

2/6/23	Sahuntala Kunjamboo	i'm not favor for this project because i don't want to see more trees to cut down. when i moved to rochester Hills i can see the hills. Now no more hills. Now, i only see buildings and new development.	

We Oppose Non-compliant Development of Parcel #701507376038

To: Rochester Hills Planning Commission, City Council, and Mayor

We, the undersigned, oppose the proposed development of this parcel by Three Oaks Group LLC. They have presented adjacent property owners in Bellarmine Hills and Brookedale West subdivisions with a plan to build high-density single family homes and multi-tenant condominium building(s) in this R-2 parcel.

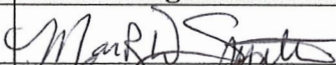

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We strongly oppose any changes to the zoning of this parcel because:

- This property, as well as the adjacent subdivisions, has been zoned R-1 or R-2 since the days of Avon Township. Homeowners in the area purchased their property with the assumption that adjacent properties would be developed under R-1 or R-2 requirements.
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- There are many objections to using the PUD Option. The fundamental objection is that “The PUD option shall not be used for the sole purpose of avoiding applicable requirements of this ordinance.”

Their proposal also includes accessing the development via an extension of Donegal Drive through Bellarmine Hills which would significantly increase traffic in Bellarmine Hills both during and after construction.

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Name	Signature	Street Address	Date Signed
MARK SMITH		215 BELLARMIINE	6-14-21
Patricia Dougherty	Patricia Dougherty	61 BELLARMIINE DR	6-14-21
Ruth Dougherty		61 Bellarmine Dr.	6-14-21
Suzanne Ozinga	Suzanne Ozinga	62 Bellarmine Dr	6-14-21
ROGER WEBSTER	Roger D. Webster	115 BELLARMIINE DR	6-14-21
Donna Riff	Donna Riff	236 Gundy Ct	6-19-21
Hartha Cooper	Hartha Cooper	3398 Aquinas	6-19-21
Liam Cooper	Liam Cooper	3398 Aquinas	6-19-21
Kieran Cooper	Kieran Cooper	3398 Aquinas	6-19-21
EUBENE A. RAFFIN	Eubene Raffin	215 DONEGAL DR	6-24-2021
Marianne Raffin	Marianne Raffin	215 Donegal Dr	6-24-2021
Joshua Haworth	Joshua Haworth	250 Donegal Dr.	7-10-2021

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Ellen J. Smith	<i>Ellen J. Smith</i>	215 Bellarmine	6-14-21
Barbara A. Webster	<i>Barbara A Webster</i>	115 Bellarmine	6-14-21
Richard Abraham	<i>Richard Abraham</i>	437 GUNDER Dr.	8/31/21
SILKE A BATHIN	<i>Silke</i>	437 GUNDER	8/31/21
Tom Costigan	<i>Tom Costigan</i>	465 GUNDER Dr.	8/31/21
Mary Louise Costigan	<i>Maryl. Costigan</i>	465 GUNDER Dr.	8/31/21
STEVE RAFFIN	<i>Steve</i>	460 GUNDER	8/31/21
Bobbi Jo RAFFIN	<i>Bobbi Jo Raffin</i>	460 GUNDER Dr.	8/31/21
JOHN A STUBBINS	<i>John A Stubbins</i>	472 GUNDER DR	8/31/21
DAVID GLAESER	<i>David</i>	417 PINEHURST DR.	8/31/21
Jordan Glaeser	<i>Jordan Glaeser</i>	417 Pinehurst Dr.	8/31/21
Brian Kinamon	<i>Brian</i>	461 GUNDER Dr	9/01/21

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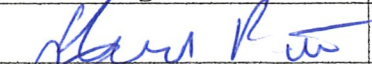
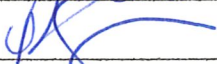

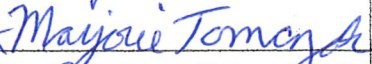
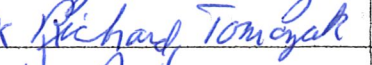
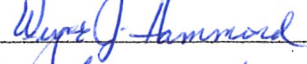
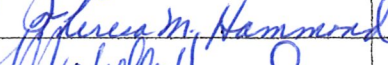


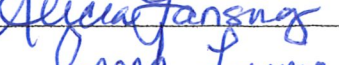


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Name	Signature	Street Address	Date Signed
Michael Patyi		332 GUNDER	8/31/21
Rhonda Patyi		332 Gunder Dr.	8/31/21
Evelyn Ostrowski		320 Gunder DR,	9-1-21
MARJORIE TOMCZAK		325 Gunder DR	9-1-21
RICHARD TOMCZAK		325 Gunder DR	9-1-21
Wayne Hammond		363 GUNDER DR	9-2-21
Theresa Hammond		363 Gunder DR	9-2-21
Michelle Hammond		373 Gunder DR.	9-2-21
Peter Hammond		373 Gunder DR	9-2-21
Alicia Lansing		132 Gunder DR	9-3-21
Joseph Lansing		132 Gunder dr.	9-3-21
Deyar Nasiri		346 Gunder Dr.	9-6-21

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Mary Rowe		11 Bellarmine	9-8-21
Jason Kimble		11 Bellarmine	9/8/21
Jason Adams		265 Bellarmine	9/8/21
Angela Adams		265 Bellarmine	9/8/21
Julia Moskwa		266 Bellarmine	9/8/21
Jason Moskwa		266 Bellarmine	9/8/21
Roberta Clark		306 Bellarmine	9-8-21

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GLENN CHEEK	<i>Glenn Cheek</i>	384 Bellarmine	9/9/21
NATHAN RUPPEL	<i>Nathan Ruppel</i>	412 Bellarmine Dr.	9/9/21
RUSSELL STABILE	<i>Russell Stabile</i>	3370 AQUINAS DR	9/9/21
Matt Hindrichs	<i>Matt Hindrichs</i>	3314 Aquinas	9/9/21
Joerg Grebel	<i>Joerg Grebel</i>	3342 Aquinas DR.	9/9/21
Irene Mayo Garcia	<i>I. Mayo</i>	3342 Aquinas dr.	9/9/21

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Muhammed Nasiri		346 Gunder Dr	9/6/21
Elizabeth Dault		337 Gunder Dr.	9/7/21
Rachael Olson		123 Gunder DR	9/8/21
^{DAN} DAN J. JENSEN		173 GUNDER DR	9/8/21
Anthony Guest		116 GUNDER	9/13/21
Cynthia R Leslie		124 Gunder	9/13/21
Jakey Hoffman		212 Gunder ct	9/13/21
Michael Beman		221 Gunder ct	9/13/21
TEP CURRIER		248 GUNDER	9/13/21
CRISTIAN MIRICA		260 GUNDER ct.	9/13/21
GABRIELA MIRICA		260 GUNDER Ct.	9/13/21
Slove Kaza		308 Gunder Drive	9/13/21

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Robert Yuvan	<i>Robert Yuvan</i>	425 Donegal Dr, RA	6/17/21
Amit Gujarathi	<i>Amit Gujarathi</i>	37 Bellarmine dr	6/17/21
ROGER SWIM	<i>Roger Swim</i>	139 BELLARMINE DR	6-17-21
Dan McClure	<i>Dan McClure</i>	239 Bellarmine	6/17/21
Karen McClure	<i>Karen McClure</i>	239 Bellarmine	6/17/21
KRISTIN Stavch	<i>Kristin Stavch</i>	349 Bellarmine	6/17/21
Thomas Rudal	<i>Thomas Rudal</i>	340 Donegal	7/10/21
Deb Colburn	<i>Deb Colburn</i>	340 Donegal	7/10/21
Jessica Ward	<i>Jessica Ward</i>	4106 GUNDER	8/31/21
JOSEPH PETRASZKIEWICZ	<i>Joseph Petraszkiwicz</i>	411 GUNDER	8-31-21
NANCY PETRASZKIEWICZ	<i>Nancy Petraszkiwicz</i>	411 GUNDER	8-31-21
JOHN MULLEN	<i>John Mullen</i>	425 GUNDER DR.	8-31-21

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Cathleen Cronce		311 Donegal St.	9/9/21
James Hardt	James Hardt	331 Donegal Dr	9/9/21
JAMES McDONALD		360 DONEGAL DR	9/9/21
MARCELA McDONALD		360 DONEGAL DR	9/9/21
JASON SHOOK		380 Donegal Dr	9/9/21
Deborah Rudai		340 Donegal Dr.	9/9/21
Thomas Rudai		340 Donegal Dr	9/9/21
Dan Canoville		290 Donegal Dr	9/9/21
Lilia Anaisa		290 Donegal Dr	9/9/21
Billie Ketselsen		270 Donegal Dr.	9/9/21
Michael Ketselsen	Michael Ketselsen	270 Donegal Dr	9/9/21
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CHRISTOPHER PARASKI	<i>Chris Paraski</i>	415 BELLARMINE DR.	9/9/21
Sheree Paraski	<i>Sheree Paraski</i>	415 Bellarime Dr	9/11/21
SARAH SMARSCH	<i>Sarah Smarsch</i>	442 Donegal Dr.	9/29/21
CHARLES TANK	<i>Charles Tank</i>	320 DONEGAL	9/29/21
PAULA TANK	<i>Paula Tank</i>	320 DONEGAL	9-29-21
Bruce Moore	<i>Bruce Moore</i>	210 Donegal	9/29/21
Kristin Lerchenfeldt	<i>Kristin Lerchenfeldt</i>	230 Donegal Dr.	9/30/21

We Oppose Non-compliant Development of Parcel #701507376038 To: Rochester Hills Planning Commission, City Council, and Mayor

We, the undersigned, oppose the proposed development of this parcel by Three Oaks Group LLC. They have presented adjacent property owners in Bellarmine Hills and Brookedale West subdivisions with a plan to build high-density single family homes and multi-tenant condominium building(s) in this R-2 parcel.

The Three Oaks proposal is not even close to meeting R-2 requirements. However, Three Oaks informed us that they plan to seek a rezoning, conditional use, or Planned Unit Development (PUD) zoning for this property.

We strongly oppose any changes to the zoning of this parcel because:

- This property, as well as the adjacent subdivisions, has been zoned R-1 or R-2 since the days of Avon Township. Homeowners in the area purchased their property with the assumption that adjacent properties would be developed under R-1 or R-2 requirements.
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- "The RE, R-1, R-2, R-3 and R4 one-family residential districts are designed to provide for one-family, low density dwelling sites and residentially related uses in keeping with the master plan of residential development in the City. The uses permitted by right and on special condition as conditional uses are intended to promote a compatible arrangement of land uses for homes, with the intent to keep neighborhoods relatively quiet and free of unrelated traffic noises." Again, we believe the proposed development does not meet this criteria described in the ordinance.
- There are many objections to using the PUD Option. The fundamental objection is that "The PUD option shall not be used for the sole purpose of avoiding applicable requirements of this ordinance."

Their proposal also includes accessing the development via an extension of Donegal Drive through Bellarmine Hills which would significantly increase traffic in Bellarmine Hills both during and after construction.

We, the undersigned, ask the Planning Commission, City Council and Mayor to agree that this development is not in the best interest of the City or its residents and reject any non-R-2-compliant proposals for development of this property.

Name	Signature	Street Address	Date Signed
Donna J. Smith	<i>Donna J. Smith</i>	139 Bellarmine Dr.	6/18/21
Erica Kincannon	<i>E. Kincannon</i>	461 Gunder Dr.	9/1/21
Shawn Stewart	<i>[Signature]</i>	410 GUNDER DR	9/2/21
John Thomas	<i>[Signature]</i>	114 Bellarmine Dr	9/2/21
Amy Thomas	<i>Amy Thomas</i>	114 Bellarmine Dr	9/4/21
CHARLES REYNOLDS	<i>Charles Reynolds</i>	439 DONEGAL DR	9/5/21
Jaimie V. Aragones	<i>J. Aragones</i>	3490 Aquinas Dr.	9/5/21
Lourdes T. Aragones	<i>L. Aragones</i>	3490 Aquinas Dr	9/5/21

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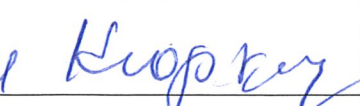
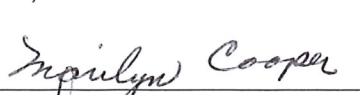
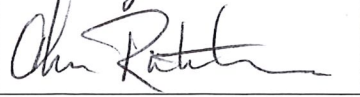
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Their proposal also includes accessing the development via an extension of Donegal Drive through Bellarmine Hills which would significantly increase traffic in Bellarmine Hills both during and after construction.

We, the undersigned, ask the Planning Commission, City Council and Mayor to agree that this development is not in the best interest of the City or its residents and reject any non-R-2-compliant proposals for development of this property.

Name	Signature	Street Address	Date Signed
William Kerr		438 Bellarmine Rochester Hills	9/20/21
Svetlana Kerr		same as above	9/20/21
Olga Chourceid		same as above	9/20/21
MORRIS COOPER		387 BELLARMINE	9/29/21
Marilyn Cooper		387 Bellarmine	9/28/21
CHRIS RUTERBUSCH		3430 AQUINAS DR.	9/29/21

We Oppose Non-compliant Development of Parcel #701507376038 To: Rochester Hills Planning Commission, City Council, and Mayor

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Name	Signature	Street Address	Date Signed
Fukiko Kaza		308 Gunder Dr.	9/13/2021
Wynn Kaza		"	"
Asia Stronagan		382 GUNDEAL	9-13-21
Debra Spencer		385 Gunder Dr	9-13-21
Jeff Smith		408 Fordcraft	9/17/21
Tom Staley		212 Gunder Dr	9/17/21
Pamela Perkey		351 Donegal Dr	9/30/21
Paul Greenway		414 Donegal Dr	9/30/21

We Oppose Non-Compliant Development of Parcel #701507376038

To: Rochester Hills Planning Commission, City Council, and Mayor

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Name	Signature	Street Address	Date Signed
KRISTIN STAUCH		349 Bellarmine Dr	9/19/21
Chris Stauch		349 Bellarmine Dr.	9/19/21

We Oppose Non-Compliant Development of Parcel #701507376038

To: Rochester Hills Planning Commission, City Council, and Mayor

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Name	Signature	Street Address	Date Signed
William Valtaggio		332 Bellarmine Dr.	9/9/21
LIANA VALTAGGIO		332 BELLARMINE	9/9/21
MARK BOOKSPAN		38 BELLARMINE	9/14/21
Mahalingam Appukutty Sahudala Kunjamboo		12 Bellarmine	9/14/21
Angela Bookspan		38 Bellarmine	9-14-21
Suja Bebaria		37 Bellarmine	9/14/21

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Name	Signature	Street Address	Date Signed
Jennifer Brewster		1018 Shellbourne	9/24/21
Kathy Wilkins		547 Shellbourne	9/24/21
R.A. WILKINS		547 SHELLBOURNE	9/24/21
Lisa Landmesser		530 Shellbourne Dr.	9/24/21
Jeff Scheuer		542 Shellbourne Dr.	9.24.21
Yvonne Dixon		565 Shellbourne	9/25/21
Gregory Dixon		565 Shellbourne	9/25/21
Don Wilson		516 Shellbourne Dr	9/25/21
LWASZ MACIAG		570 Shellbourne Dr.	9/25/2021
Shweta Mishra		643 Shellbourne Dr.	9/28/2021
Anil Mishra		"	"
Mike Smith		610 Shellbourne	9/26/2021

We Oppose Non-compliant Development of Parcel #701507376038 To: Rochester Hills Planning Commission, City Council, and Mayor

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Name	Signature	Street Address	Date Signed
MEREDITH J. HUGHES	Meredith Hughes	578 SHELLBOURNE DRIVE	9/21/2021
CAROL HUGHES	Carol Hughes	578 SHELLBOURNE DR	9/21/2021
Mohammad Mohmand	M. M. M.	539 Shellbourne Dr.	9/21/2021
Janaaki Rangas	Janaaki Rangas	642 Shellbourne Dr	9/24/21
Dr. S. Rangaswamy	S. Rangaswamy	642 Shellbourne Dr	9/24/21
Dr. Amaranthkumar	A. Amaranthkumar	626 Shellbourne	9/24/21
Mousumi Das	Mousumi Das	626 Shellbourne	9/29/21
Alejandro Mendez	Alejandro Mendez	634 Shellbourne	9/24/21
MARY FABIAN	Mary Fabian	611 Shellbourne	9/24/21
Raul Rivas	R. Rivas	594 Shellbourne Dr	9/24/21
Jeff LaFleur	Jeff LaFleur	581 Shellbourne Dr.	9/24/21
Maria LaFleur	Maria LaFleur	581 Shellbourne Dr.	

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Name	Signature	Street Address	Date Signed
Johnny Yang		647 Shellbourne	9/24
Renee Farcas		531 Shellbourne Dr.	9/24
PAUL M. RUPORTER		500 SHELLBOURNE	9/21
David Landwehr		530 Shellbourne Dr.	09/24/21
Jennifer Wilson		516 Shellbourne Dr	9/24/21
JAMES PAWELL		508 SHELLBOURNE	9/24/21
TIM SPRING		546 SHELLBOURNE	9/24/21
NICK MENDES		554 SHELLBOURNE	9/24/21
JAMES COLEMAN		573 SHELLBOURNE	9/24/21
KAREN COLEMAN		573 Shellbourne	09/24/21
BRIAN GEIB		586 SHELLBOURNE	09/24/21
AARON BREWSTER		618 SHELLBOURNE	09/24/21

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Name	Signature	Street Address	Date Signed
James D. Gaul		365 Shellbourne	9/26/21
Angus Craig		357 Shellbourne	9/26/21
Janice Damman		405 Shellbourne	9/26/21
Doug Kim		428 Shellbourne	9/26/21
MICHAEL E. BURRIS		439 SHELLBOURNE	9-26-21
SRINIIVASAN MURALIDHARAN		381 SHELLBOURNE	9/26/21
David Wang		421 Shellbourne	9/28/21
Dana Cadman		413 Shellbourne Dr	9/28/21
Richard H. Huppke		397 SHELLBOURNE DR	9/28/21
Kenny Wang		373 Shellbourne Dr.	9/28/21

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Name	Signature	Street Address	Date Signed
Kari Weaver	<i>Kari Weaver</i>	102 Stonetree Cir	9/5/21
BEN WEAVOR	<i>Ben Weaver</i>	102 STONETREE CIR	9/6/21
Julie Wyckhuysse	<i>Julie Wyckhuysse</i>	160 Stonetree Cir	9/6/21
Barbara J. Wisniewski	<i>Barbara J. Wisniewski</i>	60 Stonetree Cir.	9/6/21
James R. Wisniewski	<i>James R. Wisniewski</i>	60 Stonetree Cir.	9/6/21
Christyn Claerhout	<i>Christyn Claerhout</i>	51 Stonetree Cir	9/6/21
Steve Claerhout	<i>Steve Claerhout</i>	54 Stonetree Circle	9/6/21
Julie Chinoski	<i>Julie Chinoski</i>	48 Stonetree Cir	9-9-21
JEFFREY CHINOSKI	<i>Jeffrey Chinoski</i>	48 STONETREE CIRCLE	9-9-21
STEFAN VERM	<i>Stefan Verm</i>	40 STONETREE CIR	9-9-21
ROBERT BANULIC	<i>Robert Banulic</i>	27 STONETREE CIRCLE	9-9-21
SCOTT RONAN	<i>Scott Ronan</i>	99 STONETREE	9/9/21

We Oppose Non-compliant Development of Parcel #701507376038 To: Rochester Hills Planning Commission, City Council, and Mayor

We, the undersigned, oppose the proposed development of this parcel by Three Oaks Group LLC. They have presented adjacent property owners in Bellarmine Hills and Brookedale West subdivisions with a plan to build high-density single family homes and multi-tenant condominium building(s) in this R-2 parcel.

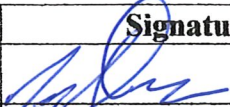

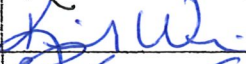
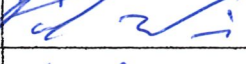
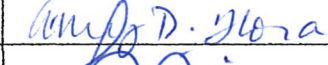
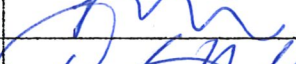

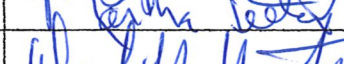
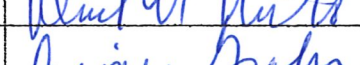
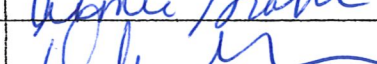

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Name	Signature	Street Address	Date Signed
Jeffrey Sharpe		21 Stonetree	9-6-21
KATHLEEN DENNIS		33 Stonetree	9-6-21
Kimberly Weir		45 Stonetree	9-6-21
Pat Weir		45 Stonetree	9-6-21
Amy Flora		63 Stonetree	9-6-21
LEE KRISPIW		78 STONETREE	9-6-21
DOUGLAS HALLIDAY		81 STONETREE	9-6-21
MARTHA Teeter		87 Stonetree	9-6-21
David Teeter		87 Stonetree Cir	9-6-21
Aimee Grahn		106 Stonetree Cir	9-6-21
Derrick Grahn		106 Stonetree Cir	9/6/21

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Mike Muccino		178 Stonetree Circle	9/7/21
Kacey Muccino		178 Stonetree Circle	9/7/21
ROSEMARY BARTOW		184 STONETREE CIR	9/7/21
Kris Lala		196 Stonetree Cir.	9/6/21
Mark Lala		" "	9-6-21
Dalya Toma		202 Stonetree	9/6/21
Ray Toma		202 Stonetree	9/6/21
Charlie Jones		208 Stonetree	9/7/21
Karen Jones		208 Stonetree	9/7/2021
Barbara Lindblad		214 Stonetree	9.07.21
Kristin Wagner		57 Stonetree	9/7/21
Chris Wagner		57 Stonetree	9/7/21

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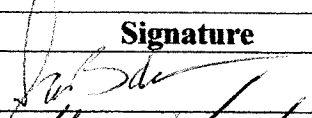
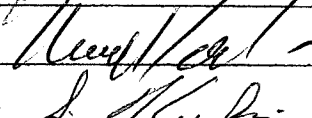
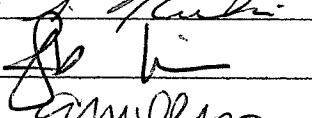
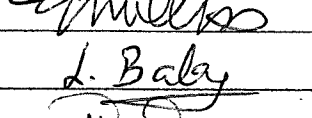
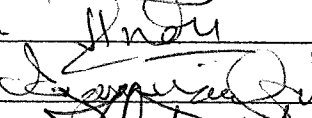
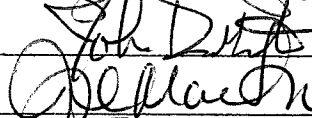
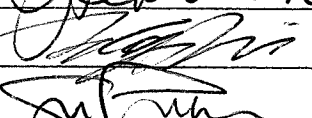
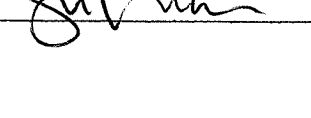

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Name	Signature	Street Address	Date Signed
Susan Baker		371 Fordcroft Drive	9/6/21
Michael Kulicki		248 Stonetree	9/6/21
SIEGFRIED KUKIOWA		248 STONETREE	9/6/21
Jacob Miller		124 Stonetree	9/6/21
Erica Miller		124 Stonetree	9/6/21
BALSU LAKSHMAN		142 Stonetree	9/6/21
Indu Jagannathan		142 Stonetree	09/06/21
Suzanne Crawford		136 Stonetree	9/6/21
John DeMarco		146 Stonetree	9/6/21
Jean DeMarco		148 Stonetree	9/6/21
Bryan Sin		160 Stonetree	9/6/21
SWEN LINDBLAD		214 Stonetree Circle	9/6/21

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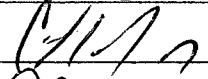
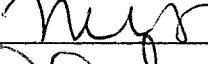

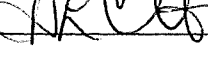


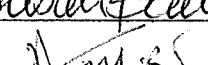
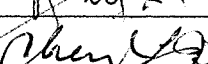
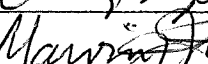
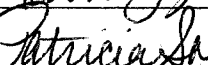
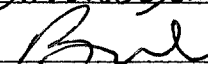

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Curtis C Gregory		359 Fordcroft	6 Sept 21
MARISSA GREGORY		359 Fordcroft Dr	9/6/21
JAMES CARLTON		324 Fordcroft DR	9/6/21
Amy Carlton		324 Fordcroft Dr	9/6/21
Joseph Ducevic		336 Fordcroft Dr	9/6/21
Milan Sucevic		336 Fordcroft Dr	9/6/21
Sue Bankowski		348 Fordcroft Dr	9/6/21
ABANISH ZAMUNALI		372 Fordcroft Dr	9/6/21
CHERYL JOHNSON		384 Fordcroft DR	9-6-21
MARVIN JOHNSON		384 Fordcroft Dr	9/6/21
Patricia Saliga		399 Fordcroft Dr	9/6/21
Brett Mink		371 Fordcroft	9/6/21

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<i>[Handwritten Name]</i>	<i>[Handwritten Signature]</i>	136 STONETREE	9/12/21
Norreen Megawick	<i>[Handwritten Signature]</i>	172 Stonetree Ln	9/6/21
Ray M. Wick	<i>[Handwritten Signature]</i>	172 Stonetree Ln	9/6/21
KAZIM YAKUB	<i>[Handwritten Signature]</i>	166 STONETREE LANE	9/8/21
Nancy Troyer	<i>[Handwritten Signature]</i>	232 Stonetree	9/12/21
Bart Troyer	<i>[Handwritten Signature]</i>	232 Stonetree	9/12/21
NICK JUSTICE	<i>[Handwritten Signature]</i>	236 Stonetree	9/12/21
Lauren Davenport	<i>[Handwritten Signature]</i>	236 Stonetree	9/12/21
Luyi Chen	<i>[Handwritten Signature]</i>	226 Stonetree	9/12/21
SHENGMEI SHI	<i>[Handwritten Signature]</i>	226 Stonetree	9/12/21
JESSI LEE	<i>[Handwritten Signature]</i>	190 Stonetree	9/12/21
Yan Wang	<i>[Handwritten Signature]</i>	160 Stonetree	9/12/21

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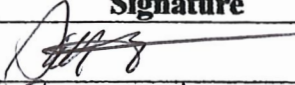
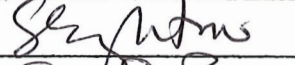

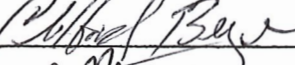
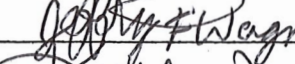
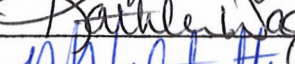
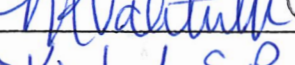
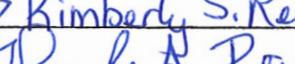
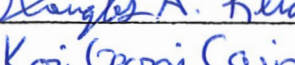
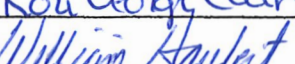
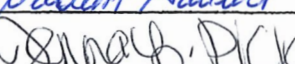
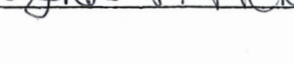
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Susan Ewright		348 Silvervale Dr ^{RH}	9/8/21
Laura Beyer		407 Silvervale ^{RH} 48305	9/8/21
Clifford Beyer		407 Silvervale DR 48305	9/8/21
Jeffrey F Wagner		380 Silvervale Dr	9/9/21
Kathleen Wagner		380 Silvervale Dr ^{RH}	9/9/2021
Morgan Valitutti		388 Silvervale Dr	9/9/2021
Kimberly S. Reich		367 Silvervale Dr.	9/10/21
DOUGLAS A. REICH		367 SILVERVALE DR	9/10/21
KORI GEORGI CAIN		372 SILVERVALE DR	9/10/21
WILLIAM HAUBERT		383 SILVERVALE DR.	9/10/21
Lenna Picklo		217 Silvervale Dr	9/10/21

We Oppose Non-compliant Development of Parcel #701507376038 To: Rochester Hills Planning Commission, City Council, and Mayor

We, the undersigned, oppose the proposed development of this parcel by Three Oaks Group LLC. They have presented adjacent property owners in Bellarmine Hills and Brookedale West subdivisions with a plan to build high-density single family homes and multi-tenant condominium building(s) in this R-2 parcel.

The Three Oaks proposal is not even close to meeting R-2 requirements. However, Three Oaks informed us that they plan to seek a rezoning, conditional use, or Planned Unit Development (PUD) zoning for this property.

We strongly oppose any changes to the zoning of this parcel because:

- This property, as well as the adjacent subdivisions, has been zoned R-1 or R-2 since the days of Avon Township. Homeowners in the area purchased their property with the assumption that adjacent properties would be developed under R-1 or R-2 requirements.
- The stated purposes of the Rochester Hills zoning ordinance include "promoting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the City by protecting and conserving the character and social and economic stability of the residential... areas;...securing the most appropriate use of land; preventing overcrowding the land and undue congestion of population..." We believe this proposed development is contrary to these purposes.
- "The RE, R-1, R-2, R-3 and R4 one-family residential districts are designed to provide for one-family, low density dwelling sites and residentially related uses in keeping with the master plan of residential development in the City. The uses permitted by right and on special condition as conditional uses are intended to promote a compatible arrangement of land uses for homes, with the intent to keep neighborhoods relatively quiet and free of unrelated traffic noises." Again, we believe the proposed development does not meet this criteria described in the ordinance.
- There are many objections to using the PUD Option. The fundamental objection is that "The PUD option shall not be used for the sole purpose of avoiding applicable requirements of this ordinance."

Their proposal also includes accessing the development via an extension of Donegal Drive through Bellarmine Hills which would significantly increase traffic in Bellarmine Hills both during and after construction.

We, the undersigned, ask the Planning Commission, City Council and Mayor to agree that this development is not in the best interest of the City or its residents and reject any non-R-2-compliant proposals for development of this property.

Name	Signature	Street Address	Date Signed
SONIA GOVIL	<i>Sonia Govil</i>	415 SILVERVALE DR ROCHESTER HILLS, MI	09/13/21
NAVNEET GOVIL	<i>Navneet Govil</i>	415 SILVERVALE DR ROCHESTER HILLS, MI	09/13/21
Sam Turkington	<i>Sam Turkington</i>	375 SILVERVALE DR ROCHESTER HILLS, MI	09/13/21
Patricia Turkington	<i>Patricia Turkington</i>	375 SILVERVALE DR ROCHESTER HILLS, MI	9/13/21
Gordon Duda	<i>Gordon Duda</i>	340 SILVERVALE DR. ROCHESTER HILLS, MI	9/13/21
Paula L. Duda	<i>Paula L. Duda</i>	340 SILVERVALE DR. ROCHESTER HILLS, MI	9-13-21
Donald Turner	<i>Donald Turner</i>	316 Silvervale Dr Rochester Hills, MI 48309	9-13-21
J.R. Lawes	<i>J.R. Lawes</i>	399 SILVERVALE DR ROCHESTER HILLS MI 48309	9-15-21
Ben Lawes	<i>Ben Lawes</i>	399 SILVERVALE 48309 ROCHESTER HILLS MI	9-15-21
Erin Weaver	<i>Erin Weaver</i>	310 SILVERVALE ROCHESTER HILLS, MI	9/16/21
Wesley Weaver	<i>Wesley Weaver</i>	310 Silvervale Dr. Rochester Hills, MI 48309	9/16/21
Neer Nikollaj	<i>Neer Nikollaj</i>	356 SILVERVALE ROCHESTER HILLS MI 48309	9/16/21

We Oppose Non-compliant Development of Parcel #701507376038 To: Rochester Hills Planning Commission, City Council, and Mayor

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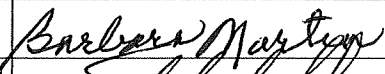
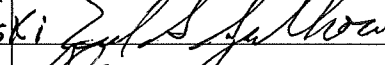
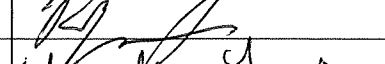
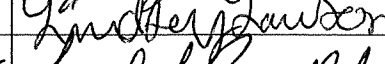
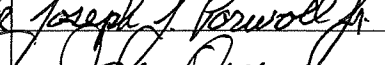
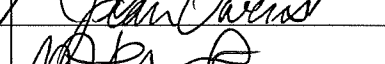

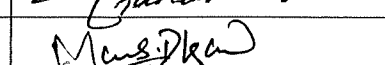


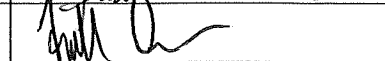

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Name	Signature	Street Address	Date Signed
Barbara Martin		247 Stonetree Cr.	9/7/2021
TED S SZALKOWSKI		247 Stonetree Cr	9/7/21
Ryan Lawson		265 Stonetree	9/7/21
Lindsey Lawson		265 Stonetree	9/7/21
Joseph J. Borwoll, Jr		259 Stonetree Cir	9/7/21
Jean Owens		264 Stonetree Circle	9/7/21
Gina Homant		254 Stonetree Circle	9/7/21
Sachin Dahanukar		253 Stonetree Cir	9/7/21
Mansi Dahanukar		253 Stonetree Cir	9/7/21
Theresa M. Knee		241 Stonetree Circle	9-7-21
Michael R Patterson		241 Stonetree Circle	9/7/2021
Faith Chu		235 Stonetree Cir	9/7/21

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Name	Signature	Street Address	Date Signed
Kimberly FEGLEY		380 Shellbourne Dr	9-9-21
ROBERT FEGLEY		380 SHELLBOURNE	9-8-21
Tracy Guschenst		372 Shellbourne Dr	09/09/2021
JEFF ELEGANT		364 SHELLBOURNE DR	09/09/2021
Tina Schaffner		340 shellbourne dr.	09/09/2021
STEVE DOLLARD		332 Shellbourne	09-09-2021
Susan Dollard		332 Shellbourne Dr	9.9.21
Derek Elston		300 Shellbourne Dr.	9/9/21
Shirley Small		324 Shellbourne Dr	9/9/21
Susan M. Mason		308 Shellbourne Dr	9/11/21
Forrest Mason		308 Shellbourne Dr	9/11/21
Angele Leahy		348 Shellbourne Dr.	9/14/21

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Name	Signature	Street Address	Date Signed
Ryan True	<i>Ryan True</i>	440 Shellbourne Dr	9/11/21
Jan Demoe	<i>Jan Demoe</i>	460 Shellbourne	9/11/21
Elijah Thomas	<i>Elijah Thomas</i>	449 Silverdale	9/11/21
DAVID WOODSON	<i>David Woodson</i>	424 Shellbourne	9/11/21
Elizabeth Wilson	<i>Elizabeth Wilson</i>	396 Shellbourne	9/18/21
GEORGE KAMM	<i>George Kamm</i>	472 SHELLBOURNE	9-18-21
ANGELINE KRUK	<i>Angeline Kruk</i>	472 SHELLBOURNE	9-18-21
Kevin Jones	<i>Kevin Jones</i>	428 Shellbourne	9/18/21
Ashley Venglar	<i>Ashley Venglar</i>	448 Shellbourne	9/26/21

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Name	Signature	Street Address	Date Signed
CLIFF GODIN		309 SHELLBOURNE	9/19/21
NANCY RILEY		69 CLOVERPORT	9/20/21
Joan Kahnt		2795 Hillendale Dr	9/20/21
Kim Godin		309 Shellbourne	9/21/21
Gustav Brone		815 Mayfair Court	9/21/21
Nicholas Brone		815 Mayfair Court	9/21/21
Elizabeth Lowell		816 Mayfair Court	9/21/21
Ryan Godin		309 Shellbourne	9/26/21

