

Appeal of Planning Commission Decision for 21111 Meadowbrook Rd

I would like to appeal the planning commissions decision to approve the woodland ordinance as it is written. My appeal is specific to **Woodland ordinance Chapter 37-8 Relocation or replacement of trees**. Although they all agreed with my common-sense approach to adjusting the woodland ordinance, it was outside of their scope to make those changes or that determination. I understand that the woodland ordinance was written blanketly to apply primary to developers. As an owner builder, I believe there should be some latitude in the ordinance as it relates to replacements for encroached trees.

The trees in question are primarily 50ft black locust trees which I was informed are nuisance trees and undesirable by the city landscape architect. That being said, my proposal is A) for the city to return the additional tree bond of \$12,400 given the health of these trees on visual inspection and as stated during the review by Merjent the city's own environmental consultant.

The other option B) would be to apply the same formula as with replacement credits where 75% of the bond would be returned now and in 2 years when the health of my replacement trees are assessed the encroached trees can be assessed and if they are still surviving and thriving then the remaining 25% will be released.

I feel that either approach is fair given that I bought and developed the land for myself and my family. This was not developed with the intent to sell or turn a profit. Lastly, if you look at the pictures, we worked very hard to maintain the woodland feel and natural beauty to our lot by maintaining several trees and adding over 44 tree credits throughout the lot ranging from oaks, maples, birch and other large native species.

From the city:

After reviewing all the information regarding the woodland replacements on you lot located at 21111 Meadowbrook Road, the Community Development Department has made the decision to treat your original woodland permit separately from the additional tree credits that were impacted during construction. This way you will get your initial financial guarantee back (minus the 25% maintenance bond) for the tree credits you have planted on site, and we will have you go back to Planning Commission for the trees that had their critical root zones impacted during construction. Thus, accommodating a potential request for a variance.

The breakdown of original woodland permit:

- *66 woodland credits to be removed from the site, for the construction of new Single-Family home.*
- *4 woodland credits waived from original count per Keith Salowich*

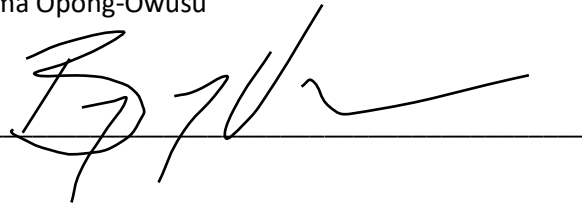
- *Final number of woodland credits due 62.*
- *Financial guarantee of \$24,800.00 collected for 62 woodland credits*
- *44.15 tree replacement credits were planted on site*
- *17.85 tree replacement credits remaining to be paid into the non-refundable tree fund in the amount of \$7,140.00 – please send a letter authorizing this.*
- *City of Novi will be retaining the 25% 2-year maintenance guarantee in the amount of \$4,415.00.*
- *\$13,245.00 to be returned to you, Barima Opong-Owusu.*

As for the 31 tree credits that were deemed to have 50% impact on the root zone, through grading or soil stockpiling, to be significant enough to require replacement; we are holding a financial guarantee of \$12,400.00. We are going to have you go back to the Planning Commission to apply for a new woodland permit to impact the trees in question during construction. After Planning Commission has given their approval or denial you will have ten (10) days to appeal their decision to City Council per Chapter 37.31 of the City of Novi Code of Ordinances.

Date: 11/4/24

Name Barima Opong-Owusu

Signature: _____

A handwritten signature in black ink, appearing to be 'Barima Opong-Owusu', written over a horizontal line.