



Maureen Gentry &lt;gentrym@rochesterhills.org&gt;

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**Fwd: Proposed master plan affecting the corner of Rochdale and Walton**

1 message

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**Kristen Kapelanski** <kapelanskik@rochesterhills.org>

Tue, Jan 22, 2019 at 8:43 AM

To: Maureen Gentry &lt;gentrym@rochesterhills.org&gt;

Cc: Sara Roediger &lt;roedigers@rochesterhills.org&gt;

Moe,

Please include this in the PC/CC packets.

Thanks!

**Kristen Kapelanski, AICP**

Manager of Planning

Planning and Economic Development

p. 248.841.2572 direct

p. 248.656.4660 department

[kapelanskik@rochesterhills.org](mailto:kapelanskik@rochesterhills.org)

----- Forwarded message -----

From: **michael Plourde** <[mplou18771@gmail.com](mailto:mplou18771@gmail.com)>

Date: Sun, Jan 20, 2019 at 12:54 PM

Subject: Proposed master plan affecting the corner of Rochdale and Walton

To: Kristen Kapelanski <[kapelanskik@rochesterhills.org](mailto:kapelanskik@rochesterhills.org)>

I am submitting this letter to the Rochester Hills Planning commission c/o Kristen Kapalanski. I am writing to support the initial proposed Master plan change to the the SW corner of Rochdale and Walton.

Planning Commission Members.

The Rochester Hills proposed adoption of the Master Plan which included changes to the SW corner of Rochdale and Walton was an important and a well considered vision for the future of the city and community. The physical characteristics of the area and properties considered, supported the proposed change to business flexible. The proposed change took into consideration the surrounding commercially developed intersection as well as the development of the property across Rochdale down to Ashton street. An Ariel view of the intersection shows a dramatic view of the commercially developed intersection, revealing the 1/2 acre site at 26 Rochdale standing alone as an isolated residential site. As stated earlier, in 2012, McKenna and associates also proposed a change to this property to business flexible. A few homeowners objected to any change and the proposal was withdrawn. No further discussion or input was requested.

The few home owners who voiced opposition of the current Master Plan raised concerns about traffic. An appropriate office at the existing home site at 26 Rochdale would involve minimal daytime traffic substantially less than other current permitted uses under existing city guidelines.

Although, I am addressing only my property, any development on the two lots surrounding the home site would not involve any traffic concerns. All daytime traffic would begin and end between Walton and Ashton. There would be no need for traffic to travel further into the subdivision. I am not advised of any other viable objections raised at the public hearing. The adoption of the Master Plan as proposed would activate the neighborhood, honor the community and provide value to the City as well as preserving the character of the adjacent subdivision. .

Finally any zoning change at the SW corner if permitted, would be controlled by existing zoning regulations I am urging the Planning Commission to adopt the proposed Master Plan change to business/flexible. I would be willing to meet to discuss this matter with the Planning Commission if requested. Sincerely, Michael plourde (cell # 248-2271801)

**LAW OFFICES OF**

**MICHAEL F. PLOURDE**

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