



1841 Crooks Road Additional Concerns

1 message

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To: planning@rochesterhills.org

Thu, Apr 29, 2021 at 1:07 PM

Dear Planning Commission Members,

As 35-year residents of Christian Hills subdivision, my husband, Mark, and I watched the Planning Commission meeting on April 20, 2021 and I sent an email to you expressing our concerns with the 1841 Crooks Road project.

After watching the meeting, we have additional concerns regarding the request for conditional use. Beyond the fact that it seems very unwise to put this care facility in the middle of a residential area, we are not confident that the applicant for the variance has a solid plan for success. His answers to questions and concerns indicated that there are aspects of the project he has not clearly considered.

- * If the applicant is not successful and the facility closes, what will be the negative impact for the neighborhoods? Is it possible the facility could then be purchased by a larger corporation or the use change from senior care? This would be an even bigger negative for the property values.
- * We have been through having 3 older parents in care facilities. From this experience we do not feel that the applicant's statement that it is likely visitors will only come once a week on weekends is unrealistic. It would be beneficial to look at visitor logs at comparable facilities.
- * We also do not see how it is possible that 2 employees on 12 hour shifts can care for the number of individuals that will be housed in the facility. Even in a facility with a minimal level of care, there needs to be a nurse on duty in addition to employees to cook, clean and assist the residents. It does not seem feasible that 2 people can handle all these responsibilities.
- * The applicant indicated he would not need a dumpster or an area to conceal stored garbage and recycling containers outside. He believes the 2 containers provided by GFL will be sufficient for the 12 residents and staff for a week. (We are 2 people in a house that easily fill our 2 containers each week)
- * It is his expectation that GFL will pull into the driveway of the facility to collect the garbage and recycling. That seems unrealistic and will cause 2, maybe 3 stops, if yard waste is included, by the GFL trucks at the top of the 2 lane hill on Crooks Road.
- * The applicant was unclear throughout the meeting on the level of care needed by the residents they will accept. He seemed unconcerned about the possibility of a resident wandering away. People who would need to be in an assisted living facility are going to have memory and/or physical impairments that are serious enough that they need to be in a care facility with supervision.
- * The applicant was also unclear when asked if Medicare and/or Medicaid would be accepted. He said they would not be accepting these payments, but then talked of physician visits to the facility that are required by Medicare.
- * From comments made by the applicant, it became unclear what the capacity of the facility will be. The initial number given was 12. He then said one room might be occupied by a staff member in residence. He also talked of the possibility of spouses being in the same room, so would this increase the total number of residents?
- * The traffic and safety issues can not be stressed enough. The Road Commission numbers tell only part of the story. Our reality is that Crooks Road is a very busy 2 lane road in poor condition. It is difficult to get out of the subdivision onto Crooks now, especially during rush hour. We are seeing the number of vehicles on Crooks increase again as people move away from working at home. Crooks will soon become part of the Hamlin Road reconstruction project's detour. We know from the experience of the recent Avon Road construction project, that cut-through traffic will increase in our neighborhood. My husband is one of those people who has been in an accident when his vehicle was hit from behind while stopped in traffic northbound just over the hill on Crooks.
- * There are existing homes in Christian Hills that provide care within the 6 resident limit and you are not aware they are here. A facility the size of the 1841 Crooks project would have a commercial look and feel in the middle of our quiet neighborhoods. We are greatly concerned about the impact on our property values, especially for those who would directly neighbor the facility.

The applicant asked the Planning Commission to consider his American dream to grow his business and stressed that his family resides in Rochester Hills. We

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ask you to consider the concerns and desires of the hundreds of Rochester Hills residents that live in the neighborhoods (many who have been here for 30+ years) near this proposed project to continue to have a quiet, peaceful neighborhoods that are safe for residents and children to live and walk on our streets. People who move to Christian Hills describe it as a sanctuary. This project has a potential to negatively impact our sanctuary.

Thank you for considering our concerns.

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Sent from my iPad