

Katie Vick

From: Tammy <twood1965@outlook.com>
Sent: Wednesday, March 13, 2024 4:58 PM
To: Shirley Kautman-Jones; Katie Vick; Ann Marie Moore; Barry June; Pat Major; Bill Thompson; Matt Hart; chief@atlasfire.org
Subject: Proposed "My Brother's Keeper" on Hegel Road, Atlas Township.

Hello Board Members. My name is Tamara Woodbeck and I'm a resident of Atlas Township as well as the Village (8052 Rose Lane). I have serious concerns about this proposed homeless shelter. I'm concerned about safety for the residents, especially children. I'm sure it's been pointed out that Goodrich does not have the resources for this type of establishment. Lastly, residents chose Goodrich because it has stayed small thanks to the Board. We moved here because it's rural. A homeless shelter would not, and should not work here for the above reasons.

Thank you

Tamara Woodbeck

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Katie Vick

From: taraarwood@yahoo.com
Sent: Wednesday, March 13, 2024 4:07 PM
To: Shirley Kautman-Jones; Katie Vick; Barry June; Pat Major; Matt Hart
Subject: My Brother's Keeper request at 11280 Hegel Rd

ADDED ITEM

ITEM # 4

Dear Atlas Township Board Members,

I'm writing in regard to My Brother's Keeper's request to have a business located at the address of 11280 Hegel Rd, Goodrich, Mi. I strongly oppose having any multi-family establishment in a single family residential area such as this. Current neighbors to this property chose to purchase their homes and invest in the community according to the current zoning and appeal of similar properties as their own.

Ms Hayes is the Director of My Brothers Keeper Inc facility in Flint, MI that is classified by the IRS & Federal Government as an "Offender Re-entry/transitional care/half-way house for offenders & ex-offenders". Her facility in Flint currently houses 4 registered Sexual Offenders per the State of Michigan Sex Offender Registry. There is no guarantee that her facility in Atlas Twp would not house similar offenders and place neighbors and adjacent neighborhoods in harms way.

Please find documentation to support my position as I strongly oppose anything other than single family homes with a required minimum acreage.

King regards,

Tara Arwood

Federal classification given to MBK per the IRS.

Federal classification given to MBK per the IRS.

Main address

101 N Grand Traverse St
Flint, MI 48503 United States

EIN

56-2511247

Subject area ⓘ

Offender re-entry

NTEE code ⓘ

Transitional Care, Half-Way House for Offenders/Ex-Offenders (I31)

Below are the criminal Charges against 4 of the current residents of MBK in Flint, MI that Ms Hayes is the Director of.

750.520C2B - CRIMINAL SEXUAL
CONDUCT 2ND DEGREE (PERSON
UNDER 13, DEFENDANT OVER 17)

Date Convicted: **09/06/2023**
Conviction **Michigan**

750.520C2B - CRIMINAL SEXUAL
CONDUCT 2ND DEGREE (PERSON
UNDER 13, DEFENDANT OVER 17)

Date Convicted: **04/28/2008**
Conviction **Michigan**

750.520C - CRIMINAL SEXUAL
CONDUCT 2ND DEGREE (MULTIPLE
VARIABLES)

Date Convicted: **08/30/1989**
Conviction **Michigan**

39-13-527 - SEXUAL BATTERY BY
AN AUTHORITY FIGURE

Date Convicted: **07/27/2017**
Conviction **Tennessee**

My Brother's Keeper's 990 tax exempt form filed
with the IRS for 2021.

https://pdf.guidestar.org/PDF Images/2022/562/511/2022-562511247-202333179349306953-9.pdf? gl=1*1py8p5j* gcl au*MTI5MDgwMTE3Ny4xNzA4OTA5NDMz* ga*MTA4NDQ5ODU1My4xNzA4OTA5NDMz* ga 5W8PXYYGBX*MTcwODkxMjEzM S4yLjEuMTcwODkxMjI0NC4yOS4wLjA

Katie Vick

From: Steven Smith <liane.steve@yahoo.com>
Sent: Wednesday, March 13, 2024 11:27 AM
To: Katie Vick
Subject: Case# 24-10 11280 Hegel Road: My Brother's Keeper

ADDED ITEM
ITEM # 4

Good Morning Katie

I wanted to comment on the following case concerning our Township.

First off, my husband is a Veteran, a Veteran's home would be great for them & our community. However, here are my following concerns:

My Brother's Keeper did not follow our township guidelines for occupancy- they must file the proper paperwork & abide by our zoning laws, which to date they have tried to skirt around- which to me is shady & untrustworthy. I also believe they are using the news to influence others, when the facts are obscure- thankfully the meeting minutes are now posted.

- Will the home truly for Veteran's only- or will they house "anyone that his homeless" there, including people coming to our country illegally? How will this be monitored or checked? If it is not "only" for Veterans than I would be against this property being rezoned or granting a special use variance. The verbiage would have to be very specific.
- Is the true number of occupants only 10 persons with caregivers?
- Will there be drug testing completed? And what other resources does My Brother's Keeper provide, as there is no MTA / bus transportation available in our township.
- How many additional police calls / EMS calls does this new home forecast to have, this costs all us taxpayers money & resources.
- How will the sewer/septic work for 10+ people when the property is currently deemed a single family residence?

Thank you,

Liane & Steve Smith

Lexi Christner

From: Shirley Kautman-Jones
Sent: Wednesday, March 13, 2024 2:31 PM
To: Katie Vick; Lexi Christner
Subject: FW: My Brother's Keeper Proposed Zoning Change

ADDED ITEM
ITEM # 4

From: A <2walkhumbly@gmail.com>
Sent: Wednesday, March 13, 2024 2:28 PM
To: Shirley Kautman-Jones <skjones@atlastownship.org>
Subject: My Brother's Keeper Proposed Zoning Change

Hello,

I am an Atlas Township resident and have been hearing a lot about the My Brother's Keeper facility on Hegel Rd. that is the topic of a meeting tonight. While I am not a direct neighbor, I do live within a mile of the property. I am not able to come to the meeting tonight but wanted to address a couple concerns. First of all, I wholeheartedly support the ministry and service of My Brother's Keeper. I am not opposed to a Veteran's facility coming to the township. My concern lies in changing the zoning to multi-family and then the property is utilized for things not specifically being stated upfront by MBK today. It has been said that their intent is to expand the facility to house 20 veterans, to eventually build single family units on the property, and even expand to the land south of the water behind the house, building something over the water to access that area. If these are not part of their original plan presented, I would strongly encourage you to ask specific questions as to their plans down the road for the property. Once zoning is changed, the property is opened up to these possibilities and I hope for transparency on the part of MBK as to their current and future intent for the property. As it stands, I do not support changing the zoning.

On the Atlas Township website, the most recent Master Plan report I saw was from 2009. This report has this to say about Land Use Conflicts.

"A principal problem confronting urbanizing areas is that of incompatible land uses. Incompatible land use problems are instances where neighboring land uses, either by their nature of business or scale of development, create an environment wherein they are unsuitable for association. The normal result of this land use problem is the preponderance of non-conforming uses (land uses not permitted within the zoning district in which they are located) and a deteriorating physical and monetary effect on the surrounding area."

This non-conforming use which My Brother's Keeper is proposing could definitely have a detrimental monetary effect on the neighboring properties if, in fact, multiple family housing units are built on the

parcel and if services go beyond temporarily housing specifically non-sex offending Veterans only for 90 days or less.

Again, I support the goal of assisting Veterans, but I do not want to open up the property or the township to purposes that do not fit within the plan of the township or the people of the township.

Thank you,
A Supportive but Concerned Citizen of the Township

ADDED ITEM
ITEM # 4

To whom it may concern:

My name is Danielle Visser. I am writing to you today as a concerned parent and a member of the community. I am concerned about My Brothers Keeper moving into our township. My husband and I live at 11118 Coolidge Road. We moved to Goodrich as we wanted our children to have the same type of life we had growing up. We both grew up playing in woods on a plot of land with acreage. My daughters love our home and the ten acres surrounding it. They love seeing the animals outside, they love being able to run in the grass, and going exploring. I'm especially concerned as our property is within walking distance of where the new establishment is supposed to be located. I am concerned for the safety of my daughters in the situation where one of the residents feels like going for a walk and ends up seeing our land as a place to visit. I am concerned for the residents who have PTSD and will have issues with the occasional gun shots that are fired by our neighbors who are target practicing. Our home is near the practice flight path of military helicopters, which may create issues for the people who live there as well. I am concerned about the safety of all my neighbors when we allow residents to move in that have mental issues.

Growing up I lived next to an adult group home. My parents ended up building a large fence so the men couldn't expose themselves to me anymore, but they would still throw cigarette butts over the fence at us. What is to stop My Brothers Keeper from having residents that may do the same or worse to their neighbors?

In addition, what effect is this going to have on the police force? We are protected by the Genesee County Sheriff Department, who do a great job patrolling and making sure our township is safe. However, if something were to go awry at the house would they be equipped to handle that situation and still be able to protect the other residents?

Finally I understand that My Brothers Keeper has changed their permit to state it is now for veterans. While I fully support helping the veterans, how are we guaranteed that every resident is a veteran? What is to stop them from having an open room that they will allow other people to "temporarily" stay in?

I appreciate you taking the time to read this letter and I hope that you listen to the members of this community. I do not mind helping others, but I do not like the idea of people being forced into our community, especially when it can trigger someone's PTSD or make our small community unsafe for children and the law-abiding residents.

Sincerely,

Danielle Visser



ADDED ITEM

ITEM # 4

From: [Katie Vick](#)
To: [Lexi Christner](#)
Subject: Fwd: Proposed home on Hegel Road
Date: Tuesday, March 12, 2024 5:45:34 PM

From: Mike Lott <mlott2005k@gmail.com>
Sent: Tuesday, March 12, 2024 4:39:21 PM
To: Katie Vick <kvick@atlastownship.org>
Subject: Proposed home on Hegel Road

My name is Michael Lott I'm sending this email with my concerns about the facility that is being proposed on Hegel Road for veterans who may be disabled, suffering from PTSD, or who are homeless. First and foremost, let me state that I am a veteran I served four years in the United States, Air Force, three of which were in Germany. My feelings about this is even though how good it does sound I know logically, even though they say that they are nonprofit they are still out to make money and if they don't get enough veterans that there could be a chance that they put other people in that home besides veterans that may be homeless. Next, there are several organizations already out there that veterans can go to to receive assistance. I have used them myself when I lost my job and had no income to pay my mortgage. If a veteran wants assistance They can go down to 1101 Beach St. in Flint Michigan, which is in Genesee County and request assistance. There are multiple funds for veterans to be able to acquire money and assistance. Next, if a veteran is suffering from PTSD, I get that it may be calming out in the country however, I know my neighbors alot of them have firearms, fireworks, and or explosives that you can heard going off different times of the year why would a veteran want to come out here for that? Last but not least I moved out into the country to get away from facilities like that however, I already currently in the area live next to one group home and one assisted living home on Washburn Road. Both have had problems with residence, leaving or escaping and going to other other homes in the area to knock on doors. It just shows the organizations true colors when the CFO/CEO of My Brothers Keeper decides that if they don't get their way, they're going to take it to court and try to force our community to house people that we don't want.

Michael Lott
8108454013

Atlas Township,

11 March, 2024

This is Allan Warden of 11228 Hegel Rd. Goodrich, Mi 48438, just 300 feet from 11280 Hegel Rd

I am a 30-year resident of 11228 Hegel Road and a 30-year Navey Veteran.

The property of 11280 Hegel should not be rezoned.

The concept is beautiful, the reality unattainable.

There is no public transportation in Atlas.

The closest store is a mile away walking on Hegel and then M15. This is not realistic even to dreamers. There are no sidewalks on Hegel Road East of M15 and the posted speed limit is 55 mph with trucks, speeders, and animals.

The families close to 11280 Have children and grand that deserve your protection.

The supposed fishing pond drains into a stream that passes in front of or through the property of several homeowners.

Where is the septic field? Can it support 20 adults? Residents, security medical staff.

Does the septic field leach into the pond?

The septic field was designed for a single family and now there are 10 bedrooms and 7 bathrooms.

How does the use of the aquifer by over 20 adults impact my well?

How old is the well?*

The plan for 10 disabled veterans that I listened to in the February 2024 is a plan waiting to fail. 10 residents for a maximum of 180 days. Who monitors the 180 days?

A security force on site 24/7. What is the quality of the security force? How many on each shift? Do they have weapons? Do they have radios? How do they contact our only Genesee County Police Officer.

How do they plan on keeping the residents on the property?

What is the curfew time? How is the curfew managed?

Are they allowed visitors?

Another error-When I purchased my property, I was told it was 3 acres. As it turned out the township somehow divided 10 acres by 4 and came up with 4, 3 acre lots! The result, all four of the home owners had to purchase an additional .5 acres to build a pole barn. Additionally, the additionally .5 acre makes all properties with and length outside the township normal requirement.

You are our shepherds and you have made this error before when you allowed someone to attempt to put open the 10 rooms into cottage industries. That was a failure and cost the Township and the residents cash and the loss or misuse of township time where the lawyer could have been better utilized. All of this because you made an exception. I am sure you remember the lawsuit!

This plan is destined for failure! Please do not let it happen!

Rules are established for a reason, exceptions create Chaos.

Allan Warden, USN Retired

ADDED ITEM
ITEM # 4

Lexi Christner

From: Shirley Kautman-Jones
Sent: Sunday, March 10, 2024 1:19 PM
To: Lexi Christner; Katie Vick; Jim Busch
Subject: Fwd: MBK

ADDED ITEM
ITEM # 4

See attached.

----- Forwarded message -----

From: Cid Arnett <garaging1@gmail.com>
Date: Mar 10, 2024 8:14 AM
Subject: MBK
To: Shirley Kautman-Jones <skjones@atlastownship.org>
Cc:

Hello ,

I am writing to voice my opposition to allowing MBK's request for purchase/zoning of a facility on Hegel Rd in Goodrich. I do not believe this is a good fit for MBK's intentions and their latest wnem news fabrication indicates the group's propensity towards misrepresentation.
Thank you for allowing me, as a Goodrich resident to utilize this email in lieu of my presence at the upcoming meeting on this impactful meeting.

Cindy Arnett

Sent from [Mail](#) for Windows



Virus-free. www.avast.com

Lexi Christner

From: Shirley Kautman-Jones
Sent: Wednesday, March 13, 2024 6:34 PM
To: Lexi Christner; Jim Busch
Subject: Fwd: FW: Rezoning for 11280 Hegel rd Goodrich mi 48438

ADDED ITEM
ITEM # 4

----- Forwarded message -----

From: Shirley Kautman-Jones <skjones@atlastownship.org>
Date: Mar 13, 2024 6:31 PM
Subject: FW: Rezoning for 11280 Hegel rd Goodrich mi 48438
To: Katie Vick <kvick@atlastownship.org>
Cc:

From: Sarah Strohauer <sarahb3927@gmail.com>
Sent: Wednesday, March 13, 2024 6:09 PM
To: Shirley Kautman-Jones <skjones@atlastownship.org>
Subject: Rezoning for 11280 Hegel rd Goodrich mi 48438

My names is Sarah Strohauer I live at 8042, Rose Ln, Goodrich MI 48438 . I am opposed to the rezoning of the 10acre parcel located at 11280 Hegel rd. My concern is the area can not support something of that magnitude here in Goodrich with our lack of infrastructure . The area is rural and has no public transportation for the homeless.

Thank you.

Sarah Strohauer
8042 Rose ln Goodrich mi 48438
586 265-6224