

From: [PETER DEVERA](#)
To: [Planning](#)
Subject: Conditional Rezoning request to rezone 333
Date: Sunday, November 10, 2013 11:01:51 PM

TO: Troy City Council

RE: Conditional Rezoning request to rezone 333 Stephenson Hwy. from Office to Office Mixed Use to permit 2 hotel developments.

My husband and I and 3 children live at 157 Redwood Dr. and we have been in the "Panhandle of Troy" for 22 years. And because we have enjoyed our time in the neighborhood and the city; I even encouraged my parents to move to Troy. And they did 5 1/2 years ago!!! They happen to live at 289 Redwood Dr., just about right across the street from the 2 proposed Marriott hotels on Stephenson Hwy. My father is now deceased; but we were able to keep my mother in this home---she is 95yrs. She has been happy and quite content in this neighborhood. There is no doubt that she will have full view of these hotels right from her front big picture window. I spend a lot of my time at her house (as her caregiver) and I am disappointed that the planning commission has approved the need to rezone to office mixed use and allow 2 MORE hotels (along with the 7 hotels that exist within a 1/4 mile radius-- not to mention the brand new Holiday Inn Express on Stephenson Hwy that will practically be right across the street from these 2 proposed Marriott hotels).

We really just don't see the need for 2 more hotels that have to be built backed up to a nice, quiet neighborhood.

Hotels only bring:

- ** Privacy invasion
- ** Safety Issues
- ** 24 hr. Nuisances
- ** And what about our property value?

It has been a great neighborhood, Troy is a great city; but, I urge you to reassess building these 2 hotels on Stephenson.

Please take my email letter in to consideration.

Thank you...

Mary Bonkowski (Joan Devera, daughter/caregiver)
289 Redwood Dr.
Troy, 48083

From: [PETER DEVERA](#)
To: [Planning](#)
Subject: Conditional Rezoning request to rezone 333
Date: Sunday, November 10, 2013 10:46:28 PM

TO: Troy City Council

RE: Conditional Rezoning request to rezone 333 Stephenson Hwy. from Office to Office Mixed Use to permit 2 hotel developments.

My husband and I and 3 children live at 157 Redwood Dr. Even though our home faces the south side of Redwood, we are one of the homes in the area that has a second floor. And I am disappointed that the planning commission has approved the need to rezone to office mixed use and allow 2 MORE hotels (along with the 7 hotels that exist within a 1/4 mile radius--not to mention the brand new Holiday Inn Express on Stephenson Hwy that will practically be right across the street from these 2 proposed Marriott hotels). Even though these 2 Marriott hotels will not be in my backyard per se, they will be in full view from my 2nd floor. And not to mention that no matter where we walk in our neighborhood; those 2 hotels will be visible.

I just don't see the need for 2 more hotels that have to be built backed up to a nice, quiet neighborhood.

Hotels only bring:

- ** Privacy invasion
- ** Safety Issues
- ** 24 hr. Nuisances
- ** And what about our property value?

Does anyone care about the "panhandle of Troy" ? That's what I was told when we first moved to Troy 22 years ago. It has been a great neighborhood, Troy is a great city; but, I urge you to reassess building these 2 hotels on Stephenson.

I am sorry that I couldn't come to the City Council Public Hearing on Monday, 11/11. I hope that you all will just as well take my email letter in to consideration.

Thank you...

The Devera Family

Joan, Perfecto, Amanda, Peter and Nathan

157 Redwood Dr.

Troy, 48083

From: [Paul Kowaleski](#)
To: [Planning](#)
Subject: Rezoning 333 Stephenson Hwy
Date: Sunday, November 10, 2013 5:29:26 PM

Dear Troy Council,

I live at 334 Burtman in Troy.

I have concerns about the rezoning for the hotel developments on Stephenson.

I share many of the concerns my fellow neighbors have expressed and I feel the property should not be rezoned for the hotel developments.

Regards,

Paul Kowaleski

From: [Sheryl Landreth](#)
To: [Planning](#)
Subject: proposed zoning change near 14 and Stephenson
Date: Monday, November 11, 2013 1:32:22 PM

Dear Council,

My husband and I live at 218 Redwood, a home we purchased 20 years ago. Our home was built in 1959, part of a delightful, quiet, well-maintained, moderate-income subdivision in the city of Troy. We, residents of Troy, investigated businesses and zoning along Stephenson Hwy before purchasing these homes, and foolishly, never could have imagined our governing body would find it appropriate to back hotels up to residences for any reason. Please do not change the zoning that would allow these hotels.

If the city felt a need for another hotel (questionable, since the Hilton one mile north of here was demolished several years ago and there are 7 others within quarter of a mile), there is lots of land vacated by Dupont that does not back up to a subdivision.

We have a Fla. room off the back of our house with sliding door/screens which will become a fishbowl. Vehicles, headlights and people coming and going at all hours will destroy privacy and raise safety issues.

What is value to our home and quality of life will become just the opposite. If we were to try to sell our home, we would find our city's decision destroyed its monetary value. Please do not change the zoning!

When we sat in on the planning committee meeting, we were patted on the head, figuratively, and told these hotels are good for the city. Please take note: WE ARE THE RESIDENTS OF THIS CITY AND THIS IS NOT GOOD FOR US!

Sincerely,
Sheryl and Mike Landreth
218 Redwood Drive

From: [rose micallef](#)
To: [Planning](#)
Subject: Request to rezone 333, Stephenson HWY. Hearing 11/11/13
Date: Sunday, November 10, 2013 3:14:58 PM

Rose Micallef
1435 Wacon Dr.
Troy, MI 48083

Planning Department
500 W. Big Beaver
Troy, MI 48084

RE: Rezoning Request to 333 Stephenson Hwy.

Dear Council:

I have lived in this neighborhood for over 20 years. This neighborhood is the type of neighborhood where the young families with children are moving in when the retirees move out. We have many generations in this neighborhood that walk, jog, ride bikes and skate on a regular basis. We are a neighborhood that many sit on their front porches and converse with neighbors as they stop by. We are a neighborhood that host block parties on a weekly basis in the summer months welcoming all neighbors. We have raised our children in this wonderful environment and would like to see the present and future children in this close community have the same wonderful memories.

My family and I oppose the proposed zoning changes because of the following:

-Many families in this neighborhood have swimming pools. A six foot fence for privacy does not provide privacy from peeping toms from a second or third floor hotel window.

- We are very concerned that property values will decline. Who wants to purchase a home with two hotels as their landscape. We have maintained a stable neighborhood through out the recession mainly because this is basically a hidden subdivision. There are very few entrance and exits from this sub allowing mostly resident traffic. We want to keep it that way.

-Safety for our citizens will be jeopardized . Hotel Visitors may want to walk, jog etc... through our neighborhood as well as scoping out the neighborhood. Hotels have been known for venues for crime and these two hotels are no different. They can not control who their customers are.

-Noise control: We now contend with freeway traffic sounds on a quiet night, so far those noises have not interfered with mother nature. Sitting outside we want to continue to hear the sounds of birds, laughing children, occasional dog bark and neighborly conversational voices.

We do not want to have to hear car doors opening and closing 24/7. Excess bright lights illuminating our subdivision. Excessive vehicle traffic touring through our neighborhood.

-If the city of Troy feels the need for another hotel, (as

there are 5 hotels/motels in this immediate vicinity). Why not relocate to the property on Livernois just south of Maple that use to occupy a Sav- on -Drug store and an Odd Lot and a Farmer Jacks. That property has been vacant for at least 15 years and continues to be an eye sore.

We strongly urge the council to keep the zoning as is, for the good of ALL residents in our subdivision. Question for thought. Would you as council members like the landscape you look at from your front porch a hotel? I think not.

Respectfully submitted:
Rose Micallef
rmicall1@yahoo.com

From: [Elizabeth Mireles](#)
To: [Planning](#)
Subject: Conditional Rezoning Request to rezone 333 Stephenson Hwy
Date: Saturday, November 09, 2013 4:25:19 PM

Dear Council,

I have been a Troy resident all of my life. So when my husband wanted to purchase a home in Troy I could not have imagined a better place to raise a family. He purchased this home in 2006 as our starter home. We knew the neighborhood was great and this would be a fine place to raise our children. Fast forward to 2012, our daughter Aly was born. We love this neighborhood because it is quiet, mostly retired, widowed and also has new young families residing here.

With the rezoning of the area, this is all about to change. You feel that adding additional hotels in our backyard will boost what tourism? Hardly!!! In fact there are 3 hotels already here! We do not need any additional hotels or traffic or crime. If this is a play for boosting Tourism to the City of Troy then if people want to come to go to Somerset (which is the reason they all come) they surely are not going to stay down at 14 mile and Stephenson. They will stay at the Somerset Inn or some place much swankier than Fairfield Inn or Holiday Inn.

You are asking us to now live with a decision that does not impede on your families space, safety and security but you are forcing us to live with it. This is not fair for any of us who live in this neighborhood or work in the very community. I urge you to reconsider and keep things safe and secure for the residents of this neighborhood.

My husband did not grow up in Troy. He does not know first hand all the wonderful things this City has to offer. I have pushed him that we need to stay in Troy because of the great schools and community. You are about to change my mind about staying in this City. I would certainly reconsider staying in this community if this rezone goes through.

DO THE RIGHT THING FOR THIS COMMUNITY SAY NO!

Sincerely,
Elizabeth Mireles

11/11/2013

Theresa Penchoff
302 Redwood Dr.
Troy, MI 48083

Planning Department
500 W. Big Beaver
Troy, MI 48084
planning@troymi.gov

RE: Rezoning Request to 333 Stephenson Hwy.

Dear Council:

I am writing in regards to the proposed rezoning request on Stephenson Highway that would permit two four-story hotels to be built behind a residential neighborhood.

I am opposed to this rezoning request. Below I have outlined a few of the reasons why.

1. Privacy invasion. Hotel patrons will have direct views onto neighborhood properties, and us onto them. I understand that these views will be blocked at the lower levels by trees the developers will plant. However for the next several years, until these trees grow and block the rest of the building, views from the upper hotel floors will see into the yards of Redwood, Burtman, and possibly Lyons Drive. Not to mention the homes that are northwest of the property, which have no tree blockage at all. The developer argued that the trees that are already present in our neighborhood will block most residents' views of the hotels. However, in the fall, winter and early spring months this is not true. Please see the pictures below. These pictures are from Burtman, which is not even directly behind the property. Now imagine these buildings another story taller. Trees and an 8-foot wall are just not going to provide privacy against two 4-story buildings towering over our neighborhood.



273 Burtman



261 Burtman

2. Safety. I am the mother of two small girls. They are one and five years old. In the summer, I'm off work and we spend the majority of our time outside in the yard. My girls run around in their bathing suits, play in the pool, on the swing set, and in the sandbox. I'm sure that many patrons of these hotels will be legit business people. However, we just don't know who could register to stay in one of these hotels. To know that it is possible to have a sex-offender or other type of criminal looking into my backyard at my children, and then walking or biking my neighborhood is just wrong. I should not have to worry about my kids playing in the privacy of my own backyard, or walking a few houses down the block to a friend's house. By building these hotels, you are inviting these types of people into our neighborhood. I know it's extreme, but with the world we live in, it is a very real possibility.
3. Nuisances. When my husband and I bought our house, I understood that I was buying a property that backs up to office buildings. With that, I've come to live with parking lot lights at night, and people coming and going throughout the day. However, during the evening hours and on weekends our business neighbors behind us are quiet. This will no longer be, with hotels behind us. There will be people coming and going all hours of the day. Now not only will we have parking lot lights at night, but car headlights, and lights from hotel rooms as well as hotel signage. Trees will just not block this out, especially for homes to the northwest, as there is no tree coverage.

As city council members, we voted for you to represent the residents of Troy. While this development will provide tax revenue for the city, it is not what's best for the residents that you represent. My husband and I love our neighborhood, and had planned to raise our family here. It is quiet, peaceful, with a real sense of community. I hope you don't allow it become unsafe by allowing these hotels to be built.

I'm hoping you will choose to do what's right for the residents of Redwood Drive, and keep the zoning as is.

Thank you,

Theresa Penchoff

11/11/2013

Nick Penchoff
302 Redwood Dr.
Troy, MI 48083

Planning Department
500 W. Big Beaver
Troy, MI 48084
planning@troymi.gov

RE: Rezoning Request to 333 Stephenson Hwy.

Dear Council:

I'm married and a father of 2 at 302 Redwood. I bought this home with my wife in December of 2004. We were young, just married, and very excited about owning our first home. And in Troy no less.

Your constituencies on the planning commission felt the need to tell us "Why would you buy on the edge of a zoning boundary?" and "Life will not end". I guess I was ignorant enough to think that the zoning would never be changed. And I also didn't have the foresight to see that 2 four story hotels could be built right on top of us, "for the good of the city".

All of this is making me regret my decision to move to Troy.

My family and I are opposed to the proposed zoning changes due to the following:

1. Privacy invasion. Our family would have full view of the hotels, as well as it, onto us. Residents on Redwood would have prying eyes on them from 4 stories high, as well as directly onto our properties.
2. Nuisances. Coming and going of vehicles & people at all hours; opening and closing of doors; headlights from vehicles and hotel lighting. A wall and some trees aren't going dampen these issues.
3. Property Value. Who would want to move to a neighborhood where you're sharing your backyard with hotel patrons?
4. General need. There are 7 Hotels within a ¼ mile radius from the 14 and Stephenson intersection, none of which backs up to a peaceful neighborhood.
5. Safety concerns: Hotels have been havens for crimes. This won't be any different.

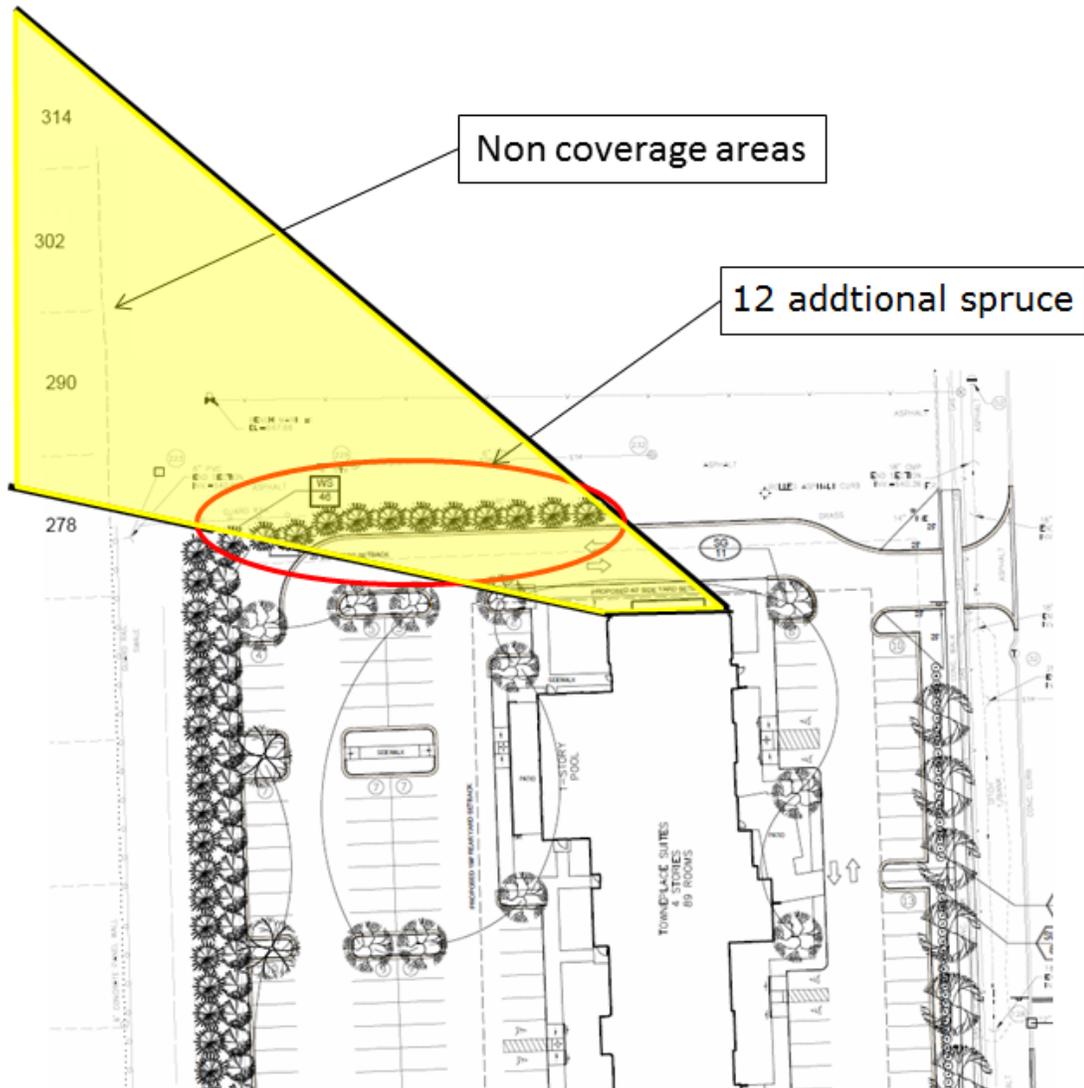
I strongly urge that the council keep the zoning as is for the good residents of Redwood Drive, who would not want their lives infringed upon.

If the council insists on rezoning I would request the following changes be made to the site plans.

Currently the plan calls for maple and spruce trees to be placed at the west end of the property. There is no tree coverage to the north and northwest properties. The request is to add approximately 12 spruce trees to these parts of the property. I've included a revised site plan for more details.

Regards,

Nick Penchoff



November 11, 2013

Sally Wilsher
350 Redwood Drive
Troy, MI 48083

Planning Department
500 W. Big Beaver
Troy, MI 48084
planning@troymi.gov

RE: Rezoning Request 333 Stephenson Hwy (Case#CR009)

Dear Council Members:

I am a single parent and purchased my home on Redwood Drive in June 2012. I absolutely love my neighborhood. I have lived in Troy most of my life except for a few years when I resided in Sterling Heights and Clawson. I have lived in the North side of Troy as well and prefer where I reside now.

My daughter and I have made many new friends while here. We live in a stable neighborhood that has been here over 50 years. Some of the residents that live here have been in their homes over 54 years! Their children and even their grandchildren still reside in this same neighborhood.

We help one another out, whether it is raking leaves, cutting grass or snow removal. Someone is always willing to help. I have even have people give me a lawn mower and made cookies for us when we first moved here. All the children play outside and it seems like something you would see in an old movie. I never had that in any of my other neighborhoods. I am so fortunate and blessed to live in such a fantastic place. Who would have imagined that the City of Troy would want to build two-4 story hotels behind such a wonderful residential neighborhood? Certainly not me.

I would have to disagree with Family Circle's article naming the City of Troy one of America's Best Top 10 Towns for Families if this Rezoning is allowed. I am sure the 70 others that signed the petition for opposing this rezoning from Office to Office Mixed Use of 333 Stephenson Highway would also agree with me. There were others still that opposed the rezoning and could not sign due to leasing their homes or for other reasons I am unable to disclose.

We were told many things during the course of the three meetings held by the Planning Commission. Some of them were quite insulting.

I do not know anyone that can state they took a drive through our neighborhood a few times and could possibly know or relate to how things are by just passing through. Especially an individual who lives in a condo, this is a lot different than living in a single family home.

Mr. Schultz stated that Marriott has been ***“Extremely cooperative about the lighting.”*** And something along the lines of a drainage ditch can be a wetland, when another citizen questioned the Board about wetlands in the proposed parcel. I would much rather see a ditch or retention pond than a huge monster hotel taking over my neighborhood.

My favorite quote yet comes from Mr. Edmunds:

“When you buy in a subdivision, and you buy on the extremities of the subdivision, you have no control over what will go in next door to you.”

He followed that statement by saying that is why he always buys within a subdivision. Is the zoning not set for these specific reasons? I trust that the city would follow their “Master Plan”. Mr. Edmunds and the others do not realize that no matter where you are in a subdivision, most people do not want two 4 story hotels near them let alone in their backyard. Would you? I am certain the answer is no. We never received answers from any members when the question was proposed to them, again I believe the answer would be no. If not, I would be curious as to why.

To think we are paying these members who are appointed by the Mayor and confirmed by the Council \$25 per meeting to make such ridiculous statements. I realize our current mayor did not appoint these individuals. I work in Detroit and live in Troy I pay taxes in both cities. I know I have no voice in Detroit, I should have a say in Troy, however I don't. These people on the Planning Board do not have the same morals and values as me. Not only did Kwame take my tax money, this Planning Board has taken from me as well. Similar in a way that there is no regard for the safety or well being of the neighborhood. I would like a refund please.

Living in this city most of my life, Troy has always been known for its diversity. There is no diversity on this Board. It consists of all white middle aged and older white men. How is this diverse? I urge the Mayor and City Council to choose wisely when these members' terms are up. Clearly this is not diversity.

For the record, the Applicant and the Planning Commission did not work with the neighbors' concerns. A wall and some trees are not going to keep crime out of the city or our neighborhood. It will just attract and enhance it. I have a fence behind my home that is falling down. The city does not make the owner of that business responsible and I have had no action. So when people decide to bypass the brick 8

foot wall they will be able to knock down my fence without a problem. This is a safety issue.

As part of the city's 60% tax base, I did not realize that the minority could come in and dictate what they are going to do for our city by placing two 4 story hotels behind a wonderful, stable residential neighborhood that has been this way for over 50 years.

I know during this past election that some people on the Council advertised how they are for families and their values. They also were for businesses to come in and make some money for the city. I understand this fully. I am just wondering if families are going to come before money. I will make a note to myself for any future elections. At what cost is this going to bring to my family, my neighborhood and our property values? Someone on the Planning Commission stated our property values would not drop, based on his past experience in another city and another state. He said it could increase and we could make money, he did. I could not believe the arrogance and presumptuous attitude.

The Parcel #20-35-326-012 (AKA 333 Stephenson Hwy) has not paid the taxes according to the City Assessors' Office. Winter 2012 due \$1,501.49 (originally 1457.76) and Summer 2013 \$51,552.27: Troy Hotels Inc. 24725 Greenfield, Southfield, MI 48075. When is the city going to collect these taxes?

During the final meeting on October 8, 2013 , the Board already had a resolution drafted up. They were going to pass this proposal regardless of what the citizens had to say. Please review the tape.

We have so many unanswered questions and concerns. Sending a letter to 8-10 people does not cover or address the needs of neighborhood, especially when people are on vacation in the summer. They received letters after they returned home to find they had missed the meeting. Here are some concerns and facts:

1. The Applicant states that Marriott Standards for their hotels have to be more than 3 stories, however that is not the case at other Marriotts throughout Troy and Madison Heights, they are 2-3 stories.
2. Just because you apply for something does not mean you should be approved for it or entitled to it, especially when it does not enhance or improve the area surrounding it.
3. **“Conditional Rezoning Agreement”, Section C** states, **“The Developer and the City agree that the rezoning and the terms of this Agreement provides for: (i) the promotion of the public health, safety and welfare; (ii) compatibility with the Master Plan; (iii)…”** These hotels will provide neither health nor safety to our citizens and do not comply with the Master Plan. To

oppose this Agreement would protect our privacy and keep our property value stable as it has been for the last 50 plus years.

4. Occupancy Rate in Michigan is at 70.1% (CrainsDetroit.com March 3, 2013). There are 14 major hotels in Troy with 2,400 rooms and 821 rooms in the adjacent city of Madison Heights. Not to mention the two other hotels being built at Big Beaver and I-75 will have 236 rooms. The Fairfield Inn will still remain and change names. There is no justification for anymore hotels in our area unless the city is only concerned about tax dollars over families.
5. If current taxes are not paid, how is the project to be funded? Its estimated cost is \$15 million. Will they maintain their property if they can't even pay their taxes? The Applicant states that there are only "6 employees" for 181 rooms. This is not up to Marriott's Standards per Corporate (employees/room ratio). This leads me to believe that the clientele is certainly not going to be up to a higher standard either.
6. Material proposed for the site is not comparable or consistent with the neighborhood. All are brick or brick/sided single family homes. Only first floor was addressed as being brick. Even New York and Detroit does not have 4 story hotels next to single story family homes. Fire Department concerns never addressed. Another resident asked if that current building had Asbestos in it. If it does and they do not remove it properly before demolition, there could be major health concerns again for the whole neighborhood.
7. If this hotel must be approved please consider only a 3 story hotel. They building height will remain the same and with the proposed rezoning they could add a fifth floor which raises more concerns. With adding two hotels North of the proposed site at Big Beaver and I-75 (adding 236 additional rooms), it should not decrease the number of rooms being rented at the proposed site. After all, the occupancy rate is only at 70.1% and they were not concerned with employee parking or having a Loading Zone area. They should be a full capacity and have plenty of parking then.
8. Traffic. This is a concern if you drive on Stephenson Highway during the week between 4:15 and 6:45. Traffic is very heavy. Just because you move a driveway does not mean there will be no accidents.
9. No word on the retention pond. It was stated it will be under the building but now it is not. Where is the retention pond going? There is a reason why the retention pond is there. If there is flooding in the resident's basements who is going to pay for that?
10. Zoning north of the site is 1B Intergraded Industrial Business District across the street on Stephenson Highway is Research Center. How does a hotel who is changing their rezoning fit behind a residential neighborhood? The Master Plan should be followed and not compromised by an outside party looking to benefit from Troy's name.

I ask that the Council consider all the above reasons. It is not all light and sound issues that the citizens are concerned about. It is privacy issues and what kind of crime, characters and clientele will be lurking around our homes. This rezoning does not promote public safety, health or welfare to our neighborhood. Two 4 story hotels are not compatible with the Master Plan and especially adjacent to single family homes. The Occupancy rate does not justify this. If you must I urge you to reconsider 3 stories. I guess we shall see what is better for the city, a few tax dollars or family values?

I want to thank you again for your valuable time and consideration.

Sincerely,

Sally Wilsher