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November 16, 2017

Sara Roediger, Director
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

**Re: Premier Academy Resubmittal
City File No. 17-018**

Dear Ms. Roediger:

I have been retained by JS Capitol Group (“Applicant”) to assist with the municipal approval process for the proposed Premier Academy in Rochester Hills. I understand that this project was considered at the Planning Commission on August 29, 2017, and postponed so that adjustments to the site plan and further information could be provided.

Initially, the Applicant submits that this project should be reviewed and considered as a school, not a day care center, which would be a principal permitted use in the R-1 zoning district. This is the position taken in the City Planning Review Reports dated 2/8/2017 and 8/8/2017. The school provides formal educational curriculum to the children, such as the Montessori Method and A Beka Curriculum, together with ancillary child care services. While the purpose of this letter is not to belabor this point, please note that the Applicant does not agree with the City’s interpretation of the proposed use of the property, and does not waive its position that the proposed use of the property will be for educational purposes, a principal permitted use. The Applicant expressly preserves this issue for future proceedings.

Notwithstanding the foregoing paragraph, please construe this letter as the Applicant’s resubmittal of revised plans and drawings and its request to be placed on the **December 19, 2017** Planning Commission agenda for Conditional Land Use, Site Plan and Tree Removal approvals. The following attached documents have been revised:

- Sheet G.001 – Updated building code information and square footages per revised layout.
- Sheet C.101 – Updated photometric plan to reflect the revised site plan.
- Sheet A.100 – Updated first floor plan layout to accommodate new site conditions at rear of property.
- Sheet A.101 – Updated second floor plan layout per revised first floor plan layout.
- Sheet A.200 – Updated North elevation per revised building plan layout.
- Sheet A.201 – Updated South elevation per revised building plan layout.
- Sheet A.300 – South property fence color revised
- Sheet A.400 – Updated rendering to reflect revised design

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The highlights of the revisions can be summarized as follows:

1. Traffic congestion/safety was the predominant issue raised by neighboring residents at the September 19, 2017 Planning Commission meeting. The Applicant purchased 7.5 feet of additional land along the south property line and widened the Adams Road drive to 24 feet, modifying this entrance from a gated fire access to a right-in, right-out only driveway. The northbound Adams Road right turn lane has been extended 130 feet, with an additional 75 foot entrance taper. This restricted access drive will help alleviate ingress/egress congestion on Tienken Road, while minimizing interference with Adams Road traffic.
2. The size of the building and the outdoor play area have been reduced.
3. An additional stacking space has been added.
4. Additional landscaping has been added to the newly acquired south property buffer area.

We are also working with a traffic engineering consultant to analyze and report on any traffic impacts associated with the Premier Academy, and will supplement this submittal with such additional information prior to the Planning Commission meeting.

As set forth concisely in the Department of Planning and Economic Development's Staff Report to the Planning Commission dated August 25, 2017, the Applicant believes it has successfully worked with City Staff to meet the zoning ordinance requirements for Conditional Land Use and Site Plan approval. We appreciate your continued consideration of this matter and look forward to presenting and answering questions at the December Planning Commission meeting. Please feel free to contact the Applicant, Project Architect Jeff Klatt, R.A., or myself with any questions or comments.

Very truly yours,

WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.


John D. Gaber

Enclosures

cc: Jeff Schmitz (via email jeff.schmitz@jscapitol.com)
Jeff Klatt, R.A. (via email jeff@kriegerklatt.com)