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OCT 20 2014

PLANNING DEPT.

Mr. William F. Boswell, Chairperson
Rochester Hills Planning Commission
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

October 16, 2014

Regarding: Public Hearing. Conditional Land Use at 2995 Walton Blvd., Southeast corner of Walton and Adams.

As residents of the Meadowbrook Hills of Avon Condominiums, located South and East of the site in question, we have received notice and plan to attend the Public Hearing on Tuesday, October 21, 2014 at 7:00 p.m. at the Municipal Offices.

We have studied the information provided in the Notice and have visited the Planning Department at the City Offices, We understand that a "Traffic Study" has not yet been taken and wish to make known our objections to this plan based on our observations and experiences as 18 year residents of this community.

1. It is generally agreed that no changes are/or will be made to traffic patterns on Adams Road unless they are proposed by Oakland University.
2. Adams Road is a county road and, as such, Rochester Hills cannot respond to requests for signs such as "Do Not Block Intersection", "No Left Turn", "No Through Traffic", or "No Turn on Red Light".
3. The proposed entry to the Tim Horton Drive-Thru is on the Southeast side of Adams Rd. The proposed exit from the Tim Horton Drive-Thru is on the Southeast side of Walton Blvd.

This will cause entering customers of Tim Horton to make a right turn using the same lane of traffic as the Northbound traffic approaching Walton. There are entrances to Meadowbrook Drive, MacDonalds, and the Mobile station presently located here and all three are frequently backed up waiting to make a right turn onto Walton Blvd. Southbound customers will need to make a left turn through two lanes of traffic to enter Tim Hortons.

Upon exit from Tim Hortons' all patrons will make a right turn onto Walton Blvd. For Eastbound customers there is no problem. Westbound, Northbound, and Southbound customers will face six driveways of other businesses between the Mobil/Tim Horton site and Meadowbrook Dr., the fastest way for them to return to Adams Rd.

Meadowbrook Dr. is a city street but it is the core of our condominium community.

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The property between the street and the commercial lot line, separating the condominiums from the commercial sites, has for more than 35 years been maintained by the Condominium Association. There is a fence, bordered by a solid line of Arborvita trees and decorative flower beds. Our landscape contractor maintains these and the lawns and irrigation system.

Our residents continually remove trash that is dropped in this area by patrons of the commercial sites on Walton Blvd.

For all of the stated reasons we believe that the requested change in use of this location should be denied.

Sincerely,

Mr. & Mrs. Roger J. Dingman
2835 Trailwood Dr.
Rochester Hills, Mi 48309