



Planning Dept Email <planning@rochesterhills.org>

Comments on Proposal for Public Hearing Tonight

2 messages

Barb Zuke <barb.zuke@gmail.com>

Tue, Mar 12, 2024 at 4:59 PM

To: Ice Ron Zuke U <zukershockey@aol.com>, planning@rochesterhills.org

Dear Planning Committee,

My husband and I are residents of the Groves, a new community here off Avon & Warrior way. We love the location, surrounding amenities, natural habitat, etc.

Unfortunately, we are not in favor of granting the request for Lifetime Fitness (parcel 15-15-476-039) to sell & consume alcoholic beverages on site. This Conditional Use request (File PCU 2024-0002) would result in louder and later noise levels to the surrounding neighbors, which we are one of. We are no longer able to attend tonight's Public Hearing, but we wanted to ensure our input was available to the planning committee. We already have to close windows on beautiful spring/summer/fall nights due to excessive noise levels, and the sale/consumption of alcoholic beverages will just exacerbate the problem. Please consider this input when deciding upon this request from Lifetime Fitness for an alcoholic beverage permit.

If there is additional input needed or further clarification from us, please feel free to contact either myself or husband per below information.

Sincerely,

Barb Zuke @ 248-379-9352

barb.zuke@gmail.com

Ron Zuke @ 248-321-6341

ronzuke12@gmail.com

778 Hummingbird Drive

Rochester Hills, MI 48307

Planning Dept Email <planning@rochesterhills.org>

Wed, Mar 13, 2024 at 10:19 AM

To: Barb Zuke <barb.zuke@gmail.com>

Cc: Ice Ron Zuke U <zukershockey@aol.com>, Chris McLeod <mcleodc@rochesterhills.org>

Hello Barb and Ron -

Thank you for your comments, they will be provided to the Planning Commission (the meeting is Tuesday, March 19.)

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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Planning Dept Email <planning@rochesterhills.org>

Lifetime Fitness Conditional Use Request for sale of alcohol

2 messages

Jeff Bass <Jeff.Bass@waterfordbankna.com>

Mon, Mar 11, 2024 at 3:51 PM

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

Dear Planning Commission,

I am a resident at the Groves, which is adjacent to the Lifetime Fitness property.

Not sure why a health club feels the need to serve alcohol.

They had an adult pool party last year that I am not sure if they served alcohol at, but it was a bit noisy with thumping music.

My suggestion would be to reject the request, but in the event the planning commission decides to allow it, I would urge the commission to put some rules around the hours of this alcohol sale and consumption, since it will likely be taking place outside during the summer at the pool or pickle ball courts. Perhaps a closing time of 9 PM for example.

Thank you.

Jeff Bass

[761 Peppermint Drive](#)

[Rochester Hills, MI](#)

Jeff Bass

Senior Vice President- Commercial Lending

Direct: 248-922-6959

Cell: 720-670-0003

jeff.bass@waterfordbankna.com

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Planning Dept Email <planning@rochesterhills.org>

Mon, Mar 11, 2024 at 3:59 PM

To: Jeff Bass <Jeff.Bass@waterfordbankna.com>

Cc: Chris McLeod <mcleodc@rochesterhills.org>

Hi Jeff -

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

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Laura A. Athens
Attorney and Mediator, PLC
746 Hummingbird Drive
Rochester Hills, MI 48307
laura@lathenslaw.com

Via Email planning@rochesterhills.org

March 7, 2024

City of Rochester Hills Planning Department
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Re: Conditional Use Permit requested by Lifetime Fitness

Dear Planning Commission:

Please let this correspondence serve as public comment regarding the proposal submitted by Lifetime Fitness requesting conditional use approval for the sale of alcoholic beverages onsite. They are seeking a class C license to serve beer, wine, and mixed drinks, which is the license that bars and restaurants must have to serve alcoholic beverages.

The club is open daily from 4:00 a.m. to midnight. Lifetime Fitness is seeking to serve alcohol in the outdoor bistro, café, and tennis waiting area as well as other areas of the premises excluding the childcare area. The stated purpose is to create a social country club atmosphere.

I live in the Groves Condominium development behind the Lifetime Fitness club. The back of my unit faces the club. Granting this permit would interfere with my neighbors and my use and enjoyment of our residential properties by creating a nuisance. Frequently, I am awakened at night from noise emanating from the club and from cars revving in the parking lot. The noise will only be exacerbated by approval of the sale of alcoholic beverages on the premises.

The noise level is particularly loud when the club serves alcoholic beverages, plays sound amplified music, and makes announcements over the loudspeaker at outdoor summer events. While these events disturb the peace of the neighborhood, the events are occasional and do not interfere with daily life. Excessive environmental noise on daily basis would result in physiological and psychological stress, sleep disturbances, and pose a hazard to physical and health and quality of life. Chronic or repeated exposure to heavy traffic sounds, which average 85 decibels, can cause hearing loss.

Traffic and drivers under the influence of alcohol is an additional concern. The two exits from the club are located on Rochester and Avon roads in very high traffic, congested areas. Again, the sale of alcohol at the club will increase traffic and heighten the risk of automobile accidents as well as pose a danger to pedestrians.

Finally, in the woods behind our homes, discarded beer cans and bottles are already an issue. The daily sale of alcohol at the club would likely lead to more garbage being deposited in the woods.

The sale of alcohol is not an integral part of the business of a health club. To the contrary, sale and consumption of alcohol seems contrary to the health and fitness focus of the club. Serving alcohol, along with protein shakes and smoothies, may give members the wrong impression that consumption of alcohol is conducive to health and fitness. Alcohol in any amount can adversely affect hydration, exercise performance and recovery. The more dehydrated a person is, the more dangerous drinking alcohol after a workout becomes. There are innumerable establishments in the area that serve alcohol and food. There is no need for Lifetime to serve alcohol.

For the reasons stated above, I respectfully request that the Planning Commission deny Lifetime Fitness's request for approval of sale of alcoholic beverages. At a minimum, conditions should be imposed to limit the hours of operation and other measures should be taken to reduce the adverse impact of noise and traffic on the surrounding neighborhood.

Most local noise ordinances designate "quiet hours" from 10 p.m. to 7 a.m. on weekdays and until 8 or 9 a.m. on weekends. The City of Rochester noise control ordinance, Chapter 20, Article 5, Division 3, restricts the use of amplifiers and loudspeakers to four hours of operation between 11:30 a.m. and 1:30 p.m. and 4:30 p.m. and 6:30 p.m. The Rochester ordinance also provides that the "volume of sound shall be controlled so that it will not be audible for a distance in excess of 100 feet from the sound-amplifying equipment and so that the volume is not unreasonably loud, raucous, jarring, disturbing, or a nuisance to persons within the area of audibility." In addition, the ordinance prohibits the operation of sound-amplifying equipment in excess of 15 watts of power. If the Planning Commission chooses to grant Lifetime Fitness request, reasonable restrictions should be placed on the approval to maintain a quiet and peaceful environment for neighboring communities.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Laura A. Athens".

Laura A. Athens