



Planning Dept Email <planning@rochesterhills.org>

Re: Oak Creek Condominiums Public Hearing Follow-up

1 message

Planning Dept Email <planning@rochesterhills.org>

Wed, Apr 16, 2025 at 4:28 PM

To: Robin Wright <rwright24@gmail.com>

Cc: Chris McLeod <mcleodc@rochesterhills.org>, Jennifer MacDonald <macdonaldj@rochesterhills.org>

Hi Robin -

Please see our responses below in red:

1) Will my comments and request concerning the development's electrical utility design (pole replacement and line routing), including consideration of bringing the existing adjacent residences up to code with underground service be part of the official minutes of the meeting? **In general, we do summary meeting minutes but we try to hit the major points. The minutes are presented in draft form generally for the next meeting for approval by the commission. If you were to disagree with the text you could speak during public comment at the next meeting and it would be up to the Planning Commission if they wanted to accept the changes. Also, note that we will compile all of your emails/responses and they will be added as public comment for the City Council agenda.**

2) Will the Final One Family Residential Condominium Plan Recommendation also be part of a Planning Commission meeting with public hearing? **These are the next steps:**

- Preliminary One Family Residential Detached Condominium and Wetland Use Permit requests for approval – City Council – planned for 4-28-25. There will be an opportunity for the public to speak (again for up to 3 minutes).
- Administrative Engineering/Construction Plan Review (with resubmittals generally until all departments have approved the plans)
- Final One Family Residential Detached Condominium – Planning Commission – (technically there is not a public hearing required and notices will not be sent out similarly to last night's meeting), but it will be a public meeting and there is always an opportunity for the public to speak/submit comments.
- Final One Family Residential Detached Condominium – City Council - There will be an opportunity for the public to speak (again for up to 3 minutes).

Please sign up for notifications of agenda postings **here**, and you can always contact us to determine the status of the project.

3) Is construction of a model condominium part of the site development plan when they construct the utilities, road, common use area, etc. **The issuance of a model home permit is submitted to the City's Building Department. Typically, the development of the site will be pretty far along and the road and the utilities would need to be in place (to provide fire hydrant access). However, depending on which unit the model is requested on, the availability of road and hydrant access (potentially from adjacent roadway in a temporary capacity) and the level of comfort in terms of how far along the project has progressed may impact if and when a model permit is issued for the construction of a model home.**

4) I submitted this follow-up question to Jeff Schultz's response on demolition and have not yet received a response: Can you please tell me where I could find the City's requirements during demolition? I am particularly interested in any due diligence required to protect adjacent properties and the timing requirements once demolition starts to remove debris and fill in the demo site. **I have forwarded this to Mr. Schultz to respond.**

Jennifer



Planning & Economic Development

248-656-4660

rochesterhills.org

On Wed, Apr 16, 2025 at 7:48 AM Robin Wright <rwright24@gmail.com> wrote:

Good morning,

Thank you for the opportunity to provide comment during the Planning Commission meeting yesterday evening. I will make sure I am more prepared to fit all of my questions into the 3-minute speaker window if the need arises in the future; I was unfamiliar with the process. I have just a few follow-up questions.

- 1) Will my comments and request concerning the development's electrical utility design (pole replacement and line routing), including consideration of bringing the the existing adjacent residences up to code with underground service be part of the official minutes of the meeting?
- 2) Will the Final One Family Residential Condominium Plan Recommendation also be part of a Planning Commission meeting with public hearing?
- 3) Is construction of a model condominium part of the site development plan when they construct the utilities, road, common use area, etc.
- 4) I submitted this follow-up question to Jeff Schultz's response on demolition and have not yet received a response: Can you please tell me where I could find the City's requirements during demolition? I am particularly interested in any due diligence required to protect adjacent properties and the timing requirements once demolition starts to remove debris and fill in the demo site.

Thank you in advance,
Robin Wright



Jennifer MacDonald <macdonaldj@rochesterhills.org>

Re: Oak Creek Condominiums Public Hearing - Tuesday, April 15th

1 message

Chris McLeod <mcleodc@rochesterhills.org>

Mon, Apr 14, 2025 at 10:56 AM

To: Jason Boughton <boughtonj@rochesterhills.org>

Cc: rwrigh24@gmail.com, Jennifer MacDonald <macdonaldj@rochesterhills.org>, Angela Hysinger <hysingera@rochesterhills.org>, Tracey Balint <balintt@rochesterhills.org>

Good Morning Kim and Robin

I wanted to add to Jason's answers with the answers to the landscape questions.

Landscape Plan (LP-1,2):

- 1) We understand that the development will be completed as units are sold, however, will the road be constructed in the first phase of development after the earthwork is completed? **The road will need to be constructed as a part of the initial construction. The road will need to be installed and accepted prior to the City allowing residential homes being constructed. I do want to note if the developer constructs a "model" home that may be constructed as part of the site being developed.**
- 2) How long after the start of construction will the general landscaping (i.e. entry into Oak Creek from Livernois Road) and wetlands/setback disturbances be restored? **Much like the road, any common area improvements, such as the entrance landscape or the wetland restoration, that work will need to be done and accepted prior to homes being constructed.**

If the site is essentially completed during winter months, landscaping/restoration can be postponed until the weather warms in the spring and we hold a landscape bond for those improvements to be installed appropriately.

If you have any other questions or comments please feel free to contact us.

Chris

On Mon, Apr 14, 2025 at 9:54 AM Jason Boughton <boughtonj@rochesterhills.org> wrote:

Good Morning Robin Wright and Kim Hurley,

I will respond to the 3 utility questions you brought up in your email.

1. The units 1-9 sump lead discharge will be connected into the storm sewer management system, no discharging on the ground.
2. There is a 36" culvert extending from the north side of the proposed road between units 4-5 in the commons area to the southeast between units 17 and 18 on the south side. This is the only culvert being proposed at this time.
3. The developer is responsible while the condominium is being constructed and the houses are being built. Once 90% of the houses are occupied with residents then the storm sewer system is turned over to the HOA. The recorded storm sewer maintenance agreement is the legal document that makes sure the developer/HOA maintains the entire storm sewer system.

If you have any follow up questions with regards to the utilities please let me know. Thank you and have a great day.



innovative by nature

Jason BoughtonEngineering Utilities Specialist
Department of Public Services

248-841-2490

rochesterhills.org

On Fri, Apr 11, 2025 at 3:50 PM Planning Dept Email <planning@rochesterhills.org> wrote:

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

From: **Robin Wright** <rwigh24@gmail.com>

Date: Fri, Apr 11, 2025 at 3:20 PM

Subject: Oak Creek Condominiums Public Hearing - Tuesday, April 15th

To: Planning Dept Email <planning@rochesterhills.org>

Cc: Robin Wright <rwigh24@gmail.com>

Hello Planning Department Representative,

We received the Notice of Public Hearing and have reviewed the preliminary drawings available through the Development Project link on the RHS website. We are submitting these questions in advance of the hearing which we will be attending on Tuesday.

Cover Sheet (General Notes): How far in advance will we be notified of any disruptions to utility service and durations?

Preliminary Site Plan (C2.1) and Preliminary Utility Plan (C4.1):

There appears to be existing utility poles missing from the drawings. Specifically, there are two poles (one on the north and south side of 3249 S. Livernois) that have power lines delivering DTE and WOW service to the southeast corner of our home at 3239 S. Livernois. These poles also currently have lines running to 3249 S. Livernois which is planned for demolition. How are the poles and lines going to be reconfigured to prevent undue disruption and undesirable line routing to our home?

Preliminary Utility Plan (C4.1):

- 1) If I understand the drawings correctly (enclosed storm water system with onsite detention system), there will be no surface water discharge (i.e. sump pump exits) along the property line between the north side of condominiums 1-9 and the south side of 3239 S. Livernois. Is this correct?
- 2) Additionally, there will be no storm water ditches/culverts in this area that will create concerns for water on our property or additional water to the watercourse/wetlands between condominiums 4 and 5. Is this correct?
- 3) Who will be responsible for keeping the watercourse clear of debris (logs, leaves, etc.) between condominiums 4 and 5 so that water does not back up on to our property?

Landscape Plan (LP-1,2):

- 1) We understand that the development will be completed as units are sold, however, will the road be constructed in the first phase of development after the earthwork is completed?
- 2) How long after the start of construction will the general landscaping (i.e. entry into Oak Creek from Livernois Road) and wetlands/setback disturbances be restored?

Thank you in advance for addressing these questions with Enliven Developers.

Robin Wright and Kim Hurley
rwigh24@gmail.com
248-767-2425



Jennifer MacDonald <macdonaldj@rochesterhills.org>

Re: Oak Creek Condominiums Public Hearing - Tuesday, April 15th

1 message

Mitesh Gandhi <mitesh@gatewayengineer.com>

Mon, Apr 14, 2025 at 12:48 PM

To: Jennifer MacDonald <macdonaldj@rochesterhills.org>

Cc: Jamal Khan <jamal.khan@gravitonusa.com>, Mohammed Bahauddin <Mohammed@enlivenbuild.com>, Chris McLeod <mcleodc@rochesterhills.org>

Jennifer,

Please find attached a PDF containing the topographic survey and site plan, where I've highlighted the utility pole symbol for easy identification.

Please also find GES responses in RED for the questions raised.

Cover Sheet (General Notes): How far in advance will we be notified of any disruptions to utility service and durations?

GES: Construction will be done according to city's standard practice and responsible parties will be notified in a timely manner.

Preliminary Site Plan (C2.1) and Preliminary Utility Plan (C4.1):

There appears to be existing utility poles missing from the drawings. Specifically, there are two poles (one on the north and south side of 3249 S. Livernois) that have power lines delivering DTE and WOW service to the southeast corner of our home at 3239 S. Livernois. These poles also currently have lines running to 3249 S. Livernois which is planned for demolition. How are the poles and lines going to be reconfigured to prevent undue disruption and undesirable line routing to our home?

GES: The utility pole symbols were somehow not printed due to layer/color issue of the topo survey preparer. Please find the attached Survey sheet for reference.

Preliminary Utility Plan (C4.1):

1) If I understand the drawings correctly (enclosed storm water system with onsite detention system), there will be no surface water discharge (i.e. sump pump exits) along the property line between the north side of condominiums 1-9 and the south side of 3239 S. Livernois. Is this correct?

GES: No drainage is leaving outside of the site.

2) Additionally, there will be no storm water ditches/culverts in this area that will create concerns for water on our property or additional water to the watercourse/wetlands between condominiums 4 and 5. Is this correct?

GES: We proposed a bigger culvert to cross the road than existing size and water flows from north to south so there should be no concerns.

3) Who will be responsible for keeping the watercourse clear of debris (logs, leaves, etc.) between condominiums 4 and 5 so that water does not back up on to our property?

GES: Developer will be responsible for keeping the watercourse clear per city's standards.

Landscape Plan (LP-1,2):

1) We understand that the development will be completed as units are sold, however, will the road be constructed in the first phase of development after the earthwork is completed?

GES: Roads along with the underground utilities have to be constructed before construction of any individual unit.

2) How long after the start of construction will the general landscaping (i.e. entry into Oak Creek from Livernois Road) and wetlands/setback disturbances be restored?

GES: Developer will follow the city's guideline to restore any disturbance to wetland/setback.

If you have any comments, questions or concerns, please feel free to contact me at the office.

Thanks,

Mitesh Gandhi

Vice President / Senior Project Designer

Gateway Engineering & Surveying, Inc. 8155 Annsbury Drive, Suite #109 Shelby

Township, MI 48316 Office # 586-786-5533 (Ext. 103) Cell # 586-229-5421

Fax # 586-786-5575



Planning Dept Email <planning@rochesterhills.org>

Re: Demolition

2 messages

Robin Wright <rwright24@gmail.com>
To: Jeffrey Schultz <schultzj@rochesterhills.org>
Cc: Planning Dept Email <planning@rochesterhills.org>

Mon, Apr 14, 2025 at 6:29 PM

Jeff,

Thank you for this information. Can you please tell me where I could find the City's requirements during demolition? I am particularly interested in any due diligence required to protect adjacent properties and the timing requirements once demolition starts to remove debris and fill in the demo site.

Thanks again,
Robin

On Mon, Apr 14, 2025 at 4:35 PM Jeffrey Schultz <schultzj@rochesterhills.org> wrote:

Hi Robin,

Hazardous material testing is not required to obtain a demolition permit. It is the homeowners responsibility to test for hazardous materials and have it removed and disposed of properly by a certified company.

Regards,

--

Jeff Schultz
Manager of Inspection Services
City of Rochester Hills
248-841-2449

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the originator of the message. Any views expressed in this message are those of the individual sender.

Jeffrey Schultz <schultzj@rochesterhills.org>
To: Robin Wright <rwright24@gmail.com>
Cc: Planning Dept Email <planning@rochesterhills.org>

Wed, Apr 16, 2025 at 10:18 AM

Hi Robin,

The city's demolition requirements can be found on our website at rochesterhills.org. Click on departments, building department, construction guidebooks and residential demolition. If you have additional questions, feel free to contact me.

Regards,
[Quoted text hidden]



Jennifer MacDonald <macdonaldj@rochesterhills.org>

Re: Oak Creek Condominiums Public Hearing - Tuesday, April 15th

1 message

Robin Wright <rwrigh24@gmail.com>

Tue, Apr 15, 2025 at 2:09 PM

To: Chris McLeod <mcleodc@rochesterhills.org>

Cc: Jason Boughton <boughtonj@rochesterhills.org>, Jennifer MacDonald <macdonaldj@rochesterhills.org>, Angela Hysinger <hysingera@rochesterhills.org>, Tracey Balint <balintt@rochesterhills.org>

Got it. Thank you, Chris.

On Tue, Apr 15, 2025 at 13:45 Chris McLeod <mcleodc@rochesterhills.org> wrote:

Good Afternoon Robin

I always recommend that you bring up whatever concerns/comments you have. That is the purpose of the meeting. However, please note, that with these ultimately being the jurisdiction of DTE we don't always have a say about where poles/lines end up being run. But that conversation can at least be started and the applicant can see if there are potential alternatives.

Chris

On Tue, Apr 15, 2025 at 11:03 AM Robin Wright <rwrigh24@gmail.com> wrote:

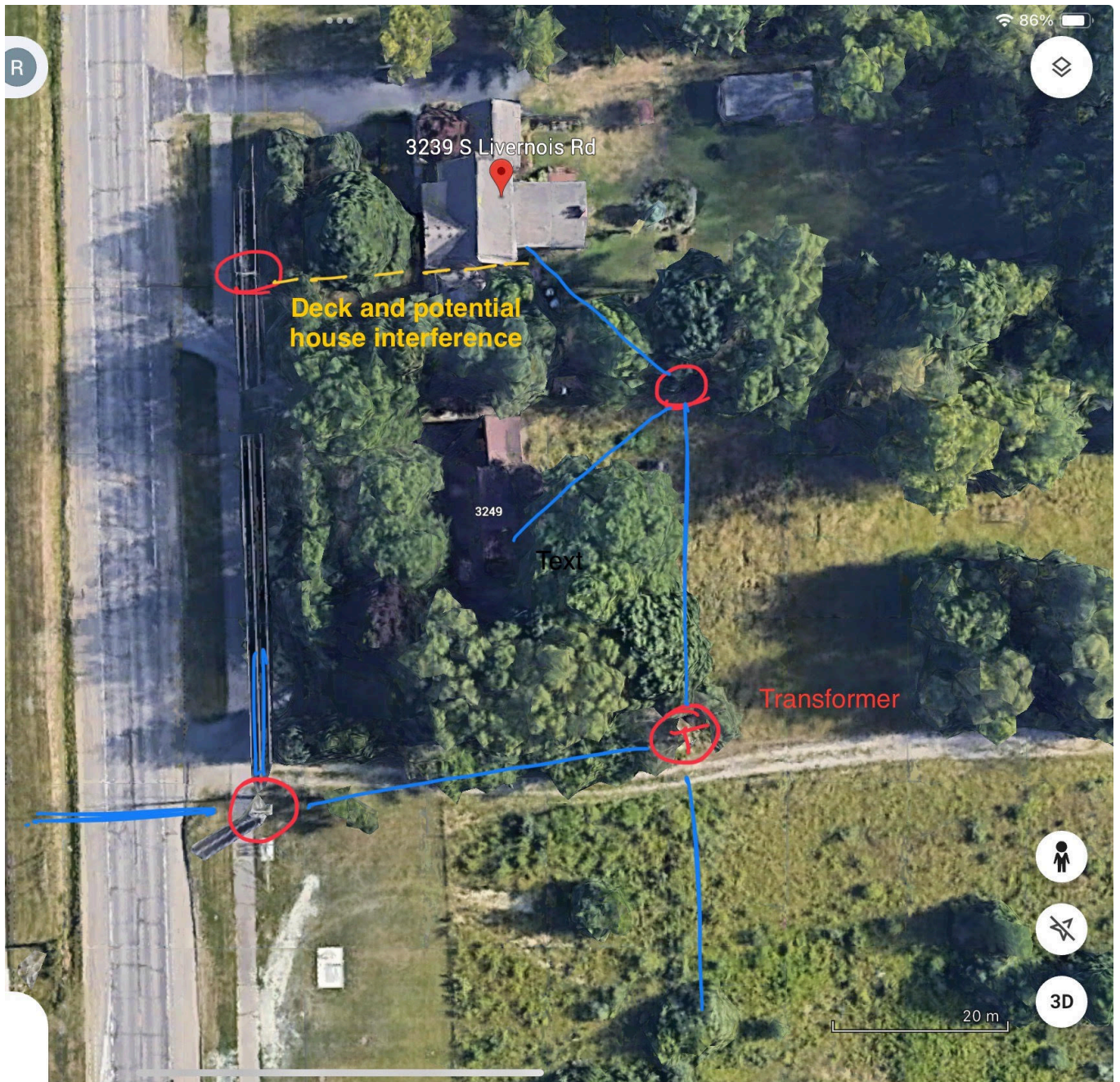
Hi Chris, thank you for this added information.

This proposed routing is going to be a big issue for us. Bringing a power line from that front pole directly to the back of our house will mean that we have a low hanging, high voltage power line over our small shed and deck. There also may not be a direct line of sight to the corner of the house above the meters where the line attaches today. I have attached a quick google earth mark up as a visual.

This is a very big safety concern for us not to mention the aesthetic impacts. We request they look at alternatives including possibly going underground.

Should I bring this up tonight during the hearing this evening to make sure it is officially documented?

Thank you,
Robin



On Tue, Apr 15, 2025 at 9:51 AM Chris McLeod <mcleodc@rochesterhills.org> wrote:
 Good Morning Robin

The design engineer for the applicant provided the following on the potential location of utility poles. The Topo Survey shows existing locations and the PSP file shows the proposed . These proposed locations will be subject to DTE review and acceptance and may change as it goes through the permitting process should the project continue to move forward.

Let us know if you have any additional questions or comments.

Thank you
 Chris.

On Mon, Apr 14, 2025 at 6:23 PM Robin Wright <rwright24@gmail.com> wrote:
 Jason,

Thank you very much. This answers my question on the storm sewer system. Is there someone else who will be answering my questions concerning the missing information on the electrical utility poles and line routing?

Robin

On Mon, Apr 14, 2025 at 9:54 AM Jason Boughton <boughtonj@rochesterhills.org> wrote:

Good Morning Robin Wright and Kim Hurley,

I will respond to the 3 utility questions you brought up in your email.

1. The units 1-9 sump lead discharge will be connected into the storm sewer management system, no discharging on the ground.
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If you have any follow up questions with regards to the utilities please let me know. Thank you and have a great day.



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Jason Boughton
Engineering Utilities Specialist
Department of Public Services

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