



# ORCHARD HILLS-MAPLEWOOD HOMEOWNERS ASSOCIATION

[www.ohmha.org](http://www.ohmha.org)

## OHMHA NEWSLETTER

February 2019

### Questions about Water Treatment in Ann Arbor?

**Get answers  
from Brian Steglitz,  
Water Treatment Plant  
Manager**

**Wednesday, February 6, 2019  
at Clague School  
Media Center  
7:30pm**

You are invited to join your neighbors for an OHMHA Board meeting at 7:00 pm followed by our guest speaker at 7:30 pm. Brian Steglitz will present info on water treatment in Ann Arbor and answer your questions.

Bringing interesting speakers from the public realm is part of OHMHA's ongoing effort to encourage all of us to stay informed and involved as citizens. We look forward to seeing you.



*Brian Steglitz, Manager, Water Treatment Services at City of Ann Arbor will share insights and answer questions on Feb. 6*

## Neighborhood Garage Sale

**Saturday, May 18, 2019  
starting at 9 am**



# 12th Annual OHMHA Fall Festival notches up another success!

by Greg Jagst

Our neighborhood had some cool, rainy weather to start the day before transforming to a pleasant sunny day by noon at the start of our 12th Annual Fall Festival held on Sunday, September 30, 2018. Attendance remained strong with about 180 residents from the Orchard Hills and Maplewood subdivisions as well as several friends from the Bromley neighborhood just to our west. We all enjoyed several hours of music, food, and activities for young and a bit older alike.

Sarah Gilmore of the Michigan Avian Experience again attended with her mature eagle (who has really matured since the first Festival) along with two other feathered friends.

The Thurston Elementary 3rd, 4th and 5th Grade choirs again made a well-received appearance on our stage under the direction of their wonderful teacher, Yael Rothfeld. Various community organizations attended our Festival again. Our legendary children's face painter, Praveena Ramaswami, was traveling with family during our Festival so OHMHA Board member Amy Seetoo stepped up to the challenge of mastering another skill with several eager children requesting animals or super heroes on their visages.



*Neighbors getting together with donuts and cider and music make for a fantastic Fall Festival*

Apples, cider, and donuts from Wiard's Orchard were again provided to all festival attendees courtesy of OHMHA through our annual dues collections. The Thurston Pantry, a non-profit helping students in need at Thurston Elementary, also sold pizza by the slice to support its worthy efforts. Individuals who contributed to the success of our Festival included Bo Bunnell and volunteers from OHAC and the Thurston Nature Center. The Ann Arbor District Library displayed fun and educational items for the young and young at heart alike.

The Ann Arbor Police Department (AAPD) was represented by two officers who engaged Festival goers and gave honorary Police Officer Badges (stickers) to many excited kids who were also able to look inside of the police vehicle. This being an election year, The Michigan League of Women Voters staffed a table under our food tent, encouraged everyone to be registered to vote, and even gave information on such things as the criteria for voting via absentee ballot; plenty of useful information for the civic minded.

OHMHA collected over \$100 from generous neighbors to be put toward our General Fund, with several OHMHA residents renewing their annual voluntary membership. An unconfirmed amount was also collected to be used in the efforts of the Thurston Pantry.

We look forward to the fun at our next OHMHA Fall Festival in late September 2019! ■

# Join Your Neighbors at Community Forum

**Sunday, March 10, 2019**

**5:45 - 7:00 pm**

**Location: Zoup! at Traver Village**

## Get the very latest news on:

- Orchard Hills - Maplewood, Bromley, Thurston & Clague Communities
- Thurston Nature Center
- Nixon Road Developments
- OHAC and Dolphin Pools
- Thurston Players

The entire neighborhood is invited to join us for an informative Community Forum on Sunday, March 10 at 5:45 pm at Zoup! at Traver Village.

While OHMHA is coordinating the Forum, it is open to everyone who lives in the surrounding area. Consider bringing your neighbors and friends and also enjoying some soup as a way of thanking Zoup! for hosting us.

We look forward to seeing you on Sunday, March 10. ■



*Community Forum 2018 featured a lot of great info sharing. Please join on us March 10 for the chance to learn what's going on in 2019!*



# Winter Safety at Thurston Nature Center

*by Elizabeth Morehead, Thurston Nature Center Committee Chair*

It is a lovely winter at the Thurston Nature Center! We hope you have had a chance to stroll around and appreciate the beauty.

## Wintertime Safety

A few safety incidents have been brought to the attention of Thurston Nature Center Committee. Please keep in mind:



- There is only so much that we are able to handle when it comes to Mother Nature and Father Time. Water, bumpy-uneven trails, ice and so forth are part of the trial and enjoyment of the Great Outdoors.
- There are signs warning users about ice on the bridge and to skate at your own risk.
- Ice is never 100% safe. ALWAYS USE CAUTION.
- When ice is under 3" stay off. NEVER walk toward open water.
- Ice between 3" and 5" is for foot use only on the pond.
- Check ice thickness every 50' or so. You can use an ice chisel, auger, cordless drill and tape measure.
- COLOR MATTERS!!! This motto may be helpful: "thick and blue, tried and true, white and crispy, way too risky."

## Events at Thurston Nature Center

Thanks to everyone who participated in the Winter Solstice walk on December 21, 2018 and the Broom Hockey and Cocoa on Feb. 2, 2019 at 1pm (this event had not happened as this goes to print). Stay tuned for info on a March 2019 Spring Flowers and Birds Tour of Thurston Nature Center (exact date and time to be announced on Facebook). We invite you to follow the Thurston Nature Center on Facebook at <https://www.facebook.com/ThurstonNatureCenter/>

We appreciate your support of the Thurston Nature Center activities and efforts and especially want to thank all our volunteers! ■

# Clean and Attractive Neighborhood

*by Jack Cederquist*

We all benefit when our streets are clean and our homes present a good appearance to passers-by. Here are some items to remember:

## Handling Leaves

- The City sweeps our streets twice a year, once in the spring/summer and once in the autumn after most leaves have fallen.
- It is illegal to sweep leaves from private property into the street.
- For more information on sweeping, see:  
<https://www.a2gov.org/departments/public-works/street-maintenance/Pages/Sweeping.aspx>



## Storm Drains

- The City does not have the resources to remove debris from storm drains. Please locate a storm drain near you and volunteer to check for and remove debris. The buildup of debris can cause dangerous flooding and icing conditions depending on rain or snow and temperature.



## Trash Cans

- Except when placed at the curb for pickup, trash, recycling and compost carts must be stored at the side or rear of a private residence. By doing that, you make our front yards look better! More information is at:  
<https://www.a2gov.org/departments/trash-recycling/Pages/Trash.aspx> ■



## Welcome to the Neighborhood Initiative

OHMHA's "Welcome to the Neighborhood" initiative makes it easier for new families to find out information about our neighborhood and to feel at home. The way it works is that an OHMHA Board member or other neighbor stops by with a page of helpful information and links.

If you are aware of a new neighbors moving in, please contact OHMHA Board member Jerry Schulte ([schulte6@comcast.net](mailto:schulte6@comcast.net)) with a street address so that we can be sure to welcome them.

# Residential Occupancy Limits in our Neighborhood

by Wendy Carman

From time to time, questions arise about the zoning rules for our neighborhood. This article attempts to provide some context and answers. Homes in our neighborhood are all zoned R1C, which is a single family dwelling district. The residential occupancy of these homes is regulated by the City. Limits on occupancy allow the following Family arrangements in R1C zones:

- One or more persons related by blood, marriage, adoption, or guardianship living as a single housekeeping unit
- A maximum of 4 persons plus their children living as a single housekeeping unit
- A Functional Family with more than 4 unrelated persons living together as a single housekeeping unit if and only if they have applied for, met the standards, and received a special exception permit from the Planning Commission

Accessory Dwelling Units (ADUs) are now allowed to enable a new housing prototype that respects the look and character of single-family neighborhoods while supporting more efficient use of existing housing stock and infrastructure; providing housing that responds to changing Family needs, smaller households, and increasing housing costs; providing accessible housing for seniors and persons with disabilities; and supporting affordable housing goals. However, among other rules that must be met, the total occupancy of the primary unit plus the accessory dwelling unit cannot exceed 4 unrelated persons without a special exception permit from the Planning Commission. Public notice would be required and a public hearing would be held if such a permit is requested. Further, either the primary unit or the ADU would have to be occupied by an owner of the property.

In addition, adult foster care homes licensed by the state are permitted to have up to 6 residents under 24-hour supervision in R1C zones. Details can be found in Chapter 55, Unified Development Code, of the City Code. (Google **code of ordinances Ann Arbor Chapter 55**) see Sections 5.11.2, Table 5-25, 5.16.1, and 5.37.2. ■

## ORCHARD HILLS - MAPLEWOOD HOMEOWNERS ASSOCIATION MEMBERSHIP DUES FOR June 1, 2018 - May 31, 2019

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Amt Paid \_\_\_\_\_

Email \_\_\_\_\_ ☐ Please remove me from email list

**Dues are \$20 yearly. Additional Donations welcome. We also welcome suggestions and/or offers to volunteer on OHMHA projects.**

### TO PAY DUES:

Mail or deliver dues to:

Nadine Wong, OHMHA Treasurer, 3092 Lexington, 48105

or

Pay OHMHA dues online via Paypal, see [www.ohmha.org](http://www.ohmha.org)



# Medical Marijuana Facility Seeks Special Exception Use Permit

*by Wendy Carman*

A Citizen Participation Meeting was held Saturday, January 12 at 7:00 pm by Jack Edelstein (one of the owners of the building at 2793 Plymouth Road where Starbucks is located). This was a City required meeting to provide information to the public and gather responses regarding the owners' petition to the City to obtain permission for Medicine Man (a medical marijuana dispensary currently renting 500 sq ft at the west end of the second floor) to rent 3400 sq ft on the east end of the 2nd floor, recently vacated by Cleary University.



On November 26, 2017, the City Council adopted ordinance, "Chapter 96 Medical Marijuana Facilities," went into effect. In addition to meeting the state laws, all such facilities must meet City requirements of this ordinance and obtain City Marijuana Facility Permits. The ordinance stipulates that Facility Permit Applications for dispensaries, called Provisioning Centers, must obtain a Special Exception Use permit before applying for a Zoning Compliance Permit and a Certificate of Occupancy.

In addition to meeting the general requirements for a special exception use permit and specific special requirements for marijuana facilities, the City amended the medical marijuana ordinance in October 2018 to require applicants, including provisioning centers, to follow the requirements of the Citizen Participation Ordinance for Major Projects.

To expand Medicine Man's medical marijuana Provisioning Center into the previous Cleary University space requires not only meeting the state and city medical marijuana regulations but also approval by the Planning Commission of a special exception use permit. Because attendance at the Saturday evening January 12 meeting was so low, there may be another public Citizen Participation meeting in early February. The owners will then submit a summary of the Citizen Participation Meeting(s) to the Planning Department before the Planning Commission Public Hearing is scheduled. The Planning Commission will then hold the public hearing. Final approval or rejection for this special exception use permit is made by the Planning Commission, not at City Council. ■

#### OHMHA BOARD MEMBERS

Jack Cederquist	2145 Ardenne	665-2282	President
Greg Jagst	2080 Yorktown	846-6332	Vice President
Nadine Wong	3092 Lexington	222-1716	Treasurer
Peter Mooney	3352 Yellowstone	213-0440	Secretary
Emily Eisbruch	2561 Bunker Hill	665-0533	Newsletter (eisbruchs@gmail.com)
Anne Karabakal	2405 Bunker Hill	669-2084	Webmaster
Jerry Schulte	3334 Yellowstone	668-2590	Welcome to the Neighborhood Coordinator
Amy Seetoo	3111 Cedarbrook	332-0390	
Joe Trulik	2529 Bunker Hill	761-5561	
Debbie Torch	3366 Bluett	369-1244	
Dave Hibbs	2196 Lexington	205-8993	
Wendy Carman	2340 Georgetown	761-8693	

#### ELECTED REPRESENTATIVES

Christopher Taylor (Mayor)	794-6165	CTaylor@a2gov.org
Kathy Griswold (Council Member, Ward 2)	657-7900	KGriswold@a2gov.org
Jane Lumm (Council Member, Ward 2)	677-4010	JLumm@a2gov.org

How do I get on the neighborhood email list? go to [www.ohmha.org/contact](http://www.ohmha.org/contact)

How do I get on the neighborhood watch list? email [gjagst@gmail.com](mailto:gjagst@gmail.com)

How to "like" the OHMHA Facebook page? <https://www.facebook.com/ohmhaneighborhood/>

OHMHA  
2145 Ardenne  
Ann Arbor, MI 48105  
[www.ohmha.org](http://www.ohmha.org)



## NEWSLETTER

---

---

**ORCHARD HILLS-MAPLEWOOD HOMEOWNERS ASSOCIATION**

---

---