

Eric & Maureen Miller

98 Sand Bar Ln
Detroit, MI 48214
10/1/2025

Detroit City Council

2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Council Members,

My wife and I would like to sincerely thank the Detroit City Council for holding the recent forum that allowed residents to voice concerns regarding the nearby development project near Sand Bar Lane. We greatly appreciate the opportunity to participate and to have our perspectives heard.

We also wish to extend our gratitude to Mr. Matthew Walters and Mr. Hanson Bratton, with whom we met directly to discuss the project's impact on our home. During this meeting, the following concerns were satisfactorily addressed:

1. **Security** – As our property backs up to the project, a fence will be installed behind the trees and along the canal wall to impede traffic onto our property.
2. **Noise and business hours** – Respect for homeowners will be observed with construction and business activity not starting prior to approximately 8:00 a.m. (understanding that minimal activity may occur beforehand) and concluding prior to 11:00 p.m.
3. **Property value review** – Based on the scope of work and anticipated community beautification, including the removal of blight, home values are expected to appreciate.
4. **Skyline view** – The project will not impede the current view of the Detroit skyline from our property.

We are grateful for the thoughtful consideration of these matters. Thank you again for your leadership and for creating space for residents to be engaged in meaningful discussions about the future of our community.

Respectfully,



Eric Miller

July 23rd, 2025

Marcell Todd
City Planning Commission
2 Woodward Ave., Suite 208
Detroit, MI 48226

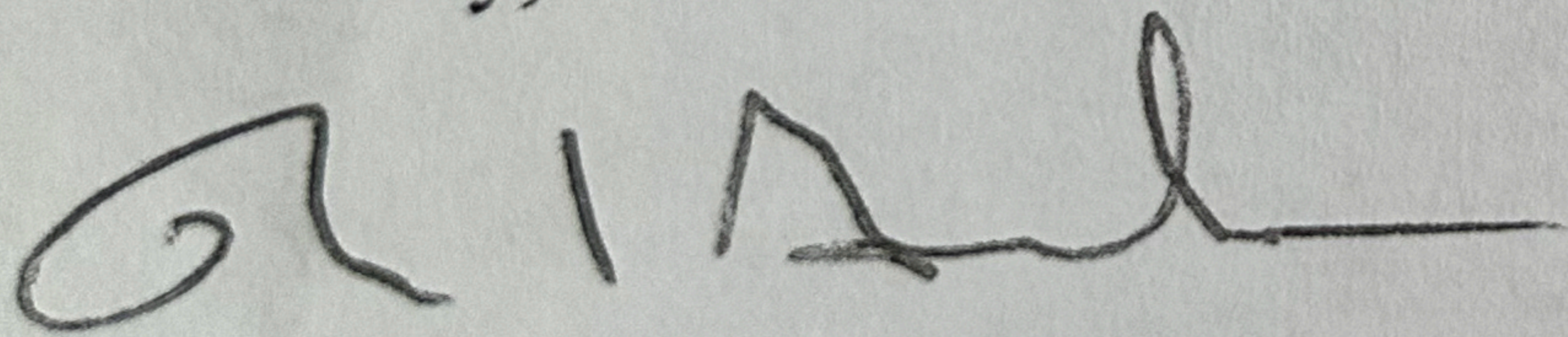
RE: 2 St. Jean Rezoning

Dear Mr. Todd

The Morgan Estate Homeowner's Association board has recently met with the Detroit Boatworks team and reviewed their plans for the 2 St. Jean parcel across the canal from our community. The board has unanimously voted in support of this project because of the improvement and investment that it brings to the site while also providing new maritime amenities to this area. We understand that the project and project team are currently going through a rezoning process and we appreciate that the site is being zoned away from heavy and intensive industrial use and towards a more business friendly zoning classification that allows for a marina.

The HOA board is in support of this project and its intended use for the 2 St. Jean property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rory Gamble', written in a cursive style.

Rory Gamble

President

Morgan Waterfront Estates Homeowner's Association



Outlook

[EXTERNAL] RE: Re-zoning proposal

From Dan Roland <rolanddd2024@outlook.com>

Date Thu 10/2/2025 7:59 AM

To CouncilmemberJohnson <CouncilmemberJohnson@detroitmi.gov>

Cc Teresa Leon <tleon2422@gmail.com>; James Ribbron <ribbronj@detroitmi.gov>; Yolanda Jackson <Yolanda.Jackson@detroitmi.gov>; Gary Gray <Gary.Gray@detroitmi.gov>

Good morning Councilwoman Johnson and thank you for the prompt response.

Director Ribbron, if you need any additional information from us in order to get the letter please don't hesitate to reach out.

Dan Roland

Cell: 586-484-3055

From: CouncilmemberJohnson <CouncilmemberJohnson@detroitmi.gov>

Sent: Wednesday, October 1, 2025 10:48 PM

To: Dan Roland <rolanddd2024@outlook.com>

Cc: Teresa Leon <tleon2422@gmail.com>; James Ribbron <ribbronj@detroitmi.gov>; Yolanda Jackson <Yolanda.Jackson@detroitmi.gov>; Gary Gray <Gary.Gray@detroitmi.gov>

Subject: Re: Re-zoning proposal

Importance: High

Good Day,

I am copying Director James Ribbron with the Board of Zoning Appeals who may be able to accommodate your request; I'm not in receipt of the letter you're referencing.

I am also requesting your email gets added to the file and shared with BZA Board members.

Sincerely,
Councilwoman Latisha Johnson

From: Dan Roland <rolanddd2024@outlook.com>
Sent: Wednesday, October 1, 2025 5:01:00 PM
To: CouncilmemberJohnson <CouncilmemberJohnson@detroitmi.gov>
Cc: Teresa Leon <tleon2422@gmail.com>
Subject: [EXTERNAL] Re-zoning proposal

Hi Latisha,

My wife Teresa and I are residents of Morgan Waterfront Estates and are contacting you regarding the proposed re-zoning for Goat Yard Marine. During the zoning board meeting on September 4th the developer stated he had a letter of recommendation from the Morgan Waterfront HOA which was a surprise to us and many of the residents as we later found out. Can you send us a copy of this letter?

I can assure you that we are not in favor of the re-zoning for numerous reasons which we will convey in a different email and from the feedback on the meeting last night most of the property owners (especially on the canal) are not in favor of this either.

With out knowing what the letter of recommendation says I am asking you take our position into consideration and express this misrepresentation with the zoning board members.

Please do not hesitate to contact us by cell, email or in person to further discuss this.

Thank you,

Dan Roland
Cell: 586-484-3055