

SOUTH OAKS  
NEIGHBOR MEETING  
MARCH 6, 2023

An invitation was made to nearby neighbors of the South Oaks project, including neighbors to both the east and west. The meeting was held from 7:30 to 8:30 pm at The River Church at 255 South Squirrel Road, Auburn Hills, MI.

21 people signed up on the sign in sheet for that night. Their questions and comments were:

1. In reading our EIS form, they disagreed with the fact that only one home views would be affected. They felt more would be affected. We pointed out that the neighbors on Walnutbrooke actually have a distance of over 300 feet from the backs of their homes to the western edge of our property and that this area is heavily wooded.
2. One neighbor was under the misconception that most or all of the property is wetland. We pointed out that only 4,450 square feet of quality wetland is being filled. The other two wetlands were cited by ASTI as not being considered natural resources. We also pointed out that we are following all of the ASTI and EGLE recommendations to minimize wetland impacts this area were being followed, including location of the roadway, retaining wall to minimize lateral extent of fill and an open bottom culvert.
3. One neighbor was concerned about flooding based on a major rain that occurred two years ago. We pointed out that our basement slab grades were set 2 above the 100 year floodplain and that our compensating cut for the floodplain fill we were doing (for the roadway through the wetland/floodplain in the middle of the property) was greater than the volume of fill. We also pointed out that, during a major flood event, our detentions are lower than the 100 year floodplain would act as additional flood storage.
4. One neighbor was concerned about our soils. We pointed out that we have done soil borings on the site and that the soils will support roads and buildings.
5. One neighbor was concerned about wildlife displacement. We indicated that some wildlife would be displaced, but that these animals had 35 acres of wooded wetland open space directly adjacent to our site to the east and north onto which to migrate.
6. One neighbor was concerned with why we hadn't actually filed our wetland fill permit application with EGLE yet. We indicated that we had held a pre-application meeting with them on site and obtained their comments on flagging and a preliminary review of our site plan. They expressed no major issues with the site plan. We indicated that the wetland fill permit application requires cut/fill sections and we couldn't provide accurate information until city engineering approved of our grading plan. We indicated that the permit application was being drafted now and would be submitted as soon as complete.
7. There was extensive discussion regarding our IDD homes and whether they were single family homes or not. Our attorney explained the suite and common areas concept to them. Certain audience members felt that the IDD residents in the homes were a single family. Our attorney read the definition of a family unit from the City zoning ordinance to them and asked how our proposal didn't meet this definition. One neighbor felt we were just figuring out a work around. That same neighbor was very argumentative about everything that was presented.

SOUTH OAKS  
44th IN SITE 3/6/23

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