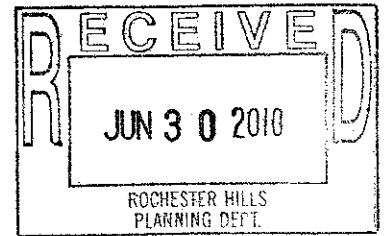


June 27, 2010

Mr. E. Anzec
Planning Director
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309



Re: July 6th Meeting to Discuss G&V Development along Rochester Rd.

Dear Mr. Anzec,

I was alarmed to learn that the City Council and Planning Commission have approved the re-zoning of twenty-seven (27) acres of land along the east side of Rochester Rd. just north of the Bordine Nursery for "mixed use" development. The area, along the east side of Rochester Rd., adjacent to the Eddington sub-division and between Bordine's and the DTE Energy right of way, is the last open area along Rochester Rd. I believe it should be developed carefully and in a way that maintains to some extent the semi-rural character of that stretch of road.

It is my understanding that "mixed use" development means that the area may now be used for homes, office buildings and even a strip-mall. While I believe that either small condominiums or a small, one-story office complex could be nestled onto the property in a way that compliments its still rural appeal, a strip-mall would destroy the character of the immediate area, exacerbate traffic congestion and noise pollution and prove a poor investment for the city in one of its few remaining open areas.

The area along Rochester Rd. from Avon Rd. to M-59 already contains more retail developments than area businesses can support. Nearly all of the current retail developments contain vacancies. Along Rochester Rd., a major mall exists at Avon Rd., two (2) strip-malls sit adjacent to each other at Hamlin Rd., the area from Barclay Circle to Auburn includes a major mall plus two (2) strip malls and numerous stand-alone stores, and the area from Auburn Rd. to M-59 includes two (2) "big-box" stores plus another strip-mall. The result of this over-development has created the dual problem of traffic congestion and noise pollution for those living in the area. It is already extremely difficult for residents of any of the various sub-divisions along either side of Rochester Rd. from Avon Rd. to M-59 to exit from their sub-divisions onto Rochester Rd. Traffic in both directions on Rochester Rd. can best be described as "intense" from the morning rush-hour, until well into the evening. A hodge-podge of development in this area will only make matters worse, and will threaten the unique balance that Rochester Hills has maintained between commercial and residential interests.

I hope that you will reconsider the re-zoning of this property for "mixed use". It seems a pity to take the last open space on Rochester Rd. and squander that land in the development of one (1) more strip-mall and housing complex. The city should demand that any development of that property maintain the semi-rural quality and ambiance, which that area currently exhibits. I believe that limited and intelligent development of the property for up-scale condominiums and office suites would maintain the illusion of open space and prevent a substantial increase of traffic and noise pollution.

Thank you for considering my thoughts.

Sincerely yours,

A handwritten signature in cursive script that reads "Neily J. Wagner".

Neily J. Wagner
1570 Colony Dr.
Rochester Hills, MI 48307-3405
Phone: 248-652-7459