

March 31, 2023

Pat Hohl
Hamburg Township Supervisor
10405 Merrill Rd.
P.O Box 157
Hamburg, MI 48139

Dear Pat:

Thank you for the opportunity to be heard before the Hamburg Township Board of Trustees. Dave Lineberry, Director-at-Large for the Pine Creek Bluffs Condominium Association, will be present at the May 2nd Board meeting to make our case. To be clear, this presentation is not intended to reestablish justification for the resurfacing of Wyndam Lane but rather to present our thoughts regarding the failure of the SAD petition drive and a proposal for an alternative solution to get it completed. We will assume the Board is familiar enough with the background of the projects in both the Bluffs and the Ridge so as to not take any more time than necessary. Please let us know if that is not the case.

Failure of the SAD

We do not have any tabulated record of the reasons it failed, but anecdotally, the following comments have been heard:

- There will be increased traffic and increased speeding.
- I live on one of the courts. Why should I have to pay for Wyndam when someday if an SAD is utilized to improve our courts Wyndam owners won't have to help pay for them in turn?
- It's a public road, the township or county should pay.

We understand that an improved road may result in some drivers going faster, but remedies are available for this potential situation, and the fact is, at some point all roads need improved. The concern of increased traffic seems irrational as those who use Wyndam as a cut-through between Brighton Rd. and Brighton Lake Rd./Hamburg Rd. do so because either it's their most direct route or because they don't want to use the unpaved Bauer Rd. Repaving will not have an effect on those decisions.

We realize the township is only following the rules set forth by the state, but we do understand the "fairness" issue when it appears some owners are benefitted more than others. The Bluffs is a community accustomed to equally shared expenses so it's difficult for some to accept the logic of the SAD rules.

The following addresses the third bullet point regarding public funding.

Alternative Solution for the Improvement of Wyndam Lane

We believe for the following reasons Wyndam Lane should be considered an exception to the Hamburg Township policy of not funding subdivision street improvements:

- It's our understanding Hamburg Township worked with Brighton and Green Oak Township to repave the western end of Lee Rd. through the West Ridge subdivision. If accurate, this project seems very similar to the Wyndam Lane improvement.
- It's also our understanding that there are funds available from a previous road millage that could be applied to this project.
- Genoa Township contributed approximately \$400,000 to the Pine Creek Ridge Road Improvement Project which includes the two sections of Wyndam Lane in Genoa.

- We believe Wyndam Lane is not a "typical" subdivision street. It is a much more heavily traveled route with a significant volume of non-resident cut-through traffic including commercial vehicles. A previous study by Beaubien Engineering commissioned by Pine Creek Ridge indicated 38% of traffic in Pine Creek is cut-through, either entering or exiting at Wyndam Lane/Brighton Lake Rd.
- Given the circuitous nature of Wyndam Lane, it enters Hamburg Township from Genoa Township, then re-enters Genoa, then back into Hamburg before terminating at Brighton Lake Rd. If Genoa gives final approval to the Pine Creek Ridge project, Wyndam will go from good road to bad road to good road to bad road. This will present a very unfavorable impression not only of the Bluffs but of Hamburg Township as well.
- The Livingston County Road Commission has stated they would like to see the entire length of Wyndam resurfaced and has considered looking for funds to put toward its completion.

Summary

The Township has made it clear its policy is to not fund subdivision street improvements and we understand and appreciate that. We are not looking for assistance for our private courts. However, we do believe Wyndam presents circumstances for an exception to this policy and which could justify creating a precedent, particularly given the volume of non-resident cut-through traffic. Furthermore, between the funds we understand the Township may have at its disposal and those the county may be able to provide, we believe the completion of the resurfacing of Wyndam Lane may be financially viable from public fund sources.

So, respectfully, we ask that the Board take our case under consideration for approval so that Wyndam Lane can become a newly improved roadway from beginning to end for the benefit of all Pine Creek residents and for those who use it to pass through.

Sincerely, on behalf of the Pine Creek Bluffs Board of Directors,

Rick Kunkle, President