



Sara Roediger &lt;roedigers@rochesterhills.org&gt;

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## Brewster Road Project (Bypass Lane)

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**Steve Yuhasz** <steve@yuhasz.org>

Thu, Jun 20, 2019 at 5:34 PM

To: moritas@rochesterhills.org, roedigers@rochesterhills.org

Ms. Morita and Ms. Roediger,

I was told to contact you both today if we have any thoughts about the "Brewster Road" project that will border both the Samaritas and Shadow Woods subdivisions.

We were approached by Robertson Brothers and had a conference call with them and our subdivision board on Monday regarding their "backing out of the project" if the "bypass lane" requirement cannot be removed due to the cost being \$400,000 as well as other costs that they have since discovered. It was also stated that some other developer could come in and build "apartments" there instead while not agreeing to make \$100,000 in improvements to the detention ponds and landscaping which directly benefit our residents.

I would like to point out that Mr. Hooper along with other Planning Commission members supported the requirement for this lane in order, at minimum, to alleviate any further congestion on Brewster Road with a steep incline where visibility is limited heading Northbound. Several of our residents as well as our subdivision President Terry Lanker and myself both spoke to the Commission regarding this concern.

As you are both well aware, this area as a whole suffers from some pretty serious vehicle congestion and safety issues as our infrastructure has not kept up with the demand. The lack of legislation at many levels of government, that requires builders contribute to over all infrastructure improvements, certainly does not help this situation. However, I applaud the Commission and the City Council for making this a requirement of this project.

While I do regard our contacts at Roberston Brothers, Mr. Tim Loughrin (also a planning commission member for Independence Township) and Mr. Jim Clarke to be honorable individuals that have worked well with our residents and board members thus far, I do not appreciate having to be put into a position where we are being asked to choose between our quality of life and safety of the public at large on an issue that was already agree to by all parties involved and voted on many months ago.

Our board took a vote on Tuesday and it was decided that we as a board would NOT take a position on this "bypass lane" so as to have to be put into a situation as I stated above.

Furthermore, I am hearing that the mayor (and perhaps some "others") is favorable to a PUD amendment removing this requirement. I understand there has been a traffic study done that shows it is not required based on the given criteria, but common sense (logic, if you will) prevailed when this was agreed to and it needs to continue to prevail. This is NOT a political or emotionally based conclusion.

If the mayor and "others" regard this project as a benefit to Rochester Hills as a whole, and are truly concerned about the residents and the public at large, then perhaps they should also agree to subsidize the cost of a "bypass lane" rather than allowing its removal.

Thank You,

Steve Yuhasz