

Summary of Public Comments

Location Specific Comments

1. Many residents requested removal of Rochdale properties (6. on map)
Recommended change: Remove properties from FB
2. Many residents requested removal of Cloverport properties (1. on map)
Recommended change: Remove properties from FB
3. Many residents supported removal of Cloverport residential property (13. on map)
Recommended change: None, remove property as recommended
4. Property owner is not supportive of removal of Adams Rd. /Avalon residential parcel (17. on map)
Recommended change: Keep properties in FB
5. Many supportive comments from property owners who are getting the overlay added to their parcels
Recommended change: None, add properties in FB as recommended unless otherwise noted above

Use Comments

1. Many voiced concern over allowing self storage as a conditional use
Recommended change: Remove use from FB

General Comments

1. Many property owners were concerned that they could no longer use FB as their properties were less than 2 acres
Recommended change: Allow the PC to make a recommendation to CC to consider properties less than 2 acres on a case by case basis, tied to a site plan to avoid previous concerns
2. Questions about how required buffers in FB Districts will be applied
Recommended change: Specify in the landscape section that with respect to the buffer, the City will determine which buffer type applies based on the mix of uses and the zoning district to which they most closely correspond
3. Request to add “conservation areas” to the list of places of interest
Recommended change: Add to table

Timestamp	First Name	Last Name	Property Address	List any area or specific properties that relate to your comments	Comments regarding the location to the FB District	Comments regarding the land uses permitted in the FB District	Comments regarding the site regulations (setbacks, height, places of interest, building design, etc.)	General comments on the Flex Business (FB) Overlay
8/11/2022 20:49:59	Diana	Pagnani	135 Rochdale Dr. S	145 & 155 Rochdale Dr. S				We are in close proximity to the properties above. We are vehemently against these properties being added to the flex business plan. These properties are in a residential neighborhood being accessed on a residential street. Currently these are being used for office use. We tolerate the garbage blowing into our yards from open dumpsters, fences in disrepair and higher traffic volumes because these buildings were already there. There are enough vacant retail and commercial buildings in our area now. We do not believe these 2 properties need to be added to the flex business plan and should remain zoned residential office. As 50 year plus residents of Rochester Hills we don't believe we need another coffee shop, submarine sandwich store or pharmacy on our street we already have more in the area than we want now. We noticed other residential areas being removed from the flex business plan which leads us to wonder why 2 in our neighborhood are being added to it.
8/11/2022 22:45:14	Pat	Bismack	2926 S Livernois Road	70-15-28-479-089 Gas station of the south west corner of Livernois & Auburn Rd				1. Can the existing FB properties be grandfather under the current FB requirements? 2. The gas station on the south west corner of Livernois & Auburn has requested to rebuild/remodel their existing business. Therefore, it is very unlikely that we can acquire any addition parcels to meets the new 2 acre requirement. Can we request to change our entire property, 70-15-28-479-090 to FB?
8/10/2022 16:20:06	Sara	Gedda	455 West Maryknoll Rd.	Too many tree cut down on Walton.	Please stop over crowding. Destroying the look of Rochester Hills.	To generous and to developers. Make them pay for new road development, lights etc. . Less height! More green. No more cutting old trees.	Too high, too much and keep the the same.	Will research more. Unhappy with current direction.
8/10/2022 15:53:20	Horst	Reinhardt	117 Cloverport Ave	FB overlays in and around the historic Yawkey Chapman neighborhood	Thank you so much for listening to the residents and taking a second look at the green space behind our neighborhood. Its a small swatch of land that best kept as is.	Thanks again for taking a hard look at the use of the land in and around the historic Yawkey Chapman neighborhood. If the land cannot be retained as the green space or wild life preserve that it is now I fully support the decision to re-zone to R4 as proposed by the city councilmen at one of the working meetings I attended.	Thank you for taking a look and trying to improve the development that we have in the city-- especially since it seems like every last piece of green space, especially along Rochester Rd, is being torn up for yet another storage place or strip mall. I like to increased setbacks and the "community" space idea.	As leaders of our community it is essential the you have the back of the residents and keep development inline with what is best for the current-- many lifelong-- residents. We all have invested significant time and money into our community to make it the best it can be. I invested over \$500,000 into Rochester myself by building my home here. I hope you take into consideration all the investment of all the residents not only up and down Rochester Road but all over the city when you consider business development. Please do not allow for over development this area. Green space is almost impossible to get back once it is gone.
8/10/2022 12:03:04	Julia	Hieser	123 Rochdale Dr S	145 & 155 Rochdale Dr S	I will be submitting a separate email to the planning@ email address after attending tonight's open house.		I am interested in additional information about the setbacks for residential.	I would like to know how residents impacted have been engaged in the process and feedback thus far.
8/7/2022 20:45:26	Ron	Peckens	60 Cloverport Ave					Why are we adding the following lots 15-15-429-026 & -027 to the FB overlay? This is a land locked property. You would be granting a new land owner the ability to move forward with unlimited plans.
8/1/2022 17:18:48	Susan	Mason	308 Shellbourne					wanting to receive future emails
8/1/2022 16:11:55	Ron	Peckens	60 Cloverport Ave					Your information states that a portion of Industrial land south of Cloverport (15-15-405-004*) will be added to the FB overlay. Isn't that property already part of the existing Cloverport Greenspace?
3/25/2022 6:44:31	Kevin	Baird	Vacant- Approximate address 2442 S. Rochester Rd (just North of 2448 S. Rochester Rd)					I would like to see this location maintained as a FB district being located right on a high traffic stretch of Rochester Rd. Allowing for smaller scale commercial along the Rochester Rd frontage with 2-3 story multi family or senior housing behind would be my preference in this location. Density is a requirement for projects to be feasible given the high costs of development and building. Simplifying the street type/ setback/ entrance requirements is a good idea. Thank you.
3/21/2022 18:04:49	Ron	Peckens	60 Cloverport Ave					I fully support the 6 month Moratorium. I believe the FB was originally done hastily, this should give the Planning Committee and Council time to properly evaluate properties where the FB makes sense and properties where the FB do not make sense and should be removed from the overlay.
3/21/2022 17:23:17	Horst	Reinhardt	117 Cloverport Ave					Thank you so much for looking into the flex business overlay zoning and considering a moratorium. I think it is prudent to take a pause and review if this type of zoning mechanism is working as intended. It is not unusual for developers to take advantage of zoning that the City may not have envisioned or is good for its residents. In my case, to allow a home to be torn down in a historic neighborhood to create an access road to a light industrial park behind residential homes seems to be one of those unintended consequences. Please approve this short pause and allow the planning commission to do a thorough review of the FB overlay zoning. Thank you.
3/18/2022 20:14:31	Paul	DeRubeis	2633 Hickory Lawn Road, Rochester Hills, MI, USA					Thank you for making progress on a long overdue plan to curtail the explosive growth in our city that will far outweigh our infrastructure. It seems of late, some members of the RH Administration and Planning Commission are more interested in the added tax dollars development will bring instead of these how developments will affect the quality of life in our fair city.
3/10/2022 13:21:16	Thomas	Rose	3081 S Livernois Rd, Rochester Hills, 48307					My property, zoned R-4, has had businesses attached on our North boundry since the 1940s and 50s with no issues. Properties to our South were all residential. In the early 1980s those neighbors and other properties have been purchased by the people who built the Mosque and all their houses removed. We have been approached to sell but have not been ready to leave this location yet. Our house was built by my father when I was born and I purchased it from him when he retired and moved. With the change in the area my wife and I realize the next owner will want to change direction since there is no longer any neighborhood. This place is ideal for business because of its location and 200' frontage on Livernois. My Wife and I had lobbied City Hall since before Flex Business Overlay came into being. We were always counting on having a business take over when we left the property. As changes to various neighborhoods around the city become unsuitable for their current designation, some method must remain available to redesignate their application. Reviewing the FB is definitely necessary but removing it from consideration might hinder future planning in some instances. Thank you for your time. Respectfully, Thomas and Comelia Rose
3/1/2022 9:40 AM	Jeremy	Olstyn	152 Cloverport Ave.					Given the upcoming proposed moratorium on FB zoned development proposals, potential development in our neighborhood, as well as future discussions regarding FB zoning in general, the Cloverport Neighborhood would like to add our thoughts to the process. Please see the attached pdf in consideration of the adjustments that could be made to FB zoning and the positive impact it would have on our neighborhood and the Rochester Hills area as a whole.