



Maureen Gentry <gentrym@rochesterhills.org>

Public Hearing December 11 7:00pm

1 message

Ken Klinzman <kbklinzman@gmail.com>
To: gentrym@rochesterhills.org

Mon, Dec 10, 2012 at 12:16 PM

December 10, 2012

Maureen Gentry
City of Rochester Hills
Rochester Hills Planning Commission

Dear Maureen,

thanks for taking my call earlier today.

I am writing because I cannot attend the public hearing on Tuesday December 11th, as my job has me out of town on business 95% of the time.

This letter is to voice concerns at the hearing over the site condo development proposed on parcel 15-22-351-013 in Rochester Hills north of Hamlin Rd between Livernois Rd and Fieldcrest Ct.

My property borders this lot on the north east property line. (1901 Fieldcrest Ct.) My first concern is the annual spring runoff. There is a ditch which runs along Fieldcrest Ct and then follows my property line separating my lot from the Rosati lot. The annual spring runoff of all the melting snow and ice eventually collects in the north east corner of parcel 15-22-351-013, by the largest tree on the subject property. I think that this tree takes in a lot of the water that collects there each year. In the original site plans, there was a retaining pond mentioned, however, in the two letters I received regarding the public hearing, there is nothing marked off or specified having to do with water runoff control.

I am concerned that if this large tree is one of the trees to be removed, and there is no mogul build up, and no retaining pond, then this annual runoff will flood my property each spring. I would like something from the City of Rochester Hills that assures everyone that this possible runoff flood situation will never occur due to the site condo development and tree removal. I would like to ask that the plan for this is communicated to the homeowners affected by this new proposed subdivision.

The other concern is simply the density of the dwellings. Its hard to image, with the map included in the two letters regarding this public hearing, how 11 houses, or site-condos, would fit in an area the size of parcel 15-22-351-013. These deep lots along Hamlin Rd are a natural habitat for nature, especially deer, and with the trees, birds. You can see several big bird nests in the largest tree on that lot right now, the tree closest to my house.

I would like assurances on the possible run off situation, and I would like to actually see a layout of how 11 houses are going to fit on a lot the size of parcel 15-22-351-013. I would also like to let it be known at the hearing that if the builder offered to by my lot, he could have extended

Fieldcrest Ct into the new proposed subdivision, and probably could have room for at least one or two additional site condos. I am surprised this was never considered an option because I know they offered to by the other property which borders the circle at the end of the road.

Thanks in advance for letting my concerns be admitted into the public hearing.

With kind regards,
Kenneth Klinzman
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