



Planning Dept Email <planning@rochesterhills.org>

Old Orion Court Development

1 message

Sue A Hunt <aasahunt@hotmail.com>

Tue, May 20, 2025 at 10:02 AM

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

This letter is to briefly express our concerns regarding this development.

A Aaron and Sue A Hunt
240 Maplehill Road

We live directly across the proposed development on the northern side of Maplehill. The proposed entrance and exit on Maplehill to the development's parking lot is in very close proximity to our driveway on the opposite side of the road. We are very apprehensive about the increased traffic. We have young families who walk with their infants in strollers, the bus stop is right at the corner of Maplehill and Orion, we have older people who have mobility issues and use devices such as wheelchairs and walkers to get out for a walk, and just many others who walk up and down the road with pets or just by themselves. We would strongly encourage no access—a gate perhaps—onto Maplehill except for emergency/utility purposes only.

Other concerns include increased potential for water issues/flooding, privacy issues, wetland area, parking lot lighting into the neighborhood and just the general aesthetics of having a parking lot for 64 cars in direct view of the nearby homes. When it was stated at the previous planning meeting that the parking lot located behind the apartments was for "pedestrian aesthetics" our thoughts were immediately what about the neighborhood residents aesthetics!

Thank you for your attention to these concerns.
Sent from my iPhone



Proposed Old Orion Rd Building Site

2 messages

Nancy Cooley <gazeboview.nc@gmail.com>
To: planning@rochesterhills.org
Cc: Mani & Shafaq Ibrahim <usmanibrahim@aol.com>

Tue, May 20, 2025 at 3:43 PM

Rochester Hills City Hall
Planning Commission Dept.

Dear Commissioners,

The residents of Quailcrest Homeowners Association would like to present the following two concerns regarding the above proposed building site for your consideration.

1. Has a traffic safety study been performed for this area? We feel that any new additional traffic at this location will impact Quailcrest residents to exit our subdivision safely onto to the already heavily traveled Orion Rd.
2. Will possible flooding and/or new runoff from this proposed project have a possible impact to our retention basins of which Quailcrest HOA is financially responsible for maintaining its water quality. This heavy obligation is approximately 30-40% of our yearly income and would be an unreasonable future burden to our community should the cost increase due to additional strain from this construction.

Please review included map for location impact to our community.

Thank you for your consideration in these matters. We look forward to your response to these concerns.

Respectfully submitted,

Usman Ibrahim, President

Quailcrest Homeowners Association
P.O. Box 81503
Rochester, MI 48308



QC Area City Sewer Lines copy.pdf
7969K

Planning Dept Email <planning@rochesterhills.org>
Draft To: Nancy Cooley <gazeboview.nc@gmail.com>
Cc: Mani & Shafaq Ibrahim <usmanibrahim@aol.com>

Tue, May 20, 2025 at 4:04 PM

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

Mary Jo Pachla
Administrative Assistant

Quail Crest

Scarborough Ln.
Rochester Hills, MI

Scarborough Ln

Chatham Cir

Harwich Blvd

S Rochester Rd

Rochester Rd

Maplehill Rd

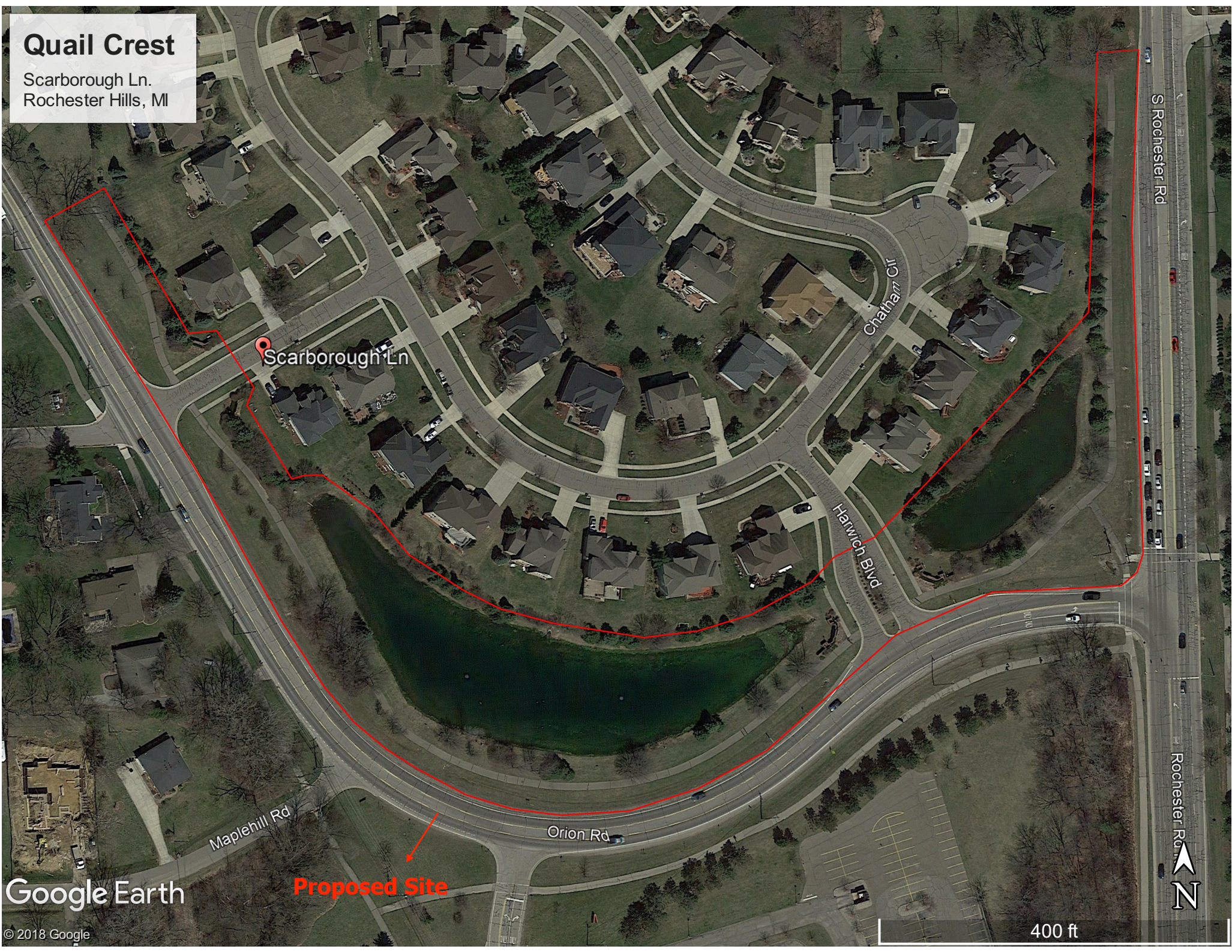
Orion Rd

Google Earth

Proposed Site

© 2018 Google

400 ft





Planning Dept Email <planning@rochesterhills.org>

Public Comment - Planning Commission 5/20 - Old Orion Court Development

1 message

melissa marsh <melissar426@gmail.com>

Wed, May 14, 2025 at 9:27 PM

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

Please read this into the public record for the Planning Commission during the public hearing related to Parcel 15-03-476-018 proposed development.

Dear Chairperson Hooper and Members of the Planning Commission,

I am writing to express my strong opposition to the proposed Old Orion Court Development Project (Parcel 15-03-476-018), which includes a 32-unit apartment building on approximately 2.4 acres of land. I respectfully urge the Planning Commission to vote no on this site plan.

I have serious concerns about the scale and environmental impact of this proposed development. The plan to place 32 units on a relatively small parcel of land will significantly increase traffic in an already congested area and is out of character with the surrounding neighborhood. This density is simply too high for the space available.

Additionally, the environmental costs of this project are unacceptable. The proposal includes the removal of 35 trees, with no plans to replace them on site. Instead, the developer intends to make a payment to the city's tree fund to cover the cost of replacing 57 trees elsewhere. While I appreciate the existence of the tree fund, it does not compensate for the loss of mature trees in our community, particularly when they are being removed in such numbers and not replaced on-site.

Equally concerning is the plan to disturb 0.09 acres of wetlands and modify the associated natural features setbacks by approximately 428 linear feet. Wetlands are vital to our local ecosystem, providing flood mitigation, water purification, and habitat for wildlife. Reducing protections around these natural features for the sake of development sends the wrong message about our community's priorities.

In summary, I am opposed to:

- The traffic congestion this development will bring,
- The excessive density of 32 units on only 2.4 acres,
- The environmental harm caused by removing trees and disturbing wetlands.

For these reasons, I urge you to reject the proposed site plan. Thank you for your time and consideration.

Sincerely,

Melissa Marsh

[411 Elmhill](#)

[Rochester Hills, MI 48306](#)



Planning Dept Email <planning@rochesterhills.org>

Old Orion Court 32 Apartment development

1 message

Maggie Hay <maggiehay1@gmail.com>

Wed, May 14, 2025 at 1:45 PM

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

Dear Members of the Rochester Hills Planning Commission,

I am writing to express my strong opposition to the proposed construction of a 32-apartment development on Old Orion Ct. As a long-term resident of Maplehill Road for 35 years, I find the placement of this apartment building in the middle of two residential streets with family-owned homes to be unacceptable.

At the last public planning meeting, it was suggested that the number of apartments should be reduced, yet the developer has not adhered to this recommendation. The proposed development will significantly impact the population density in our neighborhood, and the addition of an access road directly off Maplehill Road poses a serious danger to the children who live here, as well as to all residents who walk in the area. Our children play outside and catch their daily school bus on Maplehill Road, and the increase in traffic will jeopardize their safety and well-being.

Moreover, the environmental impact and the traffic congestion that will result from this development are of great concern. Not only will Maplehill Road be affected, but Orion Road, already extremely heavy in traffic during morning hours, after school and work, will face further strain. It will become increasingly challenging to ensure the safety of our residents with the added traffic a 32-apartment complex will bring, along with the other negative impacts it will have on our community.

Furthermore, it might be better suited for a smaller condominium complex that would fit in better with the surrounding neighborhood. This sounds like it would be the first development of its nature to be placed within family-owned homes, and I do not believe the city of Rochester Hills wants to lower the quality of this amazing community by allowing apartment complexes within well-established neighborhoods.

In conclusion, I urge you to reject the construction of the 32-apartment development on Old Orion Ct. Our neighborhood's safety, environmental integrity, and quality of life should be preserved, and the developer's non-compliance with the suggestions from the last public planning meeting should not be overlooked.

Thank you for your attention to this matter.

Sincerely,

Maggie Hay

471 Maplehill Rd

Rochester Hills, MI 48306



Planning Dept Email <planning@rochesterhills.org>

Planning Commission Public Hearing Public Comment - Old Orion Court Development1 message

John and Melissa Marsh <johnmelissa411@gmail.com>

Wed, May 14, 2025 at 9:35 PM

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

Dear Chairperson Hooper and Planning Commissioners,

I am writing to voice my strong opposition to the Old Orion Court Development Project on Parcel 15-03-476-018. I am completely against this project and urge the Planning Commission to vote no on the proposed site plan.

This development is wrong for our neighborhood on many levels. A 32-unit apartment complex crammed onto 2.4 acres is far too dense for the area. It will bring increased traffic, noise, light pollution, and congestion, making life harder for current residents.

Even more disturbing is the environmental damage this project will cause. They plan to remove 35 trees and aren't replacing a single one on site. Instead, they're putting money into the city's tree fund. That doesn't replace the mature trees that are being lost right here in our community. It's unacceptable.

They're also proposing to use 0.09 acres of wetlands and tamper with 428 linear feet of required natural feature setbacks. That kind of disregard for protected natural areas is alarming. Once it's gone, it's gone. These wetlands and setbacks exist for a reason—to protect our environment and quality of life.

This project benefits the developer, not the people who live here. I urge you to listen to the residents who care about this neighborhood and vote no on this site plan.

Sincerely,

John Marsh

[411 Elmhill](#)

[Rochester Hills, MI 48306](#)



Planning Dept Email <planning@rochesterhills.org>

FW: Old Orion Ct - Traffic Concerns

1 message

Connor Pytlowany <cpytlowany@aisequip.com>
To: "blaird@rochesterhills.org" <blaird@rochesterhills.org>
Cc: Planning Dept Email <planning@rochesterhills.org>

Mon, May 19, 2025 at 10:21 AM

Good Morning Mr. Blair,

I am writing you in regard to the proposed Old Orion Court Development project and the traffic safety concerns it creates.

I have shared these concerns by sending the attached letter to the planning commission, but in our last meeting they had recommended sharing these traffic concerns directly with you

The neighborhood along with myself have serious concerns of adding 60+ motorists to an intersection with a sweeping curve and limited site distance.

If you could take the time to review this letter and address these concerns it would be greatly appreciated

Thanks,

Connor Pytlowany

(586) 212-4638

From: Connor Pytlowany
Sent: Monday, May 19, 2025 10:10 AM
To: Planning Dept Email <planning@rochesterhills.org>
Subject: Old Orion Ct - Traffic Concerns

Please see attached a letter stating traffic concerns regarding the Old Orion Court Development project

Thanks,

Connor Pytlowany

(586) 212-4638

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Letter - Traffic Safety.pdf
38K

Dear Members of the Planning Commission,

I am writing to express my concerns regarding the proposed Old Orion Court Development project and the significant traffic dangers it poses to our neighborhood. The addition of 60+ cars to the residential streets of Maplehill and Old Orion Court will overburden these roads and create hazardous conditions for motorists and residents alike.

Both Maplehill and Old Orion Court access Orion Road at a point where there is a sweeping curve with a 45 MPH speed limit and limited line of sight to oncoming traffic. Due to these limited sight lines, it is natural for motorists living in the new development to utilize Maplehill to head southbound on Orion Road and Old Orion Court to head northbound. This will create a crossing pattern of traffic on a curve where there is already a high volume of traffic traveling, exacerbating congestion and increasing the risk of accidents.

Research indicates that sight distance restrictions on curves significantly increase crash rates. For instance, a study found that sites with limited sight distance experienced 50% more crashes than those with adequate sight distance. Adding 60 cars to an already congested area, especially on a curve with limited line of sight, is extremely dangerous and can lead to severe safety hazards.

Furthermore, this congestion will incentivize apartment residents to head south to the roundabout that feeds into a private parking lot, which is already congested due to the presence of restaurants, markets, and cafes. The increased traffic flow will not only strain the existing infrastructure but also compromise the safety of motorists and pedestrians in the area.

Given these concerns, I respectfully request that a comprehensive traffic study be conducted to assess the impact of the proposed development on our neighborhood. This study should evaluate whether the existing infrastructure can handle the increase in cars without compromising safety for motorists or the general public. It is crucial that the planning commission ensures that any development does not decrease the safety and quality of life for current residents.

Thank you for your attention to this matter. I look forward to your response and hope that the commission will take the necessary steps to address these serious concerns.

Sincerely,

Connor Pytlowany

241 Maplehill



Planning Dept Email <planning@rochesterhills.org>

Old Orion Court Development

1 message

Joseph Whitmer <jawhitme@gmail.com>

Tue, May 20, 2025 at 10:43 AM

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

Good Morning,

As a homeowner on Maplehill Rd in Rochester Hills, I would like to submit the attached letter I have written for the Planning Commission's consideration. Within the attached letter, I have addressed my concerns about this development proposal. These concerns are shared by residents of this area and it is my hope that the Planning Commission will take notice and act on these concerns.

Thank you for your time on this matter.

Sincerely,

Joseph A. Whitmer
[290 Maplehill Rd](#)
Rochester Hills MI 48306



Old Orion Court Development.docx

19K

Joseph Whitmer
290 Maplehill Rd
Rochester Hills, MI 48306

Dear Rochester Hills Planning Commission,

I am writing you to voice my deep concerns over the proposed "Old Orion Court Development Project". As a resident of Maplehill Rd for almost 4 years now, I have come to love this quiet, peaceful corner of Rochester Hills and I could not imagine wanting to live anywhere else. However, the proposed development on Old Orion Court threatens to completely upend the serenity that myself and fellow Maplehill residents enjoy.

As Rochester Hills Residents, we are already accustomed to the dangerous traffic on Orion Rd but this new development threatens to make the situation far worse not only on Orion Rd but for all area roads including Maplehill. I already worry about myself and my family turning in and out from Maplehill but with the proposed development, we are now adding significantly more vehicle traffic to an already over utilized road network.

Not only would the additional traffic on the roadways present a threat to public safety, the inclusion of an access road onto Maplehill would directly impact the safety the residents of our street. This inclusion will lead to residents of the proposed development utilizing Maplehill as ingress and egress from the development but also use our street as parking for the development. This additional street traffic would directly threaten the safety of children and persons who regularly walk our street to enjoy the beautiful greenery and wildlife in our area.

The proposed plan also includes destroying trees and protected wetlands that people and animals of our area enjoy. The proposed site size of 2.4 acres is barely large enough to house several condominiums, let alone a 32 unit apartment complex without severely impacting the natural environment. This destruction of the city's natural beauty to build yet more apartments in an area already saturated with apartment complexes makes no sense and puts an unacceptable burden on your existing taxpayers, environment and infrastructure.

To quote Mayor Barnett from the latest Hills Herald, "I wouldn't trade our views for too many in our state". Our mayor has publicly acknowledged the beauty of our area so the question must be asked, how is it acceptable for the city to approve a development that would rob its taxpayers of such views for an apartment complex that doesn't belong?

I am not against all development on Old Orion Court but any development must make sense with the area and consideration must be given to protect our wildlife and the safety and interests of the people who live around the development. It does not make sense for the citizens of the area, the wildlife of the area or the people who use our roads to pass through. Thus, as a taxpaying citizen of Rochester Hills I must strongly implore you, the planning commission to do the right thing and deny this development proposal.

Sincerely,

Joseph A. Whitmer



Public Meeting 05/20/25 parcel No. 15-03-476-018

1 message

April Massimino <april.massimino@yahoo.com>
To: planning@rochesterhills.org

Tue, May 20, 2025 at 3:21 PM

Public Meeting 05/20/25 parcel No. 15-03-476-018

Hi,

I live on Maplehill Road- 4 houses down from Orion on the south side. I have lived here 9 years. I am a vested resident of Rochester Hills. The meeting notice states the request is for site plan approval, tree removal permit and wetland use permit. I hope none are allowed.

- During the last meeting it was mentioned that there is a need for apartments in Rochester Hills. According to Apartments.com there are 805 available rentals. Zillow- 111 rentals available. Legacy Rochester Hills complex has 17 One bedroom units available, 22 two bedroom units available, and 22 three bedroom units available (61 total). There is definitely no shortage of apartments in Rochester Hills and no need for any new builds.
- Rochester Club apartments is on the other side of the fence along the back of our yard. There are Airbnb rentals available in that complex. We have different people in there and have high noise from there, lights on into the night. What will stop the residents of this complex from doing the same? Again this supports that there is no need for a new apartment complex in Rochester Hills.



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21



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All Filters



Apartments for Rent in Rochester Hills MI - 805 Rentals



Apartments For Rent in Rochester Hills MI

111 rentals available

- Condos are currently being built at the dead end- this will add 16-20 additional cars driving down the road. We currently have 30 houses on the road. The additional cars from the condos will impact the car total to possibly 80 cars. Wetlands were also filled in for this development.
- There is a bus stop at the stop sign leading to Orion. The traffic on Orion from Rochester Road is backed up multiple times a day- From my living room window, I am able to see the lineup of cars turning onto Rochester Rd extending around the bend on Orion. This traffic will be greatly impacted with the addition of possibly 64 more cars from the complex.
- With an exit going onto Maplehill- the additional cars will impact the already 80 cars turning off of Maplehill onto Orion.
- We have a ton of foot traffic and the additional car traffic will impact the safety of those walking, jogging, and biking. Our neighbors daughter was biking a couple weeks ago and was hit by a car on Orion. She did not report this as there were no serious injuries- but the additional traffic will cause reportable accidents.

- Rochester Hills is on the list of the ten most dangerous Oakland County intersections with 2 intersections- E Auburn & S Rochester Rd and Avon & Rochester Rd. This will add another dangerous intersection to the list.
- [The top 10 most dangerous intersections in Oakland County](#)
- At the last public meeting it was suggested by a council member that the exit onto Maplehill be an emergency only exit with a locked gate. The owner of the property held a meeting at the Golden Eagle restaurant. This was brought up and he said the council is **not** recommending a locked gate. Is there miscommunication?
- At the last public meeting it was suggested the owner decrease the units to help with the parking lot toward Ann Maria. During the meeting at the Golden Eagle restaurant, the owner said he will not be decreasing the number of units and will have a couple parking spots parallel to the building. This will decrease the parking spots by two.
- Where will overflow parking from the apartment complex park? Guests visiting the residents-on Ann Maria or Maplehill.
- We have a huge wild-life presence and beautiful trees- this will be affected by a 32 unit apartment complex and all the traffic.
- We already have some water back ups during heavy rain which will be increased.
- The owner of this property owns it- but to my knowledge is not a resident of this area. Building a large apartment complex on a small lot will not affect him or his family. Why not build a few nice homes to support the love the residents that live in this area have.

Thank you,

April Massimino

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Planning Dept Email <planning@rochesterhills.org>

Old Orion Court Development Project - Concerns from Maplehill Resident

1 message

Souzan Hanna <suzyhanna001@yahoo.com>

Fri, May 16, 2025 at 4:01 PM

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

Hello,

My name is Souzan Yousif and I live at [410 Maplehill Road](#). This email is in response to the upcoming Planning Commission Meeting (5/20/25) for the Old Orion Court Development Project. I will do my best to attend the meeting. However, if I am not able to, I would like the following comments passed on to the Rochester Hills Planning Commission:

- I understand that the parcel is zoned R-1: One-Family Residential. The proposed development appears to be a multi-family housing complex. Was a variance obtained to allow this development in a R-1 district?
- One of the biggest concerns is the additional traffic generated for the residents of Maplehill Road and the surrounding area (Orion Road, Old Orion Court). Maplehill Road already has Maplehill Townhomes under construction that will impact the residents of Maplehill Road. Tienken Road is already congested during peak hours of traffic and additional development will not make it better. Was a traffic impact study conducted?
- If this development moves forward, I would recommend the following improvements be updated in the site circulation plan:
 1. Eliminate the drive approach off of Maplehill Road completely and reconfigure the parking lot
 2. Add a right-turn only lane off of Maplehill Road to offset the additional traffic generated by the apartment tenants
 3. The drive approach off of Maplehill Road is gated and reserved for emergency access only
- There should be a narrative behind why this development is needed in the community. Is this a case of missing middle housing or another luxury apartment complex? Personally, I would support more student housing or ADA accessible housing for independent seniors. However, there is no story to support what appears to be another luxury apartment complex.

Thank you,

Souzan Yousif
[410 Maplehill Road](#)
[Rochester Hills, MI 48306](#)
586-942-9595



Planning Dept Email <planning@rochesterhills.org>

Old Orion Ct - Outlook Concerns

1 message

Connor Pytlowany <cpytlowany@aisequip.com>
To: Planning Dept Email <planning@rochesterhills.org>

Mon, May 19, 2025 at 9:19 AM

Please see attached for a letter regarding the wetlands outlook proposed with the Old Orion Court Development project

Thanks,

Connor Pytlowany

(586) 212-4638

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Letter - Wetlands Outlook.pdf
1444K

Dear Members of the Planning Commission,

I am writing to express my concerns about the proposed wetlands outlook included in the site plan for the Old Orion Court Development Project. I understand that development projects often raise concerns from nearby residents, and I hope you'll consider my perspective not as opposition for the sake of it, but as someone genuinely affected by this specific aspect of the plan.

Upon reviewing the site plans, the proposed outlook appears to offer a view of the wetlands. However, when the location is mapped out in the field, it raises significant privacy concerns. The outlook is planned to be 42 feet north of Tree #171 (see Fig. 1), and only 57 feet from my property line. According to Sheet #L3, the structure will be elevated, which would provide not just a view of the wetlands—but a direct line of sight into my backyard.

Figure 2 shows the proposed location as seen from my property, while Figure 3 illustrates the view from the proposed outlook site (excluding the elevation). As designed, this structure would function more as a platform overlooking my home than as a community amenity focused on nature.

While I understand that the city requires developers to include community amenities, I question the benefit of this particular feature. It is located at the back of the development, in an area where community residents are otherwise not encouraged to gather. What value does this outlook truly provide for the broader community?

Although there is some brush that currently offers partial screening, we live in Michigan—where foliage only provides coverage for about half the year. During fall, winter, and early spring, the view into my yard will be completely unobstructed, significantly impacting our privacy.

I have a 7-month-old daughter, and we plan to grow our family. Like any parent, I want to ensure my children can play safely in their own backyard without the anxiety & risk of being watched from a public structure just 57 feet away.

Given the significant impact this structure would have on my family's privacy and peace of mind, I respectfully urge the Planning Commission to request that the city and developer remove the wetlands outlook from the site plan entirely. While I support thoughtful development and community amenities, this particular feature—due to its location and elevation—poses more harm than benefit. I ask that you consider the perspective of those who live closest to this project and prioritize solutions that respect both community goals and individual privacy.

Sincerely,

Connor Pytlowany

241 Maplehill

[illegible]

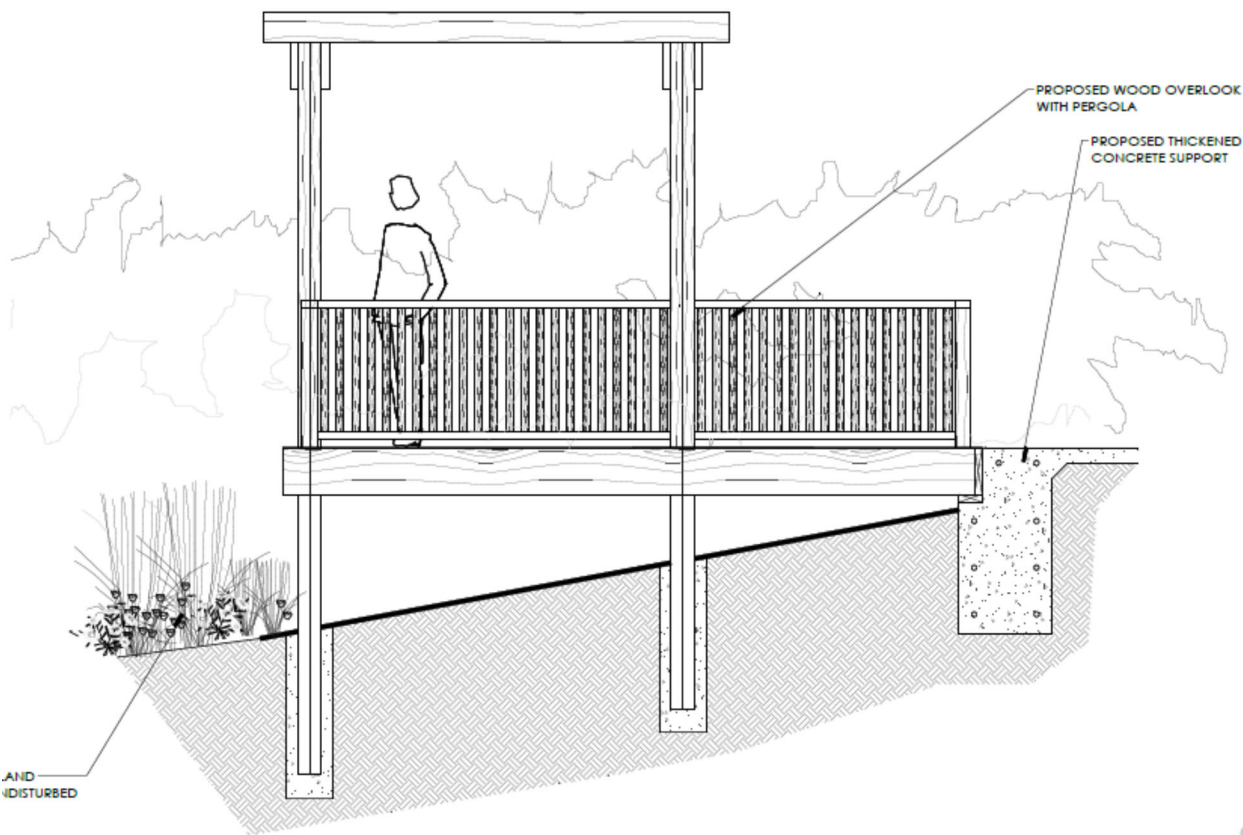
Figure 2 – Outlook (proposed) view from property line



Figure 3 – view from outlook (proposed)



SHT L3 – Outlook section view from prints



WETLAND OVERLOOK SECTION

NTS



Planning Dept Email <planning@rochesterhills.org>

Old Orion Ct - Traffic Concerns

1 message

Connor Pytlowany <cpytlowany@aisequip.com>
To: Planning Dept Email <planning@rochesterhills.org>

Mon, May 19, 2025 at 10:10 AM

Please see attached a letter stating traffic concerns regarding the Old Orion Court Development project

Thanks,

Connor Pytlowany

(586) 212-4638

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Letter - Traffic Safety.pdf
38K

Dear Members of the Planning Commission,

I am writing to express my concerns regarding the proposed Old Orion Court Development project and the significant traffic dangers it poses to our neighborhood. The addition of 60+ cars to the residential streets of Maplehill and Old Orion Court will overburden these roads and create hazardous conditions for motorists and residents alike.

Both Maplehill and Old Orion Court access Orion Road at a point where there is a sweeping curve with a 45 MPH speed limit and limited line of sight to oncoming traffic. Due to these limited sight lines, it is natural for motorists living in the new development to utilize Maplehill to head southbound on Orion Road and Old Orion Court to head northbound. This will create a crossing pattern of traffic on a curve where there is already a high volume of traffic traveling, exacerbating congestion and increasing the risk of accidents.

Research indicates that sight distance restrictions on curves significantly increase crash rates. For instance, a study found that sites with limited sight distance experienced 50% more crashes than those with adequate sight distance. Adding 60 cars to an already congested area, especially on a curve with limited line of sight, is extremely dangerous and can lead to severe safety hazards.

Furthermore, this congestion will incentivize apartment residents to head south to the roundabout that feeds into a private parking lot, which is already congested due to the presence of restaurants, markets, and cafes. The increased traffic flow will not only strain the existing infrastructure but also compromise the safety of motorists and pedestrians in the area.

Given these concerns, I respectfully request that a comprehensive traffic study be conducted to assess the impact of the proposed development on our neighborhood. This study should evaluate whether the existing infrastructure can handle the increase in cars without compromising safety for motorists or the general public. It is crucial that the planning commission ensures that any development does not decrease the safety and quality of life for current residents.

Thank you for your attention to this matter. I look forward to your response and hope that the commission will take the necessary steps to address these serious concerns.

Sincerely,

Connor Pytlowany

241 Maplehill



Planning Dept Email <planning@rochesterhills.org>

FW: Old Orion Ct - Traffic Concerns

1 message

Connor Pytlowany <cpytlowany@aisequip.com>
To: "blaird@rochesterhills.org" <blaird@rochesterhills.org>
Cc: Planning Dept Email <planning@rochesterhills.org>

Mon, May 19, 2025 at 10:21 AM

Good Morning Mr. Blair,

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The neighborhood along with myself have serious concerns of adding 60+ motorists to an intersection with a sweeping curve and limited site distance.

If you could take the time to review this letter and address these concerns it would be greatly appreciated

Thanks,

Connor Pytlowany

(586) 212-4638

From: Connor Pytlowany
Sent: Monday, May 19, 2025 10:10 AM
To: Planning Dept Email <planning@rochesterhills.org>
Subject: Old Orion Ct - Traffic Concerns

Please see attached a letter stating traffic concerns regarding the Old Orion Court Development project

Thanks,

Connor Pytlowany

(586) 212-4638

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Research indicates that sight distance restrictions on curves significantly increase crash rates. For instance, a study found that sites with limited sight distance experienced 50% more crashes than those with adequate sight distance. Adding 60 cars to an already congested area, especially on a curve with limited line of sight, is extremely dangerous and can lead to severe safety hazards.

Furthermore, this congestion will incentivize apartment residents to head south to the roundabout that feeds into a private parking lot, which is already congested due to the presence of restaurants, markets, and cafes. The increased traffic flow will not only strain the existing infrastructure but also compromise the safety of motorists and pedestrians in the area.

Given these concerns, I respectfully request that a comprehensive traffic study be conducted to assess the impact of the proposed development on our neighborhood. This study should evaluate whether the existing infrastructure can handle the increase in cars without compromising safety for motorists or the general public. It is crucial that the planning commission ensures that any development does not decrease the safety and quality of life for current residents.

Thank you for your attention to this matter. I look forward to your response and hope that the commission will take the necessary steps to address these serious concerns.

Sincerely,

Connor Pytlowany

241 Maplehill