

From the Desk of Stephanie Simon Morita

4881 Portage Trail
Rochester Hills, MI 48309

June 15, 2004

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

Re: Rezoning Request File No 03-013
Scheduled for Pubic Hearing on June 15, 2004

Dear Members of the Commission:

My husband and I are opposed to the rezoning of the property located at the northeast corner of the Hamlin and Adams intersection, Parcel Nos. 15-29-101-022 and -023, Hamlin Adams Properties, LLC, applicant. We are homeowners in the River Valley Subdivision and our home is located next to the property proposed for rezoning.

It is our understanding the property is currently master planned residential. The proposed rezoning is tantamount to spot zoning because it is inconsistent with the other corners of the intersection. Additionally, the proposed B-2 zoning is not an appropriate buffer use next to residential uses. Allowing B-2 zoning in this parcel which is next to homes and parkland will, in our opinion, severely impact the existing uses.

The developer has made arguments regarding increasing the tax base with the proposed zoning. We believe the developer has failed to also present the Commission the ramifications of the rezoning and the resulting decrease in value and tax base of the adjacent homes. We do not believe that it is in the best interest of the property owners or the City to have property values eroded to accommodate the greed of a developer.

In addition, allowing B-2 zoning under these circumstances is inconsistent with the City's master plan and erodes the City's ability to enforce compliance with the master plan. Simply put, a court is not going to uphold the denial of another request to rezone where the City has not consistently required compliance.

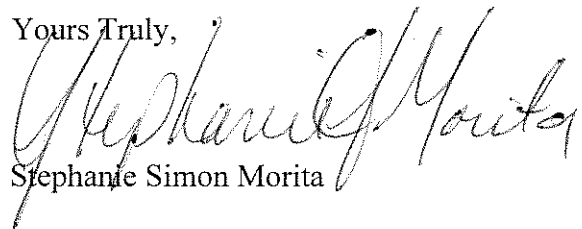
We are also concerned with what in our opinion are unfounded allegations of contamination on the property presenting an imminent danger and necessitating accommodation by the City and neighboring homeowners. Should the allegations be true, the current property owner (and not the developer who is making the rezoning request) needs to exercise due care to

prevent the contamination from spreading. The duty to exercise due care exists regardless of whether the rezoning is granted. The granting of the rezoning will provide no more incentive to clean-up the property.

In our opinion, the developer has engaged in scare tactics, while at the same time making promises that without a contract or other agreement, the neighboring property owners and the City are in no position to enforce. Please do not let false fears cause blindness to the reality of the situation. This request in our opinion is only about profit and has nothing to do with what is best for the neighboring residents, the community, the City and even the property at issue.

Land is a non-renewable resource, with vacant parcels becoming increasingly more scarce. The land will become valuable enough that a developer will take the time and the money to develop the property in an appropriate manner that will not destroy the quality of life enjoyed by the neighboring homeowners. Please do not be bullied by this developer into making the wrong decision. The request for rezoning should be denied.

Yours Truly,

A handwritten signature in cursive script, appearing to read "Stephanie Simon Morita". The signature is written in black ink and is positioned above the printed name.

Stephanie Simon Morita