

MICHAEL SNYDER, P.C.
6689 Orchard Lake Road #166
West Bloomfield, Michigan 48322
248.268.4300
msnyder@msnyderlaw.com

February 11, 2026

The Organization of Woodland Lake
agrapentien@comcast.net

cc:

cheryl.wasilewski@gmail.com
cheryl@jcwagency.com
johnboland42@gmail.com

Re: The Organization of Woodland Lake (“OWL”)

Dear Ms. Grapentien:

Please be advised that I have consulted with Cheryl Wasilewski and John Boland over the past several weeks regarding the proposed PUD (Planned Unit Development) in Brighton Township, Michigan adjacent to OWL. It is my professional opinion that the proposed PUD does not comply and/or comport with the Zoning Ordinance of Brighton Township, Michigan and should not be approved by the Township Board of Trustees as proposed.

In particular, the Township Zoning Ordinance regulations regarding PUDs states as follows in Article 12, Section 12-01 (c):

(c) These PUD regulations are not intended to be used for circumventing the more specific standards in the Zoning Ordinance, or the planning upon which the standards are based. Rather, these provisions are intended to result in development which is substantially consistent with the zoning standards as generally applied to the proposed uses, but with specific modifications to the general standards that, in the judgment of the Township, assure a superior quality of development. If this improved quality is not clearly apparent upon Township review, a site shall not qualify for the modifications allowable under this Article.

The exact intent of the developer is to circumvent the standards of the R-2 regulations with the proposed PUD. Ms. Wasilweski and Mr. Boland have done an excellent job of building a record in opposition of the proposed PUD to date. After stating Michigan Zoning Enabling Act statutes, the attached findings of fact by the Board of Trustees of Brighton Township clearly delineate that “20. The Board concludes that approval of the proposed PUD rezoning would be **inconsistent with these statutory obligations.**” Furthermore, “22. This decision is supported by substantial evidence in the record and is consistent with the Township’s Master Plan, Zoning Ordinance, and applicable state law.”

While it is unfortunate that my attempts to reach out the Township's attorney were not successful to arrange a meeting to facilitate a resolution acceptable to OWL, my advice is to continue to build the record at the next meeting of the Board of Trustees, specifically emphasizing the negative impact of the proposed PUD on water quality of the lake, flooding concerns that would constitute trespass pursuant to MCL 750.552 and more importantly the negative impact and public safety concerns that would result in the overdeveloped PUD with regard to police and fire emergency services.

In the event that the Township approves the PUD, litigation would be necessary in order to protect the interests of OWL. Please feel free to contact me in order to further discuss.

Sincerely,

MICHAEL SNYDER, P.C.

A handwritten signature in blue ink, appearing to read 'C. M. Snyder', is positioned below the typed name. The signature is fluid and cursive.

C. MICHAEL SNYDER