

ORCHARD HILLS-MAPLEWOOD HOMEOWNERS ASSOCIATION

JANUARY 18, 2024 MEETING MINUTES

Board Members Present – Wendy Carman, Steve Stancroff, Brad Pritts, Jack Cederquist, Jane Klingsten, Pete Mooney, Connor Concannon, John Gaffield, Robyn Anspach, Amy Seetoo, and Emily Eisbruch.

Guests Present – Cathy Vaughan, Sandy Smith, Madeline Wright, Robert Langdon, Linda Lake, Charles Edmondson, Andreas (last name unknown) and Michael Kilbourn and

The meeting began at 7 pm. In introductory comments Wendy proposed moving the MRTA to a later, special meeting.

Agenda Approval: Wendy circulated an agenda prior to the meeting. Approval was moved by Pete and seconded by Brad.

Yes -- Wendy, Steve, Brad, John, Jane, Pete, Connor, Robyn, Amy, Emily, Jack.

No – none.

Minutes Approval: Minutes had been circulated for both the June election meeting and November’s regular OHMHA meeting. Brad moved and Steve seconded approval.

Yes -- Wendy, Steve, Brad, John, Jane, Pete, Connor, Robyn, Amy, Emily, Jack

No – none.

Treasurer Reports: Wendy sent out 3 Treasurer’s reports. Jane suggested delaying a vote since they had just been received. Brad agreed and proposed that we consider them at a later meeting. Brad moved and Jane seconded this proposal.

Yes -- Wendy, Steve, Brad, John, Jane, Pete, Connor, Robyn, Amy, Emily, Jack

No – none.

Membership Report: Connor indicated that we have 5 new members including 3 from the new neighbors that Amy sent welcoming information to.

TC1 Update: Wendy explained that 3 parcels impacted by private deed restrictions are within a potential Plymouth TC1 district including the Hoffmann/Orchard building. She said that it was possible that the Hoffmann restrictions would expire under the MRTA. Wendy also mentioned that she met with Mike Martin (of 1st Martin) and only 2 parcels within the Plymouth Professional Park development are subject to TC1. Wendy believed

that some properties on Green are being kept on the TC1 list, including the Hampton Inn and former Applebee's restaurant. Wendy believes that two parcels adjacent to the Post office were removed from the TC1 list. Regarding the Hoffmann restrictions, Wendy suggested that residents on Georgetown and Ardenne move forward with recording individual MRTA notices. Brad agreed that we should encourage Ardenne owners to move forward on their own. Pete pointed out that OHMHA is a party to the Plymouth Professional Park restrictions, but not the Hoffmann declarations and that he believed OHMHA has standing as to the Professional Park, but questioned our rights as to Hoffmann. Jane said that she was told by councilmembers Lisa Disch that properties with conflicting deed restrictions couldn't be developed as TC1.

Emily suggested that we entertain questions from the neighbors/guests who joined the meeting.

Sandy Smith asked what properties were at issue in our TC1 conversation. Wendy said that this conversation mostly involved the properties at or around Plymouth and Green. Brad said that there were green space and other requirements in the restrictions and would conflict with TC1 zoning. Robyn indicated that she understood that TC1 involved building higher to add density as much as or more than limiting green space

Motion on Plymouth Plaza: Brad moved that OHMHA work with our attorneys to record notices to preserve the covenants we have with the First Martin/Plymouth Professional Park and the Green Road properties, Pete seconded. And Jane asked that also we notify the City Council of our plan, which Brad accepted as a friendly amendment that read "and provide notice to the City and the City council and the Planning Commission that we did so." Pete left the meeting after saying that he supported Brad's amended motion. Pete then left the meeting at 8 and Connor left at approximately the same time.

Discussion: Emily asked about what year the 1st Martin covenants were signed. Wendy responded it was 1980. Jane said that it has become difficult to track down notices that were recorded several decades ago. Robyn asked why we are recording MRTA notices, and not the individual homeowners. Jane indicated that in the case of 1st Martin OHMHA was party to the agreement. Wendy indicated that while 1st Martin was supportive of keeping the restrictions, some Green Road owners might want to be exempt from MRTA notices.

A vote was then called on Brad's motion to record notices to preserve the covenants on the 1st Martin and Green properties with a notification to council and Planning commission.

Yes - John, Wendy, Brad, Jack, Amy, Robyn, Emily, Jane, Pete and Steve.

No - none

Brad then left the meeting. Wendy said that her plan was to send out a MRTA postcard to the entire Association indicating to neighbors that this issue was before us and referencing the deed restrictions. She estimated the cost at \$200 for postage. Jane moved and Jack seconded approving the mailing.

Yes - John, Wendy, Jack, Amy, Robyn, Emily, Jane and Steve.

No - none.

Steve then left the meeting at 8:20.

Jack then suggested that we use Nextdoor, Facebook, our email list etc to notify neighbors of our thoughts and actions regarding MRTA.

Community Forum: Jack said that the forum could be on Zoom or at Zoup. He pointed out that Zoup closes at 3 pm on Sunday and he wanted to avoid making the staff stay late. Jack pointed out that we could allow folks to join via Zoom from Zoup and that he planned to invite Bromley, OHAC, Thurston Players etc. Amy suggested adding the Zoup meeting to the MRTA postcard and Robyn agreed followed by a discussion of whether that was cause confusion as to the focus and a suggestion that the size of the postcard be increased. Emily suggested asking to confirm that Steve could be at the community forum.

Upcoming Events: Wendy said that upcoming events would be the annual meeting and community forum. Wendy suggested that if there's a candidates' forum it would have to be mid-July. Wendy said that the main thing to do would be to send out a date for the MRTA meeting. Jack suggested a board meeting on March 14

Motion to Schedule a March 14 meeting: Amy moved and Jane seconded.

Yes -- John, Wendy, Jack, Amy, Jane, Robyn and Emily.

No - None.

Next Newsletter: Jack will write about DTE. Brad will write about traffic at Clague.

Round Robin – Wendy invited our guests to participate, and while they unmuted reported that Owl Creek was told to resubmit its proposal for a project near the expressway on Nixon Road. The project would involve 131 new units on an existing parking lot that is no longer required. Amy asked where people would park. Robyn confirmed that the AATA goes to Nixon and Green but not as far as Owl Creek. Jane said that the buses won't go that far up because Owl Creek won't agree to a turnaround. Jack reported that the developer of the original phase of Owl Creek gave wetlands to the city as part of the approval process. Jane then mentioned a possible spring park clean up Robyn agreed to help. Guest Robert Langdon commented that city had planted a lot of trees in Sugarbush but they were dying, and suggested a partnership to help maintain the trees. Robert said that he had been watering trees but that he couldn't do it all. Jane volunteered to write an article about the need for help with tree maintenance. John suggested that the city should plant hardier trees. Jane suggested putting woodchips around the trees. Emily thanked everyone for the advocacy of the area around Owl Creek and work on MRTA. She also asked for pictures of folks skating on Thurston pond. Robyn suggested, on behalf of her husband, a neighborhood snow shoveling program. Jack pointed out that there is a city "snow buddies" program currently.

Meeting adjourned at 8:45 pm