



29200 Northwestern Highway
Suite 450
Southfield, Michigan 48034
248-855-2100 (p) 248-855-1080 (f)

May 1, 2023

Sylvan Township Planning Commission
c/o Carol Konieczki, Zoning Administrator
Sylvan Township
18027 Old US12
Chelsea, MI 48118

RE: Chelsea Square - Site Plan Approval – 2nd Extension
Tax ID F-06-13-300-027 & F-06-13-300-028
Sonoma Investment, LLC

Dear Planning Commission Members,

This letter comes as a request for a 2nd Site Plan extension of one year for the reference project. You may recall that you first granted an extension at your meeting of September 22, 2022. At that time we noted that despite all project plans being approved, our construction was being held up by EGLE not approving any Part 41/Wastewater System permits in the township. This was due to the on-going situation with Leoni Township and their wastewater treatment plant violations. While we understand that improvements have been made to that treatment plant, there apparently are other matters still unresolved, and EGLE continues to not issue any new permits, thus prohibiting us from commencing any construction on the property.

Please note that we have had on-going discussions with Supervisor Kennedy on this matter, but little has changed over this past year, and right now we don't know much more than we did a year ago.

The Sylvan Township Zoning Ordinance states the following:

Sec. 30-78. - Final site plan.

(f) Expiration of approval.

(1) A final site plan approval expires upon the occurrence of either of the following:

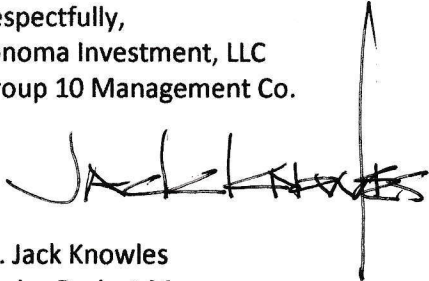
- a. The applicant does not secure a building permit within 180 days of the date the final site plan was approved; or*
- b. The applicant does not start construction on the property and show evidence of diligently completing construction per the approved site plan 545 days after the date the final site plan was approved.*

(2)Notwithstanding the conditions of expiration in subsection (f)(1) of this section, the planning commission may extend the approval period (i.e., grant extensions from the deadline set forth in subsection (f)(1) of this section) for up to one year upon applicant's written application and showing a good cause. The planning commission may approve more than one extension using the same good cause standard.

We respectfully request that the Sylvan Township Planning Commission grant an extension of one year, to July 7, 2024 as permitted under Sec. 30-78 noted above. We believe that we have acted in good faith and have shown evidence of diligently completing work on the project in an effort to commence construction, however township circumstances beyond our control are delaying our efforts.

Thank you for your consideration of this matter.

Respectfully,
Sonoma Investment, LLC
Group 10 Management Co.

A handwritten signature in black ink, appearing to read "M. Jack Knowles". The signature is written in a cursive style and is positioned to the right of the typed name. A vertical line extends upwards from the end of the signature.

M. Jack Knowles
Senior Project Manager