



Planning Dept Email <planning@rochesterhills.org>

re: 2022-0393 Discussion of Rezoning of Parcels #15-15-429-026 & #15-15-429-027

4 messages

Ron Peckens <ron@peckens.com>
To: planning@rochesterhills.org

Tue, Nov 15, 2022 at 8:47 PM

I am highly disappointed with your decision to grant the property owner another 60 days to get their plan together or even a thought of a plan. In total you have granted him 6 months (moratorium) plus 120 days to come up with a plan. Why is this taking so long to commit these properties to R4?

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Ron Peckens
[60 Cloverport Ave. | Rochester Hills, MI 48307 | 248.909.2916](#)

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Planning Dept Email <planning@rochesterhills.org>

Public Comment for Meeting on 11/15

2 messages

Jeremy Olstyn <jeremyolstyn@gmail.com>

Tue, Nov 15, 2022 at 1:41 PM

To: Sara Roediger <roedigers@rochesterhills.org>, planning@rochesterhills.org

As a resident on Cloverport Avenue, I would like to add my full support to the City Council's unanimous position to consider the Cloverport adjacent parcels (15-15-429-026, 15-15-429-027, and 15-15-405-004) for rezoning from Industrial to Single Family Residential. From the beginning, my interest has been, and remains, the safety of our street, residents, pedestrians, and school-aged children. As has been expressed in past communications and Council observations, Cloverport (a dirt road with unique, low-visibility topography) was not designed to manage high volume traffic from high density or commercial developments, which is the reason the properties in question were ultimately NOT recommended for the revamped flex-overlay district. In the same spirit and with the same concern, I do not believe that these properties would make relevant candidates for PUD development either. Given the environmentally sensitive aspects of these properties collectively, this should further rule out the use of PUD in this instance.

R-4 Residential rezoning would preserve the safety of the street, the harmonious character of the neighborhood, and create a well rounded development opportunity for the prospective developer. Given the difficulties of the properties in question, which the developer was fully aware of prior to the purchase of the land, R-4 is a reasonable and workable solution for all involved.

I appreciate the Planning Commission's full support in this matter and your continued support and representation of the interests of the Residents of Rochester Hills.

Jeremy Olstyn
[152 Cloverport Avenue](#)

Planning Dept Email <planning@rochesterhills.org>

Tue, Nov 15, 2022 at 3:20 PM

To: Jeremy Olstyn <jeremyolstyn@gmail.com>

Cc: Sara Roediger <roedigers@rochesterhills.org>

Thanks Jeremy -

We will provide your comments to the Planning Commission.

Jennifer

Jennifer MacDonald
Planning Specialist
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Planning Dept Email <planning@rochesterhills.org>

CLOVERPORT DISCUSSION

2 messages

Nancy Riley <riley.nancy@rocketmail.com>

Wed, Nov 16, 2022 at 10:00 AM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Ladies and Gentlemen:

My name is Nancy Riley and I live at 69 Cloverport. I attended last night's Planning Commission meeting wherein the developer of the industrial property behind us discussed their findings, or lack thereof.

I wanted to let you all know that I was the first person Richard Stephens contacted during his due diligence period. He told me of his plans for a 3 story storage unit behind us. I asked him how he was going to access it since it was land locked. He told me through the residential property next to me off Cloverport. So he knew that it was land locked contrary to his comments last night through his attorney. Mr. Stephens went on to say his background was in multi family so this was a new avenue for him. He has contacted Clair (bee farm) as well as the other businesses along Rochester Rd. up to the Life Time driveway. All that for a storage unit when there is one right around the corner on Avon Rd.? I have also heard that he may have purchased the Midas business on Rochester Rd.??? Again, all this property for a storage unit? Interesting. Sounds more like multi family to me.

As my neighbor Pam Wallace stated, Mr. Stephens has had plenty of time to research that property. He had 6 months to perform his due diligence before closing on the property which he obviously did and in essence waived any and all concerns he may have had. A representative of his attended the second flex business workshop stating his concerns and then never spoke again. Nor did they speak at any City Council meeting to discuss same. We have asked those at the Planning Department and were told they haven't heard from him or any of his representatives.

As someone who spent 25 years in the world of real estate, development and legal, none of what happened last night surprised me. While I was disappointed on a personal level that the Commission caved to Mr. Stephens, I do understand. We all know that Mr. Stephens is preparing for a lawsuit. He is stalling.

On another note, maybe the City of Rochester Hills doesn't have any timeline on the zoning of that property because it may have been part of the City of Rochester. I know when I bought my property 30 years ago, my title work had me in the City of Rochester as does my recorded deed.

Thank you for your time.

Nancy J. Riley
[69 Cloverport Ave.](#)
[Rochester Hills, MI 48307](#)
586-291-9912



Planning Dept Email <planning@rochesterhills.org>

re: Parcel 15-15-405-004 - 285 Cloverport Ave.

1 message

Ron Peckens <ron@peckens.com>
To: planning@rochesterhills.org

Thu, Dec 29, 2022 at 7:17 AM

Planning Commissioners, Why are we including the above mentioned parcel in rezoning talks? Isn't this parcel of land fully included in the Cloverport Greenspace? As part of the greenspace, shouldn't there be no potential zoning required?

Thanks for your time and the continued support to retain our neighborhood as a family community.

--

Ron Peckens
[60 Cloverport Ave. | Rochester Hills, MI 48307](#) | 248.909.2916

Be a good citizen offer a drink.

