



Maureen Gentry <gentrym@rochesterhills.org>

Fwd: "Brewster Road" Condo project

1 message

Stephanie Morita <moritas@rochesterhills.org>
To: Maureen Gentry <gentrym@rochesterhills.org>

Sun, Aug 18, 2019 at 8:11 PM

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From: **Maximiliano Larroquette** <maximiliano.larroquette@gmail.com>
Date: Sun, Aug 18, 2019 at 5:39 PM
Subject: "Brewster Road" Condo project
To: <roedigers@rochesterhills.org>, Stephanie Morita <moritas@rochesterhills.org>, Mark Tisdell <tisdellm@rochesterhills.org>

Ms. Morita and Ms. Roediger,
It has come to the attention of some residents of the ShadowWoods Subdivision, (not members on the board) that Robertson Brothers (the developer) is seeking to change some of the previously agreed upon terms of the approval due to high cost to them. Particularly the addition of the "turn lane" on Brewster road. Firstly, The "turn lane" is a key part of how the surrounding community is affected by this 40 homes development. This road is on a hill with limited visibility with vehicles turning in and out of this development. Removing the traffic lane will impact traffic on Brewster, Walton (people trying to turn north on Brewster from Walton) and Powderhorn Ridge (as it becomes a detour to the traffic issues). I invite you to drive Brewster at 7 45 am and 5 pm on a workday to see first hand the effects and Powderhorn Ridge to see how much is a cut-thru road.

Powderhorn will not be only affected by the vehicles from the condo development, Powder Horn will see a lot more cut thru traffic from drivers trying to avoid Brewster and Walton.

Secondly, I find it very un business like to change the terms of the agreement after it was discussed, negotiated, reviewed and approved by all entities. What else is going to change next? The quality of the homes? The siding? The landscaping? Are they going to sell the agreement for a lower quality developer to take over?

There is a MasterPlan for a reason, if Brewster is not meant to be widened, the NORTH parcel of the development is not intended to be re-zoned for more houses than currently zoned for. This two parcels were zoned for an expansion of the nursing home (south parcel) with very low traffic(see how small their current parking lot is) and residential homes (north parcel)

I understand we are looking what is best for the community and its impact. So far we are seeing increased road congestion, increased traffic thru PowderHorn and a bike repair stand promise (with no future maintenance for the bike repair)

Regards,
Maximiliano Larroquette
2678 Winter Park Rd
Rochester Hills, MI
48309

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Steph Morita
City Council Vice President
District 1 Representative

248.841.2463

City of Rochester Hills, Michigan

8/19/2019

City of Rochester Hills Mail - Fwd: "Brewster Road" Condo project

www.rochesterhills.org

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