



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Childcare center

1 message

Sara Roediger <roedigers@rochesterhills.org>
 To: Maureen Gentry <gentrym@rochesterhills.org>

Thu, Aug 24, 2017 at 11:04 AM

Sara Roediger, AICP

Director
 Planning and Economic Development
 p. 248.841.2573 direct
 p. 248.656.4660 department
 f. 248.841.2576
 roedigers@rochesterhills.org
 planning@rochesterhills.org
 www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>
 Date: Thu, Aug 17, 2017 at 1:17 PM
 Subject: Re: Childcare center
 To: "Margaret A. Huggard" <margehuggard@icloud.com>

Margaret:

I understand the project is scheduled to come before the Planning Commission on the 29th. The agenda packet has not yet been sent out, so I have not yet seen the specifics, but I encourage you to come to the Planning Commission to voice your concerns.

Steph Morita

City Council Vice President
 District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

On Wed, Aug 16, 2017 at 1:29 PM, Margaret A. Huggard <margehuggard@icloud.com> wrote:

Hi! I'm a resident if Brookedale Woods and exit the sub from Raintree. I know only too well how many accidents there are at that crazy intersection where the two stop lights confuse everyone. As I look at downsizing- I will not move further north because of the congestion on Adams road in the am and PM rush hour traffic stream that seems to last all day!!! Stop by any time and we can discuss!!!

Onbviosly, I am really opposed to adding anymore traffic esp those parents rushing to try to get their kids to childcare and then leaving the are to get to their jobs! They're stressed and I understand that but I don't consider it safe!

Marge Huggard 3286 Aquinas Dr RH 49309 238-345-4980

Sent from my iPhone
 Marge Huggard; 248-345-4980

 This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Concerns for a proposed 'child care center'

1 message

Sara Roediger <roedigers@rochesterhills.org>
 To: Maureen Gentry <gentrym@rochesterhills.org>

Thu, Aug 24, 2017 at 11:05 AM

Sara Roediger, AICP

Director
 Planning and Economic Development
 p. 248.841.2573 direct
 p. 248.656.4660 department
 f. 248.841.2576
 roedigers@rochesterhills.org
 planning@rochesterhills.org
 www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>
 Date: Thu, Aug 17, 2017 at 2:29 PM
 Subject: Fwd: Concerns for a proposed 'child care center'
 To: Sara Roediger <roedigers@rochesterhills.org>

Thanks for that. It looks like they are asking for a conditional use for the school. So, it's not a re-zoning. I understand your concerns about traffic in that area. I have them too.

Steph Morita

City Council Vice President
 District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

----- Forwarded message -----

From: **Kay and Gerard Welsh** <kgwelsh@wowway.com>
 Date: Thu, Aug 17, 2017 at 2:21 PM
 Subject: Re: Concerns for a proposed 'child care center'
 To: Stephanie Morita <moritas@rochesterhills.org>

We go on vacation 26th

When my husband went to the city planning dept yesterday, they gave him a full set of plans. They classed it as a school. 162 students. Construction will be on 2 Residential zoned plots at the junction of Tienken and Adams road , this junction is a traffic nightmare on the best of days. A notice is required by law 15 days prior to a public hearing.

----- Original Message -----

From: "Stephanie Morita" <moritas@rochesterhills.org>
 To: "Kay and Gerard Welsh" <kgwelsh@wowway.com>
 Sent: 8/17/2017 2:12:37 PM
 Subject: Re: Concerns for a proposed 'child care center'

Kay:

I really suggest waiting to see what they are asking for from the Planning Commission first before speaking with you about it. I expect a Planning Commission packet to be issued next Thursday.

Please keep in mind that I doubt this is a re-zoning request. Day cares and schools are permitted in residential zoning. Also, since the Planning Commission agenda has not yet been "officially" set, an official notice would not have been posted yet.

Are you available at the end of next week?

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

On Thu, Aug 17, 2017 at 1:55 PM, Kay and Gerard Welsh <kgwelsh@wowway.com> wrote:

Hi Stephanie,

I would prefer to speak before the public hearing which is scheduled for August 29th, we will be on vacation and unable to attend. The 29th is when concerns must be out forward, as far as i am understanding. We have a copy of the full set of plans. We have many concerns, many questions. Many local residents also have concerns and questions. Many were shocked to find out about this as only property owners within 3 hundred foot were notified! I understand that a notice should have been in a widely circulated news paper but as far as i can tell , no one has seen it . I am not saying that there wasn't a notice though. People that we have spoken to so far are upset and shocked to find out about this proposed re zoning and construction project. I feel that ALL local residents should have been informed.

Here is the info on the project

<http://atlas.rochesterhills.org/DevelopmentProjects/PremierAcademymoreinfo.pdf>

My telephone number is 248-953-1711

----- Original Message -----

From: "Stephanie Morita" <moritas@rochesterhills.org>

To: "Kay and Gerard Welsh" <kgwelsh@wowway.com>

Sent: 8/17/2017 1:30:58 PM

Subject: Re: Concerns for a proposed 'child care center'

Kay:

I understand the project is scheduled to come before the Planning Commission on the 29th. The agenda packet has not yet been sent out, so I have not yet seen the specifics, but I encourage you to come to the Planning Commission to voice your concerns. We should plan on speaking after the Planning Commission meeting, and after I know more about the issue.

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

On Wed, Aug 16, 2017 at 10:46 AM, Kay and Gerard Welsh <kgwelsh@wowway.com> wrote:

Hi Stephanie,

I was wondering if you could give me a call as I have concerns over a letter we have received from City planning dept. Too much to say in a short email.

Kay welsh
986 Homestead ct
2489531711



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Proposed "Child care center" at Adams and Tienken Roads

1 message

Sara Roediger <roedigers@rochesterhills.org>
To: Maureen Gentry <gentrym@rochesterhills.org>

Thu, Aug 24, 2017 at 11:06 AM

Sara Roediger, AICP

Director
Planning and Economic Development
p. 248.841.2573 direct
p. 248.656.4660 department
f. 248.841.2576
roedigers@rochesterhills.org
planning@rochesterhills.org
www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>
Date: Thu, Aug 17, 2017 at 5:22 PM
Subject: Fwd: Proposed "Child care center" at Adams and Tienken Roads
To: Sara Roediger <roedigers@rochesterhills.org>

FYI

Steph Morita
Rochester Hills City Council
Vice President
Voicemail: 248.841.2643
www.rochesterhills.org

Begin forwarded message:

From: TOM Mikoy <tttacdv@comcast.net>
Date: August 17, 2017 at 3:16:37 PM EDT
To: moritas@rochesterhills.org
Subject: Proposed "Child care center" at Adams and Tienken Roads

Hello Stephanie

I am writing about the "Child care center" being proposed on the southeast corner of Adams and Tienken Roads. Based on what I am learning to date, this is basically a "private school" — not necessarily a child "Daycare" center — a somewhat misleading characterization of the facility. Without having specifics in front of me now, I do not want to split hairs as to what it is called.

As you well know, this area is highly residential and is across the intersection from Adams High School. Further, adjacent to the north of the high school is Van Hoosen Middle School. Adams HS & Van Hoosen Middle are sources to a DAILY high level of vehicular and pedestrian traffic during early hours and mid-day during school months. Without knowing how traffic would be handled for this new "center", as a resident of Brookedale Woods subdivision I am highly concerned about an additional source of vehicular and pedestrian traffic in this intersection area. The congestion level for this location must be considered by Rochester Hills Council — is there a limit to what is in the best interests of this area regarding the quality of life and further development?

I would like to propose an alternative site for this facility — the northeast corner of Hamlin and Adams

8/24/2017

City of Rochester Hills Mail - Fwd: Proposed "Child care center" at Adams and Tienken Roads

Roads to the south. Obviously there is currently NO additional academic or commercial facilities nearby and this facility would have a minimal impact on current traffic volumes.

Tom Mikoy
ttadv@comcast.net

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Proposed new school

1 message

Sara Roediger <roedigers@rochesterhills.org>
To: Maureen Gentry <gentrym@rochesterhills.org>

Thu, Aug 24, 2017 at 11:06 AM

Sara Roediger, AICP

Director

Planning and Economic Development

p. 248.841.2573 direct

p. 248.656.4660 department

f. 248.841.2576

roedigers@rochesterhills.org

planning@rochesterhills.org

www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>

Date: Fri, Aug 18, 2017 at 6:00 AM

Subject: Fwd: Proposed new school

To: Sara Roediger <roedigers@rochesterhills.org>

Cc: Maureen Gentry <gentrym@rochesterhills.org>

Steph Morita
Rochester Hills City Council
Vice President
Voicemail: 248.841.2643
www.rochesterhills.org

Begin forwarded message:

From: Cheryl Bachleda <bachledac@att.net>
Date: August 17, 2017 at 8:41:04 PM EDT
To: moritas@rochesterhills.org
Subject: Proposed new school

My husband and I are residents of 737 Medinah Dr, in the Brookdale Woods subdivision. It has come to our attention that there will be a hearing regarding a proposed new school on the south east corner of Adams and Tienken. We can not attend that public meeting, however we are very much opposed to this plan. The traffic on both Adams Rd and Tienken Rd is already unacceptable. With the addition of the new Mocer development on the corner of Adams and Dutton, the traffic will increase in roads that can not handle the existing load.

We urge you to oppose this development on the corner of Adams and Tienken. We are already suffocating from the influx of traffic. Our roads are not equipped and our property values will decline with the increased commercial development in what was and should be a residential area.

Sent from my iPhone

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Private school at Tienken and Adams

1 message

Sara Roediger <roedigers@rochesterhills.org>
To: Maureen Gentry <gentrym@rochesterhills.org>

Thu, Aug 24, 2017 at 11:06 AM

Sara Roediger, AICPDirector
Planning and Economic Development
p. 248.841.2573 direct
p. 248.656.4660 department
f. 248.841.2576
roedigers@rochesterhills.org
planning@rochesterhills.org
www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>
Date: Fri, Aug 18, 2017 at 4:36 PM
Subject: Fwd: Private school at Tienken and Adams
To: Sara Roediger <roedigers@rochesterhills.org>Steph Morita
Rochester Hills City Council
Vice President
Voicemail: 248.841.2643
www.rochesterhills.org

Begin forwarded message:

From: Patricia Kaczowski <pattykacz@me.com>
Date: August 18, 2017 at 11:53:11 AM EDT
To: moritas@rochesterhills.org
Subject: Private school at Tienken and Adams

I live in that area, the traffic on Tienken is terrible! Even with the traffic circle at Livernois, it is still backed up to Brewster at peak times. This has been an exclusive residential area, which makes it so nice. Please don't rezone and add more traffic to that area. There are other more suitable lots for a private school available like Adams and Hamlin or Hamlin between Adams and Crooks.

Patty

Sent from my iPhone

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#

August 21, 2017

City of Rochester Hills Planning Department
1000 Rochester Hills Drive
Rochester Hills, MI 48309



We are twenty-five-year residents of Judson Park subdivision. Since 1992, we have watched the city grow and prosper as well as witnessed the accompanying traffic congestion which is now a very challenging factor in living near the Adams and Tienken Roads intersection. We have just learned, from a neighbor in Brookedale Woods, of the proposed rezoning of two residential lots to allow construction of a private school/childcare center on the SE corner of Adams at Tienken. Our concerns are many.

- Was an updated traffic study done to factor in the impact of additional traffic from such a development? Does anyone on the Planning Commission/City Council travel these roads on a regular basis? According to public data available on the RCOC (Road Comm. Of Oakland County.), in a survey done in 2012, the AADT (annual average daily traffic) in a 24-hour period was: EB on Tienken = 4220 vehicles; WB = 8700 vehicles; NB Adams = 9700 vehicles; and NB Adams = 10,150 vehicles. That equals **32,770 vehicles in a 24-hour period!!!** And that data is **FIVE** years old. This proposed facility will not only bring an increase in cars for staff and parents dropping off/picking up children during peak rush hours (hours of operation = 6:30 AM to 6:30 PM), but will involve trucks/vans providing necessary supplies/food. Traffic will increase as well as impact on the roadways themselves, which are currently not in the greatest condition. It seems that this corridor has already exceeded the volume to capacity ratios it can reasonably handle.
- Adams High School and Van Hoosen Middle School traffic is quite heavy during those peak rush hours, too. We cannot even make a left turn onto Adams after 6:15 A.M. or so. Same thing in the evening. Northbound traffic is **OFTEN** backed up to the Village of Rochester, sometimes beginning as early as 3:30 P.M.
- Our neighborhood and street already experience heavy cut-through traffic, especially in the mornings, as drivers seek to avoid the congestion at the Adams/Tienken intersection. This is a dangerous situation, since many of the cars are clearly exceeding the posted speed limit and we have many youth and adult walkers/bike riders in our subdivision.
- We are already worried about the impact on our property values from the current traffic bottlenecks. Therefore, we are adamantly opposed to any construction that will exacerbate that problem.
- An October 2008 RH Master Thoroughfare Plan listed above average crash rates on Adams between Walton and Tienken. We have both witnessed many fender benders - or worse - in that specific area during our individual commutes over the years.
- The volume of vehicles coming and going from this proposed facility, in addition to adding to the driving nightmare, will contribute a greater amount of carbon monoxide levels, thereby negatively impacting the air quality by our homes.

- Why are we rezoning lots located in a predominantly residential area? The residents who have purchased homes here did not buy them with the expectation of having anything other than additional homes built nearby. The school/daycare is a for-profit entity - therefore commercial property? If the school idea fails, will that SE corner remain designated commercial? NOT what we envisioned when we bought our home in lovely Judson Park! The road noise already compromises quiet afternoons/evenings spent on our deck, enjoying the outdoors.
- It's ironic that this application is being considered since it was important to the master plan, at one time, to preserve the Green Space that is Nowicki Park, directly adjacent to this site. With increased traffic and activity, how will anyone be able to enjoy that open space?!
- This proposed facility is a two-story building with a project area of 15, 078 sq. feet. We have seen the site plans on the Rochester Hills website. A lot of planning went into this BEFORE notifying residents. We also wonder why Judson Park was not notified, since our subdivision is just across two lanes of roadway from the proposed construction AND the projected entrance/exit to the school. It also seems that traffic flow will be GREATLY affected with cars turning in/out onto busy Tienken, (same if it will be on Adams), especially during the combined school (Adams/Van Hoosen) and regular rush hours. This is just not a well-conceived/appropriate plan for this site!!!

We are two long-term residents of Rochester Hills who had planned to remain in the home we enjoy throughout the next chapter in our lives. If this proposal goes through, we may be forced to move to somewhere less congested and already overburdened. We are hereby voicing our vigorous opposition to any proposed construction at that location that is not residential. We hate to think that our Planning Commission is only concerned with increasing the tax base rather than the welfare/best interests of its citizens and the safety of those who travel through our community.

Sincerely,



Cecilia and Steven Strine

2962 Mohawk Lane, RH 48306

248-420-9646 Cecilia 248-464-1979 Steve

CC: Mayor Bryan Barnett, CC President/At large member Mark Tisdale, CC VP/District #1 rep Stephanie Morita, CC member at large Kevin Brown, CC member at large Dale Hetrick



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Re: Objection to Proposed Premier Academy

1 message

Sara Roediger <roedigers@rochesterhills.org>
 To: Maureen Gentry <gentrym@rochesterhills.org>

Thu, Aug 24, 2017 at 8:53 PM

----- Forwarded message -----

From: "Stephanie Morita" <moritas@rochesterhills.org>
 Date: Aug 24, 2017 8:42 PM
 Subject: Re: Objection to Proposed Premier Academy
 To: <gjromito@aol.com>
 Cc: "Sara Roediger" <roedigers@rochesterhills.org>

Dear Jerry (and Linda):

Thank you for reaching out, I will take your concerns into consideration.

As for use of the property as a park, we tried. They wanted more than we could afford for the property.

Steph Morita

City Council Vice President
 District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

On Thu, Aug 24, 2017 at 5:23 PM, <gjromito@aol.com> wrote:
 Dear Councilwoman Stephani Morita:

My name is Jerry Romito (along with my wife Linda Romito)
 1995 Wales Drive
 Rochester Hills
 248-475-5976

You represent our Rochester Hills District 1.

We have lived at the above address for 22 years. It is on the corner of Dutton Rd. just west of Adams Rd.

We both strongly object to the proposal to build the Premier Academy at the SE corner of Adams & Tienken, strictly due to the resultant increased traffic congestion it would create on Adams & Tienken Roads.

We both travel north & south on Adams, and east & west on Tienken, at least 2-4 times every day, at all times of the day, from early morning through early evening. The current traffic congestion approaches unbearable in all directions during am & pm rush "hours" and school in/out times (high school & middle school). The Adams backups are typically bumper-to-bumper between Dutton and Tienken, and often to Walton, and on Tienken between Adams and Livernois, often all the way to Rochester Rd. A typical 5-10 minute nighttime drive can take 30 minutes or more during the daytime.

I cannot even begin to imagine the increased traffic that will be caused by the new Blossom Ridge development on the NW corner of Adams & Dutton, let alone the increased traffic from the proposed Academy.

We both hope that you are already familiar enough with the current traffic congestion to recognize that an increase would make many residents very unhappy, and make the neighborhoods a less desirable place to live. We ask that you please use your Council influence to stop this development.

A more acceptable use for the property might be for the city to buy it and add it to the Nowicki Park property.

Yours truly,

Jerry Romito
Linda Romito

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Re: Proposed daycare at Adams and Tienken

1 message

Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 9:52 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davispa@rochesterhills.org>

----- Forwarded message -----

From: "Stephanie Morita" <moritas@rochesterhills.org>
Date: Aug 28, 2017 9:48 AM
Subject: Re: Proposed daycare at Adams and Tienken
To: "John Leichtman" <johnleichtman@gmail.com>
Cc: "Sara Roediger" <roedigers@rochesterhills.org>

John:

Thank you for expressing your concerns. Your opinion will be taken into consideration.

Steph MoritaCity Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
*www.rochesterhills.org*On Sun, Aug 27, 2017 at 10:19 PM, John Leichtman <johnleichtman@gmail.com> wrote:
Stephanie,

I'm writing to express my opposition to the daycare being proposed at the corner of Adams and Tienken.

I live in the Judson Park subdivision at the northeast corner of the intersection; we already deal with a number of commuters cutting through our sub in the morning and afternoon. We don't have sidewalks or wide streets. Adding a commercial property that attracts even more commuters at peak rush hour times will only exacerbate the problem. I don't want to worry about whether or not we can safely walk our kids to Brewster Elementary in the mornings.

I've read through the meeting materials and haven't seen any plans for how to handle this increased traffic, only attempts to minimize its impact. I also see that the parking lot (and parking space size) is smaller than ordinance requires, which suggests to me that parent drop traffic is likely to overflow onto Tienken at peak traffic times, making our neighborhood less safe for both drivers and pedestrians. This is unacceptable to me, and I hope it would be unacceptable to you as a fellow resident.

This development has absolutely zero benefit for the thousands of residents that live in the surrounding area. I strongly urge you to oppose it.

Please feel free to contact me with questions.

Regards,
John Leichtman
2788 Tallahassee Dr
248-202-4048-----
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Concern for proposed child care center at Adams and Tienken roads

1 message

Stephanie Morita <moritas@rochesterhills.org>
To: Maureen Gentry <gentrym@rochesterhills.org>
Cc: Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 9:45 AM

Please forward this to PC.

Steph Morita
City Council Vice President
District 1 Representative

248.841.2463
City of Rochester Hills, Michigan
www.rochesterhills.org

----- Forwarded message -----

From: CATHERINE BUCKMASTER <fourbucksandchange@wowway.com>
Date: Sun, Aug 27, 2017 at 10:17 PM
Subject: Concern for proposed child care center at Adams and Tienken roads
To: kubicinaj@rochesterhills.org, moritas@rochesterhills.org
Cc: brownk@rochesterhills.org

Dear Mr. Kubicinaj and Ms. Moritas,

I am writing this letter in order to share my vehement opposition to the proposed conditional approval for the Premier Academy child care center at the corner of Adams and Tienken Roads.

My opposition is based on public safety related to driving conditions. My daughter and son both attend Adams High School. We have found over the past three years that the morning traffic on westbound Tienken Rd. will back up to Brewster Road, causing a delay of approx. 15 minutes to travel one mile. I am very concerned that parents dropping off children at the Premier Academy will attempt to turn left onto westbound Tienken Rd and cause an accident. The timing of the Premier Academy opening and closing (6:30pm) are near peak traffic times at this intersection. Adams has a high number of student drivers - the majority with limited driving experience.

The construction of the Pulte Subdivision at Squirrel Rd and Silverbell as well as the Blossom Ridge Subdivision at Adams and Dutton will further aggravate the already slow evening traffic situation in this area. This site is much better suited for residential or business that does not have peak traffic flow in the early morning or evening - for example a church or park.

A complete traffic study for the Adams corridor, including comprehension of the inexperienced driver factors, is a must before any development is allowed in this area.

I am sending this email to each of you as I am a resident of District 2. I have already spoken by phone to Kevin Brown in order to relay my concern and opposition.

Regards,
Cathy Buckmaster
198 Chalmers Drive
Rochester Hills MI 48309

Adams High School location
Enrollment Approx 1,600 students
High schools are the home of
inexperienced drivers



In

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmil#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Premier Academy Proposal

1 message

Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 8:26 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davispa@rochesterhills.org>

Sara Roediger, AICP

Director
Planning and Economic Development
p. 248.841.2573 direct
p. 248.656.4660 department
f. 248.841.2576
roedigers@rochesterhills.org
planning@rochesterhills.org
www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>
Date: Sun, Aug 27, 2017 at 3:29 PM
Subject: Re: Premier Academy Proposal
To: The Stewart Family <stewartsofrochester@gmail.com>
Cc: Sara Roediger <roedigers@rochesterhills.org>

Marybeth:

Thank you for sharing your thoughts on this matter. They will be considered.

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

On Sat, Aug 26, 2017 at 11:44 AM, The Stewart Family <stewartsofrochester@gmail.com> wrote:

Hello Stephanie,

I am writing in reference to the proposal to put a 162-student school/daycare facility at the corner of Adams and Tienken. We (my husband and 6 year old son) bought our first home last year in North Fairview Farms and live by Brewster & Dutton. As my husband travels this intersection daily on his way to HPE in Pontiac, an increase in traffic will directly impact us immediately in terms of his commute as well as in the years to come as my little guy will ultimately attend Van Hoosen and Adams.

I grew up in Birmingham but lived in Seattle for the last 20 years, moving back just a few years ago. When we returned, there was absolutely no other place I wanted to live than Rochester. My husband, a Texan, knew nothing so he acquiesced to my knowledge. I am the one who spent 2 years in rental houses after moving back so that I could study the areas and we could save and prepare for our first home purchase. When I was in high school and we had to play Adams in a sporting event, we jokingly talked about having to travel "up north" because the area was so remote. It's one of the reasons that I wanted this area (in addition to never ever wanting to live and raise my little boy in the attitude of Birmingham) - the semi-remote and beauty of it.

As more and more people discover the wonderfulness that lies north of Walton/University and the population increases, so does the traffic. I don't feel that the infrastructure of roads and sidewalks could possibly handle continued development at this intersection, PARTICULARLY a business that will increase the traffic during the times that the

congestion is already at its peak. And it won't simply be people driving into a parking lot for the day, it will be frequent in and out, with small children. You've already got a lot of marginally decent drivers in that area because of the high school, not to mention people stressed because they are late. I cannot imagine how much worse the stop & start traffic of constantly letting cars in to turn, etc will create problems.

And how will we deal with that? Well, I know what I'll do. I'll become one of those people that I despise and I'll start cutting through the subdivisions, and I won't be alone and as it becomes part of my routine, I will stop respecting the 25 mph speed limit in spite of myself. Everyone will because those roads will become secondary thoroughfares. Powder horn and the one that goes through Hawthorn, as we try to cut to Brewster.

Please help keep the residential areas residential. This is an area that has a lot of kids walking to the schools and a lot of bad/distracted drivers on single lane roads. In the evenings, I've seen Tienken backed up almost to Brewster heading toward Rochester Rd. It's awful and the only options are to make bigger roads (UGH) or to force us to start creating detours through subdivisions. And since so many of these subdivisions don't have sidewalks, that perpetuates dangers.

I hope that you will please vote against this. 2 schools at this intersection is already too much. A third that is a daycare/business will create massive headaches and potentially dangerous situations for pedestrians.

Sincerely,

Marybeth Stewart
2344 Pleasant View Drive
248-659-8302

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: No to Premier Academy

1 message

Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 8:28 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davispa@rochesterhills.org>

Sara Roediger, AICP

Director

Planning and Economic Development

p. 248.841.2573 direct

p. 248.656.4660 department

f. 248.841.2576

roedigers@rochesterhills.org

planning@rochesterhills.org

www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>

Date: Sun, Aug 27, 2017 at 3:29 PM

Subject: Re: No to Premier Academy

To: Gina Stevens <ginadstevens@hotmail.com>

Cc: Sara Roediger <roedigers@rochesterhills.org>

Thank you for sharing your thoughts on this matter. They will be considered.

Steph Morita

City Council Vice President

District 1 Representative

248.841.2463

City of Rochester Hills, Michigan

www.rochesterhills.org

On Sat, Aug 26, 2017 at 11:43 AM, Gina Stevens <ginadstevens@hotmail.com> wrote:

Dear Stephanie,

Let's make safety our No. 1 concern before allowing a commercial business, Premier Academy, to cause more traffic. We have novice drivers at the high school at that intersection, we don't need further confusion.

Gina Stevens

1727 Hillcrest Dr. Rochester Hills

248-656-4128

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Proposed School at Adams and Tienken

1 message

Sara Roediger <roedigers@rochesterhills.org> Mon, Aug 28, 2017 at 8:29 AM
 To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davisp@rochesterhills.org>

Sara Roediger, AICP

Director
 Planning and Economic Development
 p. 248.841.2573 direct
 p. 248.656.4660 department
 f. 248.841.2576
 roedigers@rochesterhills.org
 planning@rochesterhills.org
 www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>
 Date: Sun, Aug 27, 2017 at 3:31 PM
 Subject: Re: Proposed School at Adams and Tienken
 To: Thomas Braun <tmbraun43@gmail.com>
 Cc: Sara Roediger <roedigers@rochesterhills.org>

Thanks again for the support. Monday and Tuesday nights will be full of opinions for sure.

Steph Morita

City Council Vice President
 District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

On Sat, Aug 26, 2017 at 3:54 PM, Thomas Braun <tmbraun43@gmail.com> wrote:

Ms. Marita, I don't know if you read the Brookdalewoods Nextdoor postings but if not, you should know that a minority of individuals with a personal interest is trying to drum up support to attend the upcoming Council meeting. Apparently, from this post, even aging hippies are getting involved looking for one last protest event.

"When did anyone think government on any level uses common sense or sound judgement. All that the current crop of politicians want whether local, state, or federal is to keep their jobs, cushy seats and go on world-wide excursions on tax payers money. We need 5000 people to show up at City Hall on Aug 29, and have a true sit in."

I wonder if any of these people have driven Adams Road from Hamlin to Walton during the rush hours! All of Adams is a parking lot during those hours and it has been for years. That fact didn't stop construction of the Village of Rochester Hills although The Village had its opponents including the previous mayor who tried to kill the project. Is there anyone who would argue that The Village has not been an asset to the city?

No sense in arguing the issue on the Nextdoor site, the opponents to the proposed school have their particular interests to protect, short sighted as they may be. They appear to be among those who want to pretend that it's still Avon Township and would stifle any development that would be an asset to the city.

I still believe that the better option is the long overdue expansion of Adams Road to 5 lanes.

Good Luck to you and the Council on the 29th!

Tom Braun
Brookedale Woods

On Mon, Aug 21, 2017 at 8:13 AM Stephanie Morita <moritas@rochesterhills.org> wrote:
Thanks for the thoughts Thomas. I always appreciate hearing from a resident.

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan

www.rochesterhills.org

On Sun, Aug 20, 2017 at 9:10 PM, Thomas Braun <tmbraun43@gmail.com> wrote:
Ms. Moritas,

From what I have seen of the architectural plans for the building, I would find it to be an attractive physical addition to the area and the school program a valuable resource for the community at large, especially for working families with very young children.

Apparently there are some residents in the area who oppose this school because of an assumed increase in traffic associated with it. I believe we can safely assume that traffic in the area will continue to increase whether the school is built or not. Clearly, housing construction in Oakland township is on the rise.

Perhaps it would be better to actually mitigate traffic problems in the area via the long overdue widening of Adams Road to five lanes from Innsbrook Drive to Tienken and beyond.

Thomas Braun
Brookdale Woods

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Premier Academy

1 message

Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 8:30 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davispa@rochesterhills.org>

Sara Roediger, AICP

Director
Planning and Economic Development
p. 248.841.2573 direct
p. 248.656.4660 department
f. 248.841.2576
roedigers@rochesterhills.org
planning@rochesterhills.org
www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>
Date: Sun, Aug 27, 2017 at 3:34 PM
Subject: Re: Premier Academy
To: "Mendez, Leo" <LMendez@taubman.com>
Cc: Sara Roediger <roedigers@rochesterhills.org>

Leo:

Thank you for sharing your thoughts on this matter. They will be considered.

Please note that a re-zoning is not required for the project.

Also, the matter is not scheduled for the 8/28 Council Meeting. It is, however on the 8/29 Planning Commission agenda.

Links to both agendas can be found on my Facebook page.

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

On Sun, Aug 27, 2017 at 11:38 AM, Mendez, Leo <LMendez@taubman.com> wrote:

Ms. Moritas:

I reside at 774 Medinah Dr. RH. We have an 8th grader at VH and a 10th grader at AHS.

In consideration of rezoning from residential to commercial for Premier Academy, I cannot voice loud enough my opposition to such a consideration of development.

As you know, traffic volumes at this location in the morning and evenings is horrendous and beyond capacity of the roadway design for Adams Rd.

The conflicting traffic volumes with people dropping kids to the two schools at this intersection coupled with those traveling to work from the North are not a task deemed one in the same. The same holds true for end of school day and that of work day and in many cases is worse over a longer duration of time with daily end of school day and end of work

day.

In both cases, many have discovered the Medinah "by-pass" that puts the magnitude of families (many of my immediate neighbors!) and in particular many many families w/ small kids navigating bus pick up and drop off in harms way. Drivers traveling north and south bound on Medinah very seldom yield to young kids foot traffic. This burden and safety issue will only be further exasperated by such an approval for such a project in this location to move forward as the increased traffic volumes derived from a higher intense use such as a 3rd school at this intersection with timing and scheduling that matches my above description. Lack of consideration to such impacts would be short sighted, potentially negligent, and completely irresponsible.

I plan on attending Monday nights meeting, and will speak in greater detail if permitted, but at minimum beyond the personal local impacts, I intend on addressing additional traffic related considerations.

Leo Valentino Mendez Jr., AIA
Director Planning and Design
Taubman
200 E. Long Lake Rd. Suite 300
Bloomfield Hills, MI 48304-2324
T. 248.258.7509 M. 248.520.9800 email: lmendez@taubman.com
web: www.taubman.com

This email and any attachments are intended only for the use of the addressee, and may contain information that is privileged or confidential. References herein to "Taubman" mean The Taubman Company LLC, Taubman Centers, Inc., or one or more of their separate affiliates. The information contained in this email does not constitute a commitment or agreement by Taubman. No such commitment or agreement shall be binding on Taubman, unless such terms are expressly set forth in a separate document executed by an authorized representative of Taubman.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Comments on Proposed Development at Adams/Tienken

1 message

Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 8:31 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davispa@rochesterhills.org>

Sara Roediger, AICP

Director
 Planning and Economic Development
 p. 248.841.2573 direct
 p. 248.656.4660 department
 f. 248.841.2576
 roedigers@rochesterhills.org
 planning@rochesterhills.org
 www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>

Date: Sun, Aug 27, 2017 at 3:36 PM

Subject: Re: Comments on Proposed Development at Adams/Tienken

To: MICHELLE GIBBONS <mgibbons7183@wowway.com>

Cc: Kevin Brown <brownk@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

Michelle:

Thank you for sharing your thoughts on this matter. They will be considered.

Please note that the entry/exit for the project is proposed to be off of Tienken. Only an emergency access is to be available off of Adams.

Steph Morita

City Council Vice President
 District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
 www.rochesterhills.org

On Sun, Aug 27, 2017 at 11:47 AM, MICHELLE GIBBONS <mgibbons7183@wowway.com> wrote:

I am writing in response to the proposed daycare/preschool at the south east corner of Adams and Tienken. I am very concerned about the additional traffic that this will bring to the intersection, especially during the same hour in the morning that vehicles are already backed up due to Adams High School and Van Hoosen Middle school drop off. I live in Shadow Woods and it is already difficult to turn out of the subdivision onto Tienken or from Powderhorn Ridge onto Adams between 7 and 7:30. Vehicles already block the light at Powderhorn at times. I'm not a civil engineer but the right turn only exits around much of Adams seem to help traffic flow, perhaps a right turn only from the daycare would be helpful or safer.

I am also worried about the students that ride their bikes or walk to school down Tienken. I'm not an expert at reading plans, but it looks like the driveway into the complex is immediately after a bend in the sidewalk for students heading to school. I am very concerned that drivers entering/exiting the daycare (especially in the dark in the morning) will not be watching for the students trying to arrive at school safely. And even though the students will be advised, they

may not be that cautious or experienced at watching for vehicles turning left into the facility. Again, I'm not proficient at reading plans, but I am worried about keeping the 21 inch pine. I love trees, but I think they may hinder the view of both pedestrians and drivers.

Please consider a different use of this land. Or at minimum, ensure that the driveway into the building is well lit and safely designed. Thank you for your time.

Michelle Gibbons
619 Timberline

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Rezoning

1 message

Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 8:31 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davis@rochesterhills.org>

Sara Roediger, AICP

Director
Planning and Economic Development
p. 248.841.2573 direct
p. 248.656.4660 department
f. 248.841.2576
roedigers@rochesterhills.org
planning@rochesterhills.org
www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>
Date: Sun, Aug 27, 2017 at 3:39 PM
Subject: Re: Rezoning
To: John Carterson <jsc10@icloud.com>
Cc: Sara Roediger <roedigers@rochesterhills.org>

John:

Thank you for sharing your thoughts on this matter. They will be considered.

Please note that a re-zoning is not required for the project.

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

*City of Rochester Hills, Michigan**www.rochesterhills.org*

On Sat, Aug 26, 2017 at 10:18 AM, John Carterson <jsc10@icloud.com> wrote:

I urge you not to support the zoning change from residential to commercial located on the SE corner of Adams & Tienken. This is not helping our congestion issue that already exist. We are not in support of commercializing our neighborhood just to satisfy a land owner's profit. This is an issue what is good for our neighborhood and our children safety.

I urge you to deny this rezoning.

Respectfully,

J. Carterson

Commander, USNavy(ret)

Sent from my iPhone

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Tienken and Rochester Road - Proposed Private School

1 message

Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 8:32 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davisp@rochesterhills.org>

Sara Roediger, AICP

Director

Planning and Economic Development

p. 248.841.2573 direct

p. 248.656.4660 department

f. 248.841.2576

roedigers@rochesterhills.org

planning@rochesterhills.org

www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>

Date: Sun, Aug 27, 2017 at 3:40 PM

Subject: Re: Tienken and Rochester Road - Proposed Private School

To: Steve Yuhasz <steve@yuhasz.org>

Cc: Sara Roediger <roedigers@rochesterhills.org>

Steve:

I do remember you! Hope you have been doing well.

Thank you for sharing your thoughts on this matter. They will be considered.

Steph Morita

City Council Vice President

District 1 Representative

248.841.2463

*City of Rochester Hills, Michigan**www.rochesterhills.org*

On Fri, Aug 25, 2017 at 6:52 PM, Steve Yuhasz <steve@yuhasz.org> wrote:

Hi Stephanie,

We've met before, but I would not expect you to remember me. In fact, you introduced me to Mayor Barnett outside Rochester College the night of the meeting with the oil company and the DEQ.

In any case, I am seeing that there is a proposal before the Planning Commission this coming Tuesday evening at 7 pm to rezone this property for a private school to be built at this south east corner that can serve 162 students.

I am greatly concerned about any further development going at that corner with the tremendous amount of traffic that is already passing through that intersection each week night. It is a dangerous situation every day with traffic backing up more than half a mile. Tienken and Adams are frankly not wide enough to handle any further traffic. Both roads should be widened before any such development is approved at this location. Yet, Tienken was closed down for nearly two years just to repave it, let alone widen it.

I will definitely be at this meeting to express my concerns about approval of this project. It should not be approved without the roads being widened.

Thank You,

Steve Yuhasz

Resident of Rochester Hills and Shadow Woods

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Day care construction on Tienken

1 message

Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 8:32 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davis@rochesterhills.org>

Sara Roediger, AICP

Director

Planning and Economic Development

p. 248.841.2573 direct

p. 248.656.4660 department

f. 248.841.2576

roedigers@rochesterhills.org

planning@rochesterhills.org

www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>

Date: Sun, Aug 27, 2017 at 3:41 PM

Subject: Re: Day care construction on Tienken

To: Cheryl Lenzion <cheryl2799@sbcglobal.net>

Cc: Sara Roediger <roedigers@rochesterhills.org>

Cheryl:

Thank you for sharing your thoughts on this matter. They will be considered.

Please note that a re-zoning is not required for the project.

Steph Morita

City Council Vice President

District 1 Representative

248.841.2463

*City of Rochester Hills, Michigan**www.rochesterhills.org*

On Fri, Aug 25, 2017 at 5:53 PM, Cheryl Lenzion <cheryl2799@sbcglobal.net> wrote:

Stephanie, I am aware that a construction project is in the works that will impact many of the residents of Shadow Woods subdivision, other nearby sub divisions and the traffic flow on Adams Rd and Tienken Rd. I am against this building and feel that these roads are already completely filled to capacity all day and night. There are multiple accidents every week at that corner already based on the heavy conjection around the high school. There are other more suitable spaces around the Roch Hills area that would better accomodate this business. Lets keep Roch Hills growing in the right direction, and not bend to the landowner that is looking to cash in on the property.

Please vote AGAINST re-zoning this property from residential to commercial. Lets keep our roads and community safe.

Cheryl Lenzion
2799 Winter Park Rd
Roch Hills

248-318-2949

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Development at Adams/Tienken

1 message

Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 8:32 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davis@rochesterhills.org>

Sara Roediger, AICP

Director
 Planning and Economic Development
 p. 248.841.2573 direct
 p. 248.656.4660 department
 f. 248.841.2576
 roedigers@rochesterhills.org
 planning@rochesterhills.org
 www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>
 Date: Sun, Aug 27, 2017 at 3:42 PM
 Subject: Re: Development at Adams/Tienken
 To: Rakesh Ray <rayrax@gmail.com>
 Cc: Sara Roediger <roedigers@rochesterhills.org>

Rakesh:

Thank you for sharing your thoughts on this matter. They will be considered.

Steph Morita

City Council Vice President
 District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

On Fri, Aug 25, 2017 at 5:53 PM, Rakesh Ray <rayrax@gmail.com> wrote:

Stephanie,
 Just building this school in front of Adams high school is going to make bad traffic situation worst on Adams road.
 This proposal should be renetced.
 Rakesh Ray,
 2677 steamboat springs.

----- Forwarded message -----

From: "Shadow Woods" <shadowwoodsrh@gmail.com>
 Date: Aug 25, 2017 5:08 PM
 Subject: Development at Adams/Tienken
 To:
 Cc:

A construction project is in the works that may impact many of our residents:

Premier Academy is planning to build a daycare/preschool at the SE corner of Adams and Tienken. The plan is coming before the Rochester Hills Planning Commission next Tuesday, Aug. 29, at 7pm, at city hall.

The school plans to have 162 students and 22 employees. The main entrance will be on the south side of Tienken.

Details of the proposal can be found at: <http://atlas.rochesterhills.org/DevelopmentProjects/PremierAcademymoreinfo.pdf>

If you have any questions or concerns, they can be directed to our District 1 Councilperson, Stephanie Morita at moritas@rochesterhills.org. Comments should be sent BEFORE Tuesday.

Regards,
SWSA

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Premier Academy proposal

1 message

Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 8:32 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davisp@rochesterhills.org>

Sara Roediger, AICP

Director
Planning and Economic Development
p. 248.841.2573 direct
p. 248.656.4660 department
f. 248.841.2576
roedigers@rochesterhills.org
planning@rochesterhills.org
www.rochesterhills.org

----- Forwarded message -----

From: **Stephanie Morita** <moritas@rochesterhills.org>
Date: Sun, Aug 27, 2017 at 3:45 PM
Subject: Re: Premier Academy proposal
To: Beth Tilove <bbitilove@gmail.com>
Cc: Sara Roediger <roedigers@rochesterhills.org>

Beth:

Thanks for contacting me about this. I will ask staff to take a look at having another lane added.

On another note, hope everything is well with you and yours!

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

On Fri, Aug 25, 2017 at 5:25 PM, Beth Tilove <bbitilove@gmail.com> wrote:

Dear Steph -- having just been made aware of the proposed development at Adams and Tienken, I hope I am not too late to express concerns. I understand that letters were sent to homes within 300 feet of the proposed construction, but due to its location, it will impact a much larger area than that. I live in Shadow Woods subdivision and I can foresee the impact here.

Premier is a respected operation and I have no problems with their addition to our community. But the intersection of Adams and Tienken is already a massive headache during rush hour and school drop-off and dismissal. Already, both streets are backed up daily at times of heavy traffic. There are also the safety concerns that are connected to the number of teen-age drivers passing through that intersection.

The problem will be left turns across traffic, in and out of the school. Clients of Premier will find it extremely difficult to make a left turn out of the drive onto Tienken at peak times of the day. Similarly, traffic will get backed up behind cars trying to make the left into the school from westbound Tienken.

I think the City should insist on an additional lane on both sides of Tienken to accommodate stopped left-turn traffic during rush hours. Both Adams and Tienken are major arteries for commuting workers, so this is

a concern not just for those of us who live near the intersection. It seems to me the City must have some responsibility to maintain the flow of through traffic on such a major route.

Thank you for your attention,
Beth Tilove
769 Snowmass Drive

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: New school proposal

1 message

Sara Roediger <roedigers@rochesterhills.org>

Mon, Aug 28, 2017 at 8:34 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Allan Schneck <schnecka@rochesterhills.org>, Paul Davis <davis@rochesterhills.org>

This is an FYI, but don't include in PC packets as it wasn't sent to the PED dept. or directed to be included by Steph.

Sara Roediger, AICP

Director

Planning and Economic Development

p. 248.841.2573 direct

p. 248.656.4660 department

f. 248.841.2576

roedigers@rochesterhills.org

planning@rochesterhills.org

www.rochesterhills.org

----- Forwarded message -----

From: **Mark Tisdell** <tisdelm@rochesterhills.org>

Date: Sun, Aug 27, 2017 at 7:55 PM

Subject: Fwd: New school proposal

To: Bryan Barnett <barnettb@rochesterhills.org>, Kristen Kapelanski <kapelanskik@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

FYI.

----- Forwarded message -----

From: T STEPHENS <trs789@yahoo.com>

Date: Sun, Aug 27, 2017 at 7:54 PM

Subject: Re: New school proposal

To: tisdelm@rochesterhills.org <tisdelm@rochesterhills.org>

There's a meeting prior to the council meeting being held by some concerned citizens at City Hall. Thought you might be interested in knowing that.

Tom

Sent from Yahoo Mail on Android

On Sun, Aug 27, 2017 at 7:51 PM, Mark Tisdell <tisdelm@rochesterhills.org> wrote:

Thanks. I've heard from one resident and they were very reasonable. I'll look into it further.

On Sat, Aug 26, 2017 at 11:49 AM T STEPHENS <trs789@yahoo.com> wrote:

Hi Mark,

Are you familiar with Nextdoor is the free private social network for your neighborhood community.

I thought you should know that there's a good amount of activity on this website for some of the areas surrounding the proposed new, 2 story "DAY CARE school" at Adams and Tienken. Just an advanced warning that it's going to be another controversial issue. My wife who is on the board of the Brookdale Woods HOA, has received a number of inquiries regarding this proposal, and none of it has been positive. Comments like, first there was a water tower, then fracking and now this.

Thought you might like to see what's being said...

Tom

**Nextdoor is the free private social network
for your neighborhood community.**

Over 151,000 communities across the U.S. are using Nextdoor to
strengthen their neighborhoods.

"I didn't come this far to only come this far."
unknown

--
Sent from Gmail Mobile

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you
have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#

--
Sent from Gmail Mobile

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have
received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have
received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.
#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Re: Zoning and planning for Adams and Tienken Road Childcare Center Construction

1 message

Mark Tisdell <tisdellm@rochesterhills.org>

Mon, Aug 28, 2017 at 3:32 PM

To: Eric Bennett <bennttz@gmail.com>

Cc: planning@rochesterhills.org, Stephanie Morita <moritas@rochesterhills.org>, Maureen Gentry <gentrym@rochesterhills.org>, Kevin Brown <brownk@rochesterhills.org>, "Dale A. Hetrick" <hetrickd@rochesterhills.org>

Thank you for the detailed information. I know very little about the proposed day care center at Tienken and Adams. I do know that Adams will have about 1,550 students enrolled this year and Van Hoosen about 875 for a total of 2,425 in the area. I don't know how many children will be enrolled at the proposed day care center or what incremental impact that represents.

All of this information will be uncovered during the site plan approval process. Again, thank you for the information. Mark.

On Mon, Aug 28, 2017 at 2:48 PM, Eric Bennett <bennttz@gmail.com> wrote:

Rochester Hills Planning Commission and Rochester Hills City Council,

I would like to provide comments and concerns on the proposed development of Rochester Hills Parcel Numbers: 15-08-100-021 and 15-08-100-022 along Adams and Tienken Road for the construction of a childcare center. I feel that the property redevelopment noticeably lacks any improvements to Adams or Tienken Roads to support the additional traffic volumes.

Upon the traffic assessments and data from the Southeastern Michigan Council of Governments (www.semco.org) I think it is safe to assume that this portion of Adams Road could easily grow to approach the traffic levels of Rochester Road at Tienken. Further the crash data for the intersection of Adams and Tienken (http://www.semco.org/Crash-and-Road-Data/Point_Id/63017398/view/RoadIntersectionCrashDetail) indicate that a large number of crashes at that intersection are caused by young drivers. The addition of more traffic during morning school hours will only increase this risk of crash by students traveling to and from Adams High School.

Additionally as indicated in the attached drawing, the left hand turns out of the proposed childcare center onto west bound Tienken will be nearly impossible during the morning while high school drivers are traveling to Adams High School and commuters are traveling to work. This will most likely drive additional traffic east bound onto Tienken Rd into the Shadow Woods subdivision to exit from Powderhorn Ridge Dr to head south on Adams. This path is likely to be used to avoid the michigan left on Walton if they were to us Brewster Rd to return to south bound Adams Rd.

Further the evening rush hours through the Tienken and Adams intersection are already slow. SMCOG data from 2014 and 2015 traffic counts indicate increased traffic on this road (http://semco-all.ms2soft.com/tcds/tsearch.asp?loc=semco-all&mod=tcds&mpo_id=1806 and http://semco-all.ms2soft.com/tcds/tsearch.asp?loc=semco-all&mod=tcds&mpo_id=1805). The lack of planned improvements to Adams road along with this development will only make this problem more acute at evening rush hour.

Thank you,

Eric Bennett
Resident Rochester Hills



--
Mark Tisdell
President, Council Member At Large



Morning Traffic will backup to this point

Start of Right Turn Lane

Google

Imagery ©2017 Google, Map data ©2017 Google, United States, Terms, Send feedback, 50 Ft



Maureen Gentry <gentrym@rochesterhills.org>

One of the nextdoor comments

1 message

Sara Roediger <roedigers@rochesterhills.org>
To: Maureen Gentry <gentrym@rochesterhills.org>

Mon, Aug 28, 2017 at 3:09 PM

From our newest EDC member....

Leo Mendez, Brookedale Woods · 1d ago New

All:

This the note I sent this morning...

Ms. Moritas:

I reside at 774 Medinah Dr. RH. We have an 8th grader at VH and a 10th grader at AHS.

In consideration of rezoning from residential to commercial for Premier Academy, I cannot voice loud enough my opposition to such a consideration of development.

As you know, traffic volumes at this location in the morning and evenings is horrendous and beyond capacity of the roadway design for Adams Rd.

The conflicting traffic volumes with people dropping kids to the two schools at this intersection coupled with those traveling to work from the North are not a task deemed one in the same. The same holds true for end of school day and that of work day and in many cases is worse over a longer duration of time with daily end of school day and end of work day.

In both cases, many have discovered the Medinah "by-pass" that puts the magnitude of families (many of my immediate neighbors!) and in particular many many families w/ small kids navigating bus pick up and drop off in harms way. Drivers traveling north and south bound on Medinah very seldom yield to young kids foot traffic. This burden and safety issue will only be further exasperated by such an approval for such a project in this location to move forward as the increased traffic volumes derived from a higher intense use such as a 3rd school at this intersection with timing and scheduling that matches my above description. Lack of consideration to such impacts would be short sighted, potentially negligent, and completely irresponsible. I plan on attending Monday nights meeting, and will speak in greater detail if permitted, but at minimum beyond the personal local impacts, I intend on addressing additional traffic related considerations.

Leo Valentino Mendez Jr., AIA

Director Planning and Design

Taubman

200 E. Long Lake Rd. Suite 300

Bloomfield Hills, MI 48304-2324

T. 248.258.7509 M. 248.520.9800 email: lmendez@taubman.com

web: www.taubman.com

Sara Roediger, AICP

Director

Planning and Economic Development

p. 248.841.2573 direct

p. 248.656.4660 department

f. 248.841.2576

roedigers@rochesterhills.org

planning@rochesterhills.org

www.rochesterhills.org

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Opposed to additional development at Tienken & Adams

1 message

Stephanie Morita <moritas@rochesterhills.org>

Tue, Aug 29, 2017 at 9:20 AM

To: Sara Roediger <roedigers@rochesterhills.org>, Maureen Gentry <gentrym@rochesterhills.org>

Please forward to PC.

Steph MoritaCity Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

----- Forwarded message -----

From: **Caren Stajninger** <carenstajninger@gmail.com>

Date: Tue, Aug 29, 2017 at 12:57 AM

Subject: Opposed to additional development at Tienken & Adams

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

Hello,

As a resident of Rochester Hills, I am writing tonight to express my dismay at the proposed development at the corner of Adams and Tienken.

Aside from the existing and considerable traffic issues of volume and safety, my concern is also around the continued development of green space when we have many spaces already developed and unused. Instead of continued development of new buildings, I would prefer to see the city encourage and entice the use of existing empty spaces (ex: former Kmart plaza, both plazas at Rochester & Hamlin, near Secretary of State on Crooks, etc.). This will not only help to preserve the peace, aesthetic and natural vibrance our city has, but will also have the added benefit of bringing more traffic to help support and enable the existing businesses neighboring some of these open spaces.

My husband and I moved back to Rochester Hills to raise our family because we know what a wonderful place it was for us to grow up in. We hope to see the city keep its identity and visual appeal, and not become a concrete replica of Troy without charm or character. Rochester Hills has an incredible appeal through its unique blend and balance of green space and commerce. Lets keep our city in the sweet spot and strive to enhance and maximize the developed spaces we already have before looking elsewhere.

Thank you for your time,

Caren Stajninger
1989 Chalmers Dr W-----
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Subject: Citizen Concerns Regarding Premier Academy Proposal At 740 Adams Road

1 message

Stephanie Morita <moritas@rochesterhills.org>

Tue, Aug 29, 2017 at 9:23 AM

To: Sara Roediger <roedigers@rochesterhills.org>, Maureen Gentry <gentrym@rochesterhills.org>

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan
www.rochesterhills.org

----- Forwarded message -----

From: **Elaine McClelland** <elmcclelland@sbcglobal.net>

Date: Mon, Aug 28, 2017 at 11:27 PM

Subject: Subject: Citizen Concerns Regarding Premier Academy Proposal At 740 Adams Road

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

Cc: Elaine McClelland <elmcclelland@sbcglobal.net>

Ms S Mortia

As the Representative for **City Council District 1** I expect you to share my concerns for the Premier Academy proposal that the Planning Commission is now considering. Premier Academy is proposing to build a new day care center at 794 Adams Road at the South East corner of the Tienken Road and Adams Road intersection.

I further appreciate your offer at the Council Meeting tonight [August 28 2017] forward community comments to the planners for their consideration. My Family has been a resident of Rochester Hills since 1985 and we live in the Brookedale Woods Subdivision at 3326 Palm Aire Drive. During this time we have seen what seems to be an exponential growth in traffic on both Adams and Tienken Roads with obvious peaks in the morning and at night.

My concerns about approving the Premier Academy at the Adams Tienken Road intersection are:

- ... ❖ This would be an **irrevocable change to the residential character** of the intersection.
- ..
- · ❖ This is a **congested intersection** during the morning and afternoon peak traffic times. Another 90 to 100 cars entering Tienken Road just east of the Adams Tienken intersection to drop off and pickup children would exacerbate the congestion.
- ..
- · ❖ The proposed building and parking lot will create **more runoff storm water**. I am concerned that the storm water drainage from the property could impede the flow from the Brookedale Woods retention pond, which feeds under Adams Rd, onto the property south of the proposed development. This situation would cause flooding at Palm Aire and Adams.

Thank you in advance for your assistance and cooperation in maintaining the residential character of our neighborhood.

Yours sincerely,

Elaine McClelland

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rmail#

ms_s_mortia_elm.docx
12K



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Premier School

1 message

Stephanie Morita <moritas@rochesterhills.org>

Tue, Aug 29, 2017 at 9:24 AM

To: Sara Roediger <roedigers@rochesterhills.org>, Maureen Gentry <gentrym@rochesterhills.org>

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan

www.rochesterhills.org

----- Forwarded message -----

From: **Terry S** <terry@equatoris.com>

Date: Mon, Aug 28, 2017 at 11:23 PM

Subject: Premier School

To: moritas@rochesterhills.org

Hello Steph-

The main concern about the new school is SAFETY: More traffic, less patience.

Adams Road, morning and night, south and northbound is always backed up, sometimes all the way to Walton. People are already cutting through Brookedale Woods on Raintree. Medina, which connects Raintree and Tienken is especially a problem with all the young children along that street.

Young drivers dealing with heavier traffic, especially at the Adams/Tienken intersection, is a concern. It already is a mess with parents dropping kids at Adams and Van Heusen.

Parents trying to turn left onto Tienken from Premier then to Adams will be a problem after drop off. The driveway is just too close to the intersection.

Drainage is a problem in Rochester Hills. How will the drainage system at the new school and all that 'cement' affect Brookedale Woods? You're aware Brookedale Woods already unfairly takes on other subs drainage around it causing problems.

None of this bodes well.

See you tomorrow,
Terry Stephens

Sent from my iPhone

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Re: Construction at Adams and Tienken

1 message

Stephanie Morita <moritas@rochesterhills.org>

Tue, Aug 29, 2017 at 9:27 AM

To: donna learnmont <doctortv16@gmail.com>

Bcc: gentrym@rochesterhills.org

Donna:

Thank you for expressing your thoughts. They will be considered.

Steph Morita

City Council Vice President

District 1 Representative

248.841.2463

*City of Rochester Hills, Michigan**www.rochesterhills.org*

On Mon, Aug 28, 2017 at 10:51 PM, donna learnmont <doctortv16@gmail.com> wrote:

I am writing to voice strong disagreement with this development, or any pject that will further increase the traffic in the Northwest area of Rochester Hills. Since the roundabout has been installed, those of us in Fairview Farms can barely get out of the subdivision at peak travel times. During rush hour, traffic is at a dead stop from Main Street up to Adams and going North on Livernois, traffic is backed up all the way to Walton. This is already a dangerous area and the placement across from the high school further increases risk of accidents. There will be a disproportionate amount of inexperienced drivers, pedestrians and busses at that intersection. It is simply madness not to expect an increase in vehicle crashes and traffic backups. Enough is enough with the development. I have lived in Fairview Farms for 28 years and every so-called "improvement" has only decreased the quality and enjoyment of life in Rochester. Please vote NO.

Donna Learnmont
1161 E Fairview
Rochester Hills, MI 48306

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rmail#



Maureen Gentry <gentrym@rochesterhills.org>

Re: Concerned RH Citizen

1 message

Stephanie Morita <moritas@rochesterhills.org>

Tue, Aug 29, 2017 at 9:27 AM

To: joe diluca <dil1641j@gmail.com>

Bcc: gentrym@rochesterhills.org

Joe:

Thank you for expressing your thoughts. They will be considered.

Steph Morita

City Council Vice President

District 1 Representative

248.841.2463

City of Rochester Hills, Michigan

www.rochesterhills.org

On Mon, Aug 28, 2017 at 9:51 PM, joe diluca <dil1641j@gmail.com> wrote:

Please do NOT move forward with the Tienken/Adams plan. Traffic there is already an embarrassment. The area is already pathetically unsafe.

Joe DiLuca

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rmail#



Maureen Gentry <gentrym@rochesterhills.org>

Re: Concerns for Adams/Tienken proposal

1 message

Stephanie Morita <moritas@rochesterhills.org>

Tue, Aug 29, 2017 at 9:29 AM

To: Bridget Donohoe <bld2888@yahoo.com>

Bcc: gentrym@rochesterhills.org

Bridget:

Thank you for expressing your thoughts. They will be considered.

Steph Morita

City Council Vice President

District 1 Representative

248.841.2463

City of Rochester Hills, Michigan

www.rochesterhills.org

On Mon, Aug 28, 2017 at 9:43 PM, Bridget Donohoe <bld2888@yahoo.com> wrote:

Hi Stephanie,

I wanted to take a minute to voice my concern about the proposed development at Adams/Tienken. My biggest concern is with traffic in an already very congested area. Has the city conducted a traffic study? I am also concerned with the impact this may have on Rochester Schools and property value. Thank you for your time.

Bridget Coleman

Rochester His resident (Cobridge Dr)

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Re: Development at Tienken and Adams

1 message

Stephanie Morita <moritas@rochesterhills.org>
To: Hayley Leichtman <hayleyleichtman1@gmail.com>
Bcc: gentrym@rochesterhills.org

Tue, Aug 29, 2017 at 9:31 AM

Hayley:

Thank you for expressing your thoughts. They will be considered.

Have you contacted the Sheriff's Department about have a car sit in your neighborhood in the morning? We have done that before, and it helps.

Steph Morita
City Council Vice President
District 1 Representative

248.841.2463
City of Rochester Hills, Michigan
www.rochesterhills.org

On Mon, Aug 28, 2017 at 4:06 PM, Hayley Leichtman <hayleyleichtman1@gmail.com> wrote:

Dear Ms. Moritas.

I am writing you because I oppose the development of a school at the intersection of Tienken and Adams. That intersection is already a source of significant vehicle congestion related to the hours of the high school and general rush hour traffic volumes. In addition, people cut through our neighborhood (Judson Park) to avoid the traffic light. People go through our neighborhood at unsafe speeds and disregard the stop sign at Tallahassee and Potomac (our house is on the corner of this intersection). The volume of individuals cutting through the neighborhood along with the unsafe driving behavior will only increase with the development of the school. The current traffic volume and illegal driving behavior has already placed my 3 young kids in danger. Please do not allow this development to provide.

Thanks for your time.

Hayley Leichtman

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Zoning and planning for Adams and Tienken Road Childcare Center Construction

1 message

Stephanie Morita <moritas@rochesterhills.org>

Tue, Aug 29, 2017 at 9:33 AM

To: Maureen Gentry <gentrym@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan

www.rochesterhills.org

----- Forwarded message -----

From: **Eric Bennett** <benntz@gmail.com>

Date: Mon, Aug 28, 2017 at 2:48 PM

Subject: Zoning and planning for Adams and Tienken Road Childcare Center Construction

To: planning@rochesterhills.org, moritas@rochesterhills.org, gentrym@rochesterhills.org, brownk@rochesterhills.org,hetrickd@rochesterhills.org, tisdelm@rochesterhills.org

Rochester Hills Planning Commission and Rochester Hills City Council,

I would like to provide comments and concerns on the proposed development of Rochester Hills Parcel Numbers: 15-08-100-021 and 15-08-100-022 along Adams and Tienken Road for the construction of a childcare center. I feel that the property redevelopment noticeably lacks any improvements to Adams or Tienken Roads to support the additional traffic volumes.

Upon the traffic assessments and data from the Southeastern Michigan Council of Governments (www.semcog.org) I think it is safe to assume that this portion of Adams Road could easily grow to approach the traffic levels of Rochester Road at Tienken. Further the crash data for the intersection of Adams and Tienken (http://www.semcog.org/Crash-and-Road-Data/Point_Id/63017398/view/RoadIntersectionCrashDetail) indicate that a large number of crashes at that intersection are caused by young drivers. The addition of more traffic during morning school hours will only increase this risk of crash by students traveling to and from Adams High School.

Additionally as indicated in the attached drawing, the left hand turns out of the proposed childcare center onto west bound Tienken will be nearly impossible during the morning while high school drivers are traveling to Adams High School and commuters are traveling to work. This will most likely drive additional traffic east bound onto Tienken Rd into the Shadow Woods subdivision to exit from Powderhorn Ridge Dr to head south on Adams. This path is likely to be used to avoid the michigan left on Walton if they were to us Brewster Rd to return to south bound Adams Rd.

Further the evening rush hours through the Tienken and Adams intersection are already slow. SMCOG data from 2014 and 2015 traffic counts indicate increased traffic on this road (http://semcog-all.ms2soft.com/tcds/tsearch.asp?loc=semcog-all&mod=tcds&mpo_id=1806 and http://semcog-all.ms2soft.com/tcds/tsearch.asp?loc=semcog-all&mod=tcds&mpo_id=1805). The lack of planned improvements to Adams road along with this development will only make this problem more acute at evening rush hour.

Thank you,

Eric Bennett
Resident Rochester Hills





Maureen Gentry <gentrym@rochesterhills.org>

Re: Daycare at Adams and Tienken

1 message

Stephanie Morita <moritas@rochesterhills.org>
To: "Bayer, Jennifer" <Jennifer.Bayer@jdpa.com>
Bcc: gentrym@rochesterhills.org

Tue, Aug 29, 2017 at 9:36 AM

Jennifer:

Thank you for expressing your thoughts. They will be considered.

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

*City of Rochester Hills, Michigan**www.rochesterhills.org*

On Mon, Aug 28, 2017 at 2:38 PM, Bayer, Jennifer <Jennifer.Bayer@jdpa.com> wrote:

Hello Stephanie,

My name is Jennifer Bayer and I live in Rochester Hills, on the southwest corner of the intersection of Adams and Tienken. It is my understanding that the city is considering the construction of a day care center at the same intersection on the southeast corner. I would like to let you know why I feel this is not a good idea:

1. Traffic between Walton and Tienken on Adams is already a nightmare. Half the time, I can't turn left into my sub at Raintree safely, or in a timely manner. People run this light every single day. Or, it's so backed up, you sit through 2 – 4 lights before finally having to turn on red. There is no green arrow for left turns.
2. By 4 pm during the week, Adams is backed up south of Raintree and sometimes further. Adding to this only makes matters worse.
3. You have high school students within a 1 ½ mile radius of Adams that have no bus service. Therefore, they're walking to school, in the dark, during the winter months. Why would you increase traffic in an already overly congested area and increase the risk and danger to these kids? A high school girl was hit by a car, and died in Macomb last year while walking to school, in the morning, in the dark.
4. OU is adding several hundred dorms to their campus. This means more students, and more traffic in an overcrowded area, why add more to that?
5. The Village of Rochester just opened The Jagged Fork and is getting ready to open a PF Changs. This too, has and will increase traffic.
6. When is it enough? Does someone have to be seriously or fatally injured before the constant increase stops? It's already a dangerous situation as it currently exists. It's 10lbs of nonsense in a 5lb bag...

Thank you for your consideration.

Regards,

J.D. POWER

Jennifer Bayer

Executive Assistant, Data & Analytics

J.D. Power

320 E. Big Beaver Road, Suite 500

Troy, MI 48083

T 248-680-6390 | jennifer.bayer@jdpa.com

www.jdpower.com

The information contained in this message is intended only for the recipient, and may be a confidential attorney-client communication or may otherwise be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, please be aware that any dissemination or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by replying to the message and deleting it from your computer. S&P Global Inc. reserves the right, subject to applicable local law, to monitor, review and process the content of any electronic message or information sent to or from S&P Global Inc. e-mail addresses without informing the sender or recipient of the message. By sending electronic message or information to S&P Global Inc. e-mail addresses you, as the sender, are consenting to S&P Global Inc. processing any of your personal data therein.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: proposed school/daycare at Tienken and Adams

1 message

Stephanie Morita <moritas@rochesterhills.org>

Tue, Aug 29, 2017 at 9:38 AM

To: Sara Roediger <roedigers@rochesterhills.org>, Maureen Gentry <gentrym@rochesterhills.org>

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

*City of Rochester Hills, Michigan**www.rochesterhills.org*

----- Forwarded message -----

From: **Cec Vettraine Strine** <ilymtoc@aol.com>

Date: Mon, Aug 28, 2017 at 12:17 PM

Subject: proposed school/daycare at Tienken and Adams

To: tisdelm@rochesterhills.org, moritas@rochesterhills.org, brownk@rochesterhills.org, hetrickd@rochesterhills.org, bowyers@rochesterhills.org, wigginst@rochesterhills.org, kubicinaj@rochesterhills.org

Cc: scottl@rochesterhills.org, roedigers@rochesterhills.org, kapelanskik@rochesterhills.org, davis@rochesterhills.org, barnettb@rochesterhill.org

Dear All,

My husband and I live on Mohawk Lane in Judson subdivision, the first street north of the Adams/Tienken intersection. Some of you have already received a copy of the letter we wrote regarding our concerns about this proposed construction. I am resending it to make sure that all relevant city officials are receiving it in a timely manner. We are currently out of town and, therefore, will be unable to attend the council meeting tonight nor the planning commission hearing tomorrow evening.

If I was in attendance, the bullet points to be made during a 3 minute public comment would be the following:

- Our Judson Park subdivision is at "ground zero" for this project. We have homes facing Tienken directly opposite the proposed building and we ALREADY experience high traffic volume of cut-through traffic of drivers wishing to avoid the bottleneck at the light. This is especially true during the school year. Our mailbox and our neighbor's across the way have been "victims" of cars going too fast. Thank God there has not been an accident involving a pedestrian/biker/other car, yet!
- There are certain times of the day when we can't turn left onto Adams from our street (Mohawk) because of the traffic volume. We have to either go east to Brewster to turn on Tienken at that light or go to the north end of our sub to take advantage of the traffic light (when it's operational) by Van Hoosen MS.
- We bought our home 25 years ago with the intention of living in it in our retirement years, with other lovely subdivisions in the vicinity - NOT a public building right on our doorstep (Adams and VHoosen were already built).. New public construction that would add significant traffic and compromised ingress/egress, to an intersection already challenged by an overburdened volume to capacity ratio, should not even be a consideration. What provisions will be put into place to facilitate timely movement of vehicles in/out of the school lot which would not further restrict traffic flow?
- Lastly (this is not a complete list - I'm writing in three minute mode), what could be the potential fallout on our property values in Judson Park, Shadow Woods and Brookedale Woods?

Thank you for taking the time to read this email, the letter and giving the perspective thoughtful consideration.

Cecilia and Steve Strine
2962 Mohawk Lane



Maureen Gentry <gentrym@rochesterhills.org>

Re:

1 message

Stephanie Morita <moritas@rochesterhills.org>
To: Carl Robinson <carlkarenrobinson@sbcglobal.net>
Bcc: gentrym@rochesterhills.org

Tue, Aug 29, 2017 at 9:40 AM

Carl:

Thank you for expressing your thoughts. They will be considered.

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

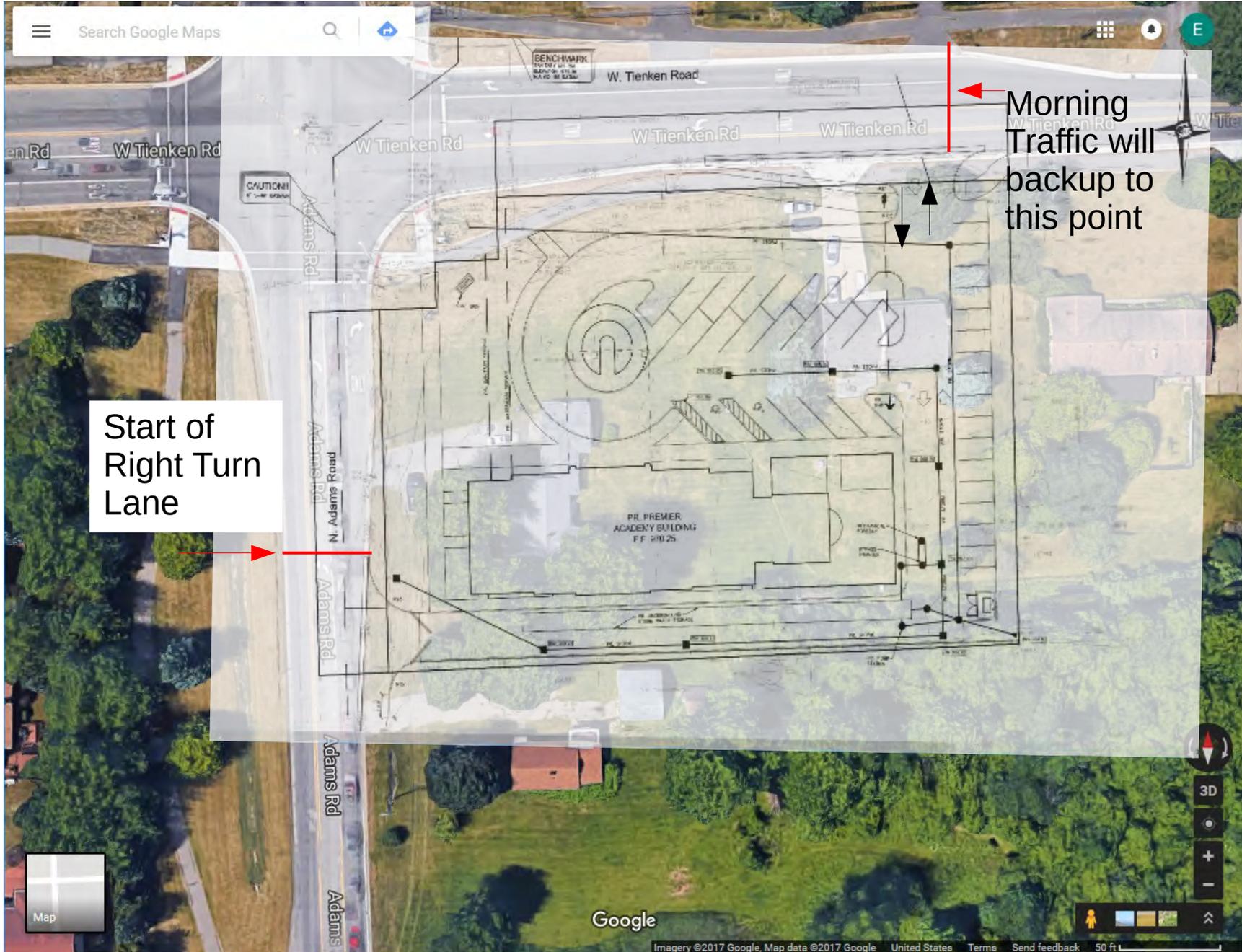
City of Rochester Hills, Michigan
www.rochesterhills.org

On Mon, Aug 28, 2017 at 9:59 AM, Carl Robinson <carlkarenrobinson@sbcglobal.net> wrote:

My major concern would be the traffic. I worked in daycare for twenty five years and people are picking up and dropping off all day. Plus the noise on the playground and the size of the building in our sub ? I live on powder horn and I'm sure people are going to cut through and I'll have a race track in front of my house? Karen

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#



Start of Right Turn Lane

Morning Traffic will backup to this point

Search Google Maps

Google

Imagery ©2017 Google, Map data ©2017 Google United States Terms Send feedback 50 ft



Maureen Gentry <gentrym@rochesterhills.org>

Issue regarding construct of childcare center SE corner Adams and Tienken Rd

1 message

MARION CHUNG <mchung3207@wowway.com>

Tue, Aug 29, 2017 at 4:16 PM

To: gentrym@rochesterhills.org

Cc: mchung3207@wowway.com

Att: Maureen

Planning Commission considerations Public Hearing, August 29, 2017

I am concerned about the location of intended use of the SE corner of Adams and Tienlein Rds; specifically the traffic and road access to the enterprise.

The traffic patterns should be addressed for the congestion and delays already experienced at that corner due to the limited access roads to Adams Rochester High School, the middle school further north, and north and south bound morning and evening rush hours. A childcare center would add to the congestion: stopping, turning, dropping off and picking up children no matter where or number of driveways accesses. As it is now it is difficult for residents on Adams road to turn North or South during the busy hours, at best I must turn right , north, to circle through the subdivision to go South on Adams; that just due to the high school traffic. The sport and health activities of the high school students adds to pedestrian traffic, the high school students are aware as re their drivers, would the childcare drivers on a time schedule be? I do not want an increase of accidents or injuries, Please consider the need for aa improved infra-structure and more access or multi laned road before installing another business or community related service center and necessary monies.

Thank you for your time, considerations, and efforts in this matter.

Marion M Chung
1036 N Adams Rs

--

--

WOW! Homepage (<http://www.wowway.com>)



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: Tienken/Adams

1 message

Stephanie Morita <moritas@rochesterhills.org>

Tue, Aug 29, 2017 at 3:42 PM

To: Sara Roediger <roedigers@rochesterhills.org>, Maureen Gentry <gentrym@rochesterhills.org>

Steph Morita

City Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan

www.rochesterhills.org

----- Forwarded message -----

From: **Karen MacKay** <karenamackay@icloud.com>

Date: Tue, Aug 29, 2017 at 1:40 PM

Subject: Tienken/Adams

To:

Hi dear. Please I'm planning on attending the meeting tonite but I can't speak at it. Above are some of my thoughts. I would love & appreciate that you do everything I your power to keep this proposed school from happening!

Sincerely,

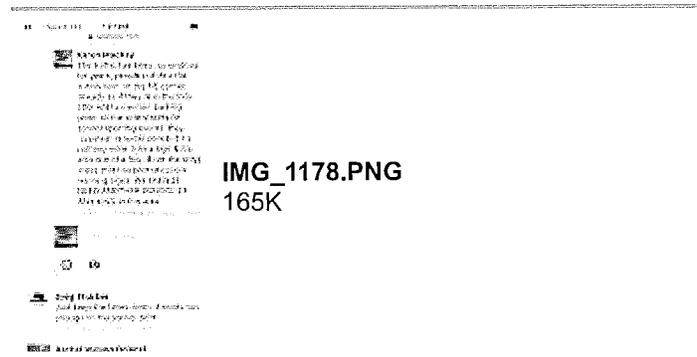
Your unofficial fan club president & favorite note writer 😊

Thank you dear!

Sent from my iPhone

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.

#rhmail#





Maureen Gentry <gentrym@rochesterhills.org>

One of the nextdoor comments

1 message

Sara Roediger <roedigers@rochesterhills.org>
To: Maureen Gentry <gentrym@rochesterhills.org>

Mon, Aug 28, 2017 at 3:09 PM

From our newest EDC member...

Leo Mendez, Brookedale Woods · 1d ago New

All:

This the note I sent this morning...

Ms. Moritas:

I reside at 774 Medinah Dr. RH. We have an 8th grader at VH and a 10th grader at AHS.

In consideration of rezoning from residential to commercial for Premier Academy, I cannot voice loud enough my opposition to such a consideration of development.

As you know, traffic volumes at this location in the morning and evenings is horrendous and beyond capacity of the roadway design for Adams Rd.

The conflicting traffic volumes with people dropping kids to the two schools at this intersection coupled with those traveling to work from the North are not a task deemed one in the same. The same holds true for end of school day and that of work day and in many cases is worse over a longer duration of time with daily end of school day and end of work day.

In both cases, many have discovered the Medinah "by-pass" that puts the magnitude of families (many of my immediate neighbors!) and in particular many many families w/ small kids navigating bus pick up and drop off in harms way. Drivers traveling north and south bound on Medinah very seldom yield to young kids foot traffic. This burden and safety issue will only be further exasperated by such an approval for such a project in this location to move forward as the increased traffic volumes derived from a higher intense use such as a 3rd school at this intersection with timing and scheduling that matches my above description. Lack of consideration to such impacts would be short sighted, potentially negligent, and completely irresponsible. I plan on attending Monday nights meeting, and will speak in greater detail if permitted, but at minimum beyond the personal local impacts, I intend on addressing additional traffic related considerations.

Leo Valentino Mendez Jr., AIA

Director Planning and Design

Taubman

200 E. Long Lake Rd. Suite 300

Bloomfield Hills, MI 48304-2324

T. 248.258.7509 M. 248.520.9800 email: lmendez@taubman.com

web: www.taubman.com

Sara Roediger, AICP

Director

Planning and Economic Development

p. 248.841.2573 direct

p. 248.656.4660 department

f. 248.841.2576

roedigers@rochesterhills.org

planning@rochesterhills.org

www.rochesterhills.org

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the originator of the message. Any views expressed in this message are those of the individual sender.