

Paula P Bratto

D-1 Brycewood Site Condominium

From: larry foy [lfoy@wideopenwest.com]
Sent: Sunday, March 02, 2008 10:31 AM
To: Paula P Bratto
Cc: Guirey, Gerald Vincent (Jerry); larry foy
Subject: Brycewood Site #88-20-01-476-063

Dear Troy City Council,

We have seen the disruption of several acres of woodland to build a parking lot. Now we are to witness an elimination of another natural habitat. Both developments caused a concern for water retention.

When will the rape of our environment stop? We are encouraged to see green when the developer sees black.

The concern about water flow and flooding seems to be the main topic. Another review of the potential impact on the local residence should be completed to include a survey of increased traffic and safety of pedestrians. With snow and heavy rain, Evanswood becomes a small pond requiring the attention of the City of Troy.

May we propose that the council require the developer to advise potential buyers of possible water seepage into basements and resulting damage. The developer/builder should be held responsible for these damages.

The Foy's
Ranieri

REC'D

MAR - 3 2008

PLAN

Paula P Bratto

From: Bill Griffith [billgriffith92@yahoo.com]
Sent: Thursday, February 28, 2008 5:06 PM
To: Paula P Bratto
Subject: Brycewood Site #88-20-01-476-063

Dear Troy City Council,

I am writing to express my concern about the proposed Brycewood Site Condominium development at 6308 Evanswood. I am concerned that the planning commission did not give adequate consideration to the following issues:

1. The storm sewer retention pond drainage. Currently we experience severe flooding along Evanswood during the spring thaw, and heavy rains. Allowing additional homes to drain into this system would make a bad situation worse, and should not be allowed without a more detailed engineering analysis.
2. Inadequate infrastructure on Evanswood road to support the increase traffic flow. While the developer has every right to construct the type of housing development consistent with the zoning of the property, it should be the responsibility of City Planning commission to ensure the surrounding roads and infrastructure can handle the capacity of the new development. Currently, Evanswood has no sidewalks, no streetlights, and allows parking in the street, furthermore, the pedestrian traffic is fairly robust during warm weather conditions; and so to allow this new development and the increased traffic that would result, without any enhancements to Evanswood road, would make pedestrian travel along this road a dangerous activity for residents both young and old.
3. The density of proposed development is not consistent with other houses along Evanswood road. Allowing the destruction of the natural habitat on this 3.3 acre parcel to be cut-down and destroyed to make way for a 9-unit Condominium development, would not be consistent with other homes along Evanswood. The homes along this road are mostly single family homes built on lots of an acre or more -- this proposed development is far more dense than what currently exists along this road and would destroy the rural quality of our neighborhood.

While it was pointed out by the planning commission that the developers have every right to develop this land consistent with how the property has been zoned, and in accordance with local building ordinances, there were some issues raised by neighbors in attendance of the meeting that caused the Planning Commission to a delay the approval process for this development until further study of the issues could be conducted; and as far as we know, no further study was conducted, yet approval was given. Please help us preserve the integrity of our neighborhood, by not allowing developers to develop plots of land inconsistent with the surrounding neighborhood, and without rigorous engineering standards.

Regards,
 Bill Griffith
 2666 Ronald Dr.
 Troy, MI

REC'D

FEB 29 2008

PLANNING DEPT

BRYCEWOOD
SITE CONDOMINIUM

Paula P Bratto

From: Douglas Hunter [dhunter7@wowway.com]
Sent: Saturday, March 01, 2008 12:43 PM
To: Paula P Bratto
Subject: Brycewood development on Evanswood Road

Dear Troy City Council,

My name is Doug Hunter, and I own the home at 6204 Seminole. I have learned that there is a new housing development named Brycewood planned for Evanswood Road. I would like to express to you my concerns about this new development. My family and I walk frequently on Evanswood during the warm weather, and the existing sidewalks do not extend the full length of the road, so increased residential vehicle traffic could make the area much more dangerous for pedestrians and children on bikes, especially since there is already a problem with speeding vehicles on Evanswood. I have also noticed that there is often significant flooding around the area due to insufficient drainage, and a new housing development could make this much worse. I am also concerned about the effect that the development could have on the aesthetics in our neighborhood, since the developers might remove the entire tree line along the border with the west-side Seminole properties. Additionally, the higher population density could further devalue our properties. Please take these concerns into consideration. Could you please let me know what is being done by the City Council to address these concerns, as well as any other concerns that my neighbors may be raising?

God bless,
Doug Hunter

REC'D

MAR - 3 2008

PLANNING DEPT

Paula P Bratto

From: tom Jones [tomjones6262@gmail.com]
Sent: Sunday, March 02, 2008 10:20 AM
To: Paula P Bratto
Subject: Brycewood Site #88-20-01-476-063
Attachments: IMG_7556.JPG

City Council,

This email is about the Brycewood Site Condominium development. If the City Council is at all concerned about preserving the quality of life in the neighborhoods of Troy, there is no way this out-of-town developer should be allowed to construct this Condominium development. Please review the plans carefully and consider the impact it will have on the surrounding area -- the street of Evanswood is just not engineered to handle the increase traffic volumes, and the increased drainages into it's ditches. Please ***DO NOT*** do what the planning department has done, and just ignore these issues. This developer is just interested in pushing this through, and running rough-shod over these issues just so their company can maximize profits at the expense of the quality of life of the surrounding neighborhood by squeezing in as many Condominium's as can possibly fit on in the square footage of that site.

I have taken a picture of the street, and attached it to this email, please look at the street, and please don't let this development happen the way it currently is being proposed -- make the developer and the city accountable for these issues.

Regards,
Tom Jones
2766 Robart Dr
Troy, MI 48085

* approximate times

FILED

MAR - 3 2008



BRYCEWOOD
SITE CONDOMINIUM

Paula P Bratto

From: judi louzon [jlouzon@comcast.net]
Sent: Monday, March 03, 2008 8:24 AM
To: Paula P Bratto
Subject: Brycewood Site #88-20-01-476-063

I am sorry but I can not make the meeting regarding this property. I have never seen condo, (Detached or together) in the middle of a sub anywhere before. If these condos were started on the main street it would probably be Ok. But to start them in the middle of a sub were there have been residence for 30 years or more is totally out of place. Think of the property value of everyone involved. Please do not let this happen. Mr. and Mrs. David Louzon 6233 Seminole, Troy, Mi

REC'D

MAR - 3 2008

PLANNING

Paula P Bratto

From: TDMered01@aol.com
Sent: Sunday, March 02, 2008 8:40 PM
To: Paula P Bratto
Subject: Brycewood Site #88-20-01-476-063

Dear Troy City Council,

I am writing to express my concern about the proposed Brycewood Site Condominium development at 6308 Evanswood. I am concerned that the planning commission did not give adequate consideration to the following issues:

1. The storm sewer retention pond drainage. Currently we experience severe flooding along Evanswood during the spring thaw, and heavy rains. Quite often, water is actually flowing over the road. Allowing additional homes to drain into this system would make a bad situation worse, and should not be allowed without a more detailed engineering analysis.
2. Inadequate infrastructure on Evanswood road to support the increase traffic flow. While the developer has every right to construct the type of housing development consistent with the zoning of the property, it should be the responsibility of City Planning commission to ensure the surrounding roads and infrastructure can handle the capacity of the new development. Currently, Evanswood has no sidewalks, no streetlights, and allows parking in the street, furthermore, the pedestrian traffic is fairly robust during warm weather conditions and especially difficult to see at dusk. To allow this new development and the increased traffic that would result, without any enhancements to Evanswood road, would make pedestrian travel along this road a dangerous activity for residents both young and old.
3. The density of proposed development is not consistent with other houses along Evanswood road. Allowing the destruction of the natural habitat on this 3.3 acre parcel to be cut-down and destroyed to make way for a 9-unit Condominium development, would not be consistent with other homes along Evanswood. The homes along this road are mostly single family homes built on lots of an acre or more -- this proposed development is far more dense than what currently exists along this road and would destroy the rural quality of our neighborhood.

Regards,

Todd & Diane Meredith

2762 Ranieri Dr

Troy MI 48085

Delicious ideas to please the pickiest eaters. [Watch the video on AOL Living.](#)

RECEIVED

MAR -3 2008

Paula P Bratto

From: Ada Valentine-Griffith [adamarie2@gmail.com]
Sent: Sunday, March 02, 2008 10:02 AM
To: Paula P Bratto
Subject: Brycewood Site #88-20-01-476-063
Attachments: IMG_7557.JPG; IMG_7558.JPG; IMG_7560.JPG; IMG_7563.JPG; IMG_7567.JPG

Dear Troy City Council,

I am writing to express my concern about the proposed Brycewood Site Condominium development at 6308 Evanswood. I am concerned that the planning commission did not give adequate consideration to the following issues:

1. The storm sewer retention pond drainage. Currently we experience severe flooding along Evanswood during the spring thaw, and heavy rains -- PLEASE SEE SOME OF THE ATTACHED PICTURES OF EVANSWOOD TAKEN JUST WEEKS AGO DURING A COUPLE DAYS OF 40-DEGREE TEMPS. Allowing additional homes to drain into this system would make a bad situation worse, and should not be allowed without a more detailed engineering analysis.

2. Inadequate infrastructure on Evanswood road to support the increase traffic flow. While the developer has every right to construct the type of housing development consistent with the zoning of the property, it should be the responsibility of City Planning commission to ensure the surrounding roads and infrastructure can handle the capacity of the new development. Currently, Evanswood has no sidewalks, no streetlights, and allows parking in the street, furthermore, the pedestrian traffic is fairly robust during warm weather conditions; and so to allow this new development and the increased traffic that would result, without any enhancements to Evanswood road, would make pedestrian travel along this road a dangerous activity for residents both young and old. AGAIN, PLEASE SEE ATTACHED PICTURES -- THE ROAD IS NARROW, THERE ARE *NO SIDEWALKS*, AND *NO STREET LIGHTS*.

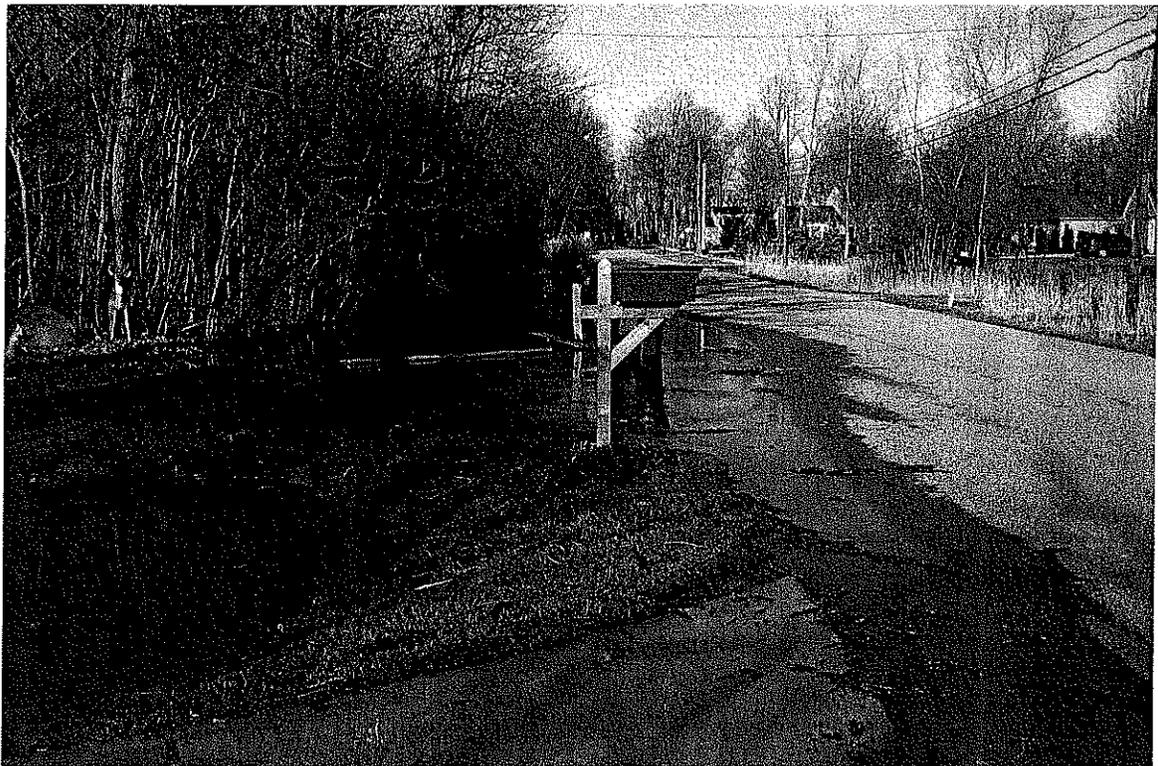
3. The density of proposed development is not consistent with other houses along Evanswood road. Allowing the destruction of the natural habitat on this 3.3 acre parcel to be cut-down and destroyed to make way for a 9-unit Condominium development, would not be consistent with other homes along Evanswood. The homes along this road are mostly single family homes built on lots of an acre or more -- this proposed development is far more dense than what currently exists along this road and would destroy the rural quality of our neighborhood.

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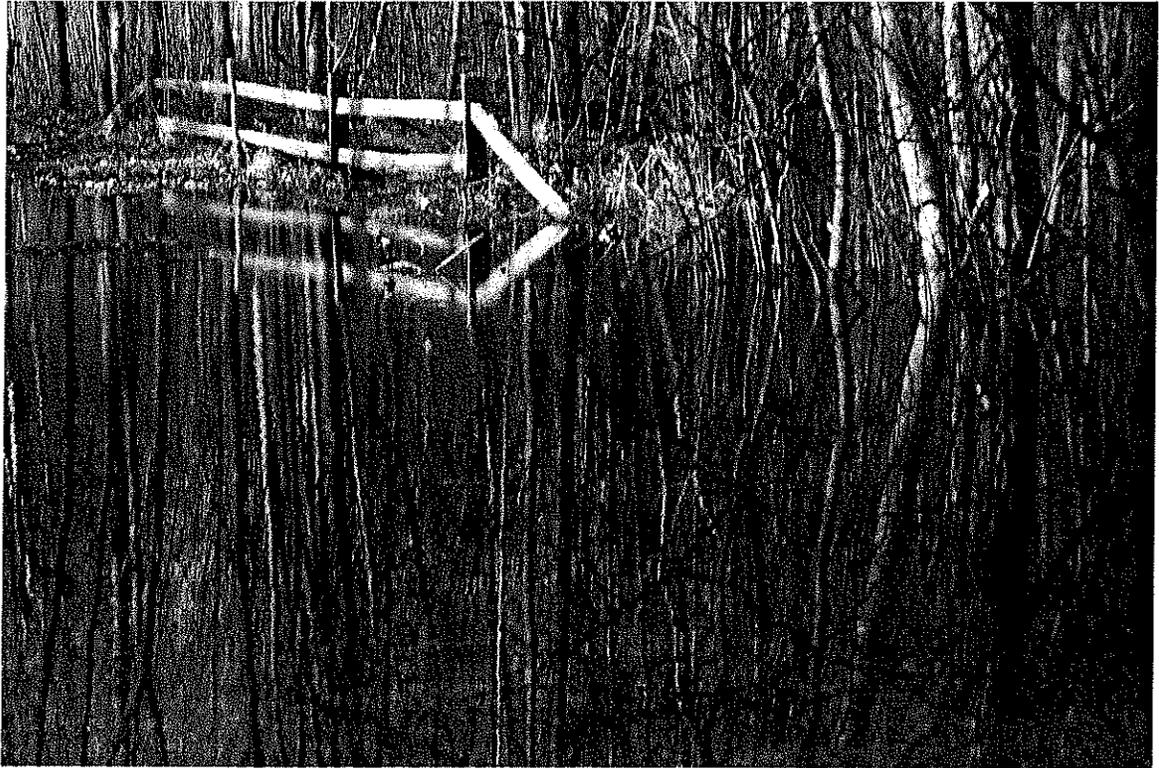
Kindest regards,
Ada Valentine
2666 Ronald Dr
Troy, MI 48085

INDEXED

MAR - 3 2008







Paula P Bratto

From: yuehui zhu [yuehui_zhu@hotmail.com]
Sent: Saturday, March 01, 2008 3:29 PM
To: Paula P Bratto
Subject: Subject: Brycewood Site #88-20-01-476-063

Dear Troy City Council,

I am writing to express my concern about the proposed Brycewood Site Condominium development at 6308 Evanswood. I am concerned that the planning commission did not give adequate consideration to the following issues:

1. The storm sewer retention pond drainage. Currently we experience severe flooding along Evanswood during the spring thaw, and heavy rains. Allowing additional homes to drain into this system would make a bad situation worse, and should not be allowed without a more detailed engineering analysis.
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Regards,

Yuehui Zhu & Bo Shi

6246 Seminole Dr
Troy, MI 48085

Need to know the score, the latest news, or you need your Hotmail®-get your "fix". Check it out.

REC'D

MAR - 3 2008

Mary F Redden

From: Mary F Redden
Sent: Monday, March 03, 2008 3:34 PM
To: Phillip L. Nelson; Brian P Murphy; John M Lamerato; Lori G Bluhm; Mark F Miller; 000schilling@ameritech.net; cristinabroomfield@yahoo.com; David Eisenbacher; Mary Kerwin; mfhowryl@umich.edu; rbeltram@wideopenwest.com; wade.fleming@proforma.com
Subject: Council Question on a 3/3/08 Agenda Item - Brycewood Condo Development

Good afternoon.

Below is a response prepared by Planning Director Mark Miller in answer to a question posed by Council Member Beltramini.

Mary

This is in response to Robin Beltramini's e-mail to Carol Anderson and Mark Miller about Indiana Bats. My research found the following.

The Federally endangered **Indiana bat** is considered rare in southern Michigan, the only region in the state where it resides. A light brown in color, the Indiana bat closely resembles the little brown bat. A southern migrant, the species forms nursing colonies in tree cavities or under loose bark of trees along forested floodplains. This bat is designated endangered by both the USA and State of Michigan. This is a protected species that can not be harmed.

Michigan Natural Features Inventory's (MNFI) County Element Lists does not include any Indiana bats historically located in all of Oakland County. However, the land owner can do a MDNR preliminary Endangered Species Assessment. If there is possibility of the Indiana bats, then the land owner can request a MDNR Environmental Review to verify the property contains an Indiana bats. If MDNR designates the property as a location of an endangered species, they can seek MDNR Endangered Species permit to impact the Indiana bats.

The developer of Brycewood Site Condominiums is seeking Preliminary Approval, which in effect approves the number of units, road location and access. Prior to Final Approval of the Site Condominium the developer will have to accomplish a fair number of tasks, most importantly the engineering of the site and dedications of easements. A verification no endangered species or an endangered species permit form the MDNR could be a condition of Final Approval of the proposed Brycewood Site Condominium.