailer may be used for residence purposes, nor be connected with sewer, electricity, or water. All mobile homes and major recreational equipment must be parked or stored inside of the garage. Such equipment may be parked on a lot or parcel for the purposes of loading or unloading for a period not to exceed 48 hours in any 30-day period. For the purposes of this paragraph, "Major Recreational Equipment" shall be deemed to include travel trailers, coach campers, motorized homes, tent trailers, tent campers, pick-up covers, pick-up trucks, boats, boat trailers, snowmobiles, horse trailers, houseboats, rafts, float boats, dune buggies, and all similar equipment.

Section 6.8 Vehicular Parking and Storage. All non-motorized vehicles (including, without limitation, house trailers, utility trailers, boat trailers, boats, camping trailers and snowmobile trailers), commercial vehicles, camping vehicles, snowmobiles, recreational vehicles, or vehicles other than automobiles or vans not exceeding twenty (20) feet in overall length, shall be stored within the private garage attached to the residence, or with the consent of the Committee, outside of the view of neighboring units. No inoperable vehicles of any kind shall be brought or stored upon any portion of the Project, either temporarily or permanently. Except for emergency repairs, no maintenance work shall be performed on any vehicle on any portion of the Project. Commercial vehicles and trucks shall not be parked on any portion of the Project, except while making deliveries and pick-ups in the normal course of business, or during the construction of a residence on a Unit within the Project, or unless parked completely within a garage on a Unit.

Section 6.9 Animals. No animal, except for household pets such as dogs and cats, shall be kept in or permitted on the Condominium Project, without the prior consent and approval of the Board of Directors, which consent, if given, shall be revocable at any time by the Board for failure by the owner of a pet to observe provisions of the Bylaws or Rules and Regulations of the Association pertaining to pets. Any pets kept in the Condominium shall have such care and restraint as not to be obnoxious on account of noise, odor, or conduct. No savage or dangerous animal shall be kept. No animal shall be permitted to run loose upon the Common Elements and any animal shall at all times be attended by some responsible person while on the Common Elements. No more than two dogs or cats shall be kept in a Unit at any one time. Any person who causes or permits an animal to be brought or kept on the Condominium property shall indemnify and hold harmless the Association for any loss, damage or liability which the Association may sustain as a result of the presence of such animal on the Condominium property, regardless of whether the Association has consented thereto. The Association may, without liability to the owner thereof, remove or cause to be removed any animal from the Condominium which it determines to be in violation of the restrictions imposed by this

Section. The Association shall have the right to require that any pets be registered with it and may adopt such additional reasonable rules and regulations with respect to animals as it may deem proper, including, but without limiting, designation of specific areas for exercising or otherwise maintaining such animals on the Common Elements.

Section 6.10 Dangerous Weapons. No co-owner of any portion of the Project shall use, or permit the use by any occupant, agent, employee, invitee, tenants, guest, or member of his family of any firearms, air rifles, pellet guns, bows and arrows, or other similar dangerous weapons, projectiles, or devised anywhere upon any portion of the Project.

Section 6.11 Conservation. As set forth above, it is the Developer's intention to cause the Project to be developed into a harmonious, private residential area in harmony with the natural features of the property. Hence, in the development or use of the Project, the following standards shall be observed.

(a) Erosion Control. No soil shall be disturbed, moved or removed from any portion of the Project without the prior consent of the committee and the Developer. All soil removed in any excavation or construction shall not be removed from the Project without the prior approval of the Developer and without such soil having first been offered at no charge (except removal charges), for use elsewhere within the Project by Developer or Developer's assigns. Upon the completion of the residence on any Unit, the owner of such Unit shall cause it to be finish-graded and seeded, sodded, or returned to a condition as close as possible to its nature state as soon after completion as weather permits. All landscaping shall be of an aesthetically pleasing nature and shall be maintained at all times. Basic landscaping, including finished grading and installation of driveways must be completed within six (6) month of the date of occupancy of a residence.

Section 6.12 Building Set-Backs and Obstructed View. Front set backs shall be in accordance with paragraph 6.2 as hereinbefore set forth. Said set backs shall be in accordance with zoning regulations for the City of Battle Creek.

Section 6.13 Administration

(a) Developer's Review Committee Composition.

(1) The Committee shall consist initially of John F. Stetler, Annette L. Stetler, and Darrell Swanson. Action taken by a two-thirds (2/3) of the committee shall constitute action of the entire Committee. At such time as residences have been constructed on at least seventy percent (70%) of the Units within the Project (including expansion of condominium), the committee shall consist of three (3) persons, who shall be appointed by the Association, although Developer shall be entitled to select one member of the Committee so long as they have an interest in any Unit within the Project. Action by any two members of a three-member committee shall constitute action of the entire committee.

(2) In the event of death, resignation or inability to act of any member of the Committee, the remaining members shall have authority to designate a replacement member, subject to the provisions of this Section.

(b) Administration by the Committee. The Committee shall have the following powers and duties in addition to the other such powers and duties set forth elsewhere in this Instrument:

(1) Approval of Plans. All plans and specifications for the construction of any residence, the undertaking of any grading, and the location of any such residence, the exterior alteration of any residence and all exterior used or improvements on a Unit shall be approved by the Committee prior to construction, in accordance with this Article. The Committee may reject all or any portion of the plans submitted or require the modification or re-submission of any such plans.

(2) Variances. The Committee may grant variances in its absolute discretion from this Article so long as the general intent of this Article shall be substantially achieved; provided, however, that the granting of any variance by the Committee shall require the unanimous vote thereof.

(3) **Enforcement.** The Committee shall have the primary responsibility for the enforcement of this Article, although enforcement may also be undertaken by the Association or the Developer. For such purpose, it shall have the right to take or refuse to take such action as herein provided, institute legal or equitable proceedings, or to take such other action which is reasonably calculated to achieve the purposes herein set forth. Any reasonable cost incurred in enforcing this Article shall be assessable against the Unit and the owner thereof, from which a violation arose, and may be enforced in the same manner as provided for in Section 2.6, above. The owner or mortgagee of any Unit within the Project may also enforce the covenants set forth herein.

Section 6.14 **Regulations.** Reasonable regulations consistent with the Act, the Master Deed and these Bylaws, concerning the use of the Common Elements may be made and amended from time to time by Board of Directors of the Association. Copies of all such regulations and amendments thereto shall be furnished to all Co-owners and shall become effective thirty (30) days after mailing or delivery thereof to the designated voting representative of each Co-owner. Any such regulation or amendment may be revoked at any time by the affirmative vote of more than fifty percent (50%) of all Co-owners in value.

Section 6.15 **Responsibility for Actions.** Each Co-owner shall maintain his Unit and any Limited Common Elements appurtenant thereto for which he has maintenance responsibility in a safe, clean and sanitary condition. Each Co-owner shall also use due care to avoid damaging any of the Common Elements. Each Co-owner shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by him, his assigns, tenants, agents, invitees or licensees, unless such damages or costs are covered by insurance carried by the Association in which case there shall be no such responsibility (unless reimbursement to the association is excluded by virtue of a deductible provision, in which case the responsible Co-owner shall bear the expense to the extent of the deductible amount). Any costs or damages to the Association may be assessed to and collected from the responsible Co-owner in the manner provided in Article II of these Bylaws.

Section 6.16 **Reserved Rights of Developer.** None of the restrictions contained herein shall apply to the development and construction activities, and signs, if any, of the Developer during the period of sale of any Units in the Project. Notwithstanding anything to the contrary elsewhere contained herein, Developer shall have the right to maintain a sales office, a business office, a construction office and model Units, storage areas and reasonable parking for the foregoing and such access to and from and into the Project as may be reasonable required to enable development of the entire Project by the Developer. The Developer shall restore any areas so utilized to a suitable status upon termination of its use.

Section 6.17 Leasing. A Co-owner may lease his Unit or any Limited Common Element appurtenant thereto for the same purposes set forth in Section 6.1 of these Bylaws, except that no Co-owner shall lease less than an entire Unit in the Condominium. The terms of all leases, occupancy agreements and occupancy arrangements shall incorporate, or be deemed to incorporate, all of the provisions of the Condominium Documents. The Developer, or the Association, to the extent of any Units owned by the Association, may lease any number of Units in the Condominium in their discretion and may do so for periods which shall also be within their discretion.

Section 6.18 Landscaping. No Co-owner shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon any General Common Elements, if any, unless approved by the Board of Directors in writing.

Section 6.19 Owners' Association. An Owners' Association shall be established soon after the development starts to control the park areas.

Section 6.20 Association Dues. Dues will be charged to maintain the park areas, and shall include lawn and grounds keeping, snow removal, and park upkeep.

Section 6.21 Reserved Rights of Developer. None of the restrictions contained herein shall apply to the development and construction activities, and signs, if any, of the Developer during the period of sale of any Units in the Project. Notwithstanding anything to the contrary elsewhere contained herein, Developer shall have the right to maintain a sales office, a business office, a construction office and model Units, storage areas and reasonable parking for the foregoing and such access to and from and into the Project as may be reasonable required to enable development of the entire Project by the Developer. The Developer shall restore any areas so utilized to a suitable status upon termination of its use.

10 SEP 1999 1:45:50 PM

ANNE B. NORLANDER
CLERK - REGISTER OF DEEDS

LIBER 2160 PAGE 17

CERTIFICATE OF AMENDMENT TO MASTER DEED
OF HUNTINGTON HILLS, CALHOUN COUNTY
SUBDIVISION PLAN NO. 30

AND

CERTIFICATE OF AMENDMENT TO CONDOMINIUM BY-LAWS
THE ABBINGTON, THE BARRINGTON, AND THE KENSINGTON
COLLECTIVE ASSOCIATION

STETLER BUILT HOMES, INC., a Michigan Corporation, by and through its President, John F. Stetler, referred to in the Master Deed as "Developer," and JOHN F. STETLER, President and Board Chairperson of The Abbington, the Barrington, and The Kensington Collective Association, a Michigan Non-Profit Corporation, referred to in the Condominium By-Laws as the "Association," does hereby certify, depose and say as follows:

1. That the Master Deed of Huntington Hills, Calhoun County Subdivision Plan No. 30, dated August 26, 1996, was recorded August 30, 1996, in the Office of the Register of Deeds for Calhoun County, Michigan, in Liber 1883 on Page 359.

2. That the Developer wishes to amend the Master Deed pursuant to Article X B.3.

3. That the Association wishes to amend the By-Laws pursuant to Article VIII of the By-Laws.

4. That Article VI Restrictions Section 6.2 Character and Size of Buildings (d) is hereby deleted in its entirety and replaced with the following:

(d) In no event shall any residence be permitted on any Unit which does not comply with the following minimum area requirements, exclusive of garage spaces, space within unwinterized porches and decks, and space within basements which do not contain exterior door openings and windows on at least two (2) walls substantially equivalent to those on other floors:

- (1) One story, one story walkout, and bi-level:
 KENSINGTON: 1,300 square feet on the first floor
 ABBINGTON: 1,600 square feet on the first floor
 BARRINGTON: 2,000 square feet on the first floor

- (2) One and a half story and two story:
 KENSINGTON: 1,600 square feet on the first and second floor
 ABBINGTON: 2,000 square feet on the first and second floor
 BARRINGTON: 2,600 square feet on the first and second floor

Dated: July 9, 1999

Executed in the presence of:

DEVELOPER:
STETLER BUILT HOMES, INC.

Kathy R. Hughes
Kathy R. Hughes

By: John F. Stetler
John F. Stetler, its President

Cheryl A. Sweder
Cheryl A. Sweder

STATE OF MICHIGAN)
) SS
COUNTY OF CALHOUN)

The foregoing instrument was acknowledged before me this 9th day of July, 1999, by Stetler Built Homes, Inc., by John F. Stetler, its President.

Cheryl A. Sweder
Cheryl A. Sweder
Notary Public, Calhoun County,
Michigan
My commission expires: 9/20/02

Dated: July 9, 1999

Executed in the presence of:

ASSOCIATION:
THE ABBINGTON, THE BARRINGTON,
AND THE KENSINGTON COLLECTIVE
ASSOCIATION

Kathy R. Hughes
Kathy R. Hughes

By: John F. Stetler
John F. Stetler, its President and Board
Chairperson

Cheryl A. Sweder
Cheryl A. Sweder

STATE OF MICHIGAN)
) SS
COUNTY OF CALHOUN)

The foregoing instrument was acknowledged before me this 9th day of July, 1999,
by The Abbington, the Barrington and the Kensington Collective Association, by John F.
Stetler, its President and Board Chairperson.

Cheryl A. Sweder
Cheryl A. Sweder
Notary Public, Calhoun County,
Michigan
My commission expires: 9/20/02

Prepared by:
Thomas R. Blaising
Attorney at Law
317 East Columbia Avenue
Battle Creek, MI 49015
(616)962-9058

Stetler Construction

Koteles, Jeff (DHHS) <KotelesJ@michigan.gov>

Tue 2/25/2020 11:56 AM

To: Christine M. Zuzga <CMZuzga@battlecreekmi.gov>

Cc: Dave Weaver <wdav@aol.com>

Email sent from outside of the City of Battle Creek. Use caution before clicking links/attachments.

Good Morning Christine,

I am emailing to let you know that Annie and John Stetler attended the Westlake/Prairieview NPC 10 monthly meeting for February, 2020 held last night. They gave a presentation regarding the development of the Barrington Villas in the Huntington Hills neighborhood. The issue is the increase in density for the Barrington area for which they originally planned single family homes and are now changing to condominiums, some duplexes and more buildings. I believe John said going from 13 families to 31.

It is my understanding this will only impact the immediate Barrington area and that letters were sent out 10 days ago to the area residents and they received no complaints or concerns...at least as of yet. According to John Stetler, this isn't even for certain yet but he wants to be able to move forward should this become a reality. He addressed the thought that as there would be increased density, there would be increased traffic saying that these homes would be targeting a more senior population so, because they'd be driving less the increase in traffic would be minimal.

We didn't have enough members present at our meeting to vote one way or another. Huntington Hills is somewhat isolated from the overall NPC 10 neighborhood so the impact of the increase in density and traffic would be minimal to our NPC except to the Huntington Hills neighborhood. Our group also attested to the good quality of the homes in the neighborhood. So, as it is their property already and they had already planned to build there anyway...and as there is apparently no opposition from those neighbors who may be effected, those of our group in attendance were not opposed to this change in density.

Again I can't stress enough that we did not vote on this and that we only had one attendee present from the area who would not really be effected by this change so, no one from the Barrington area who might oppose this was in attendance but I did promise Annie and John Stetler that I would email you and let you know they did present their proposal to our NPC 10 group.

Thanks Christine, hope you are well!

Jeff Koteles MSW

Chairman, Westlake/Prairie View Neighborhood Council (NPC 10)

(269) 963-7096

kotelesj@michigan.gov

Re: Opposing Huntington Hills Rezoning by Stetler

m wrslr <matthew.griffiths@my.wheaton.edu>

Tue 7/21/2020 1:00 PM

To: Christine M. Zuzga <CMZuzga@battlecreekmi.gov>

P.S. I should have included in my previous email, but I see that Mr. John Stetler is a member of the Planning Commission. He, along with any other individuals who have a significant conflict of interest, should be required to abstain from this vote as his decision making does not come without question.

On Jul 21, 2020, at 12:50 PM, m wrslr <matthew.griffiths@my.wheaton.edu> wrote:

To Whom It May Concern:

I am writing in regards to the proposal set forth by Stetler Built Homes to rezone lots 34-46 of Huntington Hills into 31 attached dwellings. As a resident of Huntington Hills, 126 Abbington Court, I am firmly against this change for the following reasons:

1. This change does not meet the requirements as set forth in our HOA restrictions, both in intended use of the land or building size and type. A change in zoning should not have the power to overrule the HOA restrictions. This would have the potential to significantly erode property values. This would also have the unintended effect of decreasing property taxes to support our community.
2. Our neighborhood is split into 4 sections (The Commons, The Kensingtons, The Abbingtons, and The Barringtons), and none of those sections are completed. Therefore it is unnecessary to make this decision now, and would be foolish to start another area before completing the ones already started.
3. Stetler Built Homes is already in violation of their agreement with our HOA. They have not completed the walking path that we pay for with our monthly HOA dues. Personally, I would like to see that the walking paths be completed in their entirety before any further building takes place or continues that will increase foot traffic on the already shortened paths.
4. Stetler Built Homes has also violated their agreement with our HOA by allowing other builders to purchase lots and build homes that do not meet the neighborhood requirements.
5. Rezoning 13 single family lots to 31 attached dwellings will significantly increase foot and car traffic in our community. Furthermore it increases population density, which generally is directly correlated to decreased property values. I am not comfortable absorbing a decrease in my property value based on this request.

Furthermore, I am concerned about how this proposal has taken place. As a member of the Huntington Hills community I should have been informed from the very beginning.

Instead, I was informed randomly by a coworker on Monday, 07/20/2020, who happened to see this. Also, having reviewed minutes from HOA meetings I can find nothing where Stetler Homes formally informed the HOA board or HOA members. Regardless of whether the intention was to push this through without Huntington Hills residents' knowledge, that is the impression that has been made. Either way, this should be discussed in full by the

HOA board and residents once COVID has calmed down allowing for proper meetings to occur.

Lastly, significant changes to the HOA bylaws requires a 2/3's vote by the co-owners of Huntington Hills. Stetler Built Homes is describing this proposal as a "small change" in an attempt to skirt this voting requirement, per Article X, subsection B.3 on page 15 of the original Master Deed. I would not describe this zoning change as "small" in both the change or the effects of the change, and therefore a vote by co-owners should take place before any zoning change proposal are decided or enforced.

Thank you,
Matthew Griffiths
331-452-4301

Re: Conditional Re-Zoning in Huntington Hills #Z-01-20

Debbie <kimberbc@att.net>

Tue 7/21/2020 5:47 PM

To: Christine M. Zuzga <CMZuzga@battlecreekmi.gov>

I understand the area can still be developed as originally approved. Having lived here for 13 + years, I can assure you the area in question has changed in that time and has become home to lots of critters, apparently the animals were not aware of the future plans either. We had been told, at time of purchase, that this area could not be developed, apparently we were not advised correctly.

Thank you for your quick response. I do plan to attend the meeting.

Debbie Kimber

Sent from my iPad

On Jul 21, 2020, at 5:22 PM, Christine M. Zuzga <CMZuzga@battlecreekmi.gov> wrote:

The aerial photo is from 2015. Google is more recent and does show the stand of trees to the west, however, this was area approved to be developed with the original subdivision and so no environmental studies have been performed. If the request at hand is denied, the developer would still have the ability to develop into 13 single family homes as originally approved.

Mr. Stetler as applicant will recuse himself at the beginning of the discussion on the request for conditionally rezoning. He will be able to speak as applicant and answer questions the Planning Commission may have for him. He will be required to abstain from voting.

I will the additional comments into the record as requested.

Christine M. Zuzga, AICP
Planning Manager
City of Battle Creek
10 N. Division Street
Battle Creek, MI 49014
(269) 966-3320

From: Debbie <kimberbc@att.net>

Sent: Tuesday, July 21, 2020 5:01 PM

To: Christine M. Zuzga <CMZuzga@battlecreekmi.gov>

Subject: Re: Conditional Re-Zoning in Huntington Hills #Z-01-20

Thank you for your response. We are opposed to this development as proposed. Unfortunately, Mr. Stetler did not share these plans with the members of the HOA. The

photo you provided is older, I'm guessing approximately 8 years old based on our neighbors yard, and does not clearly depict the current natural environment and I see no mention of the area currently serving as a wildlife refuge. The area directly behind our residence is adjacent to this proposed development and includes a drainage pond/area, many times we have seen the area flooded up to the tree line which appears to be the edge of the proposed development, is this being addressed to ensure appropriate area for drainage without over burdening this area? Is there a requirement for an Environmental Impact Study? Has it been completed?

If Mr. Stetler is a voting member of this group, is he allowed to vote on this package? If yes, since he stands to personally benefit financially if approved, is this appropriate?

I would appreciate it if you would include these additional comments for the meeting.

Thank you
Debbie Kimber

Sent from my iPad

On Jul 21, 2020, at 3:37 PM, Christine M. Zuzga
<CMZuzga@battlecreekmi.gov> wrote:

Hi Clarence and Debbie,
Thank you for your email. Based on the drawings submitted by the developer, it appears the structures will be approximately 290 feet from the northeast corner of your property. The land directly behind your property is dedicated open space and that would not change with the approval of this request. The request to change the zoning is only in the area that had originally been approved to be developed as single family housing, the area and location of which would not change.

The meeting packet is available on the City website, and that contains the application and a drawing of the original approved subdivision. <http://www.battlecreekmi.gov/387/Planning-Commission>
<image.png>

As you requested I will read your email into the public record during the public meeting. Typically the comment period is an opportunity to provide comments on a request and does not allow for back and forth dialogue with an applicant. However, after the public comment period, the Planning Commission has an opportunity to discuss the request and ask questions of the applicant, and many times they will ask the applicant questions based on feedback received during the public comments/questions.

Mr. Stetler has indicated a willingness to talk with residents regarding any questions they may have, and has requested anyone interested to contact him at his office at Stetler Homes.

Christine

Christine M. Zuzga, AICP

Planning Manager

City of Battle Creek

10 N. Division Street

Battle Creek, MI 49014

(269) 966-3320

From: Debbie <kimberbc@att.net>

Sent: Friday, July 17, 2020 9:31 PM

To: Christine M. Zuzga <CMZuzga@battlecreekmi.gov>

Subject: Conditional Re-Zoning in Huntington Hills #Z-01-20

Email sent from outside of the City of Battle Creek. Use caution before clicking links/attachments.

We live at 190 Kensington Circle, from the drawing provided in your notification of this meeting, we are unable to determine how close the proposed development will be to our property. Please tell us exactly where the proposed development will be, how close to our property? When we purchased this property in 2006 we were told they could not build in this area. What has changed or were we not told the truth? It would be most helpful to see the original area approved for the 13 single family homes in comparison to an accurate portrayal of your proposed development.

The area behind our property, that we believe falls in the proposed development, is wooded and has a large area for drainage. There are many species of animals and birds including deer, turkeys, cranes, and numerous other species of birds frequenting this area, in addition to the many plants, trees and flowers. We are very concerned about the impact on the environment if this proposal is approved. Has an environmental impact study been completed? Is one required? What will be the impact on the current drainage pond? Many times the drainage pond fills up and extends well beyond the area that is currently holding water. On numerous occasions we have seen water extend to the tree line.

I'm sure a lot of these questions we have could have been answered if we were shown the courtesy by the developers of hosting a meeting to inform all the residents in this community of this proposal. Unfortunately that did not happen, my first awareness of this proposal was when I received the notification from the city.

Please read my letter at the appropriate Planning Commission Meeting

scheduled for July 22, 2020. I will be attending either via Facebook Live or Zoom and would appreciate a response to all my questions/concerns I've addressed in this letter.

Any questions, please call us.

Thank you,
Clarence and Debbie Kimber
190 Kensington Circle
Phone (269) 209-4134.

Sent from my iPad

Huntington Hills Neighborhood Homeowners
Battle Creek, MI 49015

July 21, 2020

City of Battle Creek Planning Commission
10N Division St. Suite 117
Battle Creek, MI 49014

Dear City Planning Commission,

This letter is in reference to the "Conditional Re-Zoning #Z-01-20". Petition from **Stetler Built Homes Inc.**

We, as the homeowners and residents of Huntington Hills, are extremely concerned and **Strongly Oppose** the proposed zone change from the 13 "single family home lots" to 31 **attached** dwelling/Villas.

Our concerns are as follows:

1. The zoning change would completely disregard the original intent of the **Huntington Hills Development and Neighborhood** as it was proposed to each of us as we **either built or purchased** our homes from **Stetler Built**. At the point of sale we were told **by Stetler Built or representative** that the **Huntington Hills Neighborhood design** would be **comprised** of 1 condo Section (the Commons) and 3 single family neighborhoods, the **Abbingtons, Kensingtons and the Barringtons**. Each of these neighborhoods would have to comply with the **minimum specifications** set forth by **Stetler Built**. There would be **minimum lot sizes, square footage, and price parameters** that would have to be met before anything could be **built**. Those were explained in detail and documentation was provided pertaining to the **deed restrictions, plat maps, common areas, amenities etc.** set forth in the **Purchasers Information Booklet** and by signs that were posted at the entrance to the neighborhood with price **value ranges** stated for each. A zoning approval change would completely disregard what was **proposed** and sold to us many years ago. The portion of land that **Stetler Built** is requesting the **zone change** in is in the **Barringtons**, which is supposed to have the highest minimum requirements. **Single family houses** with the largest lots, the largest square footage, and the highest **beginning values** (\$350,000 and up as was stated on the signs). They want to replace that **with multiple condos**, that do not comply with those minimum requirements. Per the by-laws, **Article VI Restrictions**, the **Barrington's** are supposed to have no less than 3 and no more than **4 car garages**. This would not be in compliance. For one and a half to two story dwellings the **minimum square footage exclusive of garage, porch and decks** is to be 2,600 square feet. **This would not be in compliance**. Based on the diagram provided, **Stetler Built** would also be **out of compliance** with the minimum lot size for two reasons – the 13 individual lots would **disappear** and be owned by the corporation and they would also not comply with the minimum **requirement** set forth under **Article VI section (m)**. We would rather see the **Stetler's** keep their word and finish that portion of the neighborhood with 13 single family houses that meet the minimum requirements. Or, if it must be condos, then 13 individual condos that meet the minimum requirements.
2. This proposed change from 13 new structures to 31 new structures would **increase** traffic substantially for all residents. From the main thoroughfare's that all use, **to especially the Barringtons**. The additional structures/condos (which we would assume **have 2 car garages** –

which again is not in compliance with minimum specs) have to potential to add an additional 60 plus cars to the neighborhood on a daily basis. This additional traffic comes with and causes other issues.

3. Additional wear and tear to our streets and amenities.
4. Additional safety issues for the children, pedestrians, and other activities of our neighborhood. Besides kids just playing by their own homes, the neighborhood amenities were set up off of the main thoroughfares. To utilize these our children must walk, run or ride a bike to get to these structures. These include a children's playground, basketball court, soccer net, tennis courts, and walking trails. Many of the walking trails cross the main thoroughfares or other roads in the neighborhood. Many of us purchased houses in Huntington Hills because of the safety that a subdivision provided for ourselves and our children. This zoning change would increase the risk to our overall community, and it is one that we collectively were not planning on.
5. This has the potential to substantially decrease our property values. By building condos that are much smaller, and that do not meet the minimum specs set forth by Stetler Built in the first place for this part of the neighborhood, in addition to other issues stated in this letter, our collective resale values could be impacted in a negative way.
6. None of our neighborhoods are finished now. After approx. 20 years of development, none of the neighborhoods (The Commons, Abbingtons, Kensingtons or Barringtons) are complete. There are still many lots to build upon. There has been very little progress over the last several years to complete the neighborhoods by Stetler Built. A lot of the progress that has happened was completed by other builders such as Allen Edwin. We have concerns that this new project if approved could end up in a similar situation resulting in years of construction, hassle and eventually not comply with the by-laws of our community.
7. We have a trust issue with this situation. Many of the residents received no letter about this situation informing of the public hearing and request for re-zoning. Especially those that it effects the most that live in the Kensingtons and Barringtons because this is going right behind their backyard. Many had to find out from neighbors as they were not formally informed and have still not received the public notice. This was not formally brought up at any Community meeting. It was brought up as an off the cuff general statement of possibility, no formal meeting was requested or called by the Stetlers to inform or discuss with the community or HOA members. This came out of left field with barely a week to gather information or discuss before the hearing. Whether this was their intent or not it gives the appearance that they were trying to get this pushed through with little known about it by the HOA members. Another trust issue, is that there have been houses already built in our neighborhoods that do not comply with the minimum standards set forth in the by-laws. Either by Stetler or some other builder that Stetler sold the lot to. How are we to know that things won't comply with this either until it is too late and irreversible?
8. The amount of construction that our community will have to deal with – instead of 13 individual sites there will be 31 joined or individual sites. We all knew there was the potential for 13 additional construction sites and the hassle that comes along with that but not 31. The additional noise, traffic, safety issues, construction debris, dirt and waste and the potential extended lengthy time that our community will have to deal with those issues is not something we knew about or agreed to based on the original agreement when we purchased. We already have drainage pond issues of overflowing with heavy rains. When this happens the water approaches many of the actual dwellings of our residents who reside in the Kensingtons and Barringtons. Will this be tied into our already stressed water drainage systems? Will there be adequate room to construct new ones? Will the additional units cause major problems in regard to this? If it does, who bears the cost to fix? Us? The City? The Stetlers?

9. Based on the proposed diagram provided and the aerial photograph, it appears that the change from single family to condos will overcrowd the proposed area. It does not look like it will fit the amount of land that is in question without giving an overcrowded unappealing look to that area. The by-laws set up certain restrictions to keep the appearance of the neighborhood aesthetically appealing.

We appreciated you taking the time to read and review our concerns. We realize that there is a business here that wants to make money, but this is where we live. Several hundred of us were sold a different bill of goods and what is proposed now is far from that.

Sincerely,

Homeowners in the Huntington Hills Neighborhood

First Name	Last Name	Address	Street	Phone
Jason and Shayne	Elwell	106	Abbington	269-377-3416
Kristi	Belmore	107	Abbington	269-967-2611
George	Cherian	118	Abbington	269-924-2332
Marino and Helena	Puhalj	121	Abbington	269-806-4339
Donald & Katherin	Mohney	124	Abbington	269-986-8541
Matthew ad Mandy	Griffiths	126	Abbington	331-452-4301
Harmail and Sarbjit	Singh	129	Abbington	269-420-0121
Steve and Theresa	Riley	133	Abbington	269-967-9259
David	Disher	135	Abbington	269-209-2909
Fernando	Arroyo	139	Abbington	269-589-6530
Donna	Kowalski	153	Abbington	269-579-3733
Billie	Walk	172	Abbington	269-753-1243
Sally	Hoffman	183	Abbington	269-282-1643
Jeff and Anne	Perry	315	Abbington	269-209-7121
Pratik	Patel	318	Abbington	615-364-3792
Jerry and Vicki	Kosmerick	330	Abbington	
Corey	Williams	333	Abbington	269-209-0424
Chuck and Kristyn	Truex	345	Abbington	269-209-0894

Total Houses:	44	
Total Responses:	18	40.91%
Opposed	18	100.00% of those who responded
In favor	0	
No response	26	59.09%

First Name	Last Name	Address	Street	Phone
Adolfo and Esther	Vazquez	101	Barrington	269-282-8235
William	Scalf	113	Barrington	
Mark and Christine	Wentworth	119	Barrington	269-209-8931
David and Patricia	Wludyka	127	Barrington	616-401-9286
Chris and Tricia	Wilhelmson	128	Barrington	269-274-1193
Scott and Jenni	Peavy	135	Barrington	269-719-5766
Pardeep (Louie) and Varinderjit	Singh	140	Barrington	269-274-8822
Muhammed and Umera	Asif	143	Barrington	269-348-4593
Jon and Sandra	Melges	146	Barrington	269-788-2640
Ranbir and Daljeet	Singh	147	Barrington	269-719-2768
Ignatius and Linda	Manu	155	Barrington	269-420-0276
Robert and Suzanne	Dowe	158	Barrington	269-420-0767
Mike	Eubanks	161	Barrington	269-317-5326
Fidaa Beiz and Ali	Ghasham	170	Barrington	269-270-8603
Jim and Karen	Rich	182	Barrington	269-579-2555
Joe and Terri	Orolin	220	Barrington	269-753-4593
Rich and Heather	McKendrick	221	Barrington	269-420-0276
Eric and Monica	Blakeslee	226	Barrington	
Tom and Jody	Drew	227	Barrington	952-457-9959
Ernie and Ruth	Branham	232	Barrington	269-962-7346
Gabe and Erin	Corey	233	Barrington	269-830-0961

Total Houses:	22	
Total Responses:	21	95.45%
Opposed	21	100.00% of those who responded
In favor	0	
No response	1	4.55%

First Name	Last Name	Address Street	Phone
Javier and Liz	Alvarado	100 Kensington	269-209-6738
Brett	Crutshall	106 Kensington	269-420-0333
Dorothea	Webb	120 Kensington	269-275-8612
Lisa	Williams	122 Kensington	269-924-2166
Colleen	Thome	132 Kensington	269-963-2664
Janet	Radford	135 Kensington	269-274-1200
Sallie	Meyer	138 Kensington	269-274-4313
Kyle and Broek	Lewis	147 Kensington	269-598-1213
Dung	Truong	150 Kensington	269-830-3361
Jeff and Kathy	Williams	156 Kensington	989-941-2820
Patricia	Beard	162 Kensington	269-968-3464
Jeff and Mary	Williams	166 Kensington	269-832-1921
Michelle	Williamson	178 Kensington	269-830-2243
David	Korp	180 Kensington	269-969-4077
Clarence and Deborah	Kimber	190 Kensington	269-209-4134
Jigar	Patel	196 Kensington	
Scott	Roelof	202 Kensington	
Rachel	Delmont	208 Kensington	269-969-6794
Jim	Keating	217 Kensington	269-209-3496
Dawn	Kerwin	220 Kensington	269-275-1278
Tracy and Mark	Aicher	233 Kensington	906-553-3199
Andi and Kenneth	Gummer	238 Kensington	518-892-2840
Travis	May	280 Kensington	269-271-5893
Howard and Aisha	Walters	286 Kensington	562-713-4670
Josh & Krystal	Malone	293 Kensington	269-578-6102
Steve and Amy	Anderson	299 Kensington	269-420-1023
William	Maddix	305 Kensington	734-546-6826
Brittany	Bailey	113 Kings	269-223-9981
Carla & Scot	Grant	244 Queens	269-209-7058
James and Carrie	England	265 Queens	269-420-3061
Eric and Pam	Kuczewski	271 Queens	734-255-5409
Robert and Sarah	Scaia	262 Queens	586-365-8278

Total Houses:	74	
Total Responses:	32	43.24%
Opposed	30	93.75% of those who responded
In favor	0	
Indifferent	2	6.25% of those who responded
No response	42	56.76%

Residents from the Commons that are opposed to it when they heard about it. No effort was taken to contact the residents of the commons outright. They have a separate board and we have no issues with condos only the fact that they are trying to put them in the single family home areas.

First Name	Last Name	Address	Street	Phone
Judy and Gary	Reimer	209	Canterbury	231-676-0072
Julie	Rabbit	216	Canterbury	269-924-6920
Martha	Frahm	406	Coventry	269-968-8848
Verlene	Clark	404	Covington	269-963-3639

Compilation of questions and statements from the Huntington Hills single family residents:

Note: Similar questions and statements have been aggregated and combined with others to save time.

1. At bare minimum the Zoning commission should postpone the meeting and give our community more time to respond. The application was posted on Friday, July 17th only allowing basically 4 days for our community to share information regarding this proposal. Many of our fellow residents still do not know about this whole situation. Very few of us actually received the proposal letter. It appears that more residents in Jacaranda received it than we did because we went over and asked. Which we find very odd. This affects them very little in comparison. We feel that this is being rammed through for the benefit of a business. We have not had enough time to formulate our ideas, to meet, converse and respond. We have accomplished a lot during those 4 days but it has been hard, with Covid – 19, neighbors and families on vacation. Even with that said, out of 74 replies, 72 of the single family residents who have responded who are opposed to this proposal. 2 have abstained due to their relationship with the Stetlers. There are 140 single family homes in the community.
2. We understand through the grape vine that the Stetlers feel that our community is trying to sabotage this process. Sabotage seems like a harsh word to us. We are trying to stop this process. We are collectively trying to protect and maintain our own investments/family lifestyles which are now at risk from the Stetlers. We understand that our interests conflict with the Stetlers business profit motive. We wish Stetler Built no ill will, we only desire that they finish the neighborhood based on the original intent that we were all sold.
3. We understand that the Stetlers are upset and have offered to talk to anyone who has questions. This seems odd to us based on their actions. They basically only gave us 4 days from the time they filed their application. We, in turn, are also upset that they did not extend the courtesy to our community members to inform us of the situation far in advance of this meeting. Annie sits on the board. We understand that she mentioned it in passing as a possibility but there was no formal presentation given to the HOA board or the community. There have been no updates to any of us along the way. We used to meet at the church whenever something like this came up. Why did that not happen this time? If they were trying to comply with Covid, a simple flyer in everyone's mailbox would have been enough instead of trying to ram through this proposal in a short period of time with basically none of the residents informed. This came out of left field for all of us. All of their attempts to communicate were through odd ways and minimal effort regarding our community.
4. Many of us had a hard time with this when we found out about it. Frankly we were shocked. We had to find out through our neighbors instead of the Stetlers themselves. Many of us have good and long relationships with the Stetlers and do not appreciate the position they have put us in. Based on that it was a hard decision to oppose this but felt it necessary because we live here with our families.
5. If they feel that they can sell 1,350 square foot condos for \$285,000 why won't they finish the existing neighborhoods and lots where the houses could be 1,800 to 2,000 square feet for \$200,000 to \$240,000? There seems to be no movement on their end with the real estate industry being very hot.

6. Went on the internet and looked up condos listed in Battle Creek. We have provided information that is attached. Our fear is on two levels. First is that things are not good right now in our country/economy, and this project may end up unfinished too. Second, even if the Stetlers are able to build and sell all of these which is a far stretch, the Stetler's walk away with a bunch money and leave us with the after math of the secondary market which is not good. We even pulled the property tax information from the city website for one of the Commons (HH condos) streets where the average price per condo sale in the secondary market was \$170,868.50 – see attached. If you give us more time we would gladly put together the analysis for the rest of the street.
7. The Stetlers told all of us that built here that we had to meet certain requirements based on the bylaws set forth by them for each single family neighborhood. Houses needed to have a certain size and a certain look. We were told all of this was to maintain the property values of each single family neighborhoods. They even had signs at the entrances to Huntington Hills that listed the price ranges for each. Now they want to change it. Shouldn't they have to comply to the same bylaws that they made us adhere to for the last 20 years?
8. The Stetlers are developers, they knew the risks when they started this. Why do we have to collectively suffer for something that did not pan out for their business? Why do we have to collectively pay for their misjudgment when we have had to abide by their rules all this time? Shouldn't they have to abide by them too?
9. Many of us feel uneasy for the fact that John Stetler sits on the planning commission board. We know that many of the other members are either friends or good acquaintances and may have possibly conducted business with John in the past. Even if he abstains from the vote, their maybe an issue of ethical fairness due to the relationships that he may have with other members. For how many years has John known each board member? Does he sit on any other boards with them? Has he conducted business with any of them in the past? This is a small town and many of us know that John is known to them and may have strong relationships with them.
10. We understand that the Stetlers gave a hard sell presentation to the neighborhood 10 committee over in Westlake. Why is he presenting to them instead of the community members here in Huntington Hills? Most of our community did not even know that there was this neighborhood 10 organization and that Huntington Hills was even a part of it. The last page of the application is a letter from Jeff Koteles, Chairman, West Lake/Prairie View Neighborhood Council NPC 10. He stated from his point of view in his letter "According to John Stetler, this isn't a certainty yet but want to be able to move forward should this become a reality. This is dated 2/25/2020. He also stated that "Huntington Hills is somewhat isolated from the overall NPC 10 neighborhood so the impact of the increase in density and traffic would be minimal to our NPC except to the Huntington Hills neighborhood" He states that there is apparently no opposition from those neighbors who may be affected. If any of us we had known this was going on you would have seen the opposition that we have now which is basically 99% opposed. See other letter.
11. If you take the map provided on the rezoning proposal and trace the 3 Barrington houses in the map and overlay that over the proposed 31 condos, you will be fitting 11 condos in the same area of those 3 lots. This is very overcrowded and crammed together. It does not fit with the original intent of the Barringtons and is more crowded than our other condo area the Commons.

12. Shouldn't there be an environmental study conducted before this proceeds? There are marshy wetlands with herons and other animals in that area. In addition what kind of drainage are they going to put there and would it also tie in to our other drainage areas which often overflow and flood now without the added stress.
13. In their application, they said that our community was informed in two separate occasions and that we were publicly notified. They said based on that that there was no opposition or contestation. Yet within 4 days of receiving their application everyone has been opposed to this except for two people who did not want to be for or against based on the relationship that they have with the Stetlers. Isn't it a little odd that if our neighborhood was so well informed, how do we go from 0 to 99% so quickly?
14. Many of us are concerned that it won't stop with the Barringtons. There are large sections of undeveloped land in other parts of the neighborhood that are also supposed to be single family homes. If this gets approved are those next? What are the intentions for those lots?
15. How do we get to the point where the vast majority of our residents knew nothing about this, a major change in our neighborhood four days ahead of having this public hearing? Many of the residents received no formal notification and still have not received formal notification regarding the zoning change. Most of those that did not receive and still have not received it are having this go right in their backyard. How does that happen?
16. Some residents have stated that they were charged a premium for their lot because the wooded area was going to be left and not built upon. What recourse do these residents have?
17. We have a hard time accepting the fact that they put forth even a minimal amount of effort in contacting and updating us of this ongoing situation. A public notice in the shopper! Really? Who reads the Shopper cover to cover looking for re-zoning proposals that just might be in our neighborhood per chance? They have a seat on our HOA board. They have all of our addresses. They BUILT most of our houses and know us personally. This really feels like an end around.
18. What so compelling now, after all of these years, besides lining the Stetler's pocket books? We do not see what benefit this brings to our community or any of its members.

2 Potential Solutions Presented.

1. Many have stated that the Stetlers have a lot of undeveloped land elsewhere. Why don't they build their "Potter's Grove" there and then not have to change all of the things that they have promised and made our community adhere to over the past decades? These minimum rules in the by-laws which were explained to us by them.
2. Due to the conflict of interest of John being on the planning commission, and the potential long standing relationships that he has with its members, maybe an outside committee, board or individual could be enlisted that both parties agree on so this does not get blown out of proportion. Right now at this time many residents are completely shocked at these chain of events. Many have already stated we should call channel 3, go to the enquirer, and start a social media blitz against the Stetlers. We really don't want to go there or to have this spread beyond that if it's approved.

Thank you for reading our concerns, statements and questions. We would at bare minimum request more time to inform the rest of our community that still does not know, gather their thoughts and concerns) and to seek legal council for our options if this passes.

The Concerned Residents of Huntington Hills



EVIDENCE OF SECONDARY MKT DECLINE

Battle Creek, MI



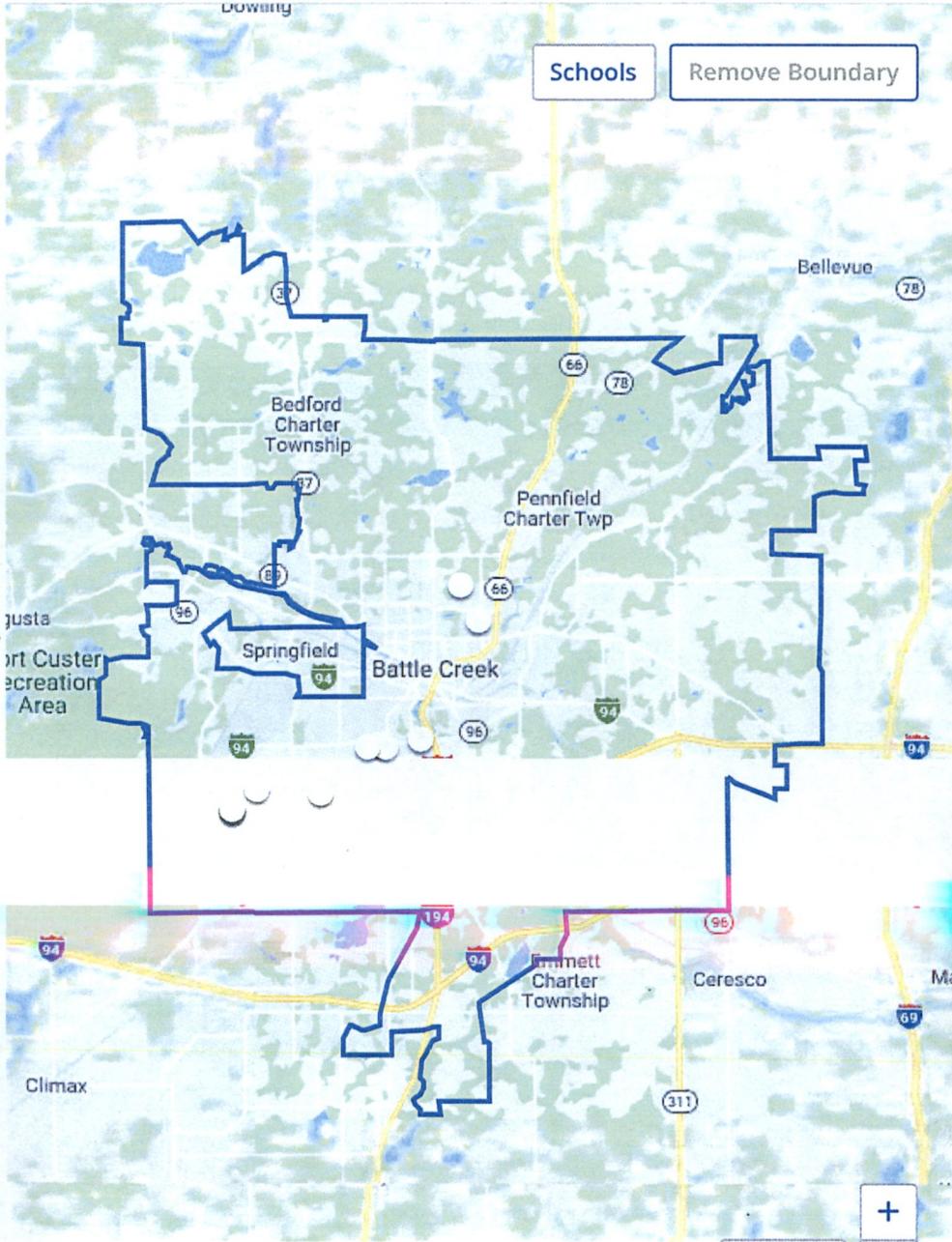
For Sale

Price

Beds & Baths

Condos/co-ops

More Save search



Battle Creek MI Condos

11 results

Sort by: Homes for You

8 days on Zillow



\$149,900

2 bds | 2 ba | 1,261 sqft

125 Wa Wee Nork Dr #209, Battle Creek, MI 49015

Condo for sale

11 days on Zillow



\$274,900

3 bds | 3 ba | 3,071 sqft

307 Beckett Park, Battle Creek, MI 49015

Condo for sale

Google

DECEASED
EVIDENCE OF DEED
WRT



Loading

21 days on Zillow



\$139,900

3 bds | 3 ba | 1,516 sqft

732 Charlemagne Blvd, Battle Creek, MI 49017

Condo for sale

Ben & Shire Hathaway Properties Michigan Real Estate

5 days on Zillow





EXP Realty LLC

\$225,000

3 bds | 2 ba | 1,676 sqft

1 Hiawatha Cove Trl APT 24, Battle Creek, MI 49015

Condo for sale

9 days on Zillow



RE/MAX Perfect Associates

\$216,000

3 bds | 3 ba | 2,440 sqft

112 Clubhouse Dr, Battle Creek, MI 49015

Condo for sale

10 days on Zillow



Bruce Phillips, REALTORS LLC

\$189,900

3 bds | 2 ba | 1,408 sqft

133 Beacon Ridge Dr #6, Battle Creek, MI 49017

Condo for sale

38 days on Zillow





EXP Realty LLC

\$350,000

4 bds | 4 ba | 3,872 sqft

307 Windamere Blvd, Battle Creek, MI 49015

Condo for sale

37 days on Zillow



Pearce Realty, Inc.

\$210,000

2 bds | 2 ba | 1,447 sqft

251 Columbia Ave W APT 11, Battle Creek, MI 49015

Condo for sale

530 days on Zillow



Chuck Jaqua, REALTOR, Inc.

\$285,900

3 bds | 2 ba | 1,556 sqft

303 Waldon Dr, Battle Creek, MI

New construction

531 days on Zillow



Chuck Jaqua, REALTOR, Inc.

\$289,000

2 bds | 2 ba | 1,477 sqft

209 Ridgeview, Battle Creek, MI

New construction

531 days on Zillow



Chuck Jaqua, REALTOR, Inc.
© Google

\$279,900

2 bds | 2 ba | 1,477 sqft

317 Waldon Dr, Battle Creek, MI

New construction

[Save this search](#) to get email alerts when listings hit the market.

The list below is from the property tax logs of the city. One street was selected from the Huntington Hills Condo sections and lists all of the last sales and prices for each. We would do the rest if we were given or had more time.

201 Canterbury	Huntington Hills	1665	\$ 152,746.00	
202 Canterbury	Huntington Hills	1240	\$ 200,000.00	
203 Canterbury	Huntington Hills	1240	\$ 174,000.00	*
205 Canterbury	Huntington Hills	1240	\$ 168,000.00	*
206 Canterbury	Huntington Hills	1632	\$ 166,073.00	
207 Canterbury	Huntington Hills	1240	\$ 170,503.00	
208 Canterbury	Huntington Hills	1649	\$ 152,000.00	
209 Canterbury	Huntington Hills	1478	\$ 189,900.00	*
210 Canterbury	Huntington Hills	1240	\$ 148,000.00	*
211 Canterbury	Huntington Hills	1550	\$ 161,000.00	*
212 Canterbury	Huntington Hills	1478	\$ 171,500.00	
213 Canterbury	Huntington Hills	1473	\$ 196,700.00	**

Average price per condo sale \$ 170,868.50

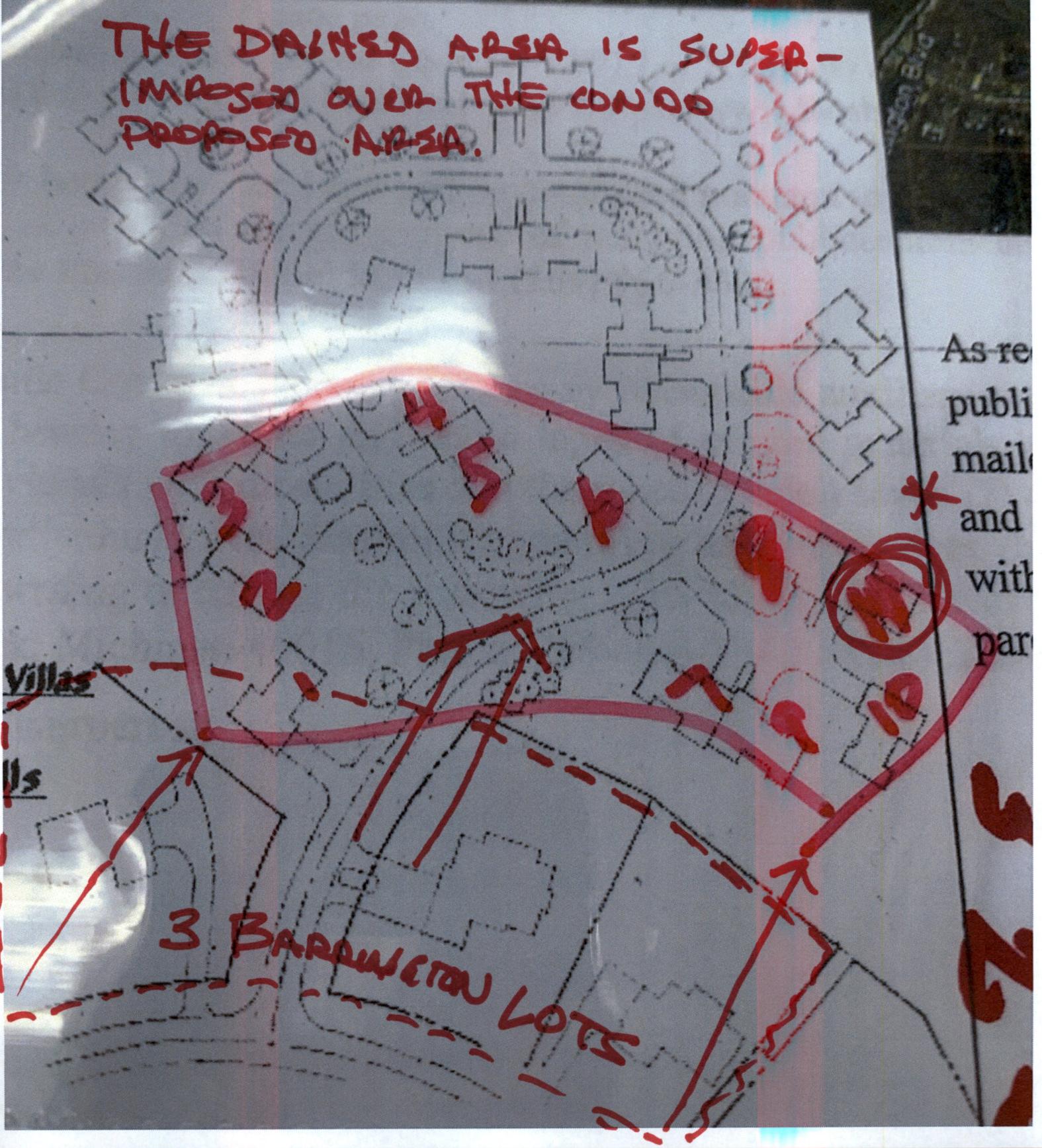
* Condos that have sold in the last 3 years.

** Original price of condo sale from Stetler to buyer in 2001

15 parcels to 31
dwelling units in Calhoun
subdivision Plan No. 30.

NOTE:

THE DRAINED AREA IS SUPER-
IMPOSED OVER THE CONDO
PROPOSED AREA.



As re
publi
mail
and
with
par

Villas

lls

3 BARRINGTON LOTS