



Planning Dept Email &lt;planning@rochesterhills.org&gt;

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

2 messages

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**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](mailto:ab5366@columbia.edu)

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**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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**Preliminary site approval - support for**

2 messages

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**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

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**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.



Planning Dept Email &lt;planning@rochesterhills.org&gt;

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

2 messages

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**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

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**Planning Dept Email** <planning@rochesterhills.org>

Mon, Mar 20, 2023 at 12:24 PM

To: munselles &lt;munselles@earthlink.net&gt;

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](http://www.rochesterhills.org)



Planning Dept Email &lt;planning@rochesterhills.org&gt;

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## Site Approval for South Oaks and Walton Oaks Projects

2 messages

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**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](#)

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**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 &lt;planning@rochesterhills.org&gt;

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## Proposed Walton Development

3 messages

**DANNY MASON** <cmcsusanmason@aol.com>

Mon, Mar 6, 2023 at 11:06 AM

To: bruce@three-oaks.com

Cc: planning@rochesterhills.org

Good morning -

In order to maximize the time allotted this evening, I have asked neighbors their concerns and consolidated them for you. This will also give you time to prepare.

First of all, I want to thank you for revising the plan to fit within the area as it is currently zoned. Your efforts are appreciated.

Also, I want to clarify that we are not opposed to IDD housing or development, nor have I ever heard it expressed. The concern initially was overdevelopment. However, we are concerned that the housing will later be sold and used for other than IDD housing. Staying away from the accusatory statements that have been used in the past will be helpful to make this meeting productive so that we can move forward.

Here are the concerns that were presented to me:

\*\*\*\*\*

- 1) How will you ensure the IDD homes remain IDD? A neighboring home became a halfway house, and then sold and is now rented out to college students - creating parking and other concerns. How are you protecting that these units remain IDD?
- 2) How many IDD homes are being built? There is conflicting information from the plans and the document.
- 3) Please clarify that these are single-family, detached condos.
  - 3a) What is the benefit of detached condo -vs- single family home?
  - 3b) Since these are detached condos, what are the responsibilities of the condo association? I.e., is the condo association responsible for lawn care and snow removal?
  - 3c) How is the property deeded/mortgaged to create multiple mortgages on one single-family home?
- 4) Residents would like to see what plans and finishes are being offered. Showing just one caused concern for monotonous housing development.
- 5) The appeal of this area claims to be for access to OU, grocery store and the Villages of Rochester by the IDD, yet the only crosswalks are Adams Road and Squirrel Road. What are the plans for creating safe access to OU? (Note- sidewalk on north side of Walton also ends at the Methodist church.)
- 6) A member of the planning commission recommended a sidewalk cut through to Bellermine. As there are no sidewalks in Brookedale Woods or Brookedale West, this is not a good idea. I would also think there would be a concern with IDD becoming confused on neighborhood roads, whereas the sidewalks lead to populated areas.
- 7) Residents in some areas of each sub have had to take considerable steps to limit runoff and flooding they have experienced over the years. They have valid concern that new construction will set them back. A thorough explanation of the runoff system, the retention pond (including depth and capacity,) and what type of event it could withstand in laymen's terms - i.e., an inch an hour for 8 hours (saying a 25 year event is vague.)
- 8) When do you plan to begin and level the trees? Are you working with an environmentalist for the best time to not disturb wildlife and their nests?
- 9) Do you require to sell a lot before building, or are you prepared to finish the development prior to sale of all lots? The

concern is neighbors want the trees and other landscaping to be planted ASAP, which will help with draining and prevent erosion. They have witnessed delays in other developments.

10) Please review the size/age/type of the trees that are being replanted into the development. Again, this goes to helping with runoff and erosion.

Don't hesitate to reach out if you have questions or would like clarification.

Susan Mason  
248.894.9195

Sent from my iPhone

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**Bruce Michael** <bruce@three-oaks.com>

Mon, Mar 6, 2023 at 11:34 AM

To: DANNY MASON <cmcsusanmason@aol.com>

Cc: "planning@rochesterhills.org" <planning@rochesterhills.org>, Bill Godfrey <Bill@three-oaks.com>, "John Zdanowski (JZ)" <John@three-oaks.com>

Received. Thank you for consolidating these for us. We will answer each tonight.

Bruce Michael, Partner  
Three Oaks Communities  
[www.ThreeOaksCommunities.com](http://www.ThreeOaksCommunities.com)

Bruce@Three-Oaks.com  
248.703.4653

"Building neuro-inclusive neighborhoods for the general public that promote greater independence, integration, and choice for Intellectually and developmentally disabled (IDD) homebuyers and their families."

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**Planning Dept Email** <planning@rochesterhills.org>

Mon, Mar 6, 2023 at 11:50 AM

To: DANNY MASON <cmcsusanmason@aol.com>

Cc: bruce@three-oaks.com, Sara Roediger <roedigers@rochesterhills.org>, Chris McLeod <mcleodc@rochesterhills.org>

Hello Danny -

Thank you for your comments, they will be provided to the Planning Commission when this application is scheduled again.

Jennifer

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Planning Dept Email &lt;planning@rochesterhills.org&gt;

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

2 messages

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**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](http://rochesterhousingsolutionsmi.org)

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### 2 attachments

**RH Planning Commission 03.05.23 PDF.PDF**

2716K

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

2518K

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**Planning Dept Email** <planning@rochesterhills.org>

Mon, Mar 13, 2023 at 8:05 AM

To: Rochester Michigan Housing Solutions &lt;rmihousingsolutions@gmail.com&gt;

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](http://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 &lt;planning@rochesterhills.org&gt;

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## South Oaks and Walton Oaks Projects

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

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## Site Plan Approval for South Oaks and Walton Oaks Projects

2 messages

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**Cheri Taunt** <cltaunt@tauntlaw.com>

Thu, Mar 16, 2023 at 3:03 PM

To: "planning@rochesterhills.org" &lt;planning@rochesterhills.org&gt;

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

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**Planning Dept Email** <planning@rochesterhills.org>

Fri, Mar 17, 2023 at 8:43 AM

To: Cheri Taunt &lt;cltaunt@tauntlaw.com&gt;

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](http://www.rochesterhills.org)



Planning Dept Email &lt;planning@rochesterhills.org&gt;

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## Rochester Housing Solutions

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

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## Three Oaks Communities Planning

2 messages

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

Sun, Mar 19, 2023 at 8:31 PM

Reply-To: dbarands@aol.com

To: "planning@rochesterhills.org" &lt;planning@rochesterhills.org&gt;

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

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**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 &lt;planning@rochesterhills.org&gt;

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

2 messages

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**Don Courtright** <doninrh@outlook.com>

Tue, Mar 14, 2023 at 9:50 AM

To: "planning@rochesterhills.org" &lt;planning@rochesterhills.org&gt;

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

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**Planning Dept Email** <planning@rochesterhills.org>

Tue, Mar 14, 2023 at 2:24 PM

To: Don Courtright &lt;doninrh@outlook.com&gt;

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 &lt;planning@rochesterhills.org&gt;

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## support for new housing development

2 messages

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

Mon, Mar 13, 2023 at 5:14 PM

To: planning@rochesterhills.org

Cc: David Mingle &lt;dmingle2017@gmail.com&gt;

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

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**Planning Dept Email** <planning@rochesterhills.org>

Tue, Mar 14, 2023 at 8:17 AM

To: theraphaels@sbcglobal.net

Cc: David Mingle &lt;dmingle2017@gmail.com&gt;

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 &lt;planning@rochesterhills.org&gt;

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## Walton Oaks and South Oaks

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

---

## 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 &lt;planning@rochesterhills.org&gt;

---

## 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

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**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 &lt;planning@rochesterhills.org&gt;

---

## South Oaks and Walton Oaks Projects

2 messages

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**Jack Nanry** <jack.nanry@gmail.com>

Fri, Mar 17, 2023 at 9:43 AM

To: "planning@rochesterhills.org" &lt;planning@rochesterhills.org&gt;

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 &lt;jack.nanry@gmail.com&gt;

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 &lt;planning@rochesterhills.org&gt;

---

## South Oaks and Walton Oaks Projects

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

---

## Support for South Oaks + Walton Oaks

2 messages

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**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  
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Planning Dept Email &lt;planning@rochesterhills.org&gt;

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

2 messages

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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](http://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 &lt;planning@rochesterhills.org&gt;

---

## South oaks and walton oaks projects

2 messages

Jim Hurst &lt;hurst949@gmail.com&gt;

Tue, Mar 14, 2023 at 5:14 PM

To: "planning@rochesterhills.org" &lt;planning@rochesterhills.org&gt;

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 &lt;hurst949@gmail.com&gt;

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 &lt;planning@rochesterhills.org&gt;

---

## 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 &lt;planning@rochesterhills.org&gt;

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## South Oaks and Walton Oaks

2 messages

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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 &lt;planning@rochesterhills.org&gt;

---

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

2 messages

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**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 &lt;jodicardin@gmail.com&gt;, Jennifer MacDonald &lt;macdonaldj@rochesterhills.org&gt;

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 &lt;planning@rochesterhills.org&gt;

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## South Oaks and Walton Oaks Projects

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

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## Rochester Housing Solutions Site Approval Request

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

---

## South Oaks and Walton Oaks site approval

2 messages

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**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  
(248) 656-4660 office

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Planning Dept Email &lt;planning@rochesterhills.org&gt;

---

## 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 &lt;planning@rochesterhills.org&gt;

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## Plans for Rochesterhills support of SouthOaks and Walton Oaks development

2 messages

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**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.](https://www.rochesterhills.org)  
[Rochester Hills, MI 48309](https://www.rochesterhills.org)  
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Planning Dept Email &lt;planning@rochesterhills.org&gt;

---

**Walton Oaks development**

3 messages

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**jac48309jm@aol.com** <jac48309jm@aol.com>  
Reply-To: jac48309jm@aol.com  
To: "bruce@three-oaks.com" <bruce@three-oaks.com>  
Cc: "planning@rochesterhills.org" <planning@rochesterhills.org>

Fri, Feb 24, 2023 at 11:02 PM

Dear Mr. Michael,

A copy of your email regarding the Walton Oaks development that was sent to a handful of residents ( I understand 11 residents) was shared on our community Facebook page by a concerned resident. I do not believe that sending an email invitation to a few residents on a Friday afternoon for a Monday evening meeting, 3 days later, is sufficient notice for a community meeting. I am requesting that a letter be sent to each resident of the neighboring communities notifying them of the meeting and that at least 1 week notice be provided to allow residents time to plan and arrange their schedules in order to attend this important meeting.

Also, your email address on your signature line is incorrect. Please update. Thank you.

Thank you for your consideration.  
Julie and Jeff Chinoski

---

**Bruce Michael** <bruce@three-oaks.com>  
To: "jac48309jm@aol.com" <jac48309jm@aol.com>  
Cc: "planning@rochesterhills.org" <planning@rochesterhills.org>

Sat, Feb 25, 2023 at 10:41 AM

Hi Mr. and Mrs. Chinoski:

We went back and forth on the timing of the next Walton Oaks neighborhood meeting and decided that there was some urgency to provide you with as much information as possible, as soon as possible, so we scheduled it for next Monday. We are also open to holding a second follow up meeting in person or via Zoom and could send out another e-mail letting everyone know about that option.

We would also like to reach as many people as possible regarding next Monday's meeting and a potential second meeting. If you have an e-mail distribution list for Bellarmine Estates or Brookedale West homeowners and would be willing to share it with us, we would be glad to send out another e-mail blast. Or, if you would prefer to send the e-mail, please feel free to do so. Also, if there is any way to post this e-mail on the neighborhood Facebook page, that would be helpful too.

Please let me know if you can help us connect with more of the neighbors via e-mail and the Facebook page.

Thanks!

Bruce

**Bruce Michael, Partner**

**Three Oaks Communities**

**[www.ThreeOaksCommunities.com](http://www.ThreeOaksCommunities.com)**

**[Bruce@Three-Oaks.com](mailto:Bruce@Three-Oaks.com)**

**248.703.4653**

*“Building neuro-inclusive neighborhoods for the general public*

*that promote greater independence, integration, and choice*

*for Intellectually and developmentally disabled (IDD) homebuyers and their families.”*

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**Bruce Michael** <[bruce@three-oaks.com](mailto:bruce@three-oaks.com)>

Sat, Feb 25, 2023 at 11:18 AM

To: "jac48309jm@aol.com" <[jac48309jm@aol.com](mailto:jac48309jm@aol.com)>

Cc: "planning@rochesterhills.org" <[planning@rochesterhills.org](mailto:planning@rochesterhills.org)>, Bill Godfrey <[Bill@three-oaks.com](mailto:Bill@three-oaks.com)>, "John Zdanowski (JZ)" <[John@three-oaks.com](mailto:John@three-oaks.com)>

I wanted to clarify something regarding our reaching out. Our initial meeting invitation was via mail to all of the same residents that the City mailing went to through their public hearing notification.

At that meeting, and the second meeting we held, we asked for a sign up sheet for all attendees. We have kept that list of contact information and used that list (which is considerably more than 11 names) and used it for this email announcement.

As requested my previous email to you, we would be happy to extend the invitation to any of your neighbors that may have been missed.

As we also indicated, we are willing to schedule a follow up meeting. Since, this meeting is already announced the space to hold it reserved, we will hold the meeting we have announced this Monday.

**Bruce Michael, Partner**

**Three Oaks Communities**

**[www.ThreeOaksCommunities.com](http://www.ThreeOaksCommunities.com)**

**[Bruce@Three-Oaks.com](mailto:Bruce@Three-Oaks.com)**

**248.703.4653**

*“Building neuro-inclusive neighborhoods for the general public*

*that promote greater independence, integration, and choice*

*for Intellectually and developmentally disabled (IDD) homebuyers and their families.”*



Planning Dept Email &lt;planning@rochesterhills.org&gt;

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## Rochester Housing Solution | Support for South Oaks and Walton Oaks

2 messages

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**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](mailto: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 &lt;planning@rochesterhills.org&gt;

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## Site Approval for South Oaks and Walton Oaks Projects

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

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## South Oaks and Walton Oaks

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

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## Support for South Oaks and Walton Oaks Projects

2 messages

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**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

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**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 &lt;planning@rochesterhills.org&gt;

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## Three Oaks Communities (TOC)

2 messages

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**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](http://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.

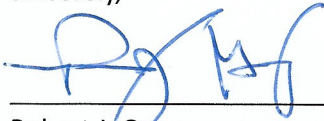
Besides speaking out in favor of these projects, we want you to be aware of some of our concerns around the overall meeting and some of the follow-up items you requested of the developer:

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 &lt;planning@rochesterhills.org&gt;

---

## 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

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Planning Dept Email &lt;planning@rochesterhills.org&gt;

---

## Walton Oaks and South Oaks proposals

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

---

## Letter of Support for SAIL

2 messages

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**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](http://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 &lt;planning@rochesterhills.org&gt;

---

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

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

---

## Approval for South Oaks and Walton Oaks Projects

2 messages

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**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  
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Planning Dept Email &lt;planning@rochesterhills.org&gt;

---

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

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

---

**Fwd: Walton Oaks Draft notice to neighbors**

2 messages

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**Mike Muccino** <mikeemuccino@gmail.com>  
To: Planning Dept Email <planning@rochesterhills.org>

Fri, Feb 24, 2023 at 2:50 PM

Dear Planning Commissioners,

I attended the Planning Commission meeting this past Tuesday as I live at [178 Stonetree Circle](#) and back up to the parcel which Three Oaks intends to develop (Walton Oaks). During the meeting, multiple commissioners, including Ms. Neubauer, directed the developer to hold an informational session for neighbors of the adjacent subdivisions (Brookedale West and Bellarmine Hills) prior to coming back to the commission for approval. My understanding as to the purpose of this suggestion by the commissioners was for the developer to engage with the neighbors of the surrounding subdivisions. However as you can see from the email below, only 11 individuals were alerted (myself not included, even though I have received prior communication from them). In addition, the communication was sent today (Friday afternoon) for a meeting this Monday night. I do not expect any commissioner to contact the developer, rather my intention of this email is to make the commissioners aware of what I consider a very poor attempt by the developer to connect with the surrounding neighbors as intended by the commissioners. In my opinion, they sent communication to a few neighbors and hastily scheduled this meeting to meet a demand by the commissioners without having any true intention to engage about concerns.

Thank you,  
Mike Muccino

Begin forwarded message:

**From:** Jessi Lee <[1jessi.lee1@gmail.com](mailto:1jessi.lee1@gmail.com)>  
**Date:** February 24, 2023 at 2:10:41 PM EST  
**To:** Mike Muccino <[mikeemuccino@gmail.com](mailto:mikeemuccino@gmail.com)>  
**Subject:** Fwd: Walton Oaks Draft notice to neighbors

Sent from my iPhone

Begin forwarded message:

**From:** Bruce Michael <[bruce@three-oaks.com](mailto:bruce@three-oaks.com)>  
**Date:** February 24, 2023 at 1:44:06 PM EST  
**To:** [swanlindeblad@yahoo.com](mailto:swanlindeblad@yahoo.com), [debramham@comcast.net](mailto:debramham@comcast.net), [patdoughery453@gmail.com](mailto:patdoughery453@gmail.com), [bbyuvan@gmail.com](mailto:bbyuvan@gmail.com), [jastub1712@gmail.com](mailto:jastub1712@gmail.com), [ray.meganck@gmail.com](mailto:ray.meganck@gmail.com), [donnaritter555@gmail.com](mailto:donnaritter555@gmail.com), [1jessi.lee1@gmail.com](mailto:1jessi.lee1@gmail.com), [86donegal@gmail.com](mailto:86donegal@gmail.com), [tdel0r@wideopenwest.com](mailto:tdel0r@wideopenwest.com), [mpatterson8632@wowway.com](mailto:mpatterson8632@wowway.com)  
**Subject:** FW: Walton Oaks Draft notice to neighbors

Dear Walton Oaks Neighbors:

In accordance with the Rochester Hills Planning Commission request and your desire to discuss the Walton Oaks development, you are cordially invited to a neighborhood informational meeting.

The particulars are:

1. Monday, February 27, 2023
2. The River Church
3. [255 South Squirrel Road, Auburn Hills, MI](#)
4. Meeting starts at 6:00 pm sharp.
5. Meeting will conclude at 7:00 pm sharp.

The meeting will be a question and answer session. If you are unable to attend the meeting but have questions, please e-mail them to me so we can address them at the meeting.

If you need more information, please feel free to contact me at the email or telephone number below.

Thank you.

**Bruce Michael, Partner**

**Three Oaks Communities**

[www.ThreeOaksCommunities.com](http://www.ThreeOaksCommunities.com)

[Bruce@ThreeOaks.com](mailto:Bruce@ThreeOaks.com)

**248.703.4653**

*“Building neuro-inclusive neighborhoods for the general public*

*that promote greater independence, integration, and choice*

*for Intellectually and developmentally disabled (IDD) homebuyers and their families.”*

---

**Planning Dept Email** <planning@rochesterhills.org>  
To: Mike Muccino <mikeemuccino@gmail.com>

Mon, Feb 27, 2023 at 8:28 AM

Hello Mike -

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

Jennifer

Jennifer MacDonald  
Planning Specialist  
City of Rochester Hills



Planning Dept Email &lt;planning@rochesterhills.org&gt;

---

## Please Approve South Oaks & Walton Oaks Projects

2 messages

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**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  
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Planning Dept Email &lt;planning@rochesterhills.org&gt;

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## Public Hearing May 2, 2023

2 messages

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**Noreen Meganck** <nmeganc2002@yahoo.com>  
To: Planning Dept Email <planning@rochesterhills.org>  
Cc: Ray Meganck <ray.meganck@gmail.com>

Sun, Apr 16, 2023 at 9:30 PM

April 16, 2023

RE: Public Hearing May 2, 2023  
[3510 Walton Blvd.](#)

[Plannig@rochesterhills.org](mailto:Plannig@rochesterhills.org)

We are contacting you as concerned homeowners residing at [172 Stonetree Circle](#), adjacent to the proposed Walton Oaks Development located at [3510 Walton Blvd.](#)

The sanitary sewer which the development will connect to is located at the southeast corner of our property (SS88° 36'01W R&M). This sanitary sewer connects to an 8" line which runs East to West along our south property line.

The home at 3450 Walton Blvd. was built in the early 1990's and is tied into the sanitary sewer. The pipe and manhole collapsed at that time and caused substantial damage to our swimming pool retaining wall and fence.

The large elm tree located on the edge of the property at [3450 Walton Blvd](#) is in very close proximity to the sewer. The tree root system has developed much more extensively and presumably may have invaded the manhole and the sanitary line. We feel confident stating this as roots have invaded underneath our pool and cracked pipes.

I visited the City Hall on Friday, April 14 and had an extensive discussion with Paul Davis in Engineering. He has decided to have Rochester Hills scope the line to determine if it has been compromised. I was advised we would be informed of the results of the scope via email.

Prior to any development and excavation around the sanitary sewer, we request removal of the tree by the developer to avoid unnecessary "surprises", which will almost certainly occur.

Attached are photos of the tree roots.

Please contact us should any additional information be required.

Sincerely,

Ray and Noreen Meganck

[172 Stonetree Circle](#)

[Rochester Hills](#)

(248)760-2534 or [Ray.meganck@gmail.com](mailto:Ray.meganck@gmail.com)

(248) 840-6809 or [nmeganc2002@yahoo.com](mailto:nmeganc2002@yahoo.com)

---

**3 attachments**



**Root System.jpg**  
7630K



**Roots In relation to manhole.jpg**  
7539K



**Sanitary Sewer.jpg**  
7241K

---

**Planning Dept Email** <planning@rochesterhills.org>

Mon, Apr 17, 2023 at 8:49 AM

To: Noreen Meganck <nmeganck2002@yahoo.com>

Cc: Ray Meganck <ray.meganck@gmail.com>, Chris McLeod <mcleodc@rochesterhills.org>, Paul Davis <davis@rochesterhills.org>, Jason Boughton <boughtonj@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

Hello Noreen -

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](https://www.rochesterhills.org)  
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Planning Dept Email &lt;planning@rochesterhills.org&gt;

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## Support for Preliminary Site Approval

2 messages

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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 &lt;planning@rochesterhills.org&gt;

---

## 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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<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 (&amp; walton oaks) proposals removing almost 500 trees. Proposed replacement will be small trees &amp; shrubs which do not have the size &amp; VARIETY species to support same wildlife population. AND in particular the WETLANDS which would not be replaceable. The building boom in RH is exciting &amp; commendable; however, so many condos &amp; 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, &amp; 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 &lt;planning@rochesterhills.org&gt;

---

## South Oaks and Walton Oaks Projects

2 messages

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**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](#)

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 &lt;planning@rochesterhills.org&gt;

---

## 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 &lt;planning@rochesterhills.org&gt;

---

## 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" &lt;planning@rochesterhills.org&gt;

Cc: Joanne Avery &lt;averyjma@gmail.com&gt;

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 &lt;averysaa@outlook.com&gt;

Cc: Joanne Avery &lt;averyjma@gmail.com&gt;

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 Department[www.rochesterhills.org](http://www.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 &lt;planning@rochesterhills.org&gt;

---

**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](mailto: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 &lt;planning@rochesterhills.org&gt;

---

## South Oaks and Walton Oaks projects

2 messages

---

**Steve Fentress** <windsand34@yahoo.com>

Tue, Mar 21, 2023 at 7:55 AM

To: "planning@rochesterhills.org" &lt;planning@rochesterhills.org&gt;

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>

Tue, Mar 21, 2023 at 8:41 AM

To: Steve Fentress &lt;windsand34@yahoo.com&gt;

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 &lt;planning@rochesterhills.org&gt;

---

**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 &lt;planning@rochesterhills.org&gt;

---

## 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](mailto:chaplin.susan@gmail.com)



Planning Dept Email &lt;planning@rochesterhills.org&gt;

---

## 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 &lt;planning@rochesterhills.org&gt;

---

## 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](mailto: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



### FYI - Three Oaks Walton Development

4 messages

**DANNY MASON** <cmcsusanmason@aol.com>  
To: [planning@rochesterhills.org](mailto:planning@rochesterhills.org)

Fri, Feb 24, 2023 at 5:27 PM

At the last meeting on Tuesday, it was recommended that Three Oaks meet with the homeowners regarding the Walton Development, they did schedule a meeting and sent out to a handful of emails.

They notice was sent out on Friday, for a Monday meeting. We were encouraged to send questions in advance.

The email provided is incorrect, it's after 5pm on Friday, and the majority of the homeowners are without power.

This is the type of behavior that just makes them seem deceptive. Or just incompetent. I'm not sure which.

Sent from my iPhone

#### 3 attachments

Dear Walton Oaks Neighbors:

In accordance with the Rochester Hills Planning Commission request and your desire to discuss the Walton Oaks development, you are cordially invited to a neighborhood informational meeting.

The participants are:

1. Meeting: February 27, 2023
2. The Home Church
3. 202 South Laurel Road, Auburn Hills, MI
4. Meeting starts at 6:00 pm sharp
5. Meeting will continue until 10:00 pm sharp.

The meeting will be a question and answer session. If you are unable to attend the meeting, but have questions, please e-mail them to me so we can discuss them at the meeting.

If you need more information, please feel free to contact me at the email or telephone number below.

Thank you.

**Bruce Michael, Partner**  
Three Oaks Construction  
530-541-3333  
[bruce@threeoaks.com](mailto:bruce@threeoaks.com)  
[www.threeoaks.com](http://www.threeoaks.com)  
248.763.4453

image0.jpeg  
298K

**MAILER-DAEMON@aol.com** 3:54 PM  
To: Susan Mason >

**Failure Notice**

Sorry, we were unable to deliver your message to the following address.

<[bruce@threeoaks.com](mailto:bruce@threeoaks.com)>:  
550: 5.4.1 Recipient address rejected: Access denied: AS1201906283

[DMMNAM12FT087.esb:  
[planning@rochesterhills.org](mailto:planning@rochesterhills.org)  
2023-02-24T20:54:36.213Z  
08DB154ED7809EE3]

image1.jpeg  
127K

**Permanent Error**

Water daemon (117): Mailbox full

Mailbox full

This is an intermittent general delivery status.

Delivery to the following recipient failed permanently:

\* [bruce@threeoaks.com](mailto:bruce@threeoaks.com)

Reason: Permanent error

Reported: Tue, 24 Feb 2023

image2.jpeg  
80K

**DANNY MASON** <cmcsusanmason@aol.com>  
To: [planning@rochesterhills.org](mailto:planning@rochesterhills.org)

Thinking - I should have included my contact information!

Susan Mason  
[308 Shellbourne Dr](mailto:susanmason@rochesterhills.org)  
[Rochester Hills 48309](mailto:susanmason@rochesterhills.org)  
248.894.9195

Sent from my iPhone

Begin forwarded message:

**From:** DANNY MASON <cmcsusanmason@aol.com>  
**Date:** February 24, 2023 at 5:27:36 PM EST  
**To:** [planning@rochesterhills.org](mailto:planning@rochesterhills.org)  
**Subject:** FYI - Three Oaks Walton Development

At the last meeting on Tuesday, it was recommended that Three Oaks meet with the homeowners regarding the Walton Development, they did schedule a meeting and sent out to a ha

They notice was sent out on Friday, for a Monday meeting. We were encouraged to send questions in advance.

The email provided is incorrect, it's after 5pm on Friday, and the majority of the homeowners are without power.

This is the type of behavior that just makes them seem deceptive. Or just incompetent. I'm not sure which.

Dear Walton Oaks Neighbors:

In accordance with the Rochester Hills Planning Commission request and your desire to discuss the Walton Oaks development, you are cordially invited to a neighborhood informational meeting.

The particulars are:

1. Monday, February 27, 2023
2. The River Church
3. 255 South Squirrel Road, Auburn Hills, MI
4. Meeting starts at 6:00 pm sharp.
5. Meeting will conclude at 7:00 pm sharp.

The meeting will be a question and answer session. If you are unable to attend the meeting but have questions, please e-mail them to me so we can address them at the meeting.

If you need more information, please feel free to contact me at the email or telephone number below.

Thank you.



**MAILER-DAEMON@aol.com** 3:54 PM

To: Susan Mason >



## Failure Notice

Sorry, we were unable to deliver your message to the following address.

<[bruce@threeoaks.com](mailto:bruce@threeoaks.com)>:

550: 5.4.1 Recipient address rejected:

Access denied. AS([201806281](#))

[DM6NAM12FT087.eop-  
[nam12.prod.protection.outlook.com](#)

2023-02-24T20:54:36.213Z

08DB154ED7809EE3]



# Permanent Error



**mailer-daemon** 5:11 PM

Block

To: me ▾



message4.eml



This is an automatically generated Delivery Status Notification.

Delivery to the following recipients failed permanently:

\* bruce@threeoaks.com

Reason: Permanent Error

Received: from [resomta-h1p-](#)



Sent from my iPhone

Went and counted how many his original email was sent to — 11 email addresses. There are 30 homes that border the property, let alone the number of residents in the 2 bordering subs that are interested.

Susan Mason  
308 Shellbourne Drive  
248-894-9195

Sent from my iPhone

Begin forwarded message:

**From:** DANNY MASON <cmcsusanmason@aol.com>  
**Date:** February 24, 2023 at 5:31:41 PM EST  
**To:** [planning@rochesterhills.org](mailto:planning@rochesterhills.org)  
**Subject:** Fwd: FYI - Three Oaks Walton Development

Thinking - I should have included my contact information!

[Quoted text hidden]

---

**Planning Dept Email** <[planning@rochesterhills.org](mailto:planning@rochesterhills.org)>  
To: DANNY MASON <cmcsusanmason@aol.com>  
Cc: Chris McLeod <[mcleodc@rochesterhills.org](mailto:mcleodc@rochesterhills.org)>, Sara Roediger <[roedigers@rochesterhills.org](mailto:roedigers@rochesterhills.org)>

Mon, Feb 27, 2023 at 8:36 AM

Hi Susan -

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

The email address we have for Bruce Michael is [bruce@three-oaks.com](mailto:bruce@three-oaks.com), the other one is missing the dash.

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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[Quoted text hidden]

Sent from my iPhone



Planning Dept Email <planning@rochesterhills.org>

## Follow up - Walton Development Mtg

2 messages

**DANNY MASON** <cmcsusanmason@aol.com>  
 To: bruce@three-oaks.com, planning@rochesterhills.org

Mon, Mar 6, 2023 at 8:38 PM

First of all, thank you and your team for taking the time to meet with us this evening.

Well, got a big, fat crow over there for me? Because I guess I need to eat it this evening.

I am so disgusted and embarrassing by the "those people" comments that were brought up these evening. In all of our messaging on our Facebook boards, this has not been the concern. And it's definitely not been my concern. A week ago at a town hall meeting for the state representative, a spectator stated, "There is no discrimination in our polite society." Tonight was definitely proof he is wrong.

Hopefully tonight's meeting did make some headway. But it's obvious that some that were there tonight will remain opposed.

Out of fairness, I am sending what I posted on our Facebook page.

\*\*\*\*\*

A few takeaways from tonight's meeting:

- 1) The proposed plan is within the R2 zoning requirements without any variance.
- 2) The detention pond will not always contain water. It will only have water during an event, and it will channel the water to the drainage ditch on Walton. At its deepest, it's 2'. It will not be fenced, this is a Rochester Hills requirement that it cannot be fenced. (Personal note: I have to think that having a drainage system is better than no system that is currently in place.) They are following the plans set forth by the civil engineers at Rochester Hills. If you still have concerns regarding the drainage, you may want to contact the city. (The pond on Firewood is a REtention pond and is designed to hold water.)
- 3) The maintenance, lawn mowing and snowplow is done by the association. Their association is stricter than a typical homeowners association is allowed.
- 4) The IDD homes will be deed restricted to retain them as housing for IDD individuals. The association also has a screening process.
- 5) There are 3 single family homes dedicated for IDD individuals, and 8 single family homes. (At the planning commission meeting, they said these will sell for \$700k-\$900k.) The IDD homes are on the north side, 2 along the back, 1 is the last house on the main road.
- 6) Approvals will likely not occur until mid-late summer for construction to begin. There are 2 surety bonds in place to ensure the construction and landscaping are completed. If not, the city retains the surety and can complete the project.
- 7) The term "single family" has to do with how the home is used, not how many people live there or how many mortgages are used to purchase it. (I'm probably over simplifying.) Their attorney was on hand, and I know the attorney on the planning commission is also monitoring this. The IDD homes only have 1 kitchen and one common living by area that is shared by the residents.
- 8) There are multiple floors plans, and each has multiple elevation options. These will not all look the same.
- 9) They will be keeping about 100 trees. Each lot will have 10-20 trees planted on it once that home is built. Over 200 trees will be planted on the site by the time the development is complete.
- 10) There will be a row of evergreens and pine trees along the east side, backing the Bellarmine homes.

When we moved in 2001, our realtor told us that area could be developed. That time has come.

\*\*\*\*\*

Susan Mason

Sent from my iPhone

---

**Planning Dept Email** <planning@rochesterhills.org>

Tue, Mar 7, 2023 at 10:07 AM

To: DANNY MASON <cmcsusanmason@aol.com>

Cc: bruce@three-oaks.com, Chris McLeod <mcleodc@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

Hi Susan -

I assume that you are intending this as additional public comment that will be provided to the Planning Commission once Walton Oaks is scheduled 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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Planning Dept Email &lt;planning@rochesterhills.org&gt;

---

## support for South Oaks and Walton Oaks Projects

2 messages

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**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 &lt;planning@rochesterhills.org&gt;

---

## 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 &lt;planning@rochesterhills.org&gt;

---

## 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  
Planning & Economic Development Department

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Planning Dept Email &lt;planning@rochesterhills.org&gt;

---

## 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

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**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  
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