



Planning Dept Email <planning@rochesterhills.org>

Three Oaks concerns

2 messages

Brittany Ash <brittany.ash@michigandrill.com>
To: planning@rochesterhills.org

Tue, May 2, 2023 at 5:10 PM

Hello,

The most obvious concern is claiming to want to help the disabled community without having a disability compliant website.

<https://adasitecompliance.com/>

As a member of the disabled community. I see zero of the most basic disability compliance standards for the deaf and blind. I am not convinced that my community will be helped.

Thank You,
Brittany Ash

--

Executive Vice President - COO

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Planning Dept Email <planning@rochesterhills.org>
To: Brittany Ash <brittany.ash@michigandrill.com>

Wed, May 3, 2023 at 3:54 PM

Hello Brittany -

Thank you for your comments, they will be provided to City Council.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

www.rochesterhills.org

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May 11, 2023

Mr. Paul Davis

davisp@rochesterhills.org

RE: Sanitary Sewer
3450 Walton Blvd.

In reference to the original letter sent to the Planning Department on April 16, 2023, there are several questions that we would like answers to. At the Planning Commission meeting on May 2, when I questioned the sanitary sewer, you indicated that a camera had taken pictures and found a "significant leak". When questioned by Ben Weaver, there was no definitive answers to his questions about the repair or when the next step would be addressed.

As the homeowner that is directly adjacent to the sanitary sewer, we would appreciate answers to the following questions.

- Where exactly where was the leak found?
- Is the picture of the sanitary sewer line available for us to view?
- You indicated that the tree roots had not invaded the sanitary line.
- When will t be repaired?
- Sewage is obviously leaking into the ground.
- How extensive is the leak.
- The line is 8" in diameter. Assuming the development of 3510 Walton Blvd is approved, these homes will be tying into this sanitary sewer. Is the existing line big enough to accommodate the development? Homeowners on Stonetree Circle already experience flooding from the storm drains. What impact will additional homes tying into this sanitary sewer present.

As the development of this property is going to the City Council next, I am making them aware of our concerns also. We look forward to answers to the above questions and viewing what the camera found.

Sincerely,

Ray and Noreen Meganck
172 Stonetree Circle
Rochester Hills, MI 48309
(248)760-2534 or Ray.meganck@gmail.com
(248) 840-6809 or nmeganck2002@yahoo.com

cc: deelr@rochesterhills.org
blaird@rochesterhills.org

hetrickd@rochesterhills.org
bowyers@rochesterhills.org
morlanc@rochesterhills.org
mungiolit@rochesterhills.org
walkerd@rochesterhills.org

cc: Planning Commission

attachments: April 16 letter

April 16, 2023

RE: Public Hearing May 2, 2023
3510 Walton Blvd.

Plannig@rochesterhills.org

We are contacting you as concerned homeowners residing at 172 Stonetree Circle, adjacent to the proposed Walton Oaks Development located at 3510 Walton Blvd.

The sanitary sewer which the development will connect to is located at the southeast corner of our property (SS88° 36'01W R&M). This sanitary sewer connects to an 8" line which runs East to West along our south property line.

The home at 3450 Walton Blvd. was built in the early 1990's and is tied into the sanitary sewer. The pipe and manhole collapsed at that time and caused substantial damage to our swimming pool retaining wall and fence.

The large elm tree located on the edge of the property at 3450 Walton Blvd is in very close proximity to the sewer. The tree root system has developed much more extensively and presumably may have invaded the manhole and the sanitary line. We feel confident stating this as roots have invaded underneath our pool and cracked pipes.

I visited the City Hall on Friday, April 14 and had an extensive discussion with Paul Davis in Engineering. He has decided to have Rochester Hills scope the line to determine if it has been compromised. I was advised we would be informed of the results of the scope via email.

Prior to any development and excavation around the sanitary sewer, we request removal of the tree by the developer to avoid unnecessary "surprises", which will almost certainly occur.

Attached are photos of the tree roots.

Please contact us should any additional information be required.

Sincerely,

Ray and Noreen Meganck
172 Stonetree Circle
Rochester Hills
(248)760-2534 or Ray.meganck@gmail.com
(248) 840-6809 or nmeganck2002@yahoo.com



Planning Dept Email <planning@rochesterhills.org>

Sanitary Sewer 3450 Walton Blvd.

2 messages

Noreen Meganck <nmeaganck2002@yahoo.com>

Thu, May 11, 2023 at 9:24 PM

To: Paul Davis <davis@rochesterhills.org>

Cc: "blaird@rochesterhills.org" <blaird@rochesterhills.org>, "hetrickd@rochesterhills.org" <hetrickd@rochesterhills.org>, "bowyers@rochesterhills.org" <bowyers@rochesterhills.org>, "morlanc@rochesterhills.org" <morlanc@rochesterhills.org>, "mungiolit@rochesterhills.org" <mungiolit@rochesterhills.org>, "walkerd@rochesterhills.org" <walkerd@rochesterhills.org>, "planning@rochesterhills.org" <planning@rochesterhills.org>, "deelr@rochesterhills.org" <deelr@rochesterhills.org>

Two Attachments

2 attachments



Paul Davis.docx

15K



Sanitary Manhole.docx

15K

Planning Dept Email <planning@rochesterhills.org>

Fri, May 12, 2023 at 8:05 AM

To: Noreen Meganck <nmeaganck2002@yahoo.com>

Cc: Paul Davis <davis@rochesterhills.org>, "blaird@rochesterhills.org" <blaird@rochesterhills.org>, "hetrickd@rochesterhills.org" <hetrickd@rochesterhills.org>, "bowyers@rochesterhills.org" <bowyers@rochesterhills.org>, "morlanc@rochesterhills.org" <morlanc@rochesterhills.org>, "mungiolit@rochesterhills.org" <mungiolit@rochesterhills.org>, "walkerd@rochesterhills.org" <walkerd@rochesterhills.org>, "deelr@rochesterhills.org" <deelr@rochesterhills.org>

Thank you Ray and Noreen -

Your comments will become part of the record for the Walton Oaks development.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
(248) 656-4660 office

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On Thu, May 11, 2023 at 9:24 PM Noreen Meganck <nmeaganck2002@yahoo.com> wrote:

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