

November 8, 2012

VIA EMAIL: breuckmanj@rochesterhills.org
Historic Districts Study Committee
c/o Jim Breuckman
1000 Rochester Hills Drive
Rochester Hills, MI 48309

RE: Public Hearing File No. HDSC 08-002

Dear Study Committee:

As a homeowner in Cross Creek subdivision, I would like to express my support for deeming the property on the northeast corner of Rochester and Tienken Roads a Historic District.

The building that occupies the corner is a unique structure with character that would certainly be lost on having yet another pharmacy, gas station or some form of fast food drive-thru establishment take up residence there.

As we have seen on the other 3 corners of that intersection, retail development has exploded and increased traffic substantially. Yet significant parts of it still remain vacant and waiting to be leased, with a noticeable rate of turnover in the business occupants. Developing yet another corner would continue to increase that traffic and give us another view of brand new, potentially vacant, buildings.

I personally have had my vehicle involved in a significant accident at that intersection. I think you are probably already aware how very common these accidents are here with all of the traffic lanes and business driveways.

I'm attaching a copy of the letter that was sent to us by the parcel owners. The owner of the northern parcel has discussed with the sub Board putting in a recreational vehicle storage facility surrounded by a fence. That form of "improvement" isn't going to help "protect my investment". I don't think any form of RV storage could constitute "beautification efforts" as his letter suggests he may be planning.

With Rochester declining the use of what was previously the Elks Lodge for the building of a Taco Bell, I am envisioning some form of fast food establishment wanting this space. This would cause a tremendous amount of foot traffic coming through the back yards of our homeowners since they are located between that property and the middle and high schools.

I am quite certain I enjoy the appearance of the open field, businesses as they are now and a rusty water tower over any of the above-mentioned real possibilities.

If there is historic significance to the location, I ask you to strongly consider preserving it as is and protecting the space in its current state.

Thank you for your consideration.

Sincerely,

Jennifer French
1392 Otter Drive
Rochester Hills, MI 48306
jenniferfrench05@yahoo.com

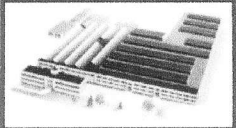
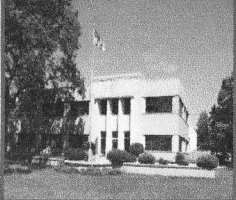
Historic Designation Of National Twist Drill

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Overview

On November 15th, the Rochester Hills Historic District Study Committee (HDSC) is holding a public hearing to consider making a recommendation to City Council to designate the National Twist Drill complex at the Northeast corner of Rochester and Tienken Roads to be a regulated historic district. The HDSC has advanced this legislation over the objection of the two property owners.

Why is this important to you?

If a historical designation is placed on the site, no improvements to, alterations of or removal of the existing structures will be permitted as right and existing structures must be preserved. This site totals approximately 40 acres and includes warehouses and vacant facilities.

What does this mean?

Free of a historic district designation, the property would then be available for re-development to a use(s) more appropriate and commensurate with and to serve the surrounding area. Neighbors would no longer have to view the rusty water tower or graffiti ridden buildings. The historic designation would effectively preclude any re-development of the site and cause the site to remain in its current condition and use, primarily a warehouse facility.

The City Officials were advised by one of the property owners of the potential long term benefits of a re-development of the parcel resulting in significant increases in property value and tax revenues for the City of Rochester Hills. To say nothing of the potential beautification of the site.

What you can do!

Come to the HDSC public hearing on Thursday Nov. 15th at 5:30 pm, at the Rochester Hills Municipal Offices located at 1000 Rochester Hills Drive, Rochester Hills, Michigan and voice your opinion against the designating this property to a regulated historic district. Protect your home values and improve the aesthetics of the area. Your opinion does matter. Your input can protect your investment.



**NOTICE OF PUBLIC HEARING
HISTORIC DISTRICTS STUDY COMMITTEE**

Thursday, November 15, 2012

Notice is hereby given that the City of Rochester Hills Historic Districts Study Committee will hold a Public Hearing on **Thursday, November 15, 2012 at 5:30 PM** at the City Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Oakland County, Michigan to consider the following:

PUBLIC HEARING – FILE NO. HDSC 12-002

Location: 1631 and 1651 W. Avon Road, located on the south side of Avon, between S. Livernois and Old Perch Roads, Parcel Identification Numbers 15-21-126-036 and 037, zoned RE, Residential Estates.

Purpose: To receive public comment regarding a proposal to decrease the historic boundary to exclude the new house at 1651 W. Avon, in accordance with Public Act 267 of 1976 (MCL 15.261 et seq., MSA 5.3407(3) et seq.) and the Rochester Hills Historical Preservation Ordinance, Section 118-131.

PUBLIC HEARING – FILE NO. HDSC 08-002

Location: 6841 and 6875 N. Rochester Road, located at the northeast corner of N. Rochester and Tienken Roads, Parcel Identification Numbers 15-02-300-004 and 015, zoned I, Industrial with an FB-1 Flexible Business Overlay.

Purpose: To receive public comment regarding a proposal to establish the subject property as an Historic District within the City of Rochester Hills, in accordance with Public Act 267 of 1976 (MCL 15.261 et seq., MSA 5.3407(3) et seq.) and the Rochester Hills Historical Preservation Ordinance, Section 118-131.

If you have any questions or comments, please call the Planning & Development Department at (248) 656-4660 during regular business hours of 8:00 AM to 5:00 PM, Monday through Friday, or attend the Public Hearing on the scheduled date.

Jason Thompson, Chairperson
Historic Districts Study Committee

(The City of Rochester Hills will provide necessary reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting. Individuals with disabilities requiring auxiliary aids or services are invited to contact the Facilities Division at 248-656-4658 Forty-eight (48) hours prior to the meeting. Our staff will be pleased to make the necessary arrangements.)