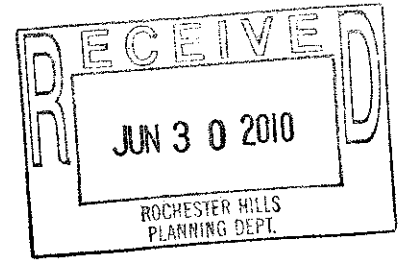


1585 Colony Drive
Rochester Hills, MI 48307-3404
June 28, 2010



City of Rochester Hills
Attention: Planning Director, E. Anzek
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Subject: Public Hearing on July 6, 2010 to Discuss G&V PUD Agreement

Dear Mr. Anzek:

I received notification of the Public Hearing to be held at the Rochester Hills Municipal Offices on Tuesday, July 6, 2010 to discuss the PUD Agreement for the property located at 1585 S. Rochester Road on the east side of Rochester Road and just south of Avon Road which is owned by G&V Investments.

I attended the previous meeting and was absolutely appalled at what Bill Gilbert was proposing as the development plan for the estimated 27 acres of land at the above location. I went to City Hall this week and requested a copy of the PUD Amendment. I reviewed the Amendment and have many concerns.

First, the fact that the City Council and Planning Commission approved the rezoning of this property which allowed the land to be developed in a mixed format totally alarms me. The majority of the zoning in this area along Rochester Road is residential.

To allow another strip mall to be constructed and lay empty during this recession is a poor business decision by the City. It is not beneficial to G&V Investments or the Rochester Hills community to build yet another strip mall when so many strip mall properties currently are vacant. An additional strip mall just compounds an already serious noise/traffic/vibration problem which the residents are forced to deal with on a daily basis. In the amendment, the decision to omit and not allow taverns, night clubs, bars, discotheques, dance halls or any other establishment selling alcoholic beverages was in my opinion the most intelligent decision the Planning Commission and City Council have made on this property to date. Rochester Hills does not need another strip mall!

If Bill Gilbert of G&V wants to use this property to enhance Rochester Hills, build a small condominium subdivision on the 27 acres, not another strip mall. This will give the Eddington Farms homeowners more privacy when using their yards/decks. There are many small properties in Troy, MI where the City has elected to build small condominium subdivisions.

These smaller condominium subdivisions are well designed and blend nicely with the existing homes surrounding them.

Building small brick, one story office buildings like those built further south on Rochester Road is acceptable. Those office buildings are neatly kept, in a Cape Cod type design and appear to be small condos not office buildings. Condominiums and small office buildings are consistent with the current land usage in the immediate vicinity.

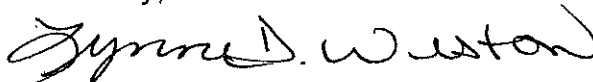
The traffic on Rochester Road would increase dramatically from what homeowners currently experience on a daily basis. The noise, vibration, road congestion as well as the wear and tear on Rochester Road due to the increased traffic would definitely decrease the quality of life homeowners now value and enjoy.

Currently, turning either left or right from Drexelgate onto Rochester Road can take as long as 5-10 minutes. A driver risks a serious accident every time they attempt to turn onto Rochester Road. Homeowners in Winchester Village have repeatedly requested a traffic light to be installed at Drexelgate/Rochester Road so we can safely turn without putting our lives in jeopardy. By adding a large strip mall, condominiums and office buildings accessing Rochester Road from any of the subdivisions – Eddington Farms, Winchester Village and Sycamores will be almost impossible!

A PUD with a mixed construction plan benefits only G&V Investments, not the residents who live in close proximity to the proposed construction plan. By building a strip mall of retail stores as well as office buildings, G&V Investments will be receiving rental space dollars from their tenants each month. So financially, this is the better deal for G&V, but it is not beneficial to any homeowner who will be forced to contend with their lack of privacy and a decrease in their quality of life. If G&V Investments builds condos, the company stands to make money only once – at the sale of the condo. But, with the mixed plan construction, G&V stands to make a large sum of rental money every month on an ongoing basis. The best interests of the Rochester Hills' homeowners are not being served by this PUD Plan!

I urge the Planning Commission as well as the City Council members to decline approval of the G&V PUD construction plan. This G&V PUD construction plan is not the correct decision for this Rochester Hills property! Please respect the opinions, concerns and comments of the Rochester Hills' homeowners, who elected you into office. Do not approve the G&V PUD construction plan!

Cordially,



Lynne D. Weston

Winchester Village Subdivision, Lot 56

cc: Mayor Bryan K. Barnett
City Council Members