



Planning Dept Email <planning@rochesterhills.org>

Fw: follow up

1 message

Howard Elandt <hrelandt@sbcglobal.net>

Fri, Jul 29, 2011 at 2:40 PM

To: planning@rochesterhills.org

Cc: george@reichertsurveying.com, hrelandt@sbcglobal.net

Ed:

Trying the corrected email
hopefully this will go through
if it does disregard prior communications

thank you

howard

----- Forwarded Message -----

From: Howard Elandt <hrelandt@sbcglobal.net>

To: edanzek@rochesterhills.org

Cc: hrelandt@sbcglobal.net

Sent: Fri, July 29, 2011 1:03:42 PM

Subject: Mill Race Project

Howard Elandt
6420 Cornerstone Lane
Rochester Hills, MI 48306

Ed Anzek
Director of Planning and Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

re: Mill Race Tree Variance

By way of further consideration, we respectfully submit the following for your review:

Whereas, entire property is trees.

Whereas, our proposed division is less invasive as is possible.

Whereas, this division is off private road and we have no way of saving an area for public use as we have no access.

Whereas, Zoning is R-1 which requires 20,000 sq ft lot minimum.

Whereas, our lot size is 2 acre resulting in +/- 87,000 sq ft minimum

Whereas, proposed first new home construction is a relatively large house at approximately 4,000 sq ft with septic (4,000 sq ft) and driveway 2,000 sq ft.

Whereas, clearing for said construction would amount to less than 12% cleared leaving well over 50% of the trees per lot.

Whereas, required condition of sale to include a tree count per lot per buyer mandating that 40% of trees on lot to be purchased must remain

Whereas, aesthetic benefits may be called into question due to the condition of much of the wooded area.

Whereas, letter submitted by Mr. Clifton Patton Registered Forester and Certified Arborist mentions that there are 'dead ash and dead pines.'

Whereas, Mr. Patton further states that plantation is aging and has not been properly planted or maintained.

Whereas, Mr. Patton also indicated that the plantation floor has a considerable amount of dead branch debris which is a fire hazard.

Whereas, Mr. Patton declares that his inspection of subject property resulted in the discovery of an "invasive species" that he identifies as "Norway Maple." Said species is undesirable vegetation that may spread since they have a reputation for out competing native plants that provide diversity, habitat, and food for wildlife.

Whereas, in the interest of safeguarding and promoting public safety and the general welfare of the city and its residents removal of such trees from subject property need be regarded as a public service since they may very well become a detriment or hazard and possible potential liability to the city.

Whereas, the aforementioned clearly establishes a 'special circumstance or condition affecting subject property.'

Whereas, the current condition if left to itself unresolved or unattended will result in a negative affect on the enjoyment of the subject property which is the right and prerogative of its owner and petitioner.

Whereas, new home construction with resulting landscape improvements will enhance, further, promote and provide beautification.

Whereas, we are certainly open to any and all reasonable options and alternatives that the City or Council may put forth, suggest, and / or recommend!

We certainly appreciate your time and consideration. Thank you for meeting with us to conduct the on-site review earlier this year and your continued on going efforts to do all you do to make our community a most desirable place to live.

sincerely,

howard elandt
planner/developer
winkler mill properties

248.652.0832
7-28-11

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