

Dear Members of City Council,

I am writing to you today regarding a site plan feature that is part of the Old Orion Ct Development project noted as the wetland outlook. I am the homeowner of 241 Maplehill and located directly West of the planned development. 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.

I submitted letters to the Planning Commission and spoke at the review meeting to express my concerns. The Commission ultimately determined that a fair compromise would be to shift the proposed outlook slightly south, relocating it to the area near tree #171. In my view, this change is minimal—hardly an adjustment, let alone a true compromise.

The site visit photos presented by the Planning Commission during the meeting do not reflect what site conditions will be like after site clearing has occurred. According to plan, all bushes and natural screening up to the bank of the wetlands will be removed. This will eliminate most of the visual barriers shown in the photos, giving the outlook a direct line of sight to my property.

The proposed outlook will be positioned parallel to my property, just 61 feet from my property line. It will overlook only 155 linear feet of wetlands—a relatively small area. Notably, one-third of the wetlands this feature is intended to overlook is my property, based on square footage comparisons. Although there is some brush that 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 find these facts deeply concerning. Rather than serving as a community benefit, this feature appears to be more of an intrusion on my property and privacy. 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?

I have a 8-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 61 feet away.

Given the significant impact this structure would have on my family's privacy and peace of mind, I respectfully urge the City Council to 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.

- Connor Pytlowany



Planning Dept Email <planning@rochesterhills.org>

Parcel No. 15-03-476-018 Meeting

1 message

Stolzenfeld, Kevin <Kevin.Stolzenfeld@nrmk.com>

Thu, Jun 5, 2025 at 11:07 AM

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

Hello,

We received the attached notice, and I was informed today that the meeting has been rescheduled for 6/09 . As we are located at the parcel to the east ([6700 N Rochester Road, Rochester Hills](#)), I would like to express our concerns for the upcoming meeting:

- We are worried about the potential increase in traffic, which may lead to drivers cutting through our parking lot. This would result in additional wear and tear, and contribute to traffic congestion.
- We propose the installation of a traffic island in the center of Old Orion Court to prevent vehicles from driving directly across from our site into the apartment complex, assuming there would be access on that side.
- We recommend eliminating access to the apartment complex from Old Orion Court. Instead, access should be provided via Orion Road or Maplehill Road further at the "back" of the apartment site.
- If a suitable plan to redirect traffic cannot be implemented, we believe the developer should share in the asphalt and concrete maintenance costs for our property.
- Our primary concern remains the wear and tear on our property due to the anticipated traffic pattern of vehicles cutting through. It is likely that drivers will prefer this shortcut to avoid waiting at the left turn light at Orion, or to bypass potential morning backups on Orion when heading out to Rochester Road. Given that the left turn lane on Rochester is considerably long, rush-hour traffic could result in cars waiting through multiple light cycles to make their left turn.

We hope these suggestions and concerns will be considered during the planning discussions.

Please note our address has changed

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