



Planning Dept Email <planning@rochesterhills.org>

1590 Walton Road

2 messages

Ted Golden <tagolden43@hotmail.com> Tue, Jan 9, 2024 at 4:34 PM
 To: "planning@rochesterhills.org" <planning@rochesterhills.org>, "mcglover80@gmail.com" <mcglover80@gmail.com>, "robgrozenski@yahoo.com" <robgrozenski@yahoo.com>, "jamiehonce@gmail.com" <jamiehonce@gmail.com>, "trcmfg@comcast.net" <trcmfg@comcast.net>, "Joneill1942@gmail.com" <Joneill1942@gmail.com>, "sallyandzorob@wowway.com" <sallyandzorob@wowway.com>

Theodore A. Golden, M.D.
 181 Shagbark Dr
 Rochester Hills, MI 48309
tagolden43@hotmail.com

Jan. 9, 2024

Dear People Concerned About 1590 Walton Road:

I recently received a nice letter from Trevor Hewitt (attached) concerning Oakland Gospel Hall's plans for 1590 Walton Road.

His letter and an email that I received from the Rochester Hills Planning Department allays the concerns that I had about the property in an email that I sent to you.

I previously indicated that I would not be able to attend a meeting of the Planning Commission on Jan. 16, 2024. I feel that it will not be necessary to discuss the issues that I raised in my email at the meeting on Jan. 16, 2024.

I wish to give Oakland Gospel Hall and its members a warm welcome as a neighbor.

Regards,

Theodore A. Golden, M.D.

Attachment



Trevor Hewitt Letter.jpg
2031K

Tue, Jan 9, 2024 at 4:41 PM

Planning Dept Email <planning@rochesterhills.org>

To: Ted Golden <tagolden43@hotmail.com>

Cc: "mcglover80@gmail.com" <mcglover80@gmail.com>, "robgrozenski@yahoo.com" <robgrozenski@yahoo.com>, "jamiehonce@gmail.com" <jamiehonce@gmail.com>, "trcmfg@comcast.net" <trcmfg@comcast.net>, "Joneill1942@gmail.com" <Joneill1942@gmail.com>, "sallyandzorob@wowway.com" <sallyandzorob@wowway.com>

Bcc: Chris McLeod <mcleodc@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

Hello Dr. Golden -

Thank you for your comments, they will be provided to the Planning Commission.

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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January 6, 2024

Subject: 1590 Walton Update

Dear Neighbor,

We trust this letter finds you well. We are writing to provide you with an update on the property at 1590 Walton Blvd. Until recently the house had come into much disrepair with the property overgrown and unsightly.

Our plan for the property is to establish a place of worship for our members in the north Rochester Hills area. This location will be used on Sunday mornings and Monday evenings for 30-60 minutes each. All services will be indoors. We have 39 in our group.

We endeavor to be good neighbors and tried to put ourselves in your shoes and think what your concerns may be, as we understand any change will impact us all in some way.

- **Parking:** The existing parking area is being retained, with some modifications but not enlarged. The city will allow up to 49 people and our group is smaller than this. The city considers 3 people per car in their calculations, so there are adequate spaces. In the case of overflow parking, we have an agreement with the Abiding Presence Church to the east, we do not anticipate needing this though.
- **Lighting:** the lighting for the parking lot will be on while the building is in use. The lights will be shielded to prevent light pollution. The berm at the north end is being expanded and planting added to block any headlight penetration.
- **Drainage:** There do not appear to be any water runoff issues currently, and we have worked with the City to incorporate a water garden to absorb and dissipate rainwater in heavy downpours.

Included are drawings showing the building elevations and site overview for your interest.

As you would be aware, our application will be reviewed by the Planning Commission on January 16, 2024, at a public hearing, and you are welcome to attend.

Should you have any questions or concerns or require further information about the proposed place of worship or the improvements to the property, please feel free to reach out to one of us below.

Thank you for your time and consideration.

 Trevor Hewitt. 248-303-3585, trevor.hewitt@outlook.com



Planning Dept Email <planning@rochesterhills.org>

Conditional Use approval for 1590 Walton Rd.

6 messages

Ted Golden <tagolden43@hotmail.com>

Sat, Dec 30, 2023 at 2:29 PM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Cc: "mcglover80@gmail.com" <mcglover80@gmail.com>, "robgrozenski@yahoo.com" <robgrozenski@yahoo.com>, "jamiehonce@gmail.com" <jamiehonce@gmail.com>, "trcmfg@comcast.net" <trcmfg@comcast.net>, "Joneill1942@gmail.com" <Joneill1942@gmail.com>, "sallyandzorob@wowway.com" <sallyandzorob@wowway.com>, "ron.zak@wowway.com" <ron.zak@wowway.com>

Theodore A. Golden, M.D.

[181 Shagbark Dr.](#)

Rochester Hill, MI 48309

248-626-2252

tagolden43@hotmail.com

Dec. 30, 2023

City of Rochester Hills Planning Commission

Dear Planning Commissioners and Neighbors:

I received the notice about Conditional Use approval for 1590 Walton Rd., which I attached to this email.

Unfortunately, I will not be able to attend the meeting on Tuesday, 01/16/2024.

I have several concerns about parking at 1590 Walton Rd.

How many individuals will be allowed in the proposed building of worship? What is the estimated membership of the Oakland Gospel Hall once the building is functioning?

How many parking places will 1590 Walton Rd. be required to have? How will the number of required parking places be determined?

Will a water run off problem on Shagbark Dr. occur during a heavy rain if the parking lot at 1590 Walton Rd. is enlarged? The property currently being developed at 158 Shagbark Dr. has caused a large mud hole in the drainage ditch next to Shagbark Dr. in front of that property when it rains hard. Will run off from 1590 Walton Rd., which drains to the ditch in front of 158 Shagbark Dr., aggravate the mud hole caused by 158 Shagbark Dr. development?

I am concerned that the parking lot at 1590 Walton Rd. will not have the capacity to handle all of the parking needs if big events are held at Oakland Gospel Hall. I feel that it would be dangerous for cars to park on Shagbark Dr. My neighbors on Shagbark Dr. at the entrance of Lochmoor Subdivision should not have cars parked on their lawns due to events at a facility outside of the neighborhood.

Does Oakland Gospel Hall have plans in place concerning where excess cars should park if their parking lot is full? Parking plans should be in place before a Conditional Use is approved.

Please, contact all of our neighbors and City of Rochester Hills if you have any concerns about cars parking on Shagbark Dr. at the entrance of our neighborhood.

Regards,

Theodore A. Golden, M.D.

Attachment



Letter about 1590 Walton Rd.jpg
495K

Planning Dept Email <planning@rochesterhills.org>

Tue, Jan 2, 2024 at 4:54 PM

To: Ted Golden <tagolden43@hotmail.com>

Cc: "mcglover80@gmail.com" <mcglover80@gmail.com>, "robgrozenski@yahoo.com" <robgrozenski@yahoo.com>, "jamiehonce@gmail.com" <jamiehonce@gmail.com>, "trcmfg@comcast.net" <trcmfg@comcast.net>, "Joneill1942@gmail.com" <Joneill1942@gmail.com>, "sallyandzorob@wowway.com" <sallyandzorob@wowway.com>, "ron.zak@wowway.com" <ron.zak@wowway.com>

Good Afternoon Dr. Golden,

Thank you for your comments. We can provide some answers via email but will definitely provide your comments to the Planning Commission members for their consideration. The comments below are from the Planning Manager Chris McLeod.

In regards to parking, the issue was raised during administrative review. There are a total of 14 parking spaces shown on the site plan. Therefore, based on our ordinance requirements for parking a total of 42 persons will be permitted in the building (1 space for each 3 persons). Oakland Gospel has indicated that they do have permission to utilize parking to the east if an overflow situation should occur. Parking should not occur on residential streets and the Commission can discuss that at the meeting.

The site plan has been reviewed preliminarily by our engineering department and the site plan does show stormwater retention facilities along the north side of the parking area. We will be requesting a representative from our engineering department attend the meeting to more thoroughly discuss stormwater issues. The highlighted section below is the stormwater retention facility. The area to the northeast of the site will remain largely undisturbed with the exception of the removal of the playset, fence and fallen trees. We will forward your general drainage concerns on Shagbark to the Engineering Department.

image.png

As I indicated, your comments are being forwarded to the Commission as well as the applicants so they can be fully addressed as part of the Commission's review.

If you have any other comments or questions please don't hesitate to contact us.

Jennifer MacDonald

Planning Specialist

City of Rochester Hills

1000 Rochester Hills Dr.

Rochester Hills, MI 48309

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On Sat, Dec 30, 2023 at 2:29 PM Ted Golden <tagolden43@hotmail.com> wrote:

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