

Timestamp	First	Last Name	Property Address	Comments on the Flex Business (FB) Overlay Moratorium
3/4/2022 8:44:21	Cloverport Subdivisi	Dated 3/1/22, Rec'd		See separate letter in FB directory
3/10/2022 13:21:16	Thomas	Rose	3081 S Livernois Rd, Rochester Hills, 48307	<p>My property, zoned R-4, has had businesses attached on our North boundry since the 1940s and 50s with no issues. Properties to our South were all residential. In the early 1980s those neighbors and other properties have been purchased by the people who built the Mosque and all their houses removed. We have been approached to sell but have not been ready to leave this location yet.</p> <p>Our house was built by my father when I was born and I purchased it from him when he retired and moved. With the change in the area my wife and I realize the next owner will want to change direction since there is no longer any neighborhood. This place is ideal for business because of its location and 200' frontage on Livernois. My Wife and I had lobbied City Hall since before Flex Business Overlay came into being. We were always counting on having a business take over when we left the property.</p> <p>As changes to various neighborhoods around the city become unsuitable for their current designation, some method must remain available to redesignate their application. Reviewing the FB is definitely necessary but removing it from consideration might hinder future planning in some instances.</p> <p>Thank you for your time. Respectfully, Thomas and Cornelia Rose 3/10/2022</p>
3/18/2022 20:14:31	Paul	DeRubeis	2633 Hickory Lawn Road, Rochester Hills, MI, USA	Thank you for making progress on a long overdue plan to curtail the explosive growth in our city that will far outweigh our infrastructure. It seems of late, some members of the RH Administration and Planning Commission are more interested in the added tax dollars development will bring instead of these how developments will affect the quality of life in our fair city.

3/21/2022 17:23:17	Horst	Reinhardt	117 Cloverport Ave	<p>Thank you so much for looking into the flex business overlay zoning and considering a moratorium. I think it is prudent to take a pause and review if this type of zoning mechanism is working as intended. It is not unusual for developers to take advantage of zoning that the City may not have envisioned or is good for its residents. In my case, to allow a home to be torn down in a historic neighborhood to create an access road to a light industrial park behind residential homes seems to be one of those unintended consequences. Please approve this short pause and allow the planning commission to do a thorough review of the FB overlay zoning. Thank you.</p>
3/21/2022 18:04:49	Ron	Peckens	60 Cloverport Ave	<p>I fully support the 6 month Moratorium. I believe the FB was originally done hastily, this should give the Planning Committee and Council time to properly evaluate properties where the FB makes sense and properties where the FB do not make sense and should be removed from the overlay.</p>
3/25/2022 6:44:31	Kevin	Baird	Vacant- Approximate address 2442 S. Rochester Rd (just North of 2448 S. Rochester Rd)	<p>I would like to see this location maintained as a FB district being located right on a high traffic stretch of Rochester Rd. Allowing for smaller scale commercial along the Rochester Rd frontage with 2-3 story multi family or senior housing behind would be my preference in this location.</p> <p>Density is a requirement for projects to be feasible given the high costs of development and building. Simplifying the street type/ setback/ entrance requirements is a good idea. Thank you.</p>
3/1/2022 9:40 AM	Jeremy	Olstyn	152 Cloverport Ave.	<p>Given the upcoming proposed moratorium on FB zoned development proposals, potential development in our neighborhood, as well as future discussions regarding FB zoning in general, the Cloverport Neighborhood would like to add our thoughts to the process. Please see the attached pdf in consideration of the adjustments that could be made to FB zoning and the positive impact it would have on our neighborhood and the Rochester Hills area as a whole.</p>