



Planning Dept Email <planning@rochesterhills.org>

Support for Preliminary Site Approval for South Oaks and Walton Oaks Projects

2 messages

Alexis Birge <ab5366@columbia.edu>
To: planning@rochesterhills.org

Sun, Apr 16, 2023 at 8:32 PM

Dear Rochester Hills Planning Commission:

I am writing to express my support for the **Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Alexis Birge
J.D. Candidate, Class of 2025
Columbia Law School
(734) 679-1033 || ab5366@columbia.edu

Planning Dept Email <planning@rochesterhills.org>
To: Alexis Birge <ab5366@columbia.edu>

Mon, Apr 17, 2023 at 8:47 AM

Hello Alexis -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
[1000 Rochester Hills Dr.](https://www.rochesterhills.org)
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Preliminary site approval - support for

2 messages

Allie Hoover <newwhoover_99@yahoo.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Thu, Mar 16, 2023 at 9:02 AM

Dear Rochester Hills Planning Commission:

I am writing to express my support for the **Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Allie Hoover

Allie Hoover
she/her

Planning Dept Email <planning@rochesterhills.org>
To: Allie Hoover <newwhoover_99@yahoo.com>

Thu, Mar 16, 2023 at 9:42 AM

Hi Allie -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for another meeting agenda.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.



27777 Franklin Road, Suite 2500
Southfield, Michigan 48034-8214
Tel: 248.351.3000 | Fax: 248.351.3082

Arthur H. Siegal
248.727.1452
asiegal@taftlaw.com

February 27, 2023

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309-3033
Leanne Scott, City Clerk
Scottl@rochesterhills.org
Chris McLeod, Planning Manager
Sara Roediger, Planning & Economic Development Director
Department of Planning and Economic Development
Planning@rochesterhills.org

Re: Project No JRMFD 2022-0022/North side of South Blvd. Between Coolidge and Crooks, Parcel No. 15-32-376-078 (“Project”)/Proposed One Family Residential Detached Condominium Plan and Request for Tree Removal Permit and Wetland Use Permit

Dear Mr. McLeod and Ms. Roediger:

As you know, this firm represents Mr. and Mrs. Allen Pyc, Rochester Hills residents who live at 3849 Walnut Brook. As you know, at its February 21st meeting the Planning Commission did not vote to approve the pending Permit applications but rather asked the applicant to schedule a meeting with the residents of the area to discuss their proposed development and Permit applications.

At 1:48 pm on Friday, February 24th, Bruce Michael of the applicant team sent an email to a blind list of “South Oaks Neighbors” announcing a one hour meeting to take place today, Monday, February 27, 2023 at 7:30 pm.

My clients, and a number of their neighbors believe that sending a notice on a Friday afternoon of a short meeting Monday night is not consistent with the spirit or direction of the Planning Commission. The Planning Commission asked for a robust dialogue between the applicant and the neighbors. A two week or more notice would be appropriate. It is noteworthy that neighbors in Troy and The Sanctuary in the Hills as well as other adjoining property owners

were not notified of this meeting. Rather than fostering an open exchange of information, the applicant appears to want to keep its neighbors from knowing what is going on.

Before a meeting takes place, the residents should be provided complete access to:

1. ASTI Environmental's files and staff
2. Barr Engineering's files relating to this application
3. Rochester Hills' staff to discuss the staff's evaluation of the applicant's compliance with the requirements of the City ordinances. Following the meeting, Ms. Roediger offered this and it was our clients' intention to reach out this week to schedule a discussion.
4. Copies of all correspondence with EGLE regarding this matter. We were only provided a 2021 letter indicating that a State wetland permit was required. The February 21, 2023, dated Staff report to the Planning Commission specifically states that the applicant has agreed on the need for EGLE review of wetlands areas -with no indication that communication was already occurring. During the Planning Commission meeting, the applicant, for the first time, announced that there had been more recent communications with EGLE including a site visit.

Our client intends to participate in a meaningful dialogue with the applicant and not be rushed through a time-limited surprise meeting merely to enable the applicant to return to the Planning Commission announcing that it had "checked a box" and so its applications should be processed. That seems consistent with the pattern established by the applicant's applications and is not consistent with the requirements of the City Ordinances.

Sincerely,

Taft Stettinius & Hollister LLP

Arthur Siegal

Arthur H. Siegal

AHS/LP



Planning Dept Email <planning@rochesterhills.org>

Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects.

2 messages

munselles <munselles@earthlink.net>

Sun, Mar 19, 2023 at 9:13 PM

To: planning@rochesterhills.org

Cc: rmihousingsolutions@gmail.com

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

I am so thankful that I heard about Rochester Housing Solutions and these housing projects. My son is 34 years old with developmental disabilities and it would be so wonderful to find him a place to call his own forever home. He would be so proud and feel like he belonged and I would be happy that we found a place for him before I pass. He has worked at Kroger's for 13 years. He is on a limited budget and currently pays around \$400 a month for Uber or Lyft rides to get to and from work. Owning a home at South Oaks would make getting to work a 1/4 mile walk and eliminate the need for paying for Uber and Lyft rides.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Charles Munselle

Your Name

Planning Dept Email <planning@rochesterhills.org>

Mon, Mar 20, 2023 at 12:24 PM

To: munselles <munselles@earthlink.net>

Hello Charles -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

www.rochesterhills.org



Planning Dept Email <planning@rochesterhills.org>

Site Plan Approval for South Oaks and Walton Oaks Projects

2 messages

Cheri Taunt <cltaunt@tauntlaw.com>

Thu, Mar 16, 2023 at 3:03 PM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the [Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects](#). The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Cheri Taunt

Parent of adult son with special needs

Planning Dept Email <planning@rochesterhills.org>

Fri, Mar 17, 2023 at 8:43 AM

To: Cheri Taunt <cltaunt@tauntlaw.com>

Hello Cheri -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

www.rochesterhills.org



Planning Dept Email <planning@rochesterhills.org>

Site Approval for South Oaks and Walton Oaks Projects

2 messages

Cheryl Duggan <duggancm1@gmail.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Thu, Mar 23, 2023 at 12:26 PM

Dear Rochester Hills Planning Commission,

I would like to express my support for and strong belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Housing Projects**. Both the developer and the families of Rochester Housing Solutions have worked diligently with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These proposed neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, but they will also fully support the City's vision to be Innovative by Nature.

Thank you in advance for your consideration. I strongly urge you to approve these beneficial projects without further delay.

Respectfully,

Cheryl Myers Duggan

[2416 Pleasant View Dr.](#)

[Rochester Hills, MI 48306](#)

Planning Dept Email <planning@rochesterhills.org>
To: Cheryl Duggan <duggancm1@gmail.com>

Thu, Mar 23, 2023 at 3:52 PM

Hello Cheryl -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda again.

Jennifer

Jennifer MacDonald

Planning Specialist

City of Rochester Hills

1000 Rochester Hills Dr.

Rochester Hills, MI 48309

(248) 841-2575 direct

(248) 656-4660 office



Planning Dept Email <planning@rochesterhills.org>

Condo/Housing Development adjacent to Walnut Brook Estates

3 messages

Darryl Robinson <drob753751@gmail.com>
To: planning@rochesterhills.org

Thu, Feb 23, 2023 at 1:37 AM

To who it may concern:

I've lived in the Walnut Brook Estates development for nearly 8 years. At the time of land purchase and home construction, I specifically chose, Walnut Brooke, because of its natural beauty and the preservation of trees and green/wetlands. The natural beauty of the surroundings was extremely important to my decision. In addition, I've noticed numerous forms of wildlife that has made the area even more attractive to me and my family. Not only have we seen deer, an abundance of birds, squirrels of many different types/species, foxes, and even an occasional wolf. We believe this adds to the charm of Walnut Brook and Rochester Hills, as well as the community. I would be extremely disappointed, and as a property taxpayer, to see any new developments in the area that would destroy or damage the ecosystem as well as the wildlife that is abundant in the area.

Please know that I am an active taxpayer, as well as a voter and supporter of community events and activities. I strongly encourage you to please refrain from allowing any future development in this area for the reasons I've stated above.

If there's any need to question my comments or discuss this matter with me, I can be reached. At 248-606-4313. Thank you.

DARRYL ROBINSON
3608 Walnut Grove Drive
Rochester Hills, MI 48309.

Planning Dept Email <planning@rochesterhills.org>
To: Darryl Robinson <drob753751@gmail.com>

Thu, Feb 23, 2023 at 11:08 AM

Hello Darryl -

Thank you for your comments. They will be provided to the Planning Commission when the development (South Oaks condos) is on the planning Commission agenda again (it was postponed at the meeting this week).

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
[1000 Rochester Hills Dr.](https://www.rochesterhills.org)
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Darryl Robinson <drob753751@gmail.com>
To: Planning Dept Email <planning@rochesterhills.org>

Thu, Feb 23, 2023 at 1:39 PM

Thank you Jennifer. Rochester Hills is a great community. Let's put "community" over profit and let's put quality of living over "fortune". If property taxes need to be raised in order to preserve a unique community, I'm sure we'd all chip-in for that!

Have a good day.

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#rhmail#



Planning Dept Email <planning@rochesterhills.org>

Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects

2 messages

Rochester Michigan Housing Solutions <rmihousingsolutions@gmail.com>

Mon, Mar 13, 2023 at 8:00 AM

To: planning@rochesterhills.org

Cc: barnettb@rochesterhills.org, deelr@rochesterhills.org, roedigers@rochesterhills.org, Bill@three-oaks.com

Dear Rochester Hills Planning Commission,

On behalf of Rochester Housing Solutions, I respectfully submit the attached letters of support for the subject projects. Thank you in advance for your consideration.

Sincerely,

David Mingle
Chair, Rochester Housing Solutions

rochesterhousingsolutionsmi.org

2 attachments

**RH Planning Commission 03.05.23 PDF.PDF**

2716K

**Letter to RH Planning Commission March 13 2023.pdf**

2518K

Planning Dept Email <planning@rochesterhills.org>

Mon, Mar 13, 2023 at 8:05 AM

To: Rochester Michigan Housing Solutions <rmihousingsolutions@gmail.com>

Cc: barnettb@rochesterhills.org, deelr@rochesterhills.org, roedigers@rochesterhills.org, Bill@three-oaks.com

Hello David -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda again.

Jennifer

Jennifer MacDonald

Planning Specialist

City of Rochester Hills

1000 Rochester Hills Dr.

Rochester Hills, MI 48309

(248) 841-2575 direct

(248) 656-4660 office

www.rochesterhills.org

"It is impossible to get to know people deeply and not come to like them"
--Lori Gottlieb, Psychologist

Dear Rochester Community Members and Planning Commission:

Once you get to know the parents of Rochester Housing Solutions, I truly believe you will come like us and our children. Your potential new neighbors at South and Walton Boulevard are the kind of neighbors that can enrich a community. The feelings of uncertainty that come with new neighbors is understood, so I wish to share some information about Rochester Housing Solutions.

Who are we? We are good people, kind people, hard working, devoted to our kids people. We are compassionate and caring from the many years invested in caring for our special needs children. We make things happen to meet the needs of our kids. We are a unique answer to the current problem of home ownership for adults with developmental disabilities. We chose to be part of the solution and pave the way for those will face the same challenges one day in their own families.

Who are our kids? They are young adults with developmental disabilities who must all face the day when their parents are no longer here on earth to care for them. They are all striving to learn to become independent. Our kids must learn to live and work with caregivers and helping agencies.

Some of our kids are employed in the community, others spend their days enjoying their favorite pastimes with their caregivers. Some of our children participate in center based learning programs designed to enrich their skills. At these programs, they may spend their days working in a micro business, learning job skills or caring for animals and crops. Some of our kids are attending school or taking enrichment classes. Our kids are trying to find their place in the world of work, relationships, and community. This also includes finding a place called home.

Our kids enjoy being socially active in the Rochester and other surrounding communities. They participate in a wide variety of activities; bowling, church events, art classes, job coaching, volunteer work, sporting events and recreation programs. They are at the library, the grocery store, the park, the theatre and mall. They are active participants in your community.

No one is immune from disability. In a flash, a life without disability can become a life with disability. It can be an accident, injury, serious illness or simply unexpected health changes that can sometimes come with aging, resulting in mobility challenges or cognitive decline.

When disability occurs in our own lives and the lives of those we love, we see the critical importance of having our own place to call home, where we can be cared for in the manner we chose and where can be valued as a equal member of the community.

Essentially, I believe we all desire the same things in life, disabled or not.

To belong

To be accepted

To be safe

To be loved

To be seen and heard

To have purpose and meaning in our days

To have freedom and choice

To have a place called home of our choosing

Our children are no different. They desire the same things the rest of us do.

The late Supreme Court Justice Ruth Bader Ginsburg said it best---"We all profit from a more diverse, inclusive society, understanding, accommodating, even celebrating our differences, while pulling together for the common good".

I wish to thank the many City Planning Departments who have approved all aspects of this project. I respectfully ask you to approve the "Request for Preliminary Site Approval for South Oaks and Walton Oaks Project".

Thank you for your time and consideration of this project.

Sincerely,

Debra Coviak, MSW
Mom to son with Autism and Epilepsy



Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks Projects

2 messages

Diana Moak <dianamoak@gmail.com>
To: planning@rochesterhills.org

Mon, Mar 13, 2023 at 9:39 PM

Dear Rochester Hills Planning Commission:

As an attorney who frequently works with clients whose children have special needs, I am writing to express my support for the **Preliminary Site Approval for South Oaks and Walton Oaks Projects.**

Finding special needs housing in Michigan is not easy. Other states offer many more options than we have here. These communities will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Diana Moak

Pugh Moak P.C.

Planning Dept Email <planning@rochesterhills.org>
To: Diana Moak <dianamoak@gmail.com>

Tue, Mar 14, 2023 at 8:21 AM

Hello Diana -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Rochester Housing Solutions

2 messages

Diane Wolfe <dianelwalas@gmail.com>
To: planning@rochesterhills.org

Tue, Mar 21, 2023 at 9:32 AM

To the Planning Committee,

As a member of the Rochester Housing Solutions, I am supportive of this endeavor for housing our special young adults. As you know, we all raise our children to be a part of their community and hope for their independence based upon their needs. Many of our young people want to stay in the community they grew up in. This is Rochester Hills, a vibrant, safe and friendly community that all diverse persons would like to call home.

I believe the Walton Oaks and South Oaks communities would be great additions to the welcoming neighborhood of Rochester Hills.

Sincerely,
Diane L. Wolfe
Thomas E. Walas

Planning Dept Email <planning@rochesterhills.org>
To: Diane Wolfe <dianelwalas@gmail.com>

Tue, Mar 21, 2023 at 10:17 AM

Hello Diane and Thomas -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

Three Oaks Communities Planning

2 messages

dbarands@aol.com <dbarands@aol.com>

Sun, Mar 19, 2023 at 8:31 PM

Reply-To: dbarands@aol.com

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Dear Rochester Hills Planning Committee,

I am writing to you to ask that you consider approval for the Preliminary Site Approval for South Oaks and Walton Oaks Projects. This project is so important to the families of these adults with special needs. After us as parents are gone, who are we going to have to help take care of our loved ones? This community is so needed and the support everyone gives each other is amazing. Those who do not have to deal with the strain of what will happen in the future are fortunate.

What a great thing this would be for Rochester Hills to embrace such a community! These young adults need to be included as part of the community and have that feeling in their neighborhood.

Please consider this much needed project and approve to move forward.

Regards,

Dolores and Mark Christofis

Planning Dept Email <planning@rochesterhills.org>

Mon, Mar 20, 2023 at 12:28 PM

To: dbarands@aol.com

Hello Dolores and Mark -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects

2 messages

Don Courtright <doninrh@outlook.com>

Tue, Mar 14, 2023 at 9:50 AM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Dear Rochester Hills Planning Commission,

We have been residents of Rochester Hills for almost 42 years. We believe Rochester hills is a great city to live in. That is why we support and believe in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. We strongly urge you to approve these projects without further delay.

Sincerely,

Don & Barbara Courtright

Planning Dept Email <planning@rochesterhills.org>

Tue, Mar 14, 2023 at 2:24 PM

To: Don Courtright <doninrh@outlook.com>

Hello Don and Barbara -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects.

2 messages

donna henderson <lemonlimeredesign@gmail.com>
To: planning@rochesterhills.org

Fri, Mar 17, 2023 at 3:02 PM

Dear Rochester Hills Planning Commission,

The South Oaks and Walton Oaks Developments will be incredible assets to the city of Rochester Hills. Gone are the days when people with disabilities were tucked away in group homes to live separately from the mainstream of society. Young and forward-thinking families will welcome these inclusive neighborhoods whether their children have disabilities or not. By approving them you will be at the forefront of a movement that is happening across the United States and the globe.

Thank you for leading the way!

Donna Henderson

Your Name

--

Donna Henderson
Lemon-Lime Redesign

Planning Dept Email <planning@rochesterhills.org>
To: donna henderson <lemonlimeredesign@gmail.com>

Fri, Mar 17, 2023 at 3:15 PM

Hello Donna -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

support for new housing development

2 messages

theraphaels@sbcglobal.net <theraphaels@sbcglobal.net>

Mon, Mar 13, 2023 at 5:14 PM

To: planning@rochesterhills.org

Cc: David Mingle <dmingle2017@gmail.com>

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire). As the mother of a young woman with developmental disabilities, I support this type of development where people with special needs can live and thrive in a supportive, inclusive community.

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Donna Raphael

Planning Dept Email <planning@rochesterhills.org>

Tue, Mar 14, 2023 at 8:17 AM

To: theraphaels@sbcglobal.net

Cc: David Mingle <dmingle2017@gmail.com>

Hello Donna -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Walton Oaks and South Oaks

2 messages

Henry Carels <carels.henry@gmail.com>
To: Planning@rochesterhills.org, dslanec@gmail.com

Fri, Mar 17, 2023 at 2:20 PM

Dear Rochester Hills Planning Commission,

How often is that a perfect alignment of goodness, effort and means come together to enrich the lives of so many citizens of our community ! The families behind Walton Oaks and South Oaks know what needs to be done and they aren't looking for someone else to do it for them . Everyone involved for the past twenty plus years of their sons and daughters lives knows the buck stops with them. The projects meet all existing laws and rules and cannot be denied. Those who oppose this project should be grateful and thankful that they do not bear the unimaginable extra pressure that these parents embrace in raising their sons and daughters. There is nothing that these families have not done or will not do to make these lives a success. We are blessed to have such basic human qualities present in all who participate in these development, You never know when you or someone close to you will stand upon the shoulders of these families and be helped along with this life.

Sincerely Dr. Henry A. Carels

5322 Abbey Road
Rochester, Michigan 48306

Planning Dept Email <planning@rochesterhills.org>
To: Henry Carels <carels.henry@gmail.com>

Fri, Mar 17, 2023 at 2:44 PM

Hello Dr. Carels -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

Rochester Housing Solutions

2 messages

Erin Obidzinski <eobidzinski@bloomfield.org>
To: planning@rochesterhills.org

Wed, Mar 15, 2023 at 7:55 AM

Dear Rochester Hills Planning Commission:

*I am writing to express my support for the **Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).*

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Erin Obidzinski

--
Erin Obidzinski
Special Education Teacher
Wing Lake Developmental Center
Phone (248) 341.7900
Voice mail - (248) 341.6614
Fax - (248) 341.7949

"Comprehensive Education At Its Finest"

Planning Dept Email <planning@rochesterhills.org>
To: Erin Obidzinski <eobidzinski@bloomfield.org>

Wed, Mar 15, 2023 at 11:33 AM

Hello Eric -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant



Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks Projects

2 messages

Greg Scott <gregoryscott@gmail.com>
To: planning@rochesterhills.org

Mon, Mar 13, 2023 at 2:47 PM

Rochester Hills Planning Commission:

I am a parent of a special-needs child and have reserved a building in the South Oaks development. South Oaks (along with Walton Oaks) will be among the most innovative in the country and a point of pride for our city. They will address a critical need in our community for inclusive housing for adults with disabilities.

Rochester Housing Solutions has worked closely with families, the developer (Three Oaks Capital) and the Rochester Hills Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire). It is my understanding that a by-right plan complies with all legal requirements for approval.

As a board member of Rochester Housing Solutions, I am writing to express my support for **Preliminary Site Approval for South Oaks and Walton Oaks Projects.** I strongly urge you to approve these projects without further delay.

Greg Scott



Planning Dept Email <planning@rochesterhills.org>
To: Greg Scott <gregoryscott@gmail.com>

Tue, Mar 14, 2023 at 8:06 AM

Hello Greg -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

South Oaks Site Condo, parcel 15-32-376-078, JRMFD 2022-0022

2 messages

Harsha Gowda <hgowda24@hotmail.com>

Wed, Mar 8, 2023 at 10:57 AM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>, "roedigers@rochesterhills.org" <roedigers@rochesterhills.org>, "boughtonj@rochesterhills.org" <boughtonj@rochesterhills.org>, "deelr@rochesterhills.org" <deelr@rochesterhills.org>, "neubauerm@rochesterhills.org" <neubauerm@rochesterhills.org>, "morlanc@rochesterhills.org" <morlanc@rochesterhills.org>, "DPS@rochesterhills.org" <DPS@rochesterhills.org>, "mayorsoffice@rochesterhills.org" <mayorsoffice@rochesterhills.org>

Good morning,

Thank you for the opportunity to meet with the developer on March 6 to discuss the above-referenced project. I did not leave feeling the developer was open to addressing our concerns and I have summarized a portion of what was discussed. I was disappointed in the Developers responses regarding the following:

1. Multiple residents noted the significant presence of water (obviously) in the wetlands, floodplain and adjacent properties. A few residents noted the significant supports i.e. "pilings" required in their homes due to the water levels in the area. I specifically mentioned that my yard has persistent standing water throughout the spring and summer, and further noted that my yard presently has standing water as a result of this past weekend's precipitation. This morning I took the attached photo of "Mrs. Ernst's" property adjacent to the subject parcel. I asked whether Developer had been to the property to see the current condition and the response was something to the effect of, water will be present after precipitation, its Michigan. Others asked whether he had a plan to mitigate flooding or had looked into whether water will encroach the surrounding property and no clear answer was provided. If hundreds of trees which otherwise absorb water are removed, and a new road, retaining wall and structures act as a barrier to the drain, I believe it is entirely foreseeable and highly likely that surrounding properties including mine, will suffer increased flooding. In fact, I am told some of my neighbors are currently required to insure their homes against flooding, which confirms the area is already highly susceptible to flooding.
2. I asked whether Developer had applied to EGLE for a permit, as required per prior EGLE correspondence. He admitted he had not yet done so and would not say when he was planning to do so. I asked why Developer was not seeking concurrent review pursuant to the Ordinance so Planning and residents could have the benefit of EGLE's findings and they did not offer an answer. I am not familiar with EGLE's process, but I trust they will evaluate the wetlands and floodplain, and I feel Planning as well as surrounding residents would benefit from their determinations. Moreover, developer was unwilling to provide a clear answer as to when he planned to submit his permit application to EGLE. (**Sec. 126-562** *Concurrent with state or federal permits.* Whenever a permit shall also be required from the state and/or federal government, the applications shall be filed concurrently. See subsection [126-564\(f\)](#).)
3. Residents asked if any study had been done to address concerns about impact on wildlife, which use the stream and wetlands as shelter and as a food/water source. Concerns about wildlife were dismissed entirely, with Developer saying there are plenty of alternative areas for deer and other animals. Other residents asked how Developer would prevent pollutants from entering the stream given the amount of construction in close proximity to, and on the banks of, the watercourse. The response was essentially we will be careful. I find these answers unacceptable given that the plan is to build a road and housing along the entire stretch of watercourse. The permitting processes require consideration of impact on wildlife and questions in this regard are pertinent. There are

dozens of species, including owls, hawks, and other birds of prey, whose use of the wetlands will be significantly affected.

I sincerely hope the Wetland permit approval factors Sec. 126-564, below, are seriously considered and weighed for this project. I have highlighted those factors I feel are pertinent to decision making in this matter. At the end of the day, I do not feel the addition of nine residences justifies destruction of nearly five acres of designated wetlands, hundreds of trees, along with foreseeable impacts on surrounding wildlife and property. Especially so, given the availability of non-wetlands land, new developments and housing between S Blvd/Adams/Hamlin/Livernois, south of M-59. Please do not hesitate to reach out if you would like to discuss further. Thank you again for allowing us to provide meaningful comment regarding this matter.

-Harsha Gowda
248 227 6500

(a) Approval decision criteria. In reviewing any application for a use permit under section 126-564, the reviewing authority shall not approve a use permit unless the reviewing authority determines the issuance of a permit is in the public interest, the permit is necessary to realize the benefits to be derived from the proposed activity, and the proposed activity is otherwise lawful.

(1) Public interest determination. In determining whether a proposed activity is in the public interest, the reviewing authority shall balance the benefits which may reasonably be expected to accrue from the proposed activity against the reasonably foreseeable detriments of the activity.

(2) Concern for protection of natural resources. The decision shall take into account the paramount public concern for the protection of natural resources from pollution, impairment, and destruction.

(b) General review criteria. In addition to subsection (a) of this section, the reviewing authority shall consider the following criteria:

(1) The relative extent of the public or private need for the proposed activity;

(2) Availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity;

(3) Compatibility with existing and proposed development and land uses in the area;

(4) Probable impact on recognized historic, cultural, scenic, ecological, or recreational values and on the public health or fish or wildlife;

(5) Extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private uses to which the area is suited, including the benefits the watercourse or wetland provides; Breaking up a contiguous area of wetlands

(6) The probable impact of the proposed activity in relation to the cumulative effect created by other existing and anticipated activities in the watershed;

(7) The size of the affected watercourse or wetland;

(8) The amount of remaining wetlands in the general area;

(9) Proximity of the wetland to a watercourse;

(10) Economic value, both public and private, of the proposed land change to the general area;

(11) The relationship of the proposed activity to the health, safety, and general welfare; and

(12) Such other factors as may be relevant to the proposed activity and the purposes of this article.

(c) Additional requirements. A use permit shall not be issued unless the applicant shows an unacceptable disruption will not result to the wetland or watercourse. In determining whether a

disruption is unacceptable, the reviewing authority shall consider the criteria in subsections (a) and (b) of this section. In addition, a use permit shall not be issued unless the applicant also shows either of the following:

(1) The proposed activity is primarily dependent upon being located in the location where the wetland presently exists; or

(2) A feasible and prudent alternative does not exist.



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1948K

Planning Dept Email <planning@rochesterhills.org>

Wed, Mar 8, 2023 at 12:06 PM

To: Harsha Gowda <hgowda24@hotmail.com>

Cc: "roedigers@rochesterhills.org" <roedigers@rochesterhills.org>, "boughtonj@rochesterhills.org" <boughtonj@rochesterhills.org>, "deelr@rochesterhills.org" <deelr@rochesterhills.org>, "neubauerm@rochesterhills.org" <neubauerm@rochesterhills.org>, "morlanc@rochesterhills.org" <morlanc@rochesterhills.org>, "DPS@rochesterhills.org" <DPS@rochesterhills.org>, "mayorsoffice@rochesterhills.org" <mayorsoffice@rochesterhills.org>

Hello Harsha -

Thank you for your comments, they will be provided to the Planning Commission when this project is on the agenda again.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Harsha Gowda <hgowda24@hotmail.com>

Sun, Apr 16, 2023 at 8:44 AM

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

Cc: "roedigers@rochesterhills.org" <roedigers@rochesterhills.org>, "boughtonj@rochesterhills.org" <boughtonj@rochesterhills.org>, "deelr@rochesterhills.org" <deelr@rochesterhills.org>, "neubauerm@rochesterhills.org" <neubauerm@rochesterhills.org>, "morlanc@rochesterhills.org" <morlanc@rochesterhills.org>, "DPS@rochesterhills.org" <DPS@rochesterhills.org>, "mayorsoffice@rochesterhills.org" <mayorsoffice@rochesterhills.org>

I received notice that the next hearing on South Oaks will be held Tuesday, May 2. I am scheduled to be out of town that week and am respectfully requesting the hearing be moved to an alternate date so I may attend. This is important to my family as our home is less than 300 feet from the proposed development. If approved, the development will undoubtedly change the existing character of the surrounding community and disproportionately affect our home. I have lived in Rochester Hills half my life and choose to live here

in large part because of the nature and tranquility associated with our neighborhood. Should the development proceed, these characteristics will be jeopardized for myself and my neighbors. I intend to submit photos and other docs highlighting my concerns in the coming weeks but I would like to attend the meeting in person. If you require proof of my travel plans, I am happy to share. Thanks.

Harsha Gowda

[3805 Walnut Brook Dr.](#)

Planning Dept Email <planning@rochesterhills.org>

Mon, Apr 17, 2023 at 9:12 AM

To: Harsha Gowda <hgowda24@hotmail.com>

Cc: "roedigers@rochesterhills.org" <roedigers@rochesterhills.org>, "boughtonj@rochesterhills.org" <boughtonj@rochesterhills.org>, "deelr@rochesterhills.org" <deelr@rochesterhills.org>, "neubauerm@rochesterhills.org" <neubauerm@rochesterhills.org>, "morlanc@rochesterhills.org" <morlanc@rochesterhills.org>, "DPS@rochesterhills.org" <DPS@rochesterhills.org>, "mayorsoffice@rochesterhills.org" <mayorsoffice@rochesterhills.org>, Chris McLeod <mcleodc@rochesterhills.org>

Hello Harsha -

The May 2nd meeting has been legally noticed so the meeting will take place. Please provide any comments that you have in writing for the Planning Commission's consideration. It will be up to the commissioners to consider all of the public comments provided in addition to their review of the applicable ordinance requirements.

If you have any questions please let me know.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Support for the Preliminary Site Approval for South Oaks and Walton Oaks Projects

2 messages

Heather DeVos <handcdevos@sbcglobal.net>
To: planning@rochesterhills.org

Wed, Mar 15, 2023 at 12:12 PM

Dear Rochester Hills Planning Commission:

*I am writing to express my support for the **Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).*

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Regards,
Heather DeVos

Planning Dept Email <planning@rochesterhills.org>
To: Heather DeVos <handcdevos@sbcglobal.net>

Wed, Mar 15, 2023 at 12:21 PM

Hello Heather -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks Projects

3 messages

Irena Graham <irenamilenkova@gmail.com>
To: planning@rochesterhills.org

Wed, Mar 15, 2023 at 10:59 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support for the **Preliminary site approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department to develop by-right plans that have been approved by all of the pertinent city departments (including Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

This will be an innovative neighborhood and a point of pride for the city. The development will address a very critical need in our community for inclusive housing for adults with disabilities. This project clearly supports the City's vision to be Innovative by Nature.

I urge you to please approve this project.

Kindest regards,

Irena Graham

Planning Dept Email <planning@rochesterhills.org>
To: Irena Graham <irenamilenkova@gmail.com>

Thu, Mar 16, 2023 at 9:30 AM

Hi Irena -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda again.

Jennifer

Jennifer MacDonald



Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks Projects

2 messages

Jack Nanry <jack.nanry@gmail.com>

Fri, Mar 17, 2023 at 9:43 AM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Dear Rochester Hills Planning Commission,

We are writing to express our support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

We have been blessed with a son that has developmental disabilities. We strongly urge you to approve these projects without further delay.

Thank you for your consideration.

Sincerely,

Jack and Susan Nanry

Planning Dept Email <planning@rochesterhills.org>

Fri, Mar 17, 2023 at 9:52 AM

To: Jack Nanry <jack.nanry@gmail.com>

Hello Jack -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks Projects

2 messages

James Graham <jagraham@gmail.com>
To: planning@rochesterhills.org

Thu, Mar 16, 2023 at 11:50 AM

Dear Rochester Hills Planning Commission:

I am writing to express my support for the **Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for the city. They will address not only a critical need in the community for inclusive housing for adults with disabilities, but also these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

James Graham

Planning Dept Email <planning@rochesterhills.org>
To: James Graham <jagraham@gmail.com>

Thu, Mar 16, 2023 at 11:55 AM

Hello James -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda again.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Support for South Oaks + Walton Oaks

2 messages

Jennifer Roccanti <jennifer.roccanti@gmail.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Mon, Mar 13, 2023 at 6:15 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of the [Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects.](#) The developer and the families of Rochester Housing Solutions have worked hard with the Planning Department for nearly two years to develop by-right plans and gain the necessary approvals from city departments.

The South Oaks and Walton Oaks neighborhoods will help address a critical need in our community for inclusive housing for adults with disabilities while also supporting the city's vision to be Innovative by Nature.

I strongly encourage you to approve these projects without further delay. Thank you so much for your consideration.

Sincerely,

Jennifer Roccanti
Rochester resident

Planning Dept Email <planning@rochesterhills.org>
To: Jennifer Roccanti <jennifer.roccanti@gmail.com>

Tue, Mar 14, 2023 at 8:19 AM

Hello Jennifer -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office
www.rochesterhills.org

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Planning Dept Email <planning@rochesterhills.org>

Request for Preliminary Site Approval: South Oaks and Walton Oaks Projects

2 messages

Jessica Tierney <jessicatierney@jarc.org>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, Mar 14, 2023 at 11:29 AM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Kind regards,

Jessica Tierney, MPA

Pronouns: she/her/hers [What's this?](#)

Community Engagement Manager

(Direct) 248-940-2607 | (Main) 248-940-2617 | (Fax) 248-973-8172 | jarc.org

[6735 Telegraph Rd | Suite 100 | Bloomfield Hills, MI 48301](#)



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Planning Dept Email <planning@rochesterhills.org>

Tue, Mar 14, 2023 at 2:27 PM

To: Jessica Tierney <jessicatierney@jarc.org>

Hello Jessica -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

South oaks and walton oaks projects

2 messages

Jim Hurst <hurst949@gmail.com>

Tue, Mar 14, 2023 at 5:14 PM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Jim hurst

Planning Dept Email <planning@rochesterhills.org>

Wed, Mar 15, 2023 at 11:37 AM

To: Jim Hurst <hurst949@gmail.com>

Hello Jim -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

Rochester Housing Solutions

2 messages

Joann Spence <jrenee46@att.net>
To: planning@rochesterhills.org

Fri, Apr 7, 2023 at 2:06 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely, Joann Spence

Sent from my iPhone

Planning Dept Email <planning@rochesterhills.org>
To: Joann Spence <jrenee46@att.net>

Mon, Apr 10, 2023 at 8:23 AM

Hello Joann -

Thank you for your comments, they will be provided to the Planning Commission when these projects are scheduled for another agenda.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks

2 messages

Joanne Cioroch <jocioroch@sbcglobal.net>
To: planning@rochesterhills.org

Tue, Mar 14, 2023 at 10:45 AM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Joanne Cioroch
Sent from my iPad

Planning Dept Email <planning@rochesterhills.org>
To: Joanne Cioroch <jocioroch@sbcglobal.net>

Tue, Mar 14, 2023 at 2:25 PM

Hello Joanne -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Preliminary Site Approval for Walton Oaks and South Oaks Projects

2 messages

Jodi Cardin <jodicardin@gmail.com>
To: planning@rochesterhills.org

Wed, Mar 15, 2023 at 10:10 AM

Dear Rochester Hills Planning Commission,

I am writing to express my strong support of the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions have worked very hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the necessary city departments.

For the adults with disabilities already living within the community, these neighborhoods will provide them with inclusive housing, giving their families much needed peace of mind. In addition, these communities will also fully support the City's vision to be Innovative by Nature.

As parents of a disabled child, my husband and I are starting the process of preparing our son for a time when we are no longer here. The plans regarding these communities, if allowed to be fully implemented, will help to ease the stress of the situation.

On behalf of my son, his friends and their families, I thank you for your thoughtful consideration and ask you to please approve these projects.

Sincerely,

Judith Cardin

Planning Dept Email <planning@rochesterhills.org>

Wed, Mar 15, 2023 at 10:49 AM

To: Jodi Cardin <jodicardin@gmail.com>, Jennifer MacDonald <macdonaldj@rochesterhills.org>

Hello Jodi -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks Projects

2 messages

jjuriga@comcast.net <jjuriga@comcast.net>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, Mar 14, 2023 at 9:50 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for the city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature. They are also a means to draw families who seek inclusive communities to Rochester Hills. Both the parents and the potential residents of these developments are an asset to the city. We are better when we welcome those with all levels of ability. This is the kind of community we should always strive to be.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,
John Juriga

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

Wed, Mar 15, 2023 at 11:39 AM

Hello John -

3/15/23, 11:39 AM

City of Rochester Hills Mail - South Oaks and Walton Oaks Projects

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department
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Planning Dept Email <planning@rochesterhills.org>

Rochester Housing Solutions Site Approval Request

2 messages

John Mitchener <jfmitchener@aol.com>
Reply-To: John Mitchener <jfmitchener@aol.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Mon, Mar 13, 2023 at 4:21 PM

Dear RH Planning Commission,

The developer and families of Rochester Housing Solutions have been working with the Planning Dept. for about 2 years to develop by-right plans that have already been approved by all of the relevant city departments. I am writing to express my support of and belief in the Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects.

These neighborhoods will be among the most innovative in the country and a point of pride for S.E. Michigan. They will address a critical need in our community for inclusive housing for adults with disabilities (like my daughter). Also, these projects fully support the Rochester Hill's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,
John Mitchener
Resident of Troy, MI

Planning Dept Email <planning@rochesterhills.org>
To: John Mitchener <jfmitchener@aol.com>

Tue, Mar 14, 2023 at 8:13 AM

Hello John -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks site approval

2 messages

John Randolph <crandolph969@me.com>
To: planning@rochesterhills.org

Mon, Mar 13, 2023 at 3:49 PM

Dear Rochester Hills Planning Commission,

As the father of a son with special needs, desperately looking for a home. I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

John C. Randolph

Planning Dept Email <planning@rochesterhills.org>
To: John Randolph <crandolph969@me.com>

Tue, Mar 14, 2023 at 8:11 AM

Hello John -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
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Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks Projects

2 messages

John Scott <k8yc@roadrunner.com>
To: planning@rochesterhills.org

Wed, Mar 15, 2023 at 9:12 PM

Dear Rochester Hills Planning Commission:

I am writing to express my support for the Preliminary Site Approval for South Oaks and Walton Oaks Projects. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for the city. They will address a critical need in the community for inclusive housing for adults with disabilities, and the projects fully support the City's vision to be Innovative by Nature.

Twenty-six years ago, my prematurely-born grandson was infected with a bacteria in the neonatal intensive care unit (NICU) of a Detroit area hospital. Within three days of birth, his eyesight was destroyed by the bacteria, and he has never been sighted after those early days. His parents have cared for this young man through young adulthood, and they have recognized that he needs a place to live in the eventuality that some day they will not be present to continue their care. The housing envisioned by those fostering this project provides a solution to this inevitable situation.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

John A. Scott
 Mooresville, NC

Planning Dept Email <planning@rochesterhills.org>
To: John Scott <k8yc@roadrunner.com>

Thu, Mar 16, 2023 at 8:05 AM

Hello John -

Thank you for your comments. They will be provided to the Planning Commission once these projects are scheduled on an agenda.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Plans for Rochesterhills support of SouthOaks and Walton Oaks development

2 messages

Joyce Harlan <joyceharlan@gmail.com>
To: planning@rochesterhills.org

Sun, Apr 16, 2023 at 3:37 PM

Dear Sirs,

I am the grandmother of a beautiful 24 year old grandson, Clayton, who was born perfect but in the hospital contracted spinal meningitis. The disease left him with no eyes and brain damage. So his mental age is 2. He is a sweet boy who when he hears my voice, we sing all night all the songs I ever sang to him. He loves going to school and can recite the pledge of allegiance. He has a sense of humor and seems to be a happy boy. He is never outside alone, always with a caregiver

My hope is that you are still able to help Clayton have a new home where he is safe.

Joyce Macdonald and General Bruce G. Macdonald
Sent from my iPad

Planning Dept Email <planning@rochesterhills.org>
To: Joyce Harlan <joyceharlan@gmail.com>

Mon, Apr 17, 2023 at 8:45 AM

Hello -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
[1000 Rochester Hills Dr.](http://1000RochesterHillsDr.com)
[Rochester Hills, MI 48309](http://RochesterHillsMI.com)
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

South Oaks Site Condo, parcel 15-32-376-078, JRMFD 2022-0022




2 messages

Karen Wilson <homeshowcase@hotmail.com>

Tue, Mar 7, 2023 at 3:32 PM

To: "DPS@rochesterhills.org" <DPS@rochesterhills.org>, "Planning@rochesterhills.org" <Planning@rochesterhills.org>, "mayorsoffice@rochesterhills.org" <mayorsoffice@rochesterhills.org>, "roedigers@rochesterhills.org" <roedigers@rochesterhills.org>, "boughtonj@rochesterhills.org" <boughtonj@rochesterhills.org>, "deelr@rochesterhills.org" <deelr@rochesterhills.org>, "neubauerm@rochesterhills.org" <neubauerm@rochesterhills.org>, "morlanc@rochesterhills.org" <morlanc@rochesterhills.org>

Cc: Allen Pyc #72 <apyc@graphicresource.com>, Harsha & Neethi Gowda #70 <hgowda24@hotmail.com>, Tom McDonald <thomasfmcDonald@yahoo.com>

 [Flood 6_2021.zip](#)
 [Flood Zone Map.zip](#)
 [Rear Yard Summer no flood.zip](#)

Hello All,

Please see the above photos of the view of my backyard with flood in June 2021 and then how it looks the rest of the year. You will see the top of a frisbee golf in some photos and then it disappears in the photo with the most flooding to give a perspective of the depth of water. My home is at 3695 Cedar Brook Dr. and in the north west area of the proposed development. On the Flood Plain map attached, the red dot is my property where it flooded behind and into my backyard which shows the water went well beyond the flood map. The other flood map with red dot is the red brick house directly west and adjacent to the proposed development.

We met the developer last night for a Q and A and he was shown the photos and was quite concerned to know the the drain had breached it's bank and flooded into our subdivisions retention area and will be reevaluating the numbers on his engineering drawings. Hopefully these photos will give perspective to all involved with the decision to approve or deny the project.

Our property manager can be seen in one of the photos and did ensure that our drain was working properly and flowing well. Our retention area was filling from the overflow of the county drain in addition to the heavy rain. This drain borders the retention pond at quite a distance in the rear but is directly behind the proposed 9 properties.

There are multiple variances needed that are on the table and of additional concern, but the flooding issue is one of critical importance.

Kind Regards,

Karen Wilson
Real Estate One
(248) 813-8800 Office
(248) 444-5586 Cell
KarenWilsonRealEstate.com

Planning Dept Email <planning@rochesterhills.org>

Tue, Mar 7, 2023 at 3:50 PM

To: Karen Wilson <homeshowcase@hotmail.com>

Cc: "DPS@rochesterhills.org" <DPS@rochesterhills.org>, "mayorsoffice@rochesterhills.org" <mayorsoffice@rochesterhills.org>, "roedigers@rochesterhills.org" <roedigers@rochesterhills.org>, "boughtonj@rochesterhills.org" <boughtonj@rochesterhills.org>, "deelr@rochesterhills.org" <deelr@rochesterhills.org>, "neubauerm@rochesterhills.org" <neubauerm@rochesterhills.org>, "morlanc@rochesterhills.org" <morlanc@rochesterhills.org>, Allen Pyc #72 <apyc@graphicresource.com>, Harsha & Neethi Gowda #70 <hgowda24@hotmail.com>, Tom McDonald <thomasfmcDonald@yahoo.com>

Hello Karen -

Thank you for your comments. Can you please send those attachments another way? I cannot open them.

Your comments will be included as part of the agenda packet once this project is scheduled again for the Planning Commission.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office
www.rochesterhills.org

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Planning Dept Email <planning@rochesterhills.org>

Rochester Housing Solution | Support for South Oaks and Walton Oaks

2 messages

Kathleen Remski <kathleenremski@gmail.com>
To: planning@rochesterhills.org

Mon, Mar 13, 2023 at 3:57 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the [Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects](#). The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride Rochester Hills. They will address not only a critical need in your community for inclusive housing for adults with disabilities, these projects fully support your City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,
Kathleen Remski

Kathleen Remski
248-408-0049
kathleenremski@gmail.com

Planning Dept Email <planning@rochesterhills.org>
To: Kathleen Remski <kathleenremski@gmail.com>

Tue, Mar 14, 2023 at 8:12 AM

Hello Kathleen -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office
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Planning Dept Email <planning@rochesterhills.org>

Site Approval for South Oaks and Walton Oaks Projects

2 messages

Kirsten Scott Lopez <kirsten.scott@gmail.com>
To: planning@rochesterhills.org

Mon, Mar 13, 2023 at 2:53 PM

Dear Rochester Hills Planning Commission:

I am writing to express my support for the **Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for Rochester Hills. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

As an aunt of a special needs child this type of development will provide the type of place where they can be safe and thrive.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Kirsten Lopez

Planning Dept Email <planning@rochesterhills.org>
To: Kirsten Scott Lopez <kirsten.scott@gmail.com>

Tue, Mar 14, 2023 at 8:08 AM

Hello Kristen -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks

2 messages

Krista Capp <kristacapp313@gmail.com>
To: planning@rochesterhills.org

Tue, Mar 14, 2023 at 12:10 PM

Dear Rochester Hills Planning Commission:

*I am writing to express my support for the **Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).*

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Krista Capp (She/Her)

Planning Dept Email <planning@rochesterhills.org>
To: Krista Capp <kristacapp313@gmail.com>

Tue, Mar 14, 2023 at 2:28 PM

Hello Krista -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Support for South Oaks and Walton Oaks Projects

2 messages

Kristin Rohrbeck <rohrbeck@oakland.edu>
To: planning@rochesterhills.org

Mon, Mar 13, 2023 at 1:29 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Kristin Rohrbeck

Kristin L. Rohrbeck, M.A.
Director, Joanne and Ted Lindsay Foundation Autism Outreach Services (OUCARES)
Oakland University Center for Autism
(248) 370-3068

Planning Dept Email <planning@rochesterhills.org>
To: Kristin Rohrbeck <rohrbeck@oakland.edu>
Cc: Chris McLeod <mcleodc@rochesterhills.org>

Mon, Mar 13, 2023 at 2:22 PM

Hello Kristin -

Thank you for your comments, they will be provided to the Planning Commission when these projects are scheduled again for an agenda.

Jennifer

Jennifer MacDonald

Planning Specialist

City of Rochester Hills

1000 Rochester Hills Dr.

Rochester Hills, MI 48309



Planning Dept Email <planning@rochesterhills.org>

Approval for South Oaks and Walton Oaks Projects

2 messages

Charles Collette <clcollette@att.net>

Thu, Mar 16, 2023 at 11:12 AM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Dear Rochester Hills Planning Commission:

I am contacting you to ask for your support for Site Approval for South Oaks and Walton Oaks housing projects. These innovated housing projects, that provide integrated housing for special need adults and non-handicapper adults, is a model that Rochester Hills will value. I have seen this housing concept, by the same developer in Saline and it has been embraced by the city and its residents. By allowing these sites, you will certainly have a win, win, situation for the city and the people that these developments serve.

Thank You

Larry and Mary Collette

Planning Dept Email <planning@rochesterhills.org>

Thu, Mar 16, 2023 at 11:32 AM

To: Charles Collette <clcollette@att.net>

Hello Larry and Mary -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for another agenda.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Three Oaks Communities (TOC)

2 messages

Laura Phillips <ljphillips7@gmail.com>
To: planning@rochesterhills.org

Sun, Mar 19, 2023 at 5:42 PM

Dear Rochester Hills Planning Commission,

I am confident that you signed on to be a member of the RH planning commission out of a sense of civic duty and a pride in community. I am so proud to live in northern Oakland County and enjoy our amazing area. I'm asking you to consider being a leader in making our community a best-in-class example for others by including innovative, inclusive housing for adults with disabilities as a part of who we are.

Please support the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Please help make this happen. This project is a game changer for adults with disabilities and the loving families who support them.

Thank you for your service to our community and thank you for your consideration.

Sincerely,
Laura Phillips

Planning Dept Email <planning@rochesterhills.org>
To: Laura Phillips <ljphillips7@gmail.com>

Mon, Mar 20, 2023 at 12:29 PM

Hello Laura -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department
www.rochesterhills.org

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3857 South Creek Drive
Rochester, MI 48306

March 5, 2023

Rochester Hills Planning Commissioners
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309-3033

Re: Request for Preliminary Site Plan Approval, etc. - South Oaks Site Condominiums (File #JRMFD2022-0022, #PSP2022-0014, #PTP2023-0004) and Request for Preliminary Site Plan Approval, etc. – Walton Oaks Site Condominiums (File #JSC2022-0002, #PSP2022-005, #PTP2023-0003)

Dear Commissioners:

We are writing to express our support for the above-referenced development plans for the South Oaks and Walton Oaks Site Condominiums.

We are parents of a 34-year-old daughter with intellectual and developmental disabilities (I/DD). We have lived in this area since 1995 and all three of our kids went through the Rochester Community School system. Carly is our youngest and was educated in inclusive classrooms with Special Education support from kindergarten through post-high school. RCS's Special Education programs always emphasized the importance of community inclusion and stressed that **every** student, regardless of ability, can make valuable contributions to their community. This is how Carly was raised and educated.

To that end, Carly was always encouraged to pursue her dreams, which primarily included:

1. Working in a pre-school.
2. Having friends and an active social life.
3. Living independently with her friends in her own home with appropriate supports.

Carly has achieved two of her three dreams, but she will need help to make the third a reality. **Dream 1:** She works five mornings a week at Oakland University in the Lowry Child Development pre-school and has done so for the past eight years. **Dream 2:** She participates in RARA Adaptive sports and dance programs, Special Olympics, and is an artist at Paint A Miracle Art Studio.

And now for **Dream 3:** Carly would like to live independently with her friends in her own home. The Three Oaks model is a dream come true in that it offers her the best of all worlds: affordable home ownership with roommates in an inclusive-by-design neighborhood made possible with the support of a service provider.

As part of Rochester Housing Solutions, we are part of a highly involved and committed parent group that will remain active participants in our adult children's lives in these new neighborhoods. This sustainable housing solution gives us peace of mind in that we know our loved ones will be living in a safe environment and will have an asset for their lifetimes, not having to deal with the uncertainty of renting. By having several individuals living together with a common service provider to provide needed

supports, we will realize significant economies of scale during a time of unprecedented direct care worker shortage.

We attended the February 21, 2023 Planning Commission/Public Hearing on the above referenced site condominium projects and were disappointed that the developer was forced to temporarily postpone his request for Planning Commission approval. While we understand the need to have a public hearing to allow Planning Commission and abutting residents' discussion, the Commission seemed to be far more interested in appeasing neighbor concerns, many of which are outside ordinance guidelines, than following the guidance of its own Planning Department's due diligence.

There are many Rochester Hills residents that simply want to speak out against all development projects. However, the owner of any property has the right to develop that property in accordance with the City's ordinances and the appropriate zoning of the property. We believe the Three Oaks proposals meet those requirements, and this seemed to be confirmed by the recommended approval by the many required Rochester Hills City departments prior to the meeting.

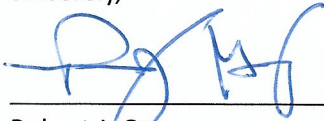
Besides speaking out in favor of these projects, we want you to be aware of some of our concerns around the overall meeting and some of the follow-up items you requested of the developer:

1. Arthur Siegal, an attorney, indicated that he was representing a couple owning property in the Walnut Brook Estates subdivision west of South Oaks and they are taking exception to the wetland management plans. The wetland plans were reviewed by the City's environmental consultant, ASTI, and approved by the City's Engineering Department. In looking at the site plans, it appears that the Walnut Brook Estates subdivision is well over 300 feet from the South Oaks property with other owned property lying between Walnut Brook Estates and South Oaks. We are unsure how any of these individual neighbors qualify as abutters if their property exceeds the city ordinance Section 138-1.203 notice requirement to abutters within 300 feet of the proposed development.
2. The Chairperson introduced the Walton Oaks project by indicating that the Planning Commission had received a petition signed by several hundred neighbors requesting a denial of approval for the project. It should have been pointed out that this petition, signed by 339 neighbors between June and September 2021, requested denial of a plan by Three Oaks "...to seek a rezoning, conditional use, or Planned Unit Development (PUD) zoning for this property", that the developer had abandoned this plan over a year ago, and that the project they were requesting approval on was a by-right plan complying with the R-2 zoning requirements. The subject petition is completely irrelevant to the Planning Commission's decision. In addition, it should be noted that most of the petition signers do not live on the three streets abutting the Walton Oaks property but are simply members of the two neighboring homeowners' associations.
3. Several Commissioners requested that the developer hold meetings with the neighbors of the proposed Walton Oaks and South Oaks developments to discuss the preliminary site plans approved by the Planning Department. These meetings are not required under the City ordinances, but we agree that open communication is a good thing.

4. Perhaps the most significant item of discussion centered upon the developer's plans to sell the three planned I/DD homes in Walton Oaks to 3-4 residents as individual condominium units consisting of a private suite (bedroom/bath/sitting area) and a shared common area (kitchen, bath, living room, utility room, possible basement) within the single-family home definition. This issue was raised at the very end of the meeting by Commissioner Neubauer who questioned how a single-family home could be sold to multiple individuals as condominiums. Sara Roediger explained the definition of a single-family home and why the I/DD residents living together as a single household would qualify under that definition and that these would not be considered multi-family dwellings. Sara also made it clear that the Planning Department had previously met with the City Attorney on this issue, who had confirmed that the developer's application could proceed. This did not matter to Commissioner Neubauer as she requested that this be re-visited with the City Attorney. We do not understand why Commissioner Neubauer did not do her own due diligence with the City Attorney on this key point prior to the public hearing.

It was very encouraging to hear most of the Commissioners express their support for what the developer is proposing, especially in providing a housing alternative for the I/DD community. This is an opportunity for Rochester Hills to lead the way in developing this type of very necessary housing. We would encourage the Commissioners to complete their own due diligence around the open matters and approve the developer's plans when presented again at a future Planning Commission public hearing.

Sincerely,



Robert J. Guy



Maureen C. Guy

cc: Sara Roediger, Planning & Economic Development Director



Planning Dept Email <planning@rochesterhills.org>

Support for south and Walton oaks projects

2 messages

Lisa Gardner <gardnerlisa80@yahoo.com>
To: planning@rochesterhills.org

Sat, Mar 18, 2023 at 9:59 AM

Dear Rochester Hills Planning Commission,

As a mom of a child with a disability, my goal and dream for my child is to be able to live as independent of a life as possible as he gets older. Institutionalizing our disabled community members is a thing of the past, and inclusion into our community is the way of the future. I have no doubt that if the below project is supported, you will be heroes in advancing inclusive care for our loved ones, and your city will be recognized as being all inclusive, in addition to all the other wonderful things about your city.

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Lisa Gardner - a mom helping to pave the way for a future that provides equal opportunities for those living with a disability.

Sent from my iPhone

Planning Dept Email <planning@rochesterhills.org>
To: Lisa Gardner <gardnerlisa80@yahoo.com>

Mon, Mar 20, 2023 at 12:31 PM

Hello Lisa -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

www.rochesterhills.org

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Planning Dept Email <planning@rochesterhills.org>

Walton Oaks and South Oaks proposals

2 messages

jjuriga@comcast.net <jjuriga@comcast.net>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, Mar 14, 2023 at 9:49 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature. They are also a means to draw families who seek inclusive communities to Rochester Hills. Both the parents and the potential residents of these developments are an asset to the city. We are better when we welcome those with all levels of ability. This is the kind of community we should always strive to be.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Lisa Juriga

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

Wed, Mar 15, 2023 at 11:39 AM

Hello Lisa -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

Letter of Support for SAIL

2 messages

Lynn Maginity <LMaginity@newgateways.org>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, Mar 14, 2023 at 8:48 AM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Lynn Maginity, BS, QIDP

Executive Director

[Lmaginity@newgateways.org](mailto:lmaginity@newgateways.org)

New Gateways, Inc.

[5195 Pontiac Lake Rd.](#)

[Waterford, MI 48327](#)

Direct Extension: (248) 419-2051

Main Number: (248) 538-7830

Fax: 248-415-1526

www.newgateways.net

New Gateways is a 501 C (3) Non Profit Organization.

"The best and most beautiful things in the world cannot be seen or even touched - they must be felt with the heart." - Helen Keller

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Please consider the environment before printing this email note.

Planning Dept Email <planning@rochesterhills.org>
To: Lynn Maginity <LMaginity@newgateways.org>

Tue, Mar 14, 2023 at 9:29 AM

Hello Lynn -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Request for Preliminary Site Approval for the Sough Oaks & Walton Oaks Projects

2 messages

Marisa Vogel <marisavogel98@gmail.com>
To: planning@rochesterhills.org

Tue, Mar 14, 2023 at 8:12 AM

Dear Rochester Hills Planning Commission -

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Marisa Vogel

--

[Marisa Vogel](#)
[248.505.6191](tel:248.505.6191)

Planning Dept Email <planning@rochesterhills.org>
To: Marisa Vogel <marisavogel98@gmail.com>

Tue, Mar 14, 2023 at 8:24 AM

Hello Marisa -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Approval for South Oaks and Walton Oaks Projects

2 messages

MAUREEN CASH <cashbar@wideopenwest.com>
To: planning@rochesterhills.org

Tue, Mar 14, 2023 at 2:12 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. As a former resident of Rochester (currently living in Troy but often frequenting Rochester) who has an adult son with disabilities, I know the importance of these projects. I strongly urge you to approve these projects without further delay.

Sincerely,

Maureen Cash

Planning Dept Email <planning@rochesterhills.org>
To: MAUREEN CASH <cashbar@wideopenwest.com>

Tue, Mar 14, 2023 at 2:29 PM

Hello Maureen -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office
www.rochesterhills.org

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Planning Dept Email <planning@rochesterhills.org>

Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects

2 messages

Devon Slanec <dslanec@gmail.com>
To: planning@rochesterhills.org

Wed, Mar 15, 2023 at 1:58 PM

Dear Rochester Hills Planning Commission,

We are writing to express our support of and belief in the Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects. The developer and the families of Rochester Housing Solutions, have worked diligently with the Rochester Hills Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for Rochester Hills. They will address not only a critical need in our community for inclusive housing for adults with disabilities, but these neighborhoods will also fully support Rochester Hill's vision to be Innovative by Nature.

Thank you for your consideration. We strongly urge your approval of these projects without further delay.

Sincerely,
Michael and Devon Slanec

Planning Dept Email <planning@rochesterhills.org>
To: Devon Slanec <dslanec@gmail.com>

Thu, Mar 16, 2023 at 8:03 AM

Hello Michael and Devon -

Thank you for your comments. They will be provided to the Planning Commission once these projects are scheduled on an agenda.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Please Approve South Oaks & Walton Oaks Projects

2 messages

Nicole Scott <nicolescott@gmail.com>
To: planning@rochesterhills.org

Mon, Mar 13, 2023 at 3:01 PM

Dear Rochester Hills Planning Commission:

I am writing to express my support for the **Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for the city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, but these projects also fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Respectfully,

Nicole Scott

Planning Dept Email <planning@rochesterhills.org>
To: Nicole Scott <nicolescott@gmail.com>

Tue, Mar 14, 2023 at 8:10 AM

Hello Nicole -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
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Planning Dept Email <planning@rochesterhills.org>

Support for Preliminary Site Approval

2 messages

Patricia McKenna <patricia.j.mckenna@gmail.com>
To: planning@rochesterhills.org

Mon, Mar 13, 2023 at 5:49 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for your city. They will address not only a critical need in your community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Patricia J McKenna, Farmington Hills Parent of a Disabled Adult, 248-408-8777.

--

Patricia J. McKenna

Planning Dept Email <planning@rochesterhills.org>
To: Patricia McKenna <patricia.j.mckenna@gmail.com>

Tue, Mar 14, 2023 at 8:18 AM

Hello Patricia -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Concern for Wetlands Development and Our Conservation Area

2 messages

mcgillpg@yahoo.com <mcgillpg@yahoo.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>
Cc: "mcgillpg@yahoo.com" <mcgillpg@yahoo.com>

Sun, Apr 23, 2023 at 1:24 PM

Dear Rochester Hills Planning Commission:

I urge you to not approve the proposed development of the wetlands along South Boulevard and between the Sanctuary in the Hills and Walnut Brooks developments. I am a condo owner in Sanctuary in the Hills. We have experienced flooding during a heavy rain and had concerns a number of times during our not uncommon heavy rains. If our sump pump ever failed, we would easily have several feet of water in our finished basement. Please leave this property undeveloped and help us protect the two very substantial developments that exist nearby. Thank you for your help.

Paul McGillivray
[2274 Preserve Lane](#)
[Sanctuary in the Hills](#)
[Rochester Hills, 48306](#)

Planning Dept Email <planning@rochesterhills.org>
To: "mcgillpg@yahoo.com" <mcgillpg@yahoo.com>
Cc: "mcgillpg@yahoo.com" <mcgillpg@yahoo.com>

Mon, Apr 24, 2023 at 8:56 AM

Hello Paul -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks Projects - Request for Site Approval

2 messages

Pete Cooney <cooneyisland2@yahoo.com>
Reply-To: Pete Cooney <cooneyisland2@yahoo.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Sun, Mar 19, 2023 at 12:23 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

In addition, the developer has gone above and beyond what is required to ensure that the adjoining neighborhoods are aware what is being planned. In fact, they have made changes requested by the neighbors, even though those changes were not required.

These **new** neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

All of the requirements have been met. There is no reason not to approve these projects without further delay!

Thank you,

Pete & Tracy Cooney

Planning Dept Email <planning@rochesterhills.org>
To: Pete Cooney <cooneyisland2@yahoo.com>

Mon, Mar 20, 2023 at 12:30 PM

Hello Pete and Tracy -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Public comment from Development Projects Spreadsheet

<p>Jana Thompkins luckeyjana@protonmail.com</p>	<p>3/14/23</p>	<p>Please give your most serious consideration to approving these two projects. The families involved in the planning of these developments for the past two years have adult children with special needs who would greatly benefit from this alternative to traditional group homes, which are in short supply and not always the most appropriate setting for these individuals. These families are heavily involved in their adult children's lives, and they are/would be wonderful community members. Their adult children would be well served by this inclusive model, and the developments would reflect very positively on the City of RH. By-right plans have been approved by all of the relevant city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire). Now it's your turn to plant a flag for inclusion of adults with special needs with approval of these innovative developments. Thank you.</p>	
<p>Ming Lin Hsieh gmlhsieh@gmail.com</p>	<p>3/21/23</p>	<p>I am very concerned re the South Oaks (& walton oaks) proposals removing almost 500 trees. Proposed replacement will be small trees & shrubs which do not have the size & VARIETY species to support same wildlife population. AND in particular the WETLANDS which would not be replaceable. The building boom in RH is exciting & commendable; however, so many condos & houses are now tucked into every sliver of land possible. The wildlife already are under great stress, with frequent sightings of coyotes roaming on our streets, & deer injured in backyards. please save some trees for our "City of Trees". And especially the Wetlands!! Thank you for yr time.</p>	



Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks Projects

2 messages

Randall Meono <randallmeono@gmail.com>
To: planning@rochesterhills.org

Mon, Mar 20, 2023 at 9:08 PM

I am writing to you in hopes you will give preliminary site approval for these two projects. I am not a resident of Rochester but I have a special needs daughter who lives safely, securely in a group home which provides her with the opportunity to live an inclusive and fulfilling life. We are blessed to have her cared for independently as we continue to age.

I am certain that the organization seeking your approval is very concerned about all the residents of Rochester and wants to have a project that blends in with the neighborhoods as well as their concern for the people with special need's who will benefit in many ways by participating in these projects.

Thank you for your interest in my note. Please feel free to contact me if you have questions.

Sincerely

Randall Meono
[31135 scenic View Cir, Farmington Hills, MI 48334](mailto:randallmeono@gmail.com)

2485362697

Planning Dept Email <planning@rochesterhills.org>
To: Randall Meono <randallmeono@gmail.com>

Tue, Mar 21, 2023 at 8:43 AM

Hello Randall -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton

2 messages

Rebecca Mitchell <rebamitch1128@gmail.com>
To: planning@rochesterhills.org

Tue, Mar 14, 2023 at 7:34 AM

Dear Rochester Hills Planning Commission:

*I am writing to express my support for the **Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).*

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Rebecca Mitchell

Sent from my iPhone

Planning Dept Email <planning@rochesterhills.org>
To: Rebecca Mitchell <rebamitch1128@gmail.com>

Tue, Mar 14, 2023 at 8:22 AM

Hello Rebecca -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Site Approval for South Oaks and Walton Oaks Projects

2 messages

Scott Avery <averysaa@outlook.com>

Sat, Mar 18, 2023 at 7:03 AM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Cc: Joanne Avery <averyjma@gmail.com>

Dear Planning Commission,

I kindly ask you to support Preliminary Site Approval for the South Oaks and Walton Oaks Projects.

We are a family that is looking forward to taking part in one of these innovative neighborhoods, as our son has a disability.

I'm not sure if you know the difficulties faced by adults with disabilities as they seek decent, affordable housing solutions. What this developer has done is amazing: integrating an inclusive solution into beautiful new neighborhoods. It's really a lovely gesture and very innovative and something Rochester can be proud of.

Please approve these neighborhoods! They are so badly needed and will reflect so well on this beautiful city!

Sincerely,

Scott and Joanne Avery

586-436-7200

Planning Dept Email <planning@rochesterhills.org>

Mon, Mar 20, 2023 at 12:35 PM

To: Scott Avery <averysaa@outlook.com>

Cc: Joanne Avery <averyjma@gmail.com>

Hello Scott and Joanne -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Departmentwww.rochesterhills.org[Get Email Updates on Gov Delivery](#)[Join us on Facebook](#)[Follow us on Twitter](#)[Sign up for Alerts with Nixle](#)

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Planning Dept Email <planning@rochesterhills.org>

SAIL

2 messages

Sheryl Garwood <slg322@aol.com>
To: planning@rochesterhills.org

Tue, Mar 14, 2023 at 4:41 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Sheryl Garwood

Slg322@aol.com

Sheryl Garwood
Sent from my iPhone

Planning Dept Email <planning@rochesterhills.org>
To: Sheryl Garwood <slg322@aol.com>

Wed, Mar 15, 2023 at 11:38 AM

Hello Sheryl -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks projects

2 messages

Steve Fentress <windsand34@yahoo.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, Mar 21, 2023 at 7:55 AM

To the Rochester Hills Planning Commission:

I am writing to join many others in supporting the **Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Stephen S. Fentress

Planning Dept Email <planning@rochesterhills.org>
To: Steve Fentress <windsand34@yahoo.com>

Tue, Mar 21, 2023 at 8:41 AM

Hello Steve -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

SAIL

2 messages

steve mauro <steve-mauro@sbcglobal.net>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Thu, Mar 16, 2023 at 9:35 AM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,
Steve Mauro

Planning Dept Email <planning@rochesterhills.org>
To: steve mauro <steve-mauro@sbcglobal.net>

Thu, Mar 16, 2023 at 9:45 AM

Hello Steve -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for another meeting agenda.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects.

1 message

Susan Chaplin <chaplin.susan@gmail.com>
To: planning@rochesterhills.org

Thu, Apr 6, 2023 at 12:57 PM

Greetings Planning Commissioners:

This is my second email on this subject but I feel the need to express my support again for the Three Oaks developments. I am a parent of a 29-year-old man with intellectual disabilities. He works, enjoys sports, live theater and music; plays basketball, enjoys boating on the Great Lakes, bowls and generally has a good life in his parents home. However, we are getting too old to provide him the rich life that he deserves. If he is able to move into a neighborhood like the ones Three Oaks is building, he will be surrounded by friends, new and old, some with disabilities, some who are neurotypical.

It is a life we very much hope he will have and enjoy, even when we're gone. In fact, it's the life that the federal and state governments are more or less mandating through the rules called Home and Community Based Services (HCBS). It governs who gets services (help with cooking, cleaning, transportation, job coaching, etc.) and where. The key words in the title are "COMMUNITY BASED." Isolated institutions have been outlawed. Group homes are increasingly unavailable as organizations struggle to meet the financial demands to maintain them. And most do not have room, anyway. The best option available to us is a privately owned condominium where we won't have to worry about rent escalating over the years and our son will always be assured of a roof over his head.

These will be beautiful neighborhoods in a safe community full of recreational opportunities, jobs, good shopping, great restaurants and plenty of natural habitats! Please do not stand in the way of this opportunity for my son and many others like him. Vote to approve the site plans next month...please.

Thank you,
Susan Chaplin

--

Thanks,
Sue

chaplin.susan@gmail.com



Planning Dept Email <planning@rochesterhills.org>

Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects.

2 messages

Salhaney, Susan <Susan_Salhaney@judsoncenter.org>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Mon, Mar 20, 2023 at 8:39 AM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature. I am in strong support of all people living, working and participating in the community of their choice.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Sue Salhaney

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of the message is not the intended recipient of the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any distribution or copying of this communication is prohibited. If you have received this email in error, please notify the sender immediately by telephone.

Planning Dept Email <planning@rochesterhills.org>
To: "Salhaney, Susan" <Susan_Salhaney@judsoncenter.org>

Mon, Mar 20, 2023 at 12:22 PM

Hello Sue -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant



Planning Dept Email <planning@rochesterhills.org>

Support for Preliminary Site Approval South Oaks and Walton Oaks

2 messages

Susan Chaplin <chaplin.susan@gmail.com>
To: planning@rochesterhills.org

Mon, Mar 13, 2023 at 2:09 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Susan Chaplin and family

P.S. Although I am a Troy resident, I hope you will count my voice. I am a parent of a special needs adult whose options for housing are limited. We have been very excited about the possibility of him living close by in a condominium of his own some day. We are aging parents who need to have a resolution for our son's future soon. Please don't let naysayers in the neighborhood dominate with their shouts of "not in my back yard" under the guise of some other excuse for not allowing this development to move forward.

--

Thanks,
Sue

chaplin.susan@gmail.com

Planning Dept Email <planning@rochesterhills.org>
To: Susan Chaplin <chaplin.susan@gmail.com>
Cc: Chris McLeod <mcleodc@rochesterhills.org>

Mon, Mar 13, 2023 at 2:23 PM

Hello Susan -

Thank you for your comments, they will be provided to the Planning Commission when these projects are scheduled again for an agenda.

Jennifer

Jennifer MacDonald

Planning Specialist



Planning Dept Email <planning@rochesterhills.org>

support for South Oaks and Walton Oaks Projects

2 messages

Teresa Hurst <tmhurst@att.net>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, Mar 14, 2023 at 5:14 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Teresa Hurst
325 Red Oak Lane
Rochester Hills, MI 48307

Planning Dept Email <planning@rochesterhills.org>
To: Teresa Hurst <tmhurst@att.net>

Wed, Mar 15, 2023 at 11:37 AM

Hello Teresa -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
Planning & Economic Development Department

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Planning Dept Email <planning@rochesterhills.org>

Site Approval for Rochester Housing Solutions

2 messages

TD <tomdianemueller@gmail.com>
To: planning@rochesterhills.org

Mon, Mar 13, 2023 at 5:12 PM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Thomas P. Mueller

Planning Dept Email <planning@rochesterhills.org>
To: TD <tomdianemueller@gmail.com>

Tue, Mar 14, 2023 at 8:15 AM

Hello Thomas -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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Planning Dept Email <planning@rochesterhills.org>

Site approval

2 messages

Valerie Serio <princessroxie30@icloud.com>
To: planning@rochesterhills.org

Wed, Mar 15, 2023 at 6:31 AM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Valerie Anne Serio

Sent from my iPad

Planning Dept Email <planning@rochesterhills.org>
To: Valerie Serio <princessroxie30@icloud.com>

Wed, Mar 15, 2023 at 11:34 AM

Hello Valerie -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
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Planning Dept Email <planning@rochesterhills.org>

Three Oaks Communities

2 messages

Virginia Kaminski <virginia.kaminski@gmail.com>
To: planning@rochesterhills.org

Wed, Mar 15, 2023 at 6:32 AM

Dear Rochester Hills Planning Commission,

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions, have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. They will address not only a critical need in our community for inclusive housing for adults with disabilities, these projects fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Virginia Kaminski

Planning Dept Email <planning@rochesterhills.org>
To: Virginia Kaminski <virginia.kaminski@gmail.com>

Wed, Mar 15, 2023 at 11:34 AM

Hello Virginia -

Thank you for your comments, they will be provided to the Planning Commission once these projects are scheduled for an agenda.

If you have any additional comments or questions, please contact Planning Specialist Jennifer MacDonald at 248-656-4660.

Mary Jo Pachla
Administrative Assistant
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