

AUBURN ANGARA OAKS
NEIGHBORS MEETING
5/8/23

The following questions were asked and answered at a neighbors meeting held at The River Church on May 8, 2023. A mailing to the mailing list supplied by the City Planning Department was done announcing the meeting.

1. Drainage related questions were asked by neighbors located on the east side of the proposed development that front on Devondale road. The grading and drainage plan was shown and discussed. We noted the swale and yard drains on the rear of lots 1-7. We showed how the rim elevations of the proposed yard drains is lower than the rear yard elevations of their properties.
2. Wildlife. Some were concerned about where the wildlife would go due to our development. We pointed out that there is consider wooded wetland remaining on the site and pointed to the open space in the subdivision to the west and the wooded wetlands on the rears of lots to the south as likely locations for wildlife to retreat.
3. Traffic. They were concerned about left turns out of the development. We pointed out that 20 of the units would be inhabited by people that mostly wouldn't drive and that target market of our ranch style homes is the 55 and older persons who generally have fewer persons per household and who tend to drive less, per the ITE trip generation standards. We also indicated that Auburn Road is MDOT controlled; they have commented on our plans and our Auburn/Angara intersection design meets their requirements.
4. Loss of trees. We noted that trees were being preserved in the wooded wetlands. Our landscape plans meet all tree mitigation requirements.
5. Buffering. We noted that extensive plantings are being provided along both the east and west sides of the proposed development, providing screening for the neighbors adjacent, including those on Devondale and neighbors to the west at 2516 Florence and 3043 Honor drive to the west.
6. Wetlands. Some were concerned with the loss of wetlands. We pointed out the minimal nature of the wetlands fills proposed. Most of the wetlands disturbed are in the area of the old landscape yard where the existing wetlands are extremely disturbed and considered low quality by the City wetlands expert. We also noted our approach to minimize the disturbance of the large wetland area on the west side of the site. We noted that the wetland at the rear of the site is not being disturbed.
7. Farm building. Questions were asked about what it was and what would be going on there. We noted that it is a plant/crop growing operation and limited counter sales would happen there.
8. Questions were asked about the IDD housing. We provided answers regarding the fact that the only IDD units would be in the first floor of the condo bldgs., not in any single family homes. We provided answers about care and supervision and security.

Three Oaks Communities LLC
 2489 W. Auburn Rd. Neighborhood Meeting
 May 8, 2023



Name (please print)	Email	Phone
Deborah Rowe	dar5607@rowe.law	248-496-6461
Sheryl Garwood	SLG322@aol.com	248-931-9110
Janice Werner		
Al & Gayle Zink		
Don Courtwright		
Lisa Juriga	ljjuriga@comcast.net	248-762-0185
★ Chris Poplars	c.poplars@mindray.com	248-270-0675
Kandy Woodward	Randy Fix63Fold@gmail.com	
James & Therese Puffer		
Ron PARE	Ron@ENIGMACOMPUTER.NET	586-419-1876
Aaron & Emily Dreditch	emilyruss67@gmail.com	586-744-8134
13 TOTAL ATTENDEES		
5/8/23		

AUBURN ANGARA OAKS

Three Oaks Communities originally invited surrounding neighbors to a meeting to present to them plans for the project and to solicit their comments. Three Oaks mailed at notice to the neighbors on a list generated by the City of Rochester Hills for the City's mailing per their ordinances for the public meetings to be held during site plan processing. T

The first meeting was held on May 8, 2023. The attendance list and report from that meeting is attached to this report. Since the considerable time has passed since that meeting and the Auburn project changed somewhat to include the townhomes, we held another neighbors meeting on Jul 15, 2024 at The River Church in Auburn Hills.

Attendance

We had 12 people sign in and 3 that did not. Total 15 attendees.

This does not count Three Oaks Communities staff and affiliated families that will be moving their disabled loved ones into this community when developed.

Notes

During the meeting, the following items were brought forward and discussed.

Total acreage in the project

Wetlands flagging/changing

Concern over replacing wetlands elsewhere

Standing water on site in various places

Potential for ground water that has not been accounted for by developer

Lots of discussion on site water management.

Concern that development would cause additional water issues for neighbors

Spring on north end of site, that may not be addressed by developer. This was reviewed on site and is an old cistern that leaks water onto the adjacent property. This will be handled during construction to remove and/or seal this structure.

Detention pond size and discharge location

HOA management of site going forward

Past owner used site to dump landscape debris in various areas

Discussions about wet foundations/basements in nearby development

Discussion on what/who engineers (or EGLE) have participated in reviewing the documents

Current City zoning ordinance and by-right to build plans as presented

Concerns about access to Auburn Road and left turn concerns.

All comments were addressed with discussions lasting approximately 2 hours.

Most comments reflected neighbors' lack of understanding of wetlands, groundwater and stormwater management techniques.

Three Oaks Communities / Auburn Oaks

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July 15, 2024 6pm Meeting

Name	Address	Email	Phone
1 Stewart & Susan Ullmann	2507 W. Auburn Rd.	terry.ullmann@gmail.com	248-686-6447
2 Ray & Vincetta Nicosia	3645 Winding Brook Cr. RH.	randunicosia@gmail.com	248-765-3284
3 Russ Zitzmann	3270 Devondale RH		248 840-7877
4 Ron PARE	2516 FLORENCE DR ROCHESTER HILLS, MI 48309	RON@ENIGMACOMPUTER.NET	586- 419- 6876
5 JERRY MYATT	2525 W. AUBURN RD AD	JERRYMYATT@YAHOO.COM	248-453-4799
6 Donna Raphael	2651 Williamsburg Circle AH	thoraphael@sbcglobal.net	248-227-0190
7 Suzanne Johnson	3067 Honor Dr. Rochester Hills, MI	Suzannefada@hotmail.com	248-763-5905
8 Theresa Ponders	3172 Devondale	Theponders@comcast.net	248-891-8590

Three Oaks Communities / Auburn Oaks

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July 15, 2024 6pm Meeting

Name	Address	Email	Phone
11 Joanne Avery	1045 Parkway trail Oakland MI 48363	averyjma@gmail.com	269-377- 4722
12 Theresa Pauders			
PLUS 3 THAT DID NOT SIGN IN			
TOTAL 15			