



Planning meeting

3 messages

nancy Berner <nancyberner@msn.com>
To: Planning Dept Email <planning@rochesterhills.org>
Cc: "mayorsoffice@rochesterhills.org" <mayorsoffice@rochesterhills.org>

Tue, Jan 14, 2025 at 9:04 PM

To the Planning Committee members,

I attended the Public Hearing on 1/14/25 concerning the conditional use recommendation (File PCU2024-0012). Not one member of the commission asked for any clarification of our concerns. No one cared that potentially twelve cars could be driving the length of our backyards (less than a football field distance from our house.) Per Scott S. I realize I "only bought .3 acres of privacy" but I am entitled to not have my backyard turned into a street. To address Mr Hoopers's comment re a subdivision behind us. It would be better to have a subdivision behind us. I would be looking at a nice backyard instead of a camping trailer, chicken coop, and traffic from the daycare. Instead, I felt the comments of Scott S. and Mr Hooper were demeaning and insulting to me personally and as a resident of Rochester Hills. Perhaps the Planning commission should follow proper business etiquette and ensure their comments are not personal and belittling to the community.

I expected more-
Nancy Berner

Chris Mcleod <mcleodc@rochesterhills.org>
To: Planning Dept Email <planning@rochesterhills.org>, nancyberner@msn.com

Thu, Jan 16, 2025 at 10:37
AM

Good Morning Mrs. Berner

Thank you for taking the time to attend the public hearing regarding the proposed daycare operation and to provide your comments, and note that we will provide your comments to the Planning Commission members so they are aware of how you felt leaving that meeting. I am sorry that you feel the comments made during the Planning Commission deliberation were personal and belittling. The Planning Commission members are also residents of the City and provide their time on The Planning Commission as part of a community service, so I am sure it is not their intent to ever make another resident or landowner feel that way. Their jobs are always difficult, as they have to balance their review of new proposals against potential impacts (positive and negative) to abutting land owners as well as the ordinance requirements and the rights of property owners. Again, I am sorry you felt the way that you did leaving the meeting and please know your comments have been heard and will be forwarded to the Planning Commission and should also be a part of the City Council packet for the meeting on the 27th.

Please let us know if you have any additional comments or questions.

Chris



Rezoning File PCU2024-0012

2 messages

nancy Berner <nancyberner@msn.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, Jan 14, 2025 at 9:48 AM

City Of Rochester Hills,

In regard to above cited file (PCU2024-0012) as a homeowner adjacent to lot in question I would like to voice the following concerns:

1. Increased traffic-cars(lheadights shining in my house and cars idling outside while children being dropped off/picked up causing increased exhaust smell close to 365 days/year)
2. Long driveway-cars will be driving between homes to reach daycare
3. Increased noise- close to 365 days/year
4. Decrease in property value being directly adjacent to commercial property with above problems
5. Potential advertisement on John R
6. Containment of children-barrier to be built???
7. Additional structures to be built??

I plan to be at tonights' meeting to reiterate these points.

Thank you,
Nancy Berner
1069 Chesapeake

Planning Dept Email <planning@rochesterhills.org>
To: nancy Berner <nancyberner@msn.com>
Cc: Chris McLeod <mcleodc@rochesterhills.org>

Tue, Jan 14, 2025 at 9:55 AM

Hello Nancy -

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

Jennifer MacDonald
Planning Specialist



innovative by nature

**Planning & Economic
Development**

248-656-4660
rochesterhills.org

1/13/2025 21:26:26	Chad and Marnie Castile	chadcastile65@gmail.com	In-home daycare at 2557 John R Rd	
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We are writing to formally express our concerns regarding the proposed rezoning of the property located at 2557 John R. The owners have requested to change the zoning to allow an in-home daycare for up to 12 children, and we believe this change would have a significant negative impact on the surrounding properties, particularly our own.

My wife and I purchased our home at 1057 Chesapeake, in the Autumn Hills development back in 2000 specifically because it backed up to a large, quiet residential lot (2557 John R) surrounded by trees, providing the peace and privacy that is vital to our work and quality of life. My wife and myself work from home and find the current day-care already generates a considerable amount of noise during the daily outside play hours, and we have to keep our windows closed to conduct professional calls and meetings. Our concern is that the additional children would severely disrupt our ability to work and enjoy our property. The scope of this project includes a 2164' asphalt area designated as the daily outside play area for the daycare. This area is right on our shared southern lot line between our property and 2557 John R and we are concerned that the proximity of this designated asphalt play area to our property along with an increase of children will contribute to even higher volumes of noise to an already loud environment.

Additionally, we are concerned about the long-term effects this rezoning could have on property values in the neighborhood. The tranquility of the area is one of the primary reasons we chose this location, and we paid a premium for the privacy and serenity it offers. The increase in size of the daycare, especially one serving up to 12 children, will undoubtedly increase noise levels and alter the residential character of the area. We believe this will reduce the appeal of the neighborhood to potential buyers and decrease property values, including ours.

While we understand the importance of childcare services within the community, the proposed rezoning and increase of size for this daycare is inappropriate given its proximity to established residential properties. We urge the Planning Committee to reject this rezoning request, or at a minimum, implement a different site plan to relocate the daily outside play area to a portion of the 2557 John R property where it will not boarder existing residences, as well as have limitations on hours of operation, noise levels, and traffic flow to mitigate the significant impact it would have on surrounding residents.

We trust the Planning Committee will carefully consider the concerns of the homeowners directly affected by this proposal and make a decision that preserves the quality of life and property values in the neighborhood.

Thank you for your attention to this matter. We are available for further discussion if needed.



Fwd: 2557 John R property public notice

1 message

Sara Roediger <roedigers@rochesterhills.org>
To: Jennifer MacDonald <macdonaldj@rochesterhills.org>

Tue, Jan 14, 2025 at 3:23 PM

----- Forwarded message -----

From: **Erin Pruitt** <Cahira@protonmail.com>

Date: Thu, Dec 26, 2024 at 10:41 AM

Subject: 2557 John R property public notice

To: David Walker (Rochester Hills city council) <walkerd@rochesterhills.org>, David Blair (Rochester Hills city council) <blaird@rochesterhills.org>, Bryan Barnett (Mayor Rochester Hills) <mayorsoffice@rochesterhills.org>, Jason Carlock district 3 <carlockj@rochesterhills.org>, Marvie Neubauer at large <neubauerm@rochesterhills.org>, Carol Morlan <morlanc@rochesterhills.org>, Theresa Mungiolit <mungiolit@rochesterhills.org>

Hello Rochester Hills City council members,

Merry Christmas and Happy New Year. I am emailing in regards to the public notice about the lafrate property. See attached notice

I am one of Mario and Danielle's neighbors and can attest to the fact that their current day care is not disruptive to us as neighbors. The only thing that I ever hear is the sound of children playing outdoors which is actually pleasant to hear. Their driveway is private access to and from John R Rd therefore, the cars from their daycare business in no way disrupts the traffic of our neighborhood.

I can only speak for myself, but I see no reason for the lafrate's to be denied an opportunity to expand their daycare business. They are providing a needed service in our community to some of it's residents and I consider them responsible, considerate neighbors.

Erin Pruitt
2541 John R Rd
Sent with Proton Mail secure email.

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