

April 5, 2021

From: Bernardo D. Soriano  
1886 Ludgate Lane

The unique characteristic of the community being an established residential enclave is a very important factor that drives families to relocate in the area. Intertwined in the lives of property owners are the vast access to walkways that everyone can access with ease. The immediate areas of Christian Hills and Riverside Highlands are home to a unique blend of school age and senior families that enjoys the outdoor for leisure walks. Maintaining this atmosphere of comfort and security without the danger of jostling with increased traffic is a must in order to preserve the unique qualities of the community.

Building a multi residential building will surely ruined the quiet and comfortable lifestyle that many enjoys in the immediate community. It will surely drive the property values down and increase foot and vehicular traffic. The surrounding areas boasts of wide properties that draws a lot of home buyer to the area. It's not fair to allow a project to proceed violating the basic principle of zoning.

April 7, 2021

Please do not allow this facility to be built here. It has horrible traffic at the hill. We live in Christian hills and when turning into our sub we turn out turn signals on before the top of the hill do to the bad traffic and limited views. I would rather see a park or utilize the barn for the city/ local organizations such as community help programs as a pick up/drive through (one way of course) location perhaps. Don't take away our beauty and wildlife.  
Thank you for your time.

Annette Caburet

April 8, 2021

Where will all the visitors park? Coming from a family of 10 children, site not feasible for visitors of 12 residents. My mother, unfortunately, had to be in a home and this site certainly would not support holding just her visitors. Traffic on Crooks is already a nightmare, and within the same 1/2 mile on Crooks there is already a group home, daycare and assisted living home. Thought this was a residential area.

Patricia Rice

April 11, 2021

Against this project changing from residential zoning to commercial zoning due to already dangerous location - blind sight for left turns, on curve/hill, not able to put up traffic light because Hamlin intersection light is too close. High deer sighting area. No left turn lane. High Rush Hour traffic.

Diane L. Tebbe



Planning Dept Email &lt;planning@rochesterhills.org&gt;

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## Conditional Use Hearing - Delay

3 messages

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**gmoore** <gmoore@gatecom.com>

Tue, Apr 6, 2021 at 8:52 PM

To: Planning@rochesterhills.org

Cc: kapelanskik@rochesterhills.org, mayorsoffice@rochesterhills.org, Jon Strunk &lt;jon.strunk.hoa@gmail.com&gt;

Greetings:

I have received a notice (mailed April 1 and obtained April 3, 2021) for Conditional Use Hearing which is scheduled on Tuesday, April 20, 2021 at the Rochester Hills Municipal Offices for location 1841 Crooks. Seventeen days is not enough time for discovery and evaluation of said proposal. I am requesting a thirty day postponement for this hearing so that I and others in the neighborhood may address this extremely important subject.

Respectfully;

Glenn Moore

[2195 Bretton Dr S](#)

[Rochester Hills](#)

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**Planning Dept Email** <planning@rochesterhills.org>

Wed, Apr 7, 2021 at 7:24 AM

To: Sara Roediger &lt;roedigers@rochesterhills.org&gt;

This is the neighbor who came in to ask questions the other day.

[Quoted text hidden]

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4/7/2021

City of Rochester Hills Mail - Conditional Use Hearing - Delay

Wed, Apr 7, 2021 at 12:01 PM

**Planning Dept Email** <planning@rochesterhills.org>

To: gmoore <gmoore@gatecom.com>

Cc: Kristen Kapelanski <kapelanskik@rochesterhills.org>, mayorsoffice@rochesterhills.org, Jon Strunk <jon.strunk.hoa@gmail.com>

Mr. Moore,

Thank you for your inquiry. Notice requirements are regulated by the City's Zoning Ordinance and are in accordance with public hearing requirements and state law, which requires a fifteen calendar day notice mailed to surrounding property owners and posted in the newspaper. The City also requires a sign be placed on the property advertising that a conditional use is proposed. All of these requirements have been met and the public hearing will be held on April 20th in accordance with adopted ordinances. If the Planning Commission has significant concerns regarding the proposal, they have the option of postponing any decisions to a future meeting. If you have any additional questions please let us know.

Thank you,  
Planning and Economic Development Department Staff

[Quoted text hidden]

[Quoted text hidden]



Maureen Gentry &lt;gentrym@rochesterhills.org&gt;

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**Fwd: 1841 Crooks - New Construction**

1 message

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**Kristen Kapelanski** <kapelanskik@rochesterhills.org>

Wed, Jan 27, 2021 at 9:17 AM

To: gmoore@gatecom.com

Cc: Ryan Deel &lt;deelr@rochesterhills.org&gt;, blaird@rochesterhills.org, "Dale A. Hetrick" &lt;hetrickd@rochesterhills.org&gt;, Susan Bowyer &lt;bowyers@rochesterhills.org&gt;, Stephanie Morita &lt;moritas@rochesterhills.org&gt;, Theresa Mungiolit &lt;mungiolit@rochesterhills.org&gt;, walkerd@rochesterhills.org, Kristen Kapelanski &lt;kapelanskik@rochesterhills.org&gt;, Scott Cope &lt;copest@rochesterhills.org&gt;, Sara Roediger &lt;roedigers@rochesterhills.org&gt;, Planning Dept Email &lt;planning@rochesterhills.org&gt;, Building Dept Email &lt;building@rochesterhills.org&gt;, Maureen Gentry &lt;gentrym@rochesterhills.org&gt;

Mr. Moore,

Thank you for your comments. We do have a site plan in for review for the property at 1841 Crooks. The applicant is proposing a 12 person senior living facility. The barn would be retained. This property is part of the City's designated historic properties and the applicant did appear before the Historic Districts Commission for review and consideration. The Historic Districts Commission approved the plan (from a historical perspective). That being said, any proposed updates to the barn would need to go back before the Historic Districts Commission for review and approval. This project still must appear for review (and for the required public hearing) before the Planning Commission. We will be sure to include your comments in the packet forwarded to the Planning Commission when this item is listed on their agenda. At that time, the Planning Commission will also review the request for a Tree Removal Permit. Our Parks and Natural Resources Department has reviewed the plan along with all relevant City departments. At this time, we are awaiting a revised submittal from the applicant to address some outstanding staff review comments before the matter can proceed to the Planning Commission. It is our understanding in everything we have reviewed and what has been communicated from the applicant thus far that they intend to meet the requirements of the City's tree preservation ordinance, including required tree replacement plantings. I will forward your email onto the Parks and Natural Resources Department as well so that they are aware of your concerns.

We do not currently have any building permits or site plans for Lot #280 in Christian Hills. A proposed single family home would go through the typical Building Department review but if a small senior living facility were built similar to what is being proposed at 1841, the plan would need to go through the site plan review process including public notices and Planning Commission review and approval. The proposed structure at 1841 Crooks will go through our usual Building Department permit reviews and approvals for Building Code compliance based on their proposed use. I did have the chance to check with the Building Department regarding developing former farmland and any associated environmental concerns. They are aware of this concern and will get back to me with how this has been addressed in the past. I will reach out once I receive that information.

Please feel free to reach out if you have any additional questions or concerns.

**Kristen Kapelanski, AICP**

Planning Manager

Planning and Economic Development

p. 248.841.2572 direct

p. 248.656.4660 department

[kapelanskik@rochesterhills.org](mailto:kapelanskik@rochesterhills.org)

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On Tue, Jan 26, 2021 at 12:52 AM gmoore <[gmoore@gatecom.com](mailto:gmoore@gatecom.com)> wrote:

To Whom It May Concern:

As an adjoining neighbor I have noticed the construction preparation going on at [1841 Crooks Rd](#) (a.k.a Helen O'Neill-Pottery farm). I have several concerns that I will address separately.

First, the immense number of large and small trees marked for removal. Several of these trees are in excess of thirty six inch (36") caliper or diameter. According to Rochester Hills' ordinances, the removal should be accompanied by a permit which contains all the requirements for said removal and replacement. I have not seen a permit displayed / posted upon the property. Also, these trees should be considered "landmark" trees because they mark the position of THE most historical site within Oakland County. Namely the birth place of Avon Twp., Auburn Hills and surrounding communities. Those trees mark the location of the associated historical barn. So it would be proper for those trees to be replicated with same type and be located as close to the road as possible so as to continue to mark (from a distance) the location of this historical site. I have enclosed a photo of the trees that mark this historical location.

Speaking of the historical barn that resides at 1841 Crooks. As a requirement for the demolition of the residential house, the owners would not only restore the barn but maintain it. Currently, the barn takes on the same approach the previous owner employed to get the house demolished. Namely, condemned by neglect. Not only has the current owner not maintained the barn but the site plans for the intended new building looks like the barn has been removed (demolished). I have enclosed a photo of the barn as it currently looks. I believe the barn is as much a part of Oakland County history as the

house was. I remember a time when school children used to visit the farm and experienced the sights and sounds of days past. I believe, if restored to its former glory, this historical site could again teach the children of our area the sights of yester-year.

Next, the farm itself comes into question. The farm that once inhabited 1841 Crooks and surrounding area was created on or before 1901. Back then, modern farm support machinery and non-carcinogenic farm materials were not invented yet. The hazardous materials used then ranged from asbestos, pesticides, animal hide tanning chemicals to lead paint. Just about any and all DNA damaging chemicals could be either found or used on a working farm which 1841 Crooks was. The new construction plan looks as though it will do a major disturbing of soil at 1841 Crooks and the adjacent property to it (Christian Hills' lot #280).

Nowhere can I find permits to disturb this potentially dangerous lot soil. At minimum the soil should be tested for these possible dangerous elements (randomly drilled or bored). A report which shows the likelihood of these chemicals seeping "downstream" to neighboring homes and underground water contamination; some homes in the area still use wells and all the well-fed sprinkler systems. Where (if any) contaminated soil will be deposited after any disturbance / removal.

Also, two lots were purchased by the same commercial enterprise (1841 Crooks and adjacent lot #280 of Christian Hills' subdivision). Both lots are zoned residential but the one new building plan submitted to Rochester Hills clearly shows a multi-person rental unit. It's safe to presume that lot #280 will also be a multi-person rental unit. Make no mistake; these buildings are "for profit" ventures using the guise of a one family residential structure thus getting away with using residential building codes. Those buildings should be held to the same standards as any temporary housing entity such as hotels. Especially

since the occupants will consist of either plus seventy (+70) year old adults (possibly disabled) and / or the mentally impaired. Things like each room having its own fire retarding sprinkler system and construction techniques used to withstand major storms (4x6 framing, 100% brick/stone exterior, shatter resistant windows, disability friendly bathrooms, etc.).

Finally, both 1841 Crooks and the adjacent lot #280 have been an implicit wild animal sanctuary ever since the properties were first purchased by Helen O'Neill-Pottery in the 1980's. Deer use the land for rearing, mating and grazing / resting area. Birds of prey such as several species of Hawks, Turkey Vultures and Owls again use the barn for rearing and hunting small game. Small game such as Raccoons, Woodchucks and Squirrel use the area for living purposes. Unusual game such as Fox and Coyote occasionally visit the area. It might even behoove local government to repurchase the lots; restore the barn and designate the area as an animal habitat.

In conclusion, as a concerned citizen, it would be a benefit to the community to ensure the lot modifications be safe for the future health and safety of the residents. It might also be a delightful addition to the community if the lots were purchased and designated as an animal refuge.

Respectfully;

Glenn Moore

[2195 Bretton Drive South](#)

[Rochester Hills, Mi 48309](#)



## 1841 Crooks Road - Grace Properties

1 message

**gmoore** <gmoore@gatecom.com>

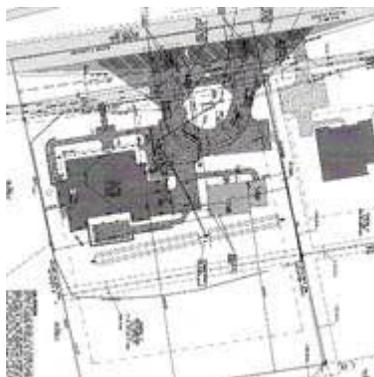
To: Planning Dept Email <planning@rochesterhills.org>

Cc: mayorsoffice@rochesterhills.org, Jon Strunk <jon.strunk.hoa@gmail.com>, Kristen Kapelanski <kapelanskik@rochesterhills.org>

Wed, Apr 14, 2021 at 9:42 AM

Greetings:

Christian Hills' subdivisions contain over three hundred single family homes. With most having a state taxable market value of plus three hundred thousand dollars. Now our community is about to be occupied by a commercial venture that could affect those home values. Beginning with the building of a twelve bedroom non-family senior living residence located at **1841 Crooks Road** [(Grace Properties Group) <https://atlas.rochesterhills.org/DevelopmentProjects/BarnsSeniorLivingmoreinfo.pdf> ].



Let's begin with the site footprint. The building along with the required parking area take the entire two hundred forty feet of lot frontage. At over eight thousand square feet, this structure dwarfs the adjacent barn. From the west lot line to the rear building boundary, the parking lot / driveway takes another fourteen thousand square feet and doesn't even account for

material used from the front lot line to Crooks Road. Now, combining all foot prints produces little room for grass, shrubs or trees out front. As a Crooks Road passer-by, the site will take on the look of an office building.

Taking a closer look at anomalies within the site reveals the rear patio bordered by a full length retaining wall (page 6). Stepping off the patio towards the back yard has anywhere from a two to three foot drop. Now for a plus sixty five year old senior, accidentally falling wreaks of broken hips or other bones; not to mention the possibility of concussions (possible violation of R.H. Code of Ordinances, Section 138-2.301). The building's front is only two lengths of a car away from the bike path. If a resident should wonder outside, it's only a few steps to that bike path and a few more steps to the middle of Crooks Road. This site is at the top a hill and the porch walkway is hidden by landscaping (page 8). Traffic will have little time to react to someone wondering in the street. Deer's are killed crossing Crooks all the time.

A complex this size must require sizable external lighting. However, the floor plan (page 2) shows lights only on the front porch, the back patio and entrance to the garage. The photometric plan presents a site light pattern that extends only ten feet around the building parameter (pattern exception extends to the barn when garage entrance lights are lit). This may be true if you're only measuring at ground level. I believe this not be the case if looking towards the horizon which is where all the neighboring houses reside. Combat troops are taught that a glow from a cigarette can be seen from as far away as a quarter mile. Also, the government requires the parking lot to be illuminated with commercial grade pole lighting (including the northern parking spaces abutting lot #280 Christian Hills sub). Commercial grade lighting is needed for the parking spaces, turnaround driveway, generally the front and side of the main structure. Not only for visitors but by E.M.S. crews or possibly firefighting equipment. Plus residents making an emergency exit can't be walking around in the dark. Next, being an apparent commercial venture, the interior will require around the clock attendants which require around the clock lights on within the building. Lights on all night will be most disturbing to residents across Crooks and behind the building. During peak after-dusk usage, a Crooks Road passer-by would swear they were either seeing a 7-11 store or some kind of medical / office building. A real comfort problem for a great many surrounding residential homes.

Turning our attention to the building itself, Grace Properties has skirted many a commercial building code by using a R1 class site. However, we will ignore those codes and just concentrate on the minimums that make a resident's health and safety more stable. Starting with the exterior, the outside contains no face brick. Face brick protects better against debris from high winds. With the tall trees gone (a natural wind barrier for this and surrounding lots), this structure is located on the highest land elevation point and is subject to any tornado force storms coming out of the southwest. Another use for face brick is that it's better at keeping the winter cold out and summer coolness in (complaints about the brick going only half way up is solved by changing the roof to a hip design). The windows look like casement type which is good but should be of Pella quality which again is a deterrent to flying debris. The rear has a double door configuration which has a problem of being extremely drafty during the cold months (double doors indicate this entrance will be used by emergency crews thus requiring the rear of the building to have a commercial grade lighting scheme).

The final building aspect is the most egregious. Incorporating a communal living arraignment. Having common bathrooms and common sleeping quarters fly's right in the face of strict pandemic guidelines. The shared bathroom is a virus transmission waiting to happen. It would be most unsophisticated to think bathrooms would be sanitized each time they were used. With Corona Virus' 19, B117 and B1351 looking like they're here for a long time, I would not like to be the one who explains to a senior's relative why they died when it's clearly preventable.

Now to proceed to the real money maker associated with this project. Grace Properties also owns lot #280, Christian Hills Subdivision which adjoins 1841 Crooks. This is where the money will be made. How? Building up to a six bedroom senior living building which **is Not** subject to any codes or licenses except the normal R1 building codes. You'll notice on the site plan (page 1) that lot #280 has only a parking pad with no garage. A sure sign this house will not be geared to be sold as

a private residence. Another reason commercial grade lighting is to be used at the connecting lot line is to allow employees to move safely between the two buildings and emergency crews can work in a lighted area.

All the same nuances that apply to 1841 Crooks also apply to lot #280. Lights on all night. Employees coming and going all hours. Increased emergency vehicle traffic. Communal living with shared bathrooms and bedrooms. A danger of being a Corona virus super spreader.

Lot #280 has one nuance not connected with 1841 Crooks, no fire suppression system. For slow moving senior residents, it makes this building much like a mobile home. If a fire breaks out... chances of survival are slim and none.

So...after constructing 1841 Crooks and lot #280, a typical Christian Hills resident driving after dusk on Crooks Road can expect to experience the following while returning home. Turning onto Crooks from either Avon Road or exiting the M59 freeway (both 3/4 of a mile away), the white glow similar to a 7-11 store will illuminate the horizon. Getting closer to their home, the bright lights become annoying. Once home and if that home is in the line of sight of these two commercial enterprises, the home owner gets to contend with white light glare during dinner or recreational time or even when trying to bed down for the night. Late at night, the home owner has to deal with constant shift-change noises or worse yet being awoken by E.M.S. or fire truck sirens pulling into their parking lot. On warm summer nights...there will be no peaceful quiet; only white light glare and the continuous nagging noises of Grace Properties making money.

And heaven forbid a resident wonders off and dies from hypothermia or drowns in the Clinton River or is struck by a Crooks Road vehicle. The immediate area (including residential) will be labeled as a dangerous place to live and not fit to raise children. Well needless to say if I can't sell my house at market value because of this "dangerous place" label then my price must plummet which means less property tax revenue.

Let's take this scenario one more level. The approved structures at [1841 Crooks Road](#) and lot #280 have been in operation for a while. Having migrated a residential area to a quasi-commercial zone, property owners will most likely see their home investments dwindle in value. Rather than take a loss, owners might take a page out the Grace Property's book and start converting their homes into six bed senior / disabled living quarters and recoup their money over the long haul. One such example may be located adjacent to lot #280. That structure has the capability of creating a walkout basement and thus creating a six bedroom disabled living site with administrative space. Now you have real problem. What has happened is four senior / disabled living buildings have been created within two hundred fifty feet of one another. This clustering further depresses residential resale values and forces home owners to either venture into the assisted living industry or most likely start renting. Hence the "domino" effect begins. What was once a mature neighborhood holding on to its resale value because the owners were willing to repair and upgrade will become a "let's get our money and screw the upkeep" area. Further depressing area property tax revenue.

In conclusion, Christian Hills Subdivisions (along with other adjacent neighborhoods) is a refuge for their home owners. A place they can relax or unwind from a long pressure packed day at work. A place they can be more creative because the environment is conducive. A terrific place to raise children. Finally, a place to grow old in. If Grace Properties wants to build a senior living business, let them build it on Hamlin Road. There's lots of cheap land between Crooks and Adams roads.

Respectfully;

A Christian Hills Subdivision

Concerned Citizen

April 12, 2021

It would be a lovely setting for Seniors if no one ever had to enter or leave the property. For Seniors, their friends and families and their caregivers it's an accident waiting to happen.

I wonder why one of the drawings shows curb warnings for train tracks. Stock drawings?

It looks like a 20 foot drop in elevation behind. The plan says in event of 25 year storm drains would overflow and drain as they had in past. In the past there was never this amount of structure and pavement in place. I would be concerned if I was downhill from this property.

Karin Bickle



Planning Dept Email &lt;planning@rochesterhills.org&gt;

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## Comments concerning Conditional Use Recommendation at 1841 Crooks Rd

1 message

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karen428@wowway.com <karen428@wowway.com>

Mon, Apr 12, 2021 at 12:52 PM

To: planning@rochesterhills.org

Cc: hage christine &lt;hage.christine@gmail.com&gt;

As residents of Riverside Highland subdivision located on Ludgate Lane, we am NOT in favor of a senior living facility being built at [1841 Crooks Rd](#). We are opposed for the following reasons.

- This area is a residential area of single homes.
- From Hamlin Rd to Avon Rd on Crooks Rd there are only single residential homes.
- From Hamlin Rd to Avon Rd there is not one single commercial business or property. Grace Properties Group, LLC is a commercial business entity.
- Traffic flow is already a challenge during rush hours daily. With the addition of this senior living facility traffic will increase.
- Traffic will increase due to the staff that will come and go to work at this facility daily.
- Traffic will increase due to visitors to this location.
- There will be an increase in emergency vehicles due to the residents needs at this facility thus an increase in traffic and siren noises at all hours of the day and night.
- Accident hazard area - Turning into this location which is at the top of a hill with limited distant on both sides of the road for oncoming and going traffic, has the potential to cause accidents. Traffic at this location is already a danger for drivers when turning off of Crooks Rd onto Bretton S or onto Christian Hills Dr.
- This property has been deemed a Historical Property. How is a 4500 square building in keeping with this designation?
- A new building, built here, will not blend in with the barn which is still considered a Historical building and is to remain on the property.
- Lastly many years ago when this same property was owned by Helen O'Neil and she wanted to promote her ceramic pottery classes she offered, the city of Rochester Hills would not allow her to post a sign of any nature. Stating she could not have a business on that property. Hence she changed her name to O'Neil Pottery in order to get that name on her mail box. Now we realize much has changed since then but this senior facility is a business much larger than O'Neil's pottery classes not allowed so long ago.

Respectfully submitted by the following residents,

John B. and Karen A. Johnson  
[1889 Ludgate Lane](#)  
[Rochester Hills, MI 48309](#)

4/12/2021

City of Rochester Hills Mail - Comments concerning Conditional Use Recommendation at 1841 Crooks Rd

Bob and Christine Hage  
1893 Ludgate Lane  
Rochester Hills, MI 48309



Planning Dept Email &lt;planning@rochesterhills.org&gt;

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**Proposed Senior living facility at 1841 Crooks Rd.**

1 message

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**Deborah Danielson** <danielsondeborah@gmail.com>

Sat, Apr 10, 2021 at 2:11 PM

To: planning@rochesterhills.org

I am a resident of Christian Hill subdivision, and regularly drive that section of Crooks Rd. I think this is a terrible site for this facility because Crooks Rd. narrows at this spot and is very busy and congested, especially during rush hour. Anytime of day it is hard to make a left turn, and there have been accidents because of the hill and limited visibility. While the planned residence itself seems to be attractive, in front of the building there will be cars and vans parked, going in and out. I moved to Christian Hills because of the beauty and peacefulness of the subdivision and hate to see these qualities sacrificed by permitting a facility that will cause more traffic in an already hazardous area. Surely, there are other places.

Deborah Danielson  
1644 Kingsmere Circle  
Rochester Hills, MI 48309



Planning Dept Email &lt;planning@rochesterhills.org&gt;

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## 1841 Crooks - Barns Senior Living

1 message

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**John Lucas** <jlucasatt@aol.com>

Mon, Apr 12, 2021 at 8:23 PM

Reply-To: John Lucas &lt;jlucasatt@aol.com&gt;

To: "planning@rochesterhills.org" &lt;planning@rochesterhills.org&gt;

To: Rochester Hills Planning Commission

Re: proposed plans for 12 unit Senior Living Facility at 1841 Crooks

My name is John M. Lucas. I reside at 1865 Ludgate Lane, Rochester Hills, MI 48309 which is located in the Riverside Highlands subdivision. I am objecting to Conditional Use approval of the proposed 12 bedroom State Licensed Facility at 1841 Crooks on the grounds of traffic safety and the orderly development of the City.

Access to Ludgate Lane is from Bretton Dr., S. which crosses Crooks just north of the proposed facility. The traffic on Crooks is extremely busy during the morning and late afternoon through the evening. Sometimes I cannot turn left onto Crooks from Bretton Dr., S. and have to go north on Crooks and turn around to head south. When I am heading north on Crooks to Bretton Dr., S. I frequently experience vehicles rapidly approaching the rear of my car as I am attempting to turn right onto Bretton Dr., S. that are near misses with my car.

As you know the lot for the proposed facility is at the top of a hill, which has limited sight on both sides, only compounding the propensity for traffic accidents. Notes 4 and 5 of the April 12, 2021 revisions to the City of Rochester Hills Standard Detail for Sight Distance Pathways as drawn by B. Smith acknowledge the sight distance issue: "Existing site conditions may require an engineering study to determine sight distance".

Pursuant to Section 128-2.301, C. 3 of Ch. 3 Conditional Use Approval of the City of Rochester Hills Zoning Ordinance a Conditional Use application shall be denied where the purpose "will be injurious to the public health, safety, welfare, or orderly development of the City."

In this regard, I am objecting to the proposed plan for a 12 bedroom State Licensed Facility at 1841 Crooks. There undoubtedly will be friends and relatives of the residents, vendors, as well as caregivers and medical personnel coming to and going from the facility on a regular basis. Increasing the traffic ingress and egress to and from the facility onto Crooks will only aggravate an already congested traffic artery. The concern is not how many more vehicles are going to be traveling north and south on Crooks on a daily basis, but the increased traffic entering and exiting Crooks from the top of a hill with limited sight distance.

Although, a 6 unit State Licensed Facility is a permitted use in an R-1 residential area and a 12 unit facility requires Conditional Use approval, both uses appear to be more of a business use rather than a residential use.

As a concerned resident who lives on the street immediately behind the proposed facility, I am requesting that the Planning Commission deny the Conditional Use for 1841 Crooks as injurious to the safety of the public and as contrary to the orderly development of the City. A single family dwelling as was originally located at the site is more consistent with traffic safety and the orderly development of the City.

Thank you for your consideration in this matter.

Sincerely,  
John M. Lucas

April 13, 2021

I'm concerned and confused as to how this is being proposed in a residential community? This is a commercial facility, a business. Can someone please explain?

Paige Avallone