Dept. of Licensing & Regulatory Affairs
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STATE BOUNDARY COMMISSION

RE: Docket 15-AP-03

Dear State Boundary Commission Members,

I am writing this to encourage you NOT to approve the annexation (15-AP-03) of multiple pieces of property from Lapeer Township to the City of Lapeer. I do not believe that property nestled in between existing residential property should be allowed to be annexed to the City of Lapeer for the purpose of being developed. The petitioning developers stand to make a substantial amount of money at the expense of the surrounding neighbor's property values.

Purchasing a home is usually the largest purchase in one's lifetime. When an individual works most of their adult life to pay for it, one would like to think that they will not lose money, or even worse, not be able to sell it, because some developer decided to develop property next to or very near your home. By allowing this annexation, and thus the development of especially 1139 Baldwin Road, 1143 Baldwin, and the west ½ of 1176 S. Lapeer Road, homeowners around this area feel strongly that their property values will drop substantially. Neighbor's bordering this development wonder if anyone would ever buy their homes once this proposed development is completed. The increased light pollution, traffic and close proximity to the proposed 65 condominium complex and multiple office buildings, will turn away most potential home buyers should the surrounding neighbor's want to sell in the future.

I purchased my home at [redacted] in 1996. Prior to purchasing it, I inquired about the plans for the surrounding property. At the time, the township informed me that the land directly behind (east of) my property would more than likely be used for some type of light business. I believe it was still to be residential with a special land use. This did eventually happen. There was never any discussion about bringing business property out to Baldwin Road from the M-24 side of this section of property. I feel that any business development should be kept to the East side of this section of properties and under no circumstances should it be allowed to expand to the West, into the middle of an established residential area. This is just not fair to the longtime tax paying residents along Baldwin Road.

As a resident of this area, I have several concerns. All of the surrounding homes use a well for their water supply. The runoff water from the parking lots of the proposed development could eventually harm the ground water. Oil, antifreeze and other fluids that leak from vehicles onto parking lots could make their way into our water supply, especially if large retention ponds are used to collect runoff water.

Light pollution is another big issue. I do not want my yard illuminated like daylight as substantial lighting will be needed for the proposed complexes.

Increased traffic is the third big concern. Baldwin Road is very narrow and has almost no shoulder. There are already plenty of vehicles on it and more development would just add to the traffic. The biggest concern is just what this development is going to do to the look and feel of our neighborhood.

The area along Baldwin Road has always been residential. This is why the people who live there, live there. It should stay residential. Developments should stay on Lapeer Road.

So, in closing, please consider my comments when making your decisions, and again, I highly encourage you to OPPOSE the annexation.

Thank you,

Troy Gould

[redacted] homeowner since 1996

[redacted] north of proposed annexation lots on Baldwin Road.

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