

JASON BEDDOW AND KARI ANDREN

2818 SANDHURST

ROCHESTER HILLS, MI 48307

To Whom It May Concern:

We are residence at 2818 Sandhurst who oppose the new local property development for the following reasons;

1. We oppose any Walkway near or behind our homes on Association property
2. We Oppose rezoning of the commercial property to residential property
3. If rezoned, we demand a wall behind our affected neighbors homes

Issue #1. We oppose the walkway because;

- A. It is an **Unnecessary Expense** that will not be beneficial. That development money could be used for partition wall for a commercial or residential development.
- B. The Property Association is in control of the land and the **land is currently not kept up** (which is fine with us as we enjoy the wild life). However, the area is far overgrown in comparison to drawings and the new walkway **would be intrusive** to the residents of Sandhurst.
- C. **The Property Association will have to manage a new walkway and provide insurance for property, casualty, and maintenance including shoveling, salting, and other measures** during the winter which may become liability safety hazards including the possibility of someone slipping or falling and suing the Association or an adjacent neighbor of Sandhurst. In addition someone could slip onto the ice or fall in the water and drown. As someone at the meeting said, "this is not downtown Rochester, this is the suburbs".
- D. **The walkway is a crime safety hazard.** The residents of Sandhurst currently can easily sleep at night as there are no invitations for stranger to walk behind the home after dark. Last year less than a half mile a way, a woman was raped in her apartment at Woodside apartments. We do not want to invite stranger traffic to a new development as it would be easy for someone to commit a crime with so few potential neighbors (5 in all) along the walkway. If it was insisted we would want a 100 million dollar liability package as we personally would demand that amount should anything negative happen to our property or our family. This walkway will also be a negative to the proposed condo development as strangers could easily sneak into the back lots of the development and rob those people with the ability to leave potentially unnoticed.

- E. **Benches.** We oppose the putting of the benches for the walkway as while your intentions of inviting good neighbors to sit down and relax, what you really would be inviting is an opportunity for strangers to sit down and potentially see someone is out of town or not home and that our property can be easily robbed or vandalized.
- F. **The walkway is completely unnecessary.** They can connect the condos so that its residence can walk out front to the sidewalk already in place on Barkley Circle as it goes right in front court house. This is a strong deterrent to crime and best of all it is FREE.

Issue #2, We oppose the rezoning because;

- A. **If a commercial building was put in, it is likely that the business will close by 10PM** or earlier and therefore insuring more peace to the neighbors of Sandhurst.
- B. **We would not need a walkway for a commercial building** (see above arguments opposing walkway)
- C. **A commercial building would have a wall separating the properties**

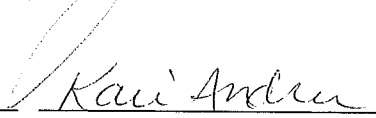
Issue #3, If rezoned, we demand a wall for the neighbors

- A. There should be a wall separating the properties to **properly define who takes care of which land**
- B. There should be a wall **to protect the residence of Sandhurst** from strangers coming in our yards
- C. There should be a wall **to protect the condo residence safety** from people sneaking into their yards/homes.

Summary: While we comprehend that a nice development could utilize the now vacant property and add to the community in some ways, we regret that if it is done wrong the residence of Sandhurst and even the residence of the new proposed condo development will suffer major consequences including but not limited to an enormous increase in safety hazards and increased association expenses with a very large increased risk of liability to the holders of the walkway through property, casualty, and potential tort actions. Unless something is changed, we are voting NO on the Rezoning and we hope that the people WE elected to office will speak up for us.

Signed:

Resident: TASON BROWN  Date: 10-14-14

Resident: Kari Andrea  Date: 10-14-14

From: Ken Skrzyniarz (kensky4@hotmail.com)
Sent: Wed 10/15/14 7:24 AM
To: Catherine Skrzyniarz (catherine.skrzyniarz@gmail.com)

From Kenneth and Carmen Skrzyniarz. As original home owners of this property we have seen changes in the past 35 years. We have enjoyed the transition from the Ferry Seed farm to Edinshire No.3 neighborhood. We have enjoyed the years from Avon Township from Mr. Earl Borden to the present Rochester Hills with the late Mayor Summerfield and Mayor Barnett. We have enjoyed the the natural surroundings we have had beginning with the pheasants we fondly remember, skunks we also remember phew ! We watched as the large strip mall was built on Rochester Road. We welcomed the Courthouse and Sheriff's station as our neighbors. We love it here!!! Now, we realize that a new development will become our neighbor. We welcome them. However, we also need to protect our property value, safety, and way of living here on our property. that is why we express these concerns.

1. we would like a solid barrier to separate our properties.....a solid brick wall or even an attractive fencing as appears on Livernois north of Avon road. this would deter traffic from strangers, dogs, trespassers who might want to cut through our yards to park onto Sandhurst or gain quicker access to Barclay Circle. Since the building will be so close to our property and the ground grade level is higher than ours....we need a solid barrier to block headlights from blaring into our view from our yard and house. Visitor parking is limited in this project. There are no fences allowed for our homeowners.....a small natural barrier such as a berm would not achieve this.

2. A walkway around the existing pond connecting Hampton Circle would NOT be a good idea. Several questions must be answered to its value.....HOW attractive is the walk along a large ditch that is overgrown with dirty vegetation and weeds.? The county apparently has no interest in cleaning up this pond to make it effective for water control or esthetic value. WHO would maintain this walkway for snow removal and grass trimming? Who would remove the litter from passersby would this also end up into this pond? 3. Lighting from the townhouse project should be directed as not to shine into the homeowners property. This should include parking light fixtures and building fixtures as well as car lights. 4. Trash receptacles should be individual as they are for homeowners....not noisy and stinky dumpsters.... 5. Snow removal should be directed not toward the homeowner property. We know how snow piles can damage natural vegetation from salt and snow and the excess water from melting should not be allowed to pile up on the rear of the project bordering the homeowners. 6. An attractive solid barrier is needed again , to protect the value of the Sandhurst street homeowners. We need this wall to connect from the current DPS wall to and include the end of the property line for the Barrington project. Again, we have enjoyed living on our property, OUR HOME, for 35 years and want to enjoy living here for the rest of our time. We love living here in ROchester Hills at our HOME.

Kenneth & Carmen SKRZYNIARZ
2850 Sandhurst
Rochester Hills 48307
Lot # 159

David & Wendy Wong
2861 Sandhurst
Lot #164
(248) 852-0482

We have a concern of increased traffic on Sandhurst. Residents or visitors of the new development may park on Sandhurst to gain access to the condos. We also worry about heavy rainfall on the new development causing flooding onto Sandhurst. The new development is on a higher elevation than Sandhurst.

The solution to our concerns is to build a wall between the new development and the current residents.

2858 Sandhurst

#160

Edinshire III

Richard

* Susan

Clifford

WANTS

- Garages facing in a direction so as not to cause car headlights, garage lights, noise or exhaust pollution.
- Solid brick wall west of swale with NO openings to Sandhurst resident's property.
- CHILD PROOF retention pond
- Roofs of new condos should be no higher than surrounding Sandhurst homes
- Condos need to have comparable building materials to Sandhurst homes. (Brick + Vinyl). The facades should be constructed with various aesthetically pleasing appearances. This will avoid the appearance of ROW HOUSES.
- We want as many trees to be saved as possible especially backing up to Sandhurst

To whom it may concern.

10/15/2014

My name is Nabeel Azzam I reside along with my wife Georgette Azzam and our three children at 2842 Sandhurst (lot #158). A new 144 unit condo. Development is being proposed in the vacant lot behind our home. A narrow burm and a road will separate our two properties. In my opinion and the opinion of our neighbors the narrow burm is not sufficient for the following reasons:

(a) The new development does not provide adequate parking for the residence, therefore people would be parking alongside the burm and crossover into our property.

(b) The development does not include a clubhouse for events such as graduations, birthdays, and family events thus will create parking issues for residence with such events and these issues can affect us when people try to find other parking.

I would like to propose a wall separating our property from the condo. Development. This will insure our privacy and prevent people from crossing over. The wall will also act as a sound barrier caused by moving traffic.

Thank you

Nabeel & Georgette Azzam

Heather Molitoris
2876 Sandhurst
Rochester Hills, MI 48307

Requests:

- 1) Solid brick and mortar wall on approved footings connecting to existing Department of public works wall to prevent people from parking in the Sandhurst cul-de-sac and walking through private property to access condos and to prevent children from the Development from playing in the backyards of Edinshire residents. Residents of new development may also resort to walking dogs in the backyard of Sandhurst homes and may increase the potential of waste being left behind. Brick wall is requested to be built before commencement of lot clearing or building construction. Rationale: Based on Rochester Hills Zoning Ordinance Rev June 2014_2014_201409021222428207.pdf definition of a Buffer: An area of land, including landscaping, walls, and fences located between land uses of different characters and which is intended to mitigate negative impacts of the more intense land use on the less intense land use. Section 138-12.104 Walls section B allows the Planning Commission to permit a densely planted evergreen landscaping sufficient to form a living green wall with a minimum height of 6 feet. If the planning commission permits this, it is the desire of the Sandhurst resident to have a solid berm of at least 3 feet as well as the 6 foot living green wall to deter foot traffic crossing into the Sandhurst Private Property. In addition, the evergreen landscaping should be sufficient to prevent light pollution from cars/street lights, and community lights on the development from bleeding into the Edinshire development.
- 2) Request 60 foot from Sandhurst Property line before any roads are constructed for the new development. The 60 foot requirement includes 25 foot easement (currently) and 35 foot additional setback as highlighted in zoning ordinance section 138-6.102. Rationale: Based on Rochester Hills Zoning Ordinance Rev June 2014_2014_201409021222428207.pdf Section 138-6.102 Setbacks, A perimeter Setbacks number 5 states. "Where any yard abuts an RE, R-1, R-2, R-3, R-4, RCD, RMH or SP district, the minimum distance shall be 35 feet unless a larger setback is required by this Chapter." Section 138-5.206, "Buildable lot area, open space and recreation area calculations. No area which, for the purpose of a building or dwelling group, has been counted or calculated as part of a side yard, rear yard or front yard building setback required by this ordinance may be counted or calculated to satisfy any open space or recreation area requirement of this Ordinance." An assumption is that the road should be a minimum width of 22 feet to allow 8 feet for parking and 22 feet for traversing (Per Zoning Ordinance) based on developers indication that all roads will offer parking roadside. The builder indicated that the units are currently arranged 66 feet from the Sandhurst Property line, indicating that a busy road will be constructed less than ~30 feet from the Sandhurst property line including the 25' easement.
- 3) Roofline to be no higher than Sandhurst. Elevation in lot difference will cause the development to be a full story plus higher than existing homes. The 2.5 story building would actually appear to be closer to 3 stories given the height difference in the lots resulting in the appearance of no planning cohesion within the subdivision. Rationale: Based on Rochester Hills Zoning Ordinance Rev June 2014_2014_201409021222428207.pdf Section 138-6.104 Design Standards, "Building Height. The maximum building height for any structure in an RM-1 district shall be 2.5 stories and 30 feet."

- 4) Tree removal and retention clearly identified within the developers plan. Per Section 138-2.204 Environmental Requirements any trees that measure a diameter of 6 inches or greater at 4.5 feet above the ground should be identified as being retained for development or removed. Rationale: The lot is currently zoned as O-1, the developer is proposing a rezoning. Section E Environmental Impact statement of the Zoning Ordinance indicates that, "any rezoning, site plan and/or plat shall submit with such site plan and/or plat an environmental impact statement which shall be according to the requirements adopted by the planning commission." Rationale: The vegetation currently serve are noise pollution prevention from heavy traffic of Rochester Road and Auburn Road. If the developer removes the trees from specific areas, it will increase the noise pollution.

References: Zoning Ordinance Rev June 2014_201409021222428207.pdf:

1) Section 138-2.204 **Environmental Requirements**

d. **Woodlands**

- i. Specification of the location of existing stands of trees, existing individual trees having a diameter measurement of six inches or greater at 4 1/2 feet above the ground. On multistem trees, the largest diameter stem shall be measured.
- ii. Specification of the location of trees to be retained.
- iii. Specifications for protection of the trees to be retained during development.
- iv. Specification for grading and drainage to ensure the preservation of the trees to be retained.
- v. Details of steps to be taken for reforestation.

e. **Environmental Impact Statement.**

- i. The applicant for any rezoning, site plan and/or plat shall submit with such site plan and/or plat an environmental impact statement which shall be according to the requirements adopted by the Planning Commission. The Planning Commission, as soon as is reasonably possible, shall adopt specific questions, guidelines and requirements which shall:
 - i. Provide relevant information on the environmental impact of applications for rezoning, platting, site plan approval and other actions which will have a significant effect on the environment.
 - ii. Inject into a developer's planning process consideration of the characteristics of the land and the interest of the community at large as well as his or her own interest and the interests of his potential customers.
 - iii. Facilitate participation of the citizenry in the review of community developments.

2) Section 138-6.102 **Setbacks**

- a. For the purpose of yard regulations, all attached unit buildings shall be considered as one building occupying one lot, and each attached unit building located on a parcel of land shall comply with each of the following setback requirements.
- b. A. Perimeter setbacks.
 - i. Front yard. The minimum front yard setback is 30 feet.
 - ii. Rear yard. The minimum rear yard setback is 30 feet.
 - iii. Side yard. A minimum side yard setback of 30 feet shall be provided along each side property line. The side yard shall be increased by one foot for each ten feet or part thereof by which length the multiple structure exceeds 40 feet in overall dimension along the adjoining plot line provided that no attached unit structure shall exceed 180 feet in length along any one face of the building or 250 feet in total length.
 - iv. Any yard abutting a major thoroughfare in RM-1 districts shall have a minimum depth of 50 feet.
 - v. Where any yard abuts an RE, R-1, R-2, R-3, R-4, RCD, RMH or SP district, the minimum distance shall be 35 feet unless a larger setback is required by this Chapter.

3) Section 138-6.104 **Design Standards**

- a. **Building Height.** The maximum building height for any structure in an RM-1 district shall be 2.5 stories and 30 feet.

4) Section 138-12.104 **Walls**

- a. Walls required under this Article shall have no openings for vehicular traffic or other purposes, except such openings as may be approved by the City. All walls required in this ordinance shall be constructed of decorative stone or brick. The height of the wall shall be measured from the prevailing grade of the land on the side of the wall facing the less intense use. Walls shall be erected on a concrete foundation which shall have a minimum depth of 42 inches below a grade approved by the building department and shall not be less than four inches wider than the wall to be erected.
- b. A six (6) foot tall decorative opaque vinyl fence or densely planted evergreen landscaping sufficient to form a living green wall with a minimum height of 6 feet may be permitted by the Planning Commission in lieu of a masonry wall when the characteristics of the two abutting uses would make such a substitution appropriate.

Virgil and Pam SanJose
2834 Sandhurst
Rochester Hills, MI 48307
Lot 157

Dear Planning Commission Members,

As one of the original of two homeowners on Sandhurst we are requesting that you please read the attached letter that originated after a meeting of the residents on Sandhurst. It states some of the concerns of those residents whose property will back up to the Barrington Park development.

As you look at the current plotting of the potential Barrington Townhouse Condo development please note the location of our lot (157). You will notice that the corner of the development ends in the middle of our backyard. We think that this adds some additional concerns.

Because of this we would like to propose that:

1. We would like to represent all of the Sandhurst homeowners (who are all in agreement) in requesting a *solid brick and mortar* wall between this development and our property (we are also in agreement that we do not want a greenbelt). But, since it would end in the middle of our yard we would request that you extend the wall westward to form a 90 degree angle and carry it forward as far as possible, especially since the plan shows a visitor parking area in the plan. We are not in favor of a poured cement wall as we have noticed that they begin to crack and deteriorate at the base over a period of time.
2. The purpose of this is to eliminate condo owners or their guests from parking on Sandhurst and using our yard as a cut thru into the planned park and parking area directly behind our home.
3. Let it be known that we are NOT in favor of the sidewalk along the pond (on either side and specifically NOT on the resident's side) and in our opinion it would become a dog run for the pet owners in the complex. The pond has not been maintained over the years and is not visually pleasing and would not be a place that people would go to enjoy the water or the view.
4. This would also deter any "walkers" on the proposed "sidewalk" along the pond from getting closer to our property and will give us some privacy.
5. We are requesting that you leave as many of the healthy existing mature trees as possible.

We would like to thank you for taking the time to address our concerns and hopefully some changes can be made.

Sincerely,

Virgil San Jose
Pam San Jose
Virgil and Pam SanJose

Edinshire Resident Meeting 9-28-14 (updated 10/414)

Regarding Potential Development of Property at Corner of Barclay Circle and Auburn Road.

Concerns:

1. Increased traffic: More jobs, more housing or more stores correlates to increased traffic on local residential streets.
 - a. Limited Access to and from location: Apartments located within the Hampton Community have multiple egress/ingress: Two off of Hampton, two off of John R, two off of Barclay, and one onto Rochester Road. The 11 Acre land given the location will exit out onto Barclay and Potentially Auburn. That is only 2 egress/ingress locations for over 300 vehicles.
 - b. Implementation of a busy loop road less than 50 feet from Sandhurst resident's backyards with over 350 cars traveling daily. (This section is based upon an earlier plan. As of 9-28 it appears the plans have changed to make units inward facing and have parking/garage entry along perimeter. As long as the plans do not reincorporate a loop road, this section is void.)
 - i. Building a road that close to existing backyards dramatically decreases property value for existing homes.
 - c. Visitor Parking in design plan may be insufficient depending upon bylaws of development.
 - i. With 3 bedroom units, conceivably many condos could have three vehicles, if this is paired with residents using garages for storage due to size of units, visitor parking spaces identified in site plan could quickly be filled with resident parking leaving any visitors to park elsewhere and walk over. Street parking on Sandhurst is the closest the closest option to avoid crossing Barclay on foot.
 - ii. As Sandhurst ends in a cul-de-sac within walking distance to rear residential location, it is very conceivable that residents/visitors will resort to parking in the cul-de-sac and along streets in Edinshire and walking across private property to access the units.
2. Light pollution: Projects that operate at night, or that include security lighting (such as streetlights in a parking lot), may be accused of causing light pollution.
 - a. Difference in lot elevation will cause street lights/house lights/Car lights to shine directly into rear windows of Sandhurst homes.
3. Noise pollution: In addition to the noise of traffic, any construction project may inherently be noisy.
4. Visual blight and failure to "blend in" with the surrounding architecture:

- a. Elevation in lot difference will cause the development to be a full story plus higher than existing homes. The 2.5 story building would actually appear to be closer to 3 stories given the height difference in the lots resulting in the appearance of no planning cohesion within the subdivision.
- b. Edinshire home owners association does not allow fences within unless you have a pool thus disallowing any measure of internal division between new development/construction and existing homes.

5. Loss of a community's small-town feel: Proposals that might result in large influxes of new people moving into the community, such as a plan to build many new houses, are often claimed to change the community's character.

6. Environmental concerns

- c. The proposed site is in spots 5 feet higher than neighboring yards, with the removal of protective wetlands, the rain/snow runoff may flood neighboring backyards/ homes.
- d. The wetlands portion of the development site is home to a plethora of wildlife including large species such as fox, coyote, deer, hawk, and turkey vultures. With no place to go once lot is completely cleared, animals may become a nuisance/danger to neighboring community and will potentially result in local traffic hazards.

Requests

1. Solid brick and mortar wall on approved footings connecting to existing Department of public works wall to prevent people from parking in the Sandhurst cul-de-sac and walking through private property to access condos and to prevent children from the Development from playing in the backyards of Edinshire residents. Residents of new development may also resort to walking dogs in the backyards of Sandhurst homes and may increase the potential of waste being left behind. Brick wall is requested to be built before commencement of lot clearing or building construction.
2. Depending upon final location of said wall, the drainage stream along the back of Sandhurst residences will need to be continually maintained either by developer or by Sandhurst residents to prevent flooding (which happened 2 years ago).
3. Additional clearance in the form of a natural easement/landscaped area between the proposed parking areas surrounding condo units and the backyards of the current Sandhurst residences.
4. Scaled appropriately: The roofs of new buildings should be no higher than the average roof height of Edinshire houses.
5. Light Pollution: measures should be taken to prevent any lights from development from shining into Edinshire from construction, cars, street lights, nor community lights on the development. [Some condos leave lights on for common elements.]

6. Older trees along division between development and Edinshire should be left in order to preserve character of the community and to act as noise/light barriers.
7. Adequate capability to keep plowed snow within Barrington Park.
8. Clarification of height and how many floors are in each unit.

Additional Information

Purpose of Wetlands: (<http://www.ecy.wa.gov/programs/sea/wetlands/functions.html>)

http://water.epa.gov/type/wetlands/upload/2006_08_11_wetlands_fun_val.pdf

Wetland ecologists have already documented the following environmental benefits of wetlands: water purification, flood protection, shoreline stabilization, groundwater recharge, and streamflow maintenance. Wetlands also provide habitat for fish and wildlife, including endangered species. Not all wetlands provide all of these benefits, and how your particular wetland works depends on its location and its type. What follows is a simple summary of how wetlands perform their complicated functions, along with a brief explanation of how these functions support humans and other species.

Almost any wetland can provide some measure of flood protection by holding the excess runoff after a storm, and then releasing it slowly. The size, shape, location, and soil type of a wetland determine its capacity to reduce local and downstream flooding. While wetlands cannot prevent flooding, they do lower flood peaks by temporarily holding water and by slowing the water's velocity. Wetland soil acts as a sponge, holding much more water than other soil types. Even isolated wetlands can reduce local flooding -- if the wetlands were not there to hold stormwater runoff, backyards and basements on Sandhurst might end up under water.

1. Development Identified two non-regulated wetlands
2. Sign identifies the zoning as OS-1 not O-1. Clarification is needed on state of current zoning.

Thoughts regarding development project adjacent to 2866 Sandhurst Dr.

- Form a natural or artificial barrier b/w the new complex and the neighborhood
- To keep a quiet setting for our neighborhood with either a natural park or bunn.
- Protect the young children along the street
- Avoid unnecessary traffic to enter the area
- Avoid excessive noise coming from development to overflow to neighborhood
- Keep area as natural as possible to avoid the above problems/issues to our neighborhood.
- Provide a high quality project to avoid housing prices in this area to drop.
- Keep condo heights ^{less than or} equal to the heights of neighborhood housing.

R. Scott Lazzara, MD
Rebecca Lazzara