

June 13, 2005

TO: John Szerlag, City Manager

FROM: Douglas J. Smith, Real Estate & Development Director
Steven J. Vandette, City Engineer
Mark F. Miller, Planning Director

SUBJECT: AGENDA ITEM – PRELIMINARY SITE CONDOMINIUM REVIEW –
Hidden Parc Site Condominium, north of Welling, west of John R,
section 14 – R-1C

RECOMMENDATION

At the May 10, 2005 Regular Meeting, the Planning Commission approved the following resolution:

Resolution # PC-2005-05-081

Moved by: Drake-Batts
Seconded by: Littman

RESOLVED, That the Planning Commission recommends to City Council, that the Preliminary Site Plan (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Hidden Parc Site Condominium, including 35 units, located north of Welling on the west side of John R, Section 14, within the R-1C zoning district be granted, for the alternate plan which shows the cul-de-sac at Rosewood Court and a cul-de-sac at Honey Locust Drive.

Yes: Drake-Batts, Littman, Schultz, Strat, Wright
No: Khan
Absent: Chamberlain, Vleck, Waller

MOTION CARRIED

City Management recommends approval of the applicant's submitted layout, with interconnection and access to John R Road to the east (Hazelnut Lane), Welling to the south and a stub street to the north.

SUBMITTED (INTERCONNECTION) LAYOUT VS ALTERNATE (CUL-DE-SAC) LAYOUT

City Management continues to support the City policy of neighborhood interconnection.

City Management does not support the alternate version that was recommended for approval by the Planning Commission. This alternate layout was originally submitted at the request of City Management, as is required for all single family residential developments. This alternate version has both Rosewood Court and Honey Locust terminating in cul-de-sacs.

The City of Troy Subdivision Ordinance requires that the maximum length of a cul-de-sac shall generally not exceed 500 feet. For the alternate version, the length of the Rosewood Court cul-de-sac measured from Whitesell would be approximately 1,250 feet. However the distance from the Rosewood cul-de-sac to a major thoroughfare would be approximately 5,600 feet to John R Road and 4,100 feet to Long Lake Road. This distance would significantly impact the length of time it would take police, fire or ambulance vehicles to respond to an emergency. Honey Locust Drive would also terminate in a cul-de-sac at its southern terminus. The length of this cul-de-sac would be approximately 1,100 feet.

The difference between the submitted layout and the alternate layout includes vehicular connection between Welling Drive and John R Road. The distance from John R Road to the end of the Rosewood Court cul-de-sac under the submitted version is approximately 1,600 feet. This is significantly closer to a major thoroughfare than the alternate version recommended for approval by the Planning Commission. The submitted version would help to reduce traffic on Hamman, one of the City's busiest residential streets, and would improve overall traffic management in this quarter section.

If City Council approves the alternate layout with the cul-de-sacs on Rosewood and Honey Locust, it is recommended that the applicant provide Emergency Vehicle Access (EVA). These EVA's would be located between John R Road to Rosewood Court and between Luisa Drive and Honey Locust. The EVA's would be designed to City standards. It should be noted that the submitted version and the alternate version both yield 35 units. However, the applicant is required to design the development with the EVA's and submit plans for review. It is possible the unit count will be affected by the inclusion of the two EVA's.

GENERAL INFORMATION

Name of Owner / Applicant:

The owner and applicant is Franco Mancini of Milano Development Co. Inc.

Location of subject property:

The property is located north of Welling, west of John R, in section 14.

Size of subject parcel:

The parcel is approximately 13.3 acres in area.

Description of proposed development:

The applicant is proposing a 35-unit site condominium, with access to both John R and Welling Drive.

Current use of subject property:

Six (6) single-family homes presently sit on the property. The applicant proposes to remove 5 of the homes and retain one home (unit 26).

Current use of adjacent parcels:

North: Beer Barrel Party Store.
South: Single family residential.
East: Single family residential.
West: Single family residential.

Current zoning classification:

The property is currently zoned R-1C One Family Residential.

Zoning classification of adjacent parcels:

North: R-1C One Family Residential.
South: R-1C One Family Residential.
East: R-1C One Family Residential.
West: R-1C One Family Residential.

Future Land Use Designation:

The property is designated on the Future Land Use Plan as Low Density Residential.

ANALYSIS

Compliance with area and bulk requirements of the R-1C One Family Residential District:

Lot Area: Minimum lot area in the R-1C district is 10,500 square feet. However, the applicant is utilizing the Lot Averaging Option, which permits a 10 percent reduction in lot area to 9,450 square feet.

Lot Width: The minimum required lot width is 85 feet. The applicant has utilized the lot averaging option, which permits a 10 percent reduction in lot widths, to 76.5 feet.

Height: Maximum permitted height is 2 stories or 25 feet.

Setbacks: Front: 30 feet required. 30 feet provided.
Side (least one): 10 feet. 10 feet provided.
Side (total two): 20 feet. 20 feet provided.
Rear: 40 feet. 40 feet provided.

Minimum Floor Area: 1,200 square feet.

Maximum Lot Coverage: 30%.

The applicant meets the area and bulk requirements of the R-1C One Family Residential District.

Off-street parking and loading requirements:

The applicant will be required to provide 2 off-street parking spaces per unit.

Environmental provisions, including Tree Preservation Plan:

The applicant has submitted a Tree Preservation Plan.

A wetland determination was prepared for the site by S & R Environmental Consulting on December 20, 2004. The report concludes that there are no regulated wetlands on the property.

Stormwater detention:

The applicant proposes to provide two storm water detention basins on the property, one on the east side adjacent to John R and one on the east side of Honey Locust.

Natural features and floodplains:

The Natural Features Map indicates there are woodlands located on the property.

Subdivision Control Ordinance, Article IV Design Standards

Lots: All units meet the minimum area and bulk requirements of the Zoning Ordinance.

Streets: The proposed development has direct vehicular access to John R and Welling. The preferred layout reduces curb cuts on John R. The number of curb cuts would be reduced from six curb cuts to one curb cut (unit 22) and one street entrance.

Sidewalks: The applicant is proposing to construct an 8-foot wide sidewalk on the west side of John R. The applicant is also proposing to construct a 5-foot wide sidewalk on both sides of all interior streets.

Utilities: The parcel is served by public water and sewer.

Attachments:

1. Interconnection Memo, dated June 13, 2005.
2. Maps.
3. Wetland report prepared by S & R Environmental Consulting dated December 20, 2004.
4. Minutes from May 10, 2005 Planning Commission Regular Meeting.
5. Letters in opposition of development.

Prepared by RBS/MFM

cc: Applicant
File/Hidden Parc Site Condominium

G:\SUBDIVISIONS & SITE CONDOS\Hidden Parc Site Condo Sec 14\CC Preliminary Approval Hidden Parc Site Condo 06 20 05.doc

June 13, 2005

TO: John Szerlag, City Manager

FROM: Brian Murphy, Assistant City Manager / Services
Charles Craft, Police Chief
William Nelson, Fire Chief
Steve Vandette, City Engineer
Doug Smith, Real Estate and Development Director
Mark Miller, Planning Director
John Abraham, Deputy City Engineer/Traffic Engineer

SUBJECT: Hidden Parc Site Condominium - Interconnection Pros and Cons

City staff was requested to provide the impact of the alternative layouts proposed for the Hidden Parc Site Condominium development.

City management recommends a layout that connects the south and north sections of the proposed development, consistent with the policy of interconnecting neighborhoods. Following are some pros and cons of this configuration:

- a. Interconnected streets is the preferred alternative for good emergency vehicle access. Though EVAs provide reasonable access, there could be volunteer fire fighters, EMS drivers, police officers and other emergency respondents who may be delayed in their response times. The EVA's also require that responding personnel know their location and factor the EVA into their response plan. EVA's are intended to provide emergency access where it is difficult to provide otherwise. These EVA's may be become cut-throughs themselves unless we put some type of gate / barrier to positively restrict access. This will of course increase the complexity for the emergency responders.
- b. This configuration will bring the old and new portions of the neighborhood together and enhance a sense of community to both portions.
- c. This layout provides another access to John R from Long Lake Village. This will provide relief to Hamman Street, since a portion of the traffic will now use this John R access. Other streets that may experience lower traffic with this configuration are Calvert and Chapel. Hamman is one of our most heavily traveled residential streets in the City due to the fact that it provides the only access to John R Road for all Long Lake Village traffic and provides access to the Costello Elementary School. A good percentage of the Shallowbrook subdivision also uses Hamman to access

John R. Hamman is a residential public street, similar to Louisa, Calvert Chapel or Welling. Looking at this square mile, overall traffic will be better distributed if the proposed new streets are interconnected with the existing Long Lake Village subdivision street.

- d. This configuration will provide easier access to John R from Gamber, Whitesell and portions of Calvert and Alton.
- e. In the alternate layout with two cul-de-sacs, residents of the south section of the proposed development will have to travel close to a mile to access John R using Welling, Calvert, Chapel and Hamman (as shown in the illustration).



- f. Interconnection will facilitate better operation for other 'services', such as school buses, garbage pick-up and other utilities, police patrol, snow plowing, mail service and others, by reducing travel time and travel distance while servicing this section of the City.

It should also be noted that, all of the streets in question are public streets and maintained with public funds for public use, for the overall health safety and welfare of the people.

**CURRENT CITY OF TROY POLICY AND ORDINANCE THAT
REQUIRE INTER-CONNECTION OF SUBDIVISIONS AND SITE
CONDOMINIUMS**

<u>ADVANTAGES</u>	<u>DISADVANTAGES</u>
<ul style="list-style-type: none"> • ALLOWS FOR EFFICIENT DEVELOPMENT OF ADJACENT PROPERTIES • ALLOWS FOR "LOOPED" WATER MAINS • REDUCES NUMBER OF CURB CUTS ONTO MAJOR THOROUGHFARES. MORE DRIVEWAYS UNDERMINE THE SAFETY AND EFFICIENCY OF THOROUGHFARES. • PROVIDES ALTERNATE ROUTE FOR POLICE AND FIRE RESPONSE • COULD REDUCE RESPONSE TIMES FOR POLICE, FIRE AND EMS • CITY COUNCIL APPROVED A TRAFFIC HARMONIZATION PROGRAM TO ADDRESS NEIGHBORHOOD TRAFFIC PROBLEMS • PEDESTRIANS AND BICYCLISTS HAVE CONNECTION TO ADJACENT NEIGHBORHOODS • RESIDENTS DO NOT HAVE TO USE ALREADY CONGESTED MAJOR THOROUGHFARES TO GET TO THE NEXT SUBDIVISION, SCHOOL, PARK OR PLAYGROUND • REDUCES NEED FOR SCHOOL DISTRICTS TO BUS MORE CHILDREN (HEALTH, SAFETY BENEFITS) 	<ul style="list-style-type: none"> • ALLOWS FOR "CUT-THROUGH" AUTO TRIPS • GENERALLY, EXISTING RESIDENTS DO NOT WANT THEIR NEIGHBORHOODS CONNECTED TO NEW SUBDIVISIONS OR SITE CONDOS • CREATES DEAD-END STUB STREETS THAT REMAIN UNTIL ADJACENT PROPERTY IS DEVELOPED • PROVIDES MULTIPLE ROUTES FOR AUTOS BEING PURSUED BY POLICE • CREATES ISOLATED NEIGHBORHOODS AND POTENTIAL LOSS OF SENSE OF COMMUNITY

CITY OF TROY

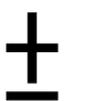


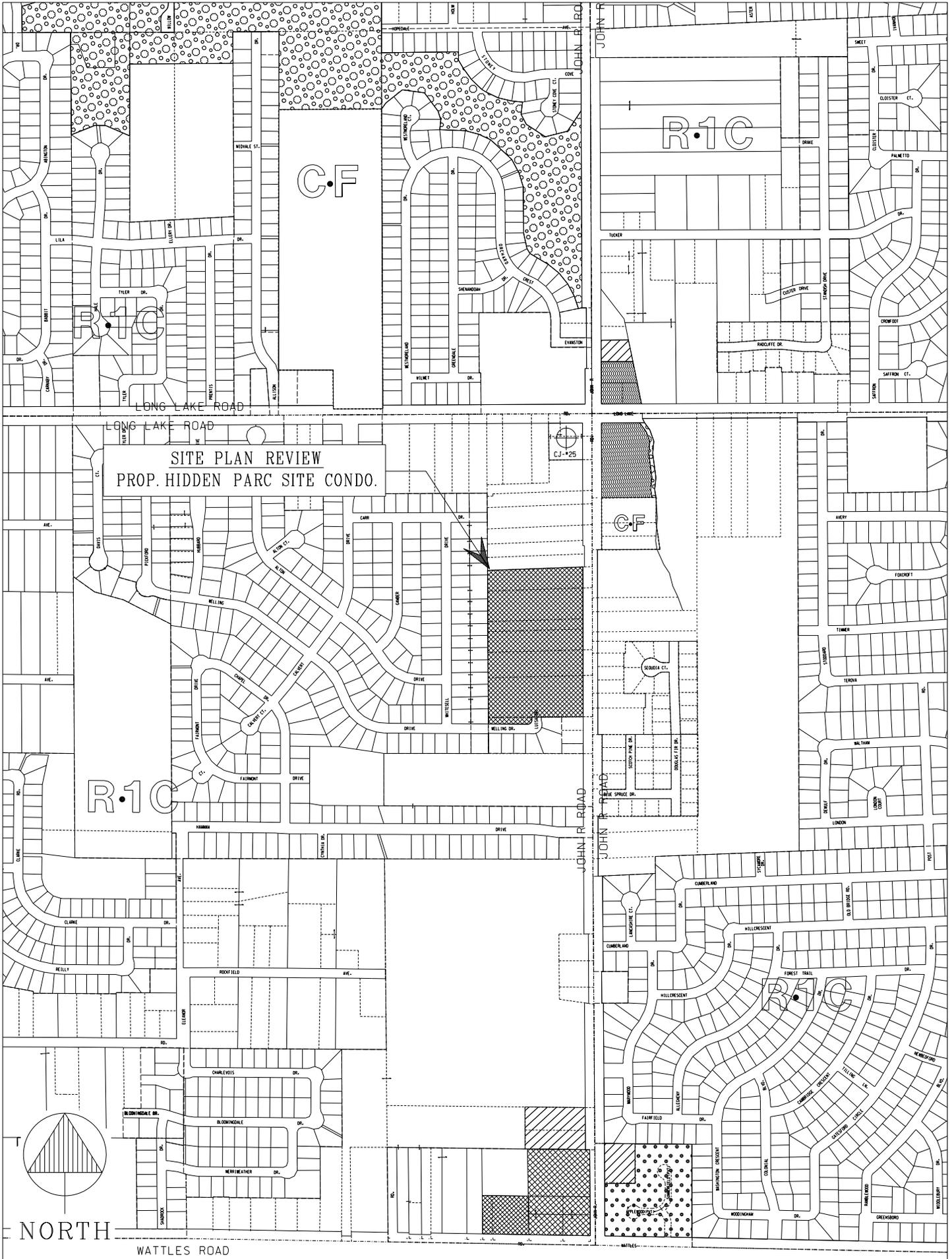
SITE PLAN REVIEW
PROP. HIDDEN PARC SITE CONDOMINIUM
W SIDE OF JOHN R, S OF LONG LAKE
SEC. 14 (R-1C 35 LOT/UNITS)

SITE PLAN REVIEW
HIDDEN PARC SITE CONDOMINIUM



0 50 100 200 300 400 Feet





SITE PLAN REVIEW
PROP. HIDDEN PARC SITE CONDO.

R1C

CF

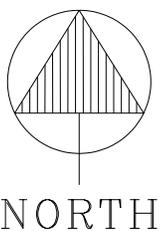
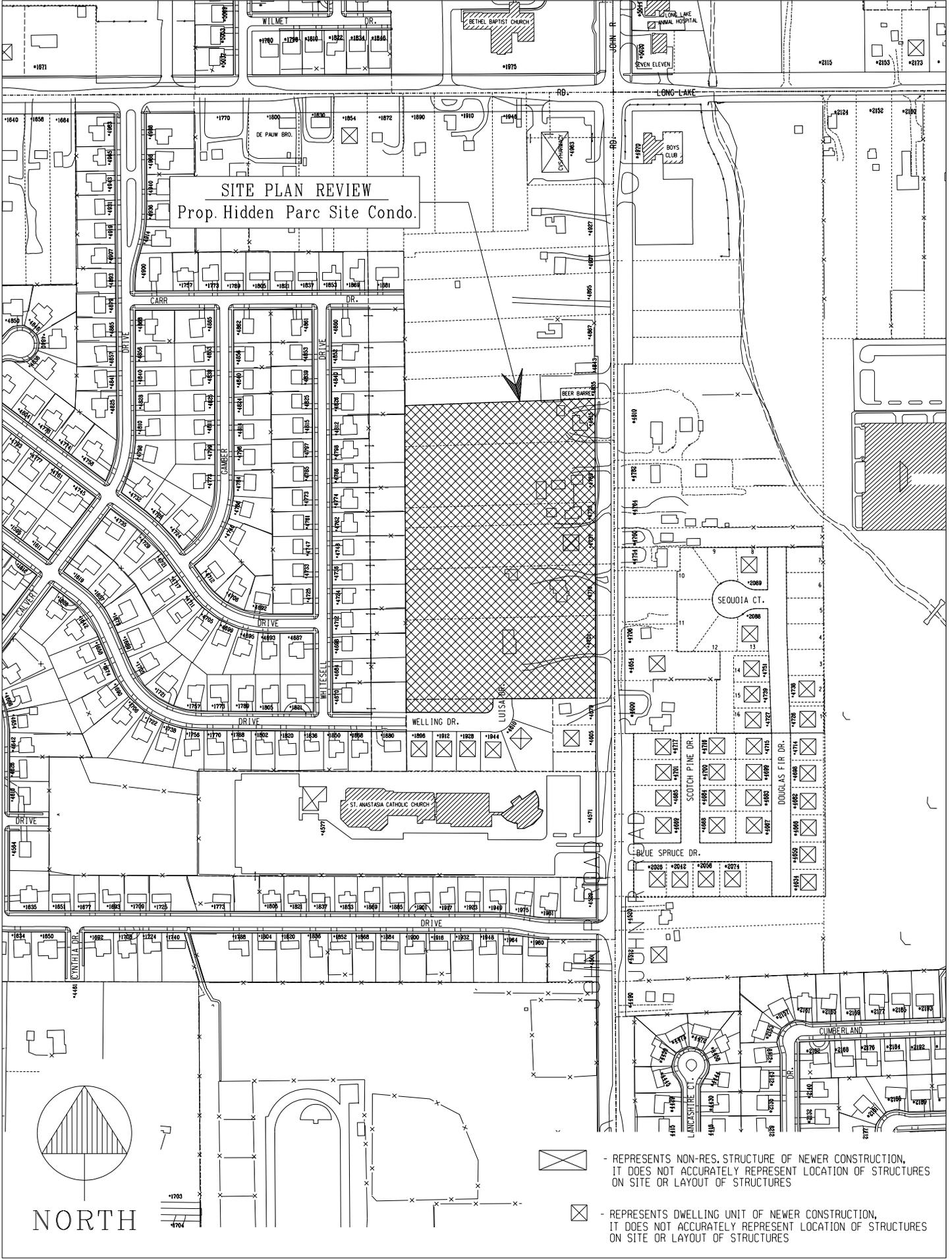
R1C

NORTH

WATTLE ROAD

1" = 25'

SITE PLAN REVIEW
 Prop. Hidden Parc Site Condo.



-  - REPRESENTS NON-RES. STRUCTURE OF NEWER CONSTRUCTION, IT DOES NOT ACCURATELY REPRESENT LOCATION OF STRUCTURES ON SITE OR LAYOUT OF STRUCTURES
-  - REPRESENTS DWELLING UNIT OF NEWER CONSTRUCTION, IT DOES NOT ACCURATELY REPRESENT LOCATION OF STRUCTURES ON SITE OR LAYOUT OF STRUCTURES



S & R
Environmental
Consulting

December 20, 2004

Mr. William Mosher, P.E. President
Apex Engineering Group Inc.
47745 Van Dyke Avenue
Shelby Township, MI 48317

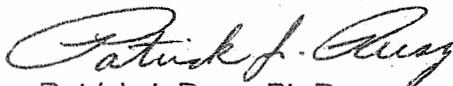
Dear Mr. Mosher:

At your request, I recently examined a property in Troy on the west side of John R Road between Wattles and Long Lake Road. Based on analyses of topography, soils, vegetation and hydrology, I found no regulated wetlands on the property. I found a very small (less than 1 acre) swale with forested wetland vegetation, but this area is much too small to be regulated and is not associated with a lake, pond or stream.

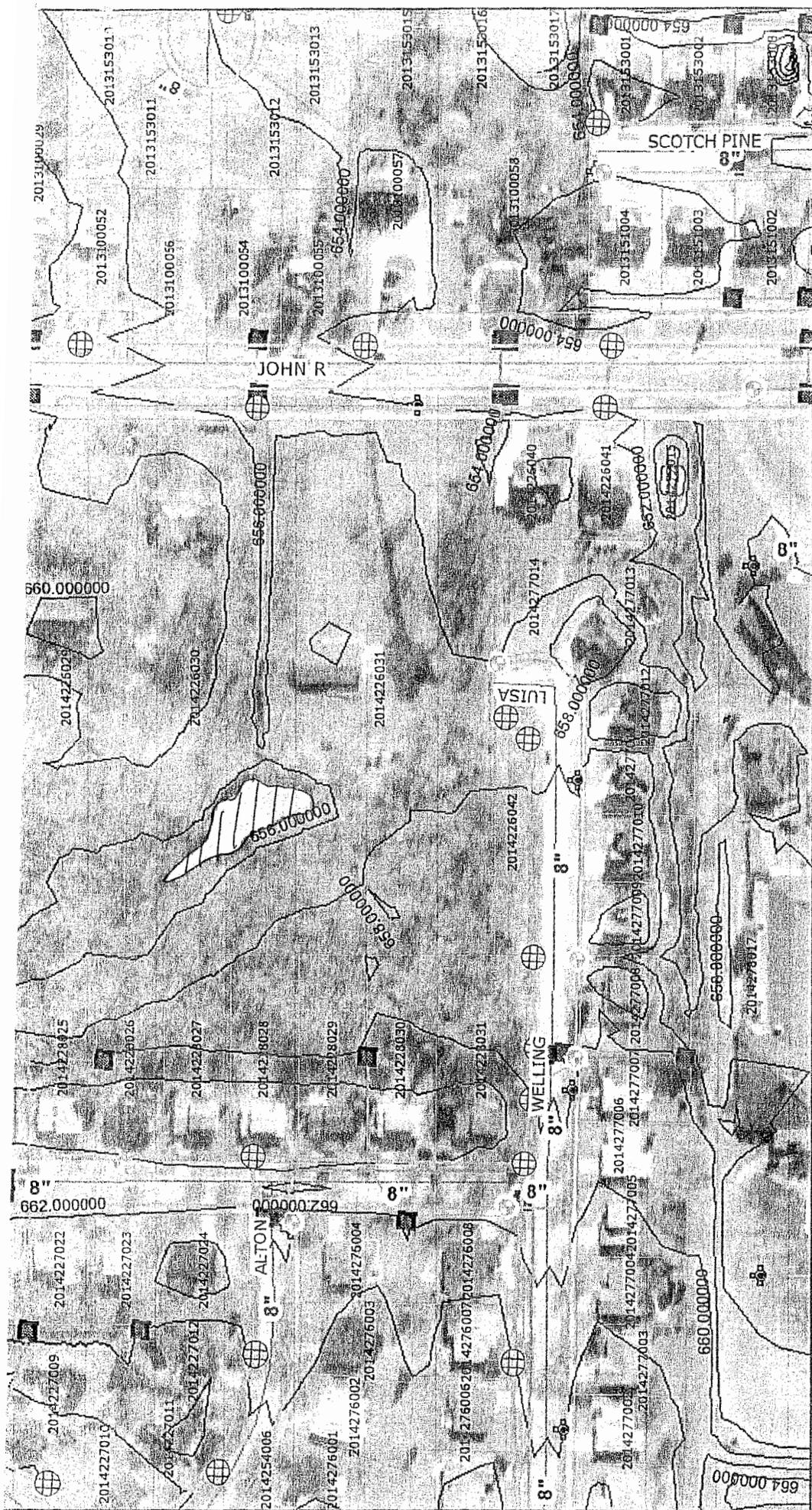
Please write or call if you have any questions about my findings.

Sincerely,

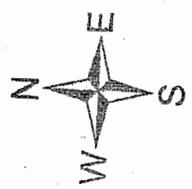
S & R Environmental Consulting



Patrick J. Rusz, Ph.D.
Chief Wetlands Ecologist



Wetlands Line estimated in 1999 by a project consultant for the City of Troy.



CITY OF TROY
OAKLAND COUNTY MICHIGAN

1 inch equals 165.6 feet

The information provided by this program has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. Users of this data are hereby notified that the source information represented should be consulted for verification.

12. SITE PLAN REVIEW – Hidden Parc Site Condominium, 35 units/lots proposed, North of Welling, West of John R, Section 14, Zoned R-1C (One Family Residential) District

Mr. Savidant presented a summary of the Planning Department report for the proposed Hidden Parc Site Condominium. Mr. Savidant reviewed the site plan as submitted and two alternate site plans that were provided by the petitioner. Mr. Savidant addressed the outlot that would be used as part of the development proposal with respect to the Open Space Agreement that was reviewed by the City Attorney's office. Mr. Savidant reported that City Management prefers the site plan layout with a connection on John R to the east, Welling to the south and a stub road to the north. It is the recommendation of the Planning Department to approve the site plan as submitted.

Mr. Motzny said he reviewed the Open Space Agreement and the plat at the request of the Planning Department. He said the plat that was recorded and approved designates the outlot for future development. There is no indication on the recorded plat that it is part of the open space that is covered by the restrictions mentioned in the Open Space Agreement. Mr. Motzny said based on that review, it appears that the outlot could be used as part of the site condominium development.

The petitioner, Franco Mancini of 47858 Van Dyke, Shelby Township, was present. Mr. Mancini said the project engineer was present should there be any questions. Mr. Mancini clarified the driveway access for the existing house.

Chair Strat opened the floor for public comment.

Barbara Upmeyer of 1928 Welling, Troy, was present. Ms. Upmeyer said the proposed development would eliminate the 13.3 acres of woods directly across the street from her house. Ms. Upmeyer is concerned about the increase in traffic and the cut-through traffic to John R. She said she would favor the plan that provides for a cul-de-sac and would eliminate the potential cut-through traffic to John R.

Bill Konitsney of 4773 Whitesell, Troy, was present. Mr. Konitsney said he bought his home because of the beautiful view out of his front window. Mr. Konitsney said the proposed development would kill trees and destroy the homes of wildlife. He said the loss of trees would devalue the neighboring residents. He addressed the construction noise and questioned the need for additional condominiums in the City when newly constructed condominiums remain on the market.

Nancy Lakin of 4610 Luisa, Troy, was present. Ms. Lakin lives in the Hidden Oaks subdivision that is south of the proposed development. Ms. Lakin is not opposed to the proposed development. She is opposed to the plan that would provide for access to John R. Ms. Lakin expressed concerns with respect to the increase in traffic and its impact on the residents' quality of life. She said the subdivision

residents support the alternate plan that provides for no connection to John R. Ms. Lakin cited several subdivisions where access to major roadways were eliminated; i.e., Woodside Manor, Rhode Island Estates, Cedar Crest (long extended cul-de-sac), and Oak Forest South (blocked access to adjacent subdivision).

Neal Harris of 4762 Whitesell, Troy, was present. Mr. Harris addressed the wetlands. His daughter who has a master degree in engineering says the area is definitely wetlands. Mr. Harris questioned what would happen to the fragile plants in the area. He said the loss of the woods would be equivalent to environmental rape. Mr. Harris said the area is boggy, muddy, low, and wet all the time. Solicited feedback from homeowners Mr. Harris contacted is that no one wants the proposed development to go in.

Dave Lakin of 4610 Luisa, Troy, was present. Mr. Lakin lives two houses away from the proposed project. Mr. Lakin is a civil engineer with an approximate 30 years of experience in the representation of municipalities in many areas of southeastern Michigan. He expressed appreciation for the work done by City staff and Planning Commission members. Mr. Lakin shared copies of a schematic plan that shows future development to the north of Hidden Oaks subdivision with no connection to John R. Mr. Lakin said he met with City staff and the petitioner with respect to an alternative plan that would maintain the overall scope of the project and eliminate the John R access. The result was the alternative site plan provided by the petitioner. Mr. Lakin cited advantages to the alternative site plan: (1) eliminates John R access; (2) results in no loss of number of lots; (3) creates premium lots on cul-de-sac; (4) provides access to Luisa that adds to continuity of residential area; (5) provides high profile access entrance to John R for marketing purposes; and (6) provides emergency vehicle access to Luisa from John R. Mr. Lakin complimented the petitioner's skills as a builder. On behalf of the residents of Hidden Oaks subdivision, Mr. Lakin expressed support for the alternative site plan with no connection to John R and urged members to approve the alternative plan.

Paul Fitzgerald of 4698 Whitesell, Troy, was present. Mr. Fitzgerald expressed concern with the increase in traffic and cut-through traffic. He said he has not seen a plan that would allow access only from John R. Mr. Fitzgerald questioned if his two lots would be landlocked should the development be approved.

Chair Strat said the Planning Department would be able to answer that question.

Curtis Eves of 4736 Whitesell, Troy, was present. Mr. Eves spoke with reference to the density of the project, the lack of continuity in the neighborhood and the trees that would be eliminated from the wooded area.

Shirley Harris of 4762 Whitesell, Troy, was present. Ms. Harris said putting 35 large homes on small lots is not what one would call controlled growth. She asked if the developer would agree to have the plantings rescued by Cranbrook or a greenhouse owner. Ms. Harris also questioned the location of the open space.

Chair Strat encouraged Ms. Harris to contact the Planning Department during regular business hours for information relating to her questions.

Rachel Leo of 1611 Welling, Troy, was present. Ms. Leo asked the members to give consideration to not providing access to John R for the safety of the residents. She asked why the City would let a developer trump the desires, feelings and lifestyles of the residents.

Donna Brokenshire of 1596 Welling, Troy, was present. Ms. Brokenshire addressed concerns relating to density, traffic, congestion and safety for the square mile area in which the three proposed developments are under consideration.

Doug Palmer of 1896 Welling, Troy, was present. Mr. Palmer addressed concerns relating to traffic and safety of pedestrians. He would support having no access to John R.

The floor was closed.

Resolution # PC-2005-05-079

Moved by: Khan
Seconded by: Schultz

RESOLVED, That the Planning Commission recommends to City Council that the Preliminary Site Plan (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Hidden Parc Site Condominium, including 35 units, located north of Welling on the west side of John R, Section 14, within the R-1C zoning district be granted, as recommended by the Planning Department.

Discussion on the motion on the floor.

Chair Strat asked for clarification on the Planning Department's recommendation.

Mr. Savidant said the Planning Department encourages interconnectivity. He indicated it was the recommended layout of the Engineering and Traffic Engineering Departments after their review. The plan provides better interconnectivity than the plan that utilizes the cul-de-sac.

Ms. Drake-Batts said she would not support the plan for interconnectivity. She said the members should listen to the residents.

Mr. Khan said there should be more than one exit from the subdivision to avoid potential problems with emergency vehicle access.

Mr. Littman said the City's Environmental Specialist, whose comments are incorporated in the Planning Department's report, reviews wetlands. Mr. Littman

said Planning Commission members share the residents' concern about wetlands.

Mr. Schultz said he has a concern with the length of the cul-de-sac and agrees it could cause problems for emergency vehicle access. Mr. Schultz said he empathizes with the residents on the loss of trees, but the only way to keep the trees is to own them.

Vote on the motion on the floor.

Yes: Khan, Schultz, Wright
No: Drake-Batts, Littman, Strat
Absent: Chamberlain, Vleck, Waller

MOTION DENIED

Resolution # PC-2005-05-080

Moved by: Drake-Batts
Seconded by: Wright

RESOLVED, That Resolution # PC-2005-05-079 be reconsidered.

Yes: Drake-Batts, Khan, Strat, Wright
No: Littman, Schultz
Absent: Chamberlain, Vleck, Waller

MOTION CARRIED

Resolution # PC-2005-05-081

Moved by: Drake-Batts
Seconded by: Littman

RESOLVED, That the Planning Commission recommends to City Council, that the Preliminary Site Plan (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Hidden Parc Site Condominium, including 35 units, located north of Welling on the west side of John R, Section 14, within the R-1C zoning district be granted, for the alternate plan which shows the cul-de-sac at Rosewood Court and a cul-de-sac at Honey Locust Drive.

Yes: Drake-Batts, Littman, Schultz, Strat, Wright
No: Khan
Absent: Chamberlain, Vleck, Waller

MOTION CARRIED

Paula P Bratto

From: Mark F Miller
Sent: Thursday, April 28, 2005 8:10 AM
To: Paula P Bratto
Subject: FW: Proposed Condominiums

Please prepare a response and cc those on the original distribution. Thanks.

Mark

-----Original Message-----

From: Cynthia A Stewart
Sent: Thursday, April 28, 2005 8:01 AM
To: Mark F Miller; Brian P Murphy
Cc: John Szerlag
Subject: FW: Proposed Condominiums

-----Original Message-----

From: NealShirlHarris@aol.com [mailto:NealShirlHarris@aol.com]
Sent: Wednesday, April 27, 2005 12:09 PM
To: Louise Schilling; dave@lambert.net; rbeltram@wideopenwest.com; talk2cristina@aol.com; david@eisenbacher.org; Mfhowryl@umich.edu; stinejm@wwnet.net; arharris@andrew.cmu.edu
Cc: Cynthia A Stewart; planning@troy.mi.us
Subject: Proposed Condominiums

This letter is in regard to a proposed 13.32 acre condominium development called Hidden Parc Site Condominium adjacent to our property at 4762 Whitesell Drive. We are disturbed by the process that is taking place to approve this development and the potential impact on our community.

According to the letter we received from the City of Troy the following is true: 1. the Planning Commission has already formulated a recommendation for this project. 2. as an adjacent property owner we have been informed of a city council meeting on May 10 at which this recommendation will be presented for approval by the city council. We assume that there will be opportunity to discuss this recommendation at the council meeting.

As things now stand, we are being invited at the last minute to ask questions on a proposal that, frankly, appears to be a "done deal". Where is the fairness in that? How can we possibly ask the right questions when we have seen absolutely nothing about the proposal?

If the city really wanted citizen input from the adjoining property owners, then it would have invited them to a meeting of the Planning Commission while it was deliberating the condo proposal and prior to making a recommendation.

While we have little confidence that this letter or our presence at the May 10 meeting will do any good, we are posing some questions now with the slim hope someone in power will understand our perspective and hear us out and even provide us some information prior to May 10:

1. What environmental study has been done? Several years ago we were told by the neighbor behind us who owns (or owned) some of this parcel that he could not build deeper into the woods because of wetland law. As far as we know the wetlands have not gone away.
2. This is the largest stand of hardwood forest in this square mile. Given the recent ash borer problem, why are we now about to wipe out this lovely woods? This stand of trees is home to trillium (a protected and endangered species), mayapple, a small deer herd, and other flora and fauna?
3. What will be done to insure our privacy and safety?

Given the recent history of this city with zoning issues, we think it's time to change the process by which zoning and land use

5/3/2005

matters are handled. We feel we are being left out of the loop. Where is the democracy in that?

Feel free to contact us at your earliest convenience.

Sincerely,

Neal and Shirley Harris
248-689-3382

Paula P Bratto

From: Mark Anthony Aiello [maaiello@jtesperlaw.com]

Sent: Tuesday, May 10, 2005 4:19 PM

To: Paula P Bratto

Subject: Planned development at the west side of John R between Wattles and Long Lake

Hello,

My name is Mark Aiello and my wife Kimberly and I are residents of the Long Lake subdivision, residing on Calvert Street. It has come to our attention that a condominium complex is being planned for the wooded area behind Whitesell Street in our subdivision. We are adamantly opposed to this plan.

The woods are an integral part of our sub and one of the reasons why we chose this area when we were looking for a home. This area has many majestic trees, flora, fauna and wildlife. It will be an absolute tragedy to destroy them in order to shoehorn in an unneeded three dozen homes. It will create additional traffic in a square mile that is more than busy enough already. In addition, we ask: Must every untouched square inch of this city be mowed down for "development"?

We respectfully request that you deny the developer's plan.

Sincerely,

Mark A. Aiello
J. Timothy Esper & Associates, P.C.
535 Griswold Street, Suite 1650
Detroit, MI 48226
(313) 964-4900 x 102
Fax: (313) 961-1893

5/10/2005

ORIGINAL
=

Paula P Bratto

From: J9mosc@aol.com
Sent: Tuesday, May 10, 2005 10:46 AM
To: Paula P Bratto
Subject: re: Hidden Parc Site Condominium

I live at 1805 Welling and I would like to voice my opinion regarding this Condominium proposal. We love how there is not much traffic on our street due to the fact that our street ends at a cul de sac. We have lots and lots of little children in our subdivision and on our street. I feel that the traffic would increase heavily due to our street Welling turning into Luisa and the children would be at risk. I am voting against this proposal. Thank you for your time, Janine Moscone

REC'D

MAY 10 2005

#12

Paula P Bratto

From: Allison Harris [arharris@andrew.cmu.edu]
Sent: Monday, May 09, 2005 11:33 PM
To: Paula P Bratto
Subject: Proposed Condominiums

Dear Planning Commission:

I am writing to express my displeasure over the three proposed condominium developments on the Planning Commission's meeting agenda for May 10, 2005. I am an environmental engineer by training, and as such I am especially concerned with the proposed Hidden Parc Condominiums in Section 14 of Troy.

An email from Paula Bratto dated April 28, 2005 states that the land to be developed for the Hidden Parc Condos is not classified as wetlands. I question this judgment. I assure you, by every definition ? ecological or legal ? the acreage in question is in fact wetlands and should be treated as such. I have notified the Michigan Department of Environmental Quality of the possible violation, and I expect that you will behave in accordance with Michigan law.

If state approval were to be obtained for the construction at any of these sites, the drawbacks of going forward with such plans are significant. While I understand that these housing projects will increase tax revenue for the city, it is not necessarily true that condominiums are the wisest choice ? even in economic terms. Widespread environmental destruction and the subsequent public health threats have their own costs. I have listed some applicable data below, but I encourage you to seek out other resources as well. I think you might be surprised.

A 1996 cost benefit analysis of wetlands(1) found that homeowners in suburban St. Paul, MN were willing to pay \$148 to live just 10 meters closer to forested freshwater wetlands. Another study(2) looked at a wet pond in a subdivision in Champaign-Urbana, IL. The results by the numbers: the perceived increase in property values was put at 21.9% for lots near the wetland when compared to comparable homes located elsewhere, 63% of residents listed the wetland as what they liked best about their neighborhood, 74% of residents believe that the wetland contributed to the neighborhood's image as an attractive place to live, and 82% of residents were willing to pay a premium to live close to a wet pond. Just 3.5% of residents felt that the wet pond gave the subdivision a negative image.

Finally, I will add that as a former Troy resident, it is issues like these that prevent me from moving back. I can't help but feel that Troy consistently chooses what is best for the city's economy rather than what is best for the city as a whole. I assure you that condominiums do not make a great city, nor does this reckless destruction of the city's last green spaces.

Please consider saying no to these proposed condominiums. I urge you to consider a sustainable vision for the city that balances development with natural places, one that weighs economic well-being against just plain well-being.

I look forward to discussing this issue with you.

Sincerely,

Allison Harris
Dept. of Civil & Environmental Engineering
Carnegie Mellon University
5000 Forbes Ave.
Pittsburgh, PA, 15213

REC'D

MAY 10 2005

#12

PLANNING DEPT.

Paula P Bratto

From: avanhoef@comcast.net
Sent: Monday, May 09, 2005 8:31 AM
To: Paula P Bratto; Mark F Miller
Cc: dwsnat@comcast.net
Subject: Opposed to Hidden Park Site Condo development

Dear Planning Commision and Director,

I just heard about this Hidden Parc site condo plan from a neighbor last night. I wish the commision would let families directly impacted by a plan like this notified in writing. My family and I live at 1756 Welling Drive. We enjoy the sight of the trees now on the proposed site as well as the wildlife which still remains. We would be very disappointed to see this destroyed. Please do not approve this site for development.

We understand this development may continue and if so we are adamantly opposed to Welling / Luisa going through to John R. There are many small children living on Welling east of Calvert most of these families are comforted in the fact that this street is fairly quite with only necessary traffic. If Luisa goes through to John R the traffic will increase dramatically. I can find no good reason for this street to continue to John R. It must not. A sidewalk can come through but not the street. A sidewalk will allow bikes and children walking access to Cosatello and friends in the sub. Any one purchasing in the complex should have to come and go via John R and not Welling!

Sincerely,

Andy Van Hoef
1756 Welling Drive
12 year resident
248-680-2165 (W)

REC'D
MAY - 9 2005

#12

5/9/2005

Paula P Bratto

From: Natalie Van Hoef [dwsnat@comcast.net]

Sent: Monday, May 09, 2005 8:30 PM

To: Paula P Bratto

Subject: Hidden Parc Condominiums

Dear Planning Commission and Director,

I just learned about the Hidden Parc Site Condo plan from a neighbor last night. I was very upset bu this proposal. I feel the commission should have notified, in writing, the families directly impacted by this project earlier. My family and I live at 1756 Welling Drive. We enjoy the sight of the trees now on the proposed site as well as the wildlife which still remains. We would be very disappointed to see the destroyed to put condos up in it's place.

I do not feel we need a condo complex adjacent to our subdivision. If the development must happen, I/we are adamantly opposed to Welling/Luisa going through to John R. We have many small children living on Welling east of Calvert, including my own. The families are comforted in the fact that this street is fairly quiet with only the necessary traffic. If Luisa goes through to John R the traffic will increase dramatically. There is are no good reasons that Luisa needs to go through to Welling. The residents can go out to John R and go down Hamman to get into the subdivision. A sidewalk can come through the not the street! A sidewalk would allow bikes and children walking access to Costello and friends in the subdivision. Anyone purchasing in the complex should have to come and go via John R and NOT Welling.

Thank you,

Natalie Van Hoef
1756 Welling Drive
12 Year resident
248-680-9783 (H)
248-765-2344 (c)

REC'D

MAY 10 2005

#12

PLANNING DEPT.

Paula P Bratto

From: Cindy Colo [colocrew@wowway.com]
Sent: Thursday, May 12, 2005 12:38 PM
To: Paula P Bratto
Cc: Cindy Colo
Subject: Proposed Hidden Parc Condominium Site

I'm hoping we're not too late to be heard regarding the proposed Hidden Parc Condominium Site, north of Welling, west of John R. We were unable to attend the meeting at the last minute. We live on Gamber one street west of the proposed site which we call "our woods". We're fortunate to be able to sit in our kitchen or on our deck and enjoy the tree-lined sky; or to have an occasional deer cross our lawn. While our children grew we hunted dinosaur in "our woods" and went on great safaris in search of wild lions and elephants. As they get older we search for certain leaves or insects, and we always find animal tracks. Sometimes we just walk to the store without worrying about traffic. "Our woods" also absorbs the traffic noise of John R. When we moved to our house the woods neighboring our subdivision was a major factor. We had great schools, a central location between our places of employment and a feeling of being away from the rat race when we came home. Since our move here, twice the city has allowed developments and a CVS pharmacy in "our woods" (Lord only knows why Troy needs so many pharmacies!). I implore you to take a drive around our square mile. Take a good look at all the "pockets of new development". It looks awful! There isn't a single area that could be considered woods much less a field. It's disgusting that the people who live in and love this city pay the price while the land developers line their pockets. Leave "our woods" for the new children in our neighborhood so that they may experience a magical safari. Leave "our woods" for the older children in our neighborhood so that they may experience nature outside classroom walls. Leave "our woods" for the adults so that we may experience a little serenity after working all day in cement, treeless cities. Please just leave "our woods" The question shouldn't be about whether or not the property is buildable, of course it is. What should be questioned is whether or not it's necessary, the answer is simply no.

Dan, Cindy, Louise, and Joseph Colo
4766 Gamber

Paula P Bratto

From: Mark F Miller
Sent: Tuesday, June 14, 2005 8:52 AM
To: Brent Savidant; Kathy Czarnecki; Paula P Bratto; Ronald Figlan
Subject: FW: Hidden Parc site-condos

-----Original Message-----

From: Cynthia A Stewart
Sent: Tuesday, June 14, 2005 8:52 AM
To: Cristina Broomfield (E-mail); Cynthia A Stewart; Dave Lambert (E-mail 2); David Eisenbacher (E-mail); Jeanne Stine (E-mail); John Szerlag; Louise Schilling (E-mail); Martin Howrylak (E-mail); Robin Beltramini (E-mail)
Cc: Douglas J Smith; Mark F Miller
Subject: FW: Hidden Parc site-condos

-----Original Message-----

From: NealShirlHarris@aol.com [mailto:NealShirlHarris@aol.com]
Sent: Tuesday, June 14, 2005 8:43 AM
To: Cynthia A Stewart; arharris@andrew.cmu.edu; Telcen@wowway.com
Subject: Hidden Parc site-condos

Dear City Council,

At your next meeting, June 20, you will be voting on the Hidden Parc site condo project. Part of your packet of materials for this meeting will include a petition signed by many residents regarding this project. This petition requests the Planning Department and the developer (at your direction) to address the concerns of the neighborhood regarding greenspace, traffic safety, and building density.

As I stated to you on June 6 in regard to the Athens Parc development (which you approved), these two projects together will forever alter the character of our square mile. If you permit the project to go forward as it now stands, every tree will come down in Hidden Parc. It will not be hidden. At least give us a perimeter of trees so that we have the illusion of what we are about to lose. These trees are a wonderful ecosystem. They also give us sound insulation and make our neighborhood quieter.

Residents are rightfully concerned about increased traffic and the issue of safety. Some of us believe that no connection is needed to Welling Street from Louisa as it is now proposed.

The 12 houses on the long cul-de-sac will necessarily be isolated from the rest of the Hidden Parc development. A better configuration would be a simple loop with two outlets on to John R and eliminate this long cul-de-sac altogether. From a safety point of view, access to these twelve houses will require a long winding route to get to them from John R or Long Lake. Despite their proximity to John R they will not be easily accessible. Please do not add any more traffic to the Long Lake Village sub. This will be another assault on the tranquility of the neighborhood we love.

Finally, the developer will be building very large houses on small lots. This violates the character of the existing neighborhood. Our houses average about 1700 square feet. These houses will be 3200-3800 square feet with only ten feet to the lot line. Our houses average 15 feet to the lot line. As my neighbor put it, these places will look like barracks. In addition, the housing density will necessitate the removal of all the trees for construction.

You need to know we have met with Mark Miller of the Planning Department and Mr. Mancini of Milano Development in a meeting two weeks ago. They know how we feel, but at this point we have received no assurances anything will change. I have included an attachment of the questions we asked them. Maybe you would like to ask some of the same questions at the council meeting. In addition I have requested updates from them as they work out the details with the engineering department. Thus far I have heard nothing.

In every way possible this development and the Athens Parc site represents the very worst of what is happening all over

town and state-wide. Given our 90+% development already, it is time to put the brakes on this slash and burn approach to every square foot of undeveloped land. We are alarmed at the direction Troy is proceeding. We are quickly losing our city to the big buck boys over whom we have no influence. Enough is enough.

Before June 20 take a drive through our square mile. Notice the beautiful green space behind Athens and the one off John R north of St. Anastasia. Look at the houses we live in, listen to the sounds we hear and know that all of this is about to be lost. While we wish we could stop the whole thing, we rely on you to speak boldly about our concerns.

I hope you will take the time to study the proposal and listen to what we are saying. You do not have to rubber stamp this proposal. If a monster garage upsets you, then losing 1000 trees (Athens Parc and Hidden Parc together) and destroying the tranquility of a wonderful neighborhood ought to make you feel outraged.

Sincerely,

Neal and Shirley Harris

Questions for the Developer

Buffers:

1. In an attempt to preserve the woodland character of both Hidden Parc and Athens Parc, could a buffer/greenbelt be preserved around the perimeter? If all trees come down, how can one call a development "*Hidden Parc*"?
2. Better yet, could the lot sizes be increased to preserve more trees? Treed lots sell at a premium. Wouldn't the net financial result be the same to you?
3. Are you aware of any protected/endangered woodland plants in either development?
4. Would you permit the harvesting of woodland plants by the city of Troy Nature Center or another organization prior to clearing the property?
5. We understand the environmental study was done by a private firm chosen by you, and that this study was done in the winter. Is this true? If so, why was this study done in winter when the natural features are hidden and plant life is dormant and difficult to assess?
6. Was the Department of Environmental Quality contacted regarding either parcel?

Traffic Safety

1. The residents are concerned about increased traffic during construction and, of course, after when new residents move in. In the case of Hidden Parc, couldn't the street configuration be a closed loop without extending Louisa (as currently planned) thus limiting all Hidden Parc residents to one John R entrance and reducing traffic density in the rest of the square mile? This would reduce the time needed for emergency vehicles to reach those residents on the extension of Louisa, a long cul-de-sac accessible only from Welling.
2. In the case of Athens Parc, residents of Rockfield and those on Lamb are concerned about increased construction and residential traffic on already overburdened narrow roads without curbs or sidewalks and considerable pedestrian traffic (given their proximity to two public schools). What will be done to address this problem?
3. When do you intend to build after receiving approval?
4. How long do you anticipate it will take to fully build both sites?

Density

1. We understand these houses will be close together and built on smaller lots than is customary in this square mile. Long Lake Village and the houses on Rockfield are not built to maximum density. What will be the distance to the side property lines?
2. What will be the lot size?
3. The houses in Long Lake Village are about one-half the size of what you propose to build. What will be the actual square feet of the "footprint" of the house? Won't this give the feeling of large houses squeezed tightly together?
4. How many total square feet will these houses be?
5. Most of us do not understand the definition of a "site condo". Please explain.
6. We understand that the process by which a developer gets approval for a site condo development eliminates what used to be required consent of the adjoining landowners. Is this true?
7. Do you have plans to expand Hidden Parc and Athens Parc in the future?
8. We know the Hidden Parc site is very wet. There are many areas near the west border of this site where water stands and flows during rainy periods. The runoff from this site ponds in the backyard of at least one Whitesell resident. Can you guarantee that drainage will be adequate since the removal of trees increases runoff? Will the land-locked lots on Whitesell become "detention ponds" for this development?
9. Will these houses have basements?
10. What happened to the easement that was promised to those second lots when the Whitesell houses were originally sold?
11. What percentage of the Hidden Parc development will be occupied by detention ponds? How many acres then will actually have home sites?
12. What and where is the lowest elevation in Hidden Parc? Will the detention ponds be at higher elevations?
13. Will either parcel have a commons area?
- 14.

We, the undersigned of the square mile bounded by, Wattles, Rochester, John R & Long Lake Roads, request Milano Development, the developer of Athens Parc and Hidden Parc, and the City of Troy, Planning Department to reconsider the current proposed site design to include and provide a suitable buffer, safe construction access and reduced dwelling density.

ROCKFIELD

DATE	SIGNATURE	ADDRESS
5-26-05	Lahere Langford	1666 ROCKFIELD TROY 28524-2974
5-26-05	Lahere Langford	1666 ROCKFIELD TROY 248 524-2974
5-26-05	Yvonne M. Rackley	1704 Rockfield Troy (248) 709-9061
5-26-05	Ernie C. Rackley	1704 ROCKFIELD Troy 288 709
5-25-05	Shan Val	1656 ROCKFIELD Troy MI 248-689-7455
5-25-05	Shan Val	
5-26-05	Dale A Buse	1677 ROCKFIELD TROY MI 48098 1590 ROCKFIELD Troy MICH. 248 689-8325
5/26/05	Michael Owen	1661 Rockfield TROY, MI 48085
5/26/05	Linda Ames	1661 Rockfield TROY, MI 48085
5/26/05	Jan Carr	1643 Rockfield Troy MI 48085
5/26/05	Amanda M. Carr	1643 Rockfield Troy, MI 48085
5/26/05	Angelina Bernick	1617 Rockfield Troy, MI 48085
5-26-05	Bethany Palmer	1593 Rockfield Troy, MI 48085
5/26/05	Charles Baker & Palmer	1593 Rockfield Troy, MI 48085
5-26-05	Ronald Palmer	1593 Rockfield Troy, Mich 48085
5-26-05	Linda B Palmer	1593 Rockfield Troy MI 48085
		1586 " " " "
5/31/05	William R Palmer	1607 " " " "
		1580 " " " "
5/26/05	Thomas Holte	4197 ELEANOR DR. TROY MI 48085
5/26/05	Key Dombrowsky	1524 Rockfield Dr. Troy, MI 48085
5/26/05	Mike Town	1524 Rockfield Dr. Troy MI 48085
5/31/05	John P. S.	1547 ROCKFIELD TROY 48085

(21)

DATE
NAME

DATE

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PHONE

DATE	SIGNATURE	ADDRESS	PHONE
5/27/05	Michael Hopper	4670 Whitesell Troy	524-1554
5/27/05	Pat Fitz	4698 WHITESSELL DR.	
5/27/05	Michelle Smith	4684 Whitesell Dr.	740-9764
5-27-05	Michelle Smith	4712 Whitesell	689-7793
5/27/05	Michelle Smith	4712 Whitesell	"
5/27/05	Clifford Nelson	4724 Whitesell	524-9060
5/27/05	Melanie Nickerson	4724 Whitesell	" "
5/27/05	Connie Sandberg	4812 Whitesell	248-689-4161
5/27/05	William Sandberg	4826 Whitesell	
5/27/05	John M. [Signature]	4852 Whitesell	248-740-9775
5/27/05	Godt [Signature]	4815 Whitesell	248-619-2070
5/27/05	Charlotta [Signature]	4860 Whitesell	
5/27/05	Mr. R. McLean	4860 Whitesell	
5/31/05	Carl [Signature]	4736 Whitesell	248-680-1187
5/31/05	Marilyn [Signature]	4786 Whitesell	
5/31/05	John [Signature]	4840 Whitesell	
5/31/05	Kevin Peters	4861 Whitesell Dr.	
5/31/05	Alice Chamberlain	4839 Whitesell	
5/31/05	Chris Phillips	4825 Whitesell Dr	
5/31/05	Ronald [Signature]	4785 Whitesell	248-689-1320
5/31/05	Patricia A. Darga	4785 Whitesell Dr	
5-31-05	Karon A. Dargon	4785 Whitesell Dr	
5-31-05	William J. Kutz	4773 Whitesell	248-524-1044
5-31-05	Nancy [Signature]	4773 Whitesell	"
5/31/05	Rollard Valente	4761 Whitesell	

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We, the undersigned of the square mile bounded by, Wattles, Rochester, John R & Long Lake Roads, request Milano Development, the developer of Athens Parc and Hidden Parc, and the City of Troy, Planning Department to reconsider the current proposed site design to include and provide a suitable buffer, safe construction access and reduced dwelling density.

Phone

DATE	SIGNATURE	ADDRESS	Phone
May 27-05	Betty Wamburst	4810 Calvert Dr.	689-8493
May 27 2005	Kelst Wamburst	4810 Calvert Dr.	689-8493
May 27 2005	Esther Rosenkrantz	4840 Calvert Dr.	689-4359
" " "	Sandra Serepka	4840 Calvert Dr.	689-4359
" " "	Robert Rosenkrantz	4840 Calvert Dr.	" " " "
" " "	Brittany Foster-Washington	4840 Calvert Dr.	756-8474
" " "	Frank M. Tala	4856 Calvert Dr.	457-0474
" " "	John E. Tala	4868 Calvert Dr.	528-2022
" " "	Ann White	4868 Calvert Dr.	528-2022
5-27-05	Ann White	4914 Calvert Dr.	248 680 1917
5-27-05	Fadi FARRAJ	4940 CALVERT DR	248-877-9655
5-27-05	Victoria Pullock	4966 CALVERT DR	-
5-27/05	Frank Pullock	4983 CALVERT DR	248-229-2959
5/27/05	Jane Seider	4943 CALVERT DR	NA
5/27/05	M. A. Aalto	4931 Calvert Dr.	248/203-7686
5-27-05	J. P. Valera	4907 CALVERT D	248-689-7076
5-27-05	Dominick Alcano	4907 Calvert	248 689-7076
5-27-05	John A. Valera	4865 Calvert	248 528-1727
5-27-05	John M. Van Dier	4865 CALVERT	248 528-1727
5-27-5	Chris Bell	4841 Calvert	248 526 9625
5-27-05	Susan J. Bielma	4841 Calvert	248-526-9625
5-27-05	Mary Thompson	2773 CARL	248-689-7809
5-31-05	Betty Rizzo	1658 Welling Dr	528-5126
5-31-05	Joseph Rizzo	1658 Welling	528-5126

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We, the undersigned of the square mile bounded by, Wattles, Rochester, John R & Long Lake Roads, request Milano Development, the developer of Athens Parc and Hidden Parc, and the City of Troy, Planning Department to reconsider the current proposed site design to include and provide a suitable buffer, safe construction access and reduced dwelling density.

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DATE	SIGNATURE	ADDRESS
5/25/05	Joseph C. Pzy	4706 Alton Drive Troy, MI 48085
5/25/05	Steve Nabelson	4692 Alton Dr Troy MI 48085
5/25/05	Henry John	4724 ALTON DR. TROY MI 48085
5/25/05	Joseph C. Pzy	4728 Alton Dr. Troy, MI 48085
5/25/05	Gasale Mendonca	4758 Alton Dr Troy MI 48085
5/25/05	Reginald Mendonca	4758 ALTON DR TROY MI 48085
5/25/05	Sam DeLeon	4788 Alton Dr. Troy MI 48085
5/25/05	Cynthia Buchanan	4820 Alton Troy MI 48085
5-25-05	Joseph Xavier Magnity	4836 ALTON TROY MI 48085
5-25-05	Charles Wellman	4840 ALTON CT. TROY MI 48085
5-25-05	Glenn Mc	4846 Alton Ct Troy MI 48085
5-25-05	Eileen S. Law	4936 ALTON DR TROY MI 48085
5-25-05	Phyllis	4970 Alton Dr Troy MI - 48085
05-25-05	Angela Barr	4986 Alton Dr. Troy MI 48085
5-25-05	Dell	4986 Alton Dr. Troy MI 48085
5-25-05	Jennifer Barant	4985 Alton Drive Troy MI 48085
5-25-05	Adriana Drossos	4887 ALTON DR TROY MI 48085
5-25-05	Donna Drossos	4887 ALTON DR TROY MI 48085
5-25-05	Kristina Drossos	4887 Alton Dr Troy MI 48085
5-25-05	Debra Drossos	4887 Alton Dr Troy MI 48085
5-25-05	George Drossos	4887 Alton Dr Troy MI 48085
5-25-05	Nella Schaering	4863 Alton Dr. Troy MI 48085
5-25-05	Gordon Schaering	4863 Alton Dr. Troy MI 48085
5-25-05	Sarah L. Bois	4853 Alton Dr. Troy MI 48085
5-25-05	Bob Boyer	4793 ALTON DR TROY MI 48085
5-25-05	Leonard Poyze	4777 ALTON DR TROY MI 48085

We, the undersigned of the square mile bounded by, Wattles, Rochester, John R & Long Lake Roads, request Milano Development, the developer of Athens Parc and Hidden Parc, and the City of Troy, Planning Department to reconsider the current proposed site design to include and provide a suitable buffer, safe construction access and reduced dwelling density.

DATE	SIGNATURE	ADDRESS
5-25-05	Rachel R. Leo	1611 Welling Dr, Troy, Mich 48085
5-25-05	Dominic V. Leo	1611 Welling Dr., Troy, Mich. 48085
05/25/05	Kaymaf. Kozak	1612 WELLING DR TROY MI 48085
5-25-05	Jacobson.	1580 WELLING DR. TROY MI 48085
5-25-05	Frank M. Krosowick	1580 WELLING DRIVE TROY, MI 48085
5-25-05	RS Wads	1579 WELLING DRIVE TROY MI 48085
5/25/05	Nykoloblysh	1579 Welling Dr TROY MI 48085
5/25/05	Maley Jeff	1563 Welling Dr Troy MI 48085
5/25/05	Chris Ralt	1563 Welling Dr Troy MI 48085
5/25/05	KL C	1563 Welling 6 TROY MI 48085
5/25/05	Petrie & Arie Riac	1547 Welling Dr. MI. TROY 48085
5/25/05	Ethel Tronic	1499 Welling Dr. TROY - 48085
5/25/05	Clayton 2 P.M.V.	" " " "
5/25/05	Roy Rogers	1452 Welling Troy 48085
5/26/05	John Perinck	4745 Acton Dr. Troy 48085
5/26/05	Joe S. Doreness	4735 ALTON DR, TROY 48085
5/26/05	Melny Singleton	1619 Welling Dr. Troy 48085
5/26/05	Barbara Singleton	1619 Welling Dr. Troy 48085
5-26-05	James Brookshire	1596 Welling Troy 48085
5-26-05	David D. Tuzicki	1578 Welling Troy MI
5/26/05	Margaret Stark Norton	1532 Welling Troy, MI
5-26-05	Jeff Norton	1532 Welling Troy, MI
3-27-05	Phillip W. Vogel	1595 WELLING TROY
5-27-05	Ann Marie Lloyd	1595 Welling Troy MI 48085
5/27/05	St. Robinson	1596 Welling Troy MI 48085
5-29-05	Maria Jonese	4774 Acton Dr. Troy MI 48085

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We, the undersigned of the square mile bounded by, Wattles, Rochester, John R & Long Lake Roads, request Milano Development, the developer of Athens Parc and Hidden Parc, and the City of Troy, Planning Department to reconsider the current proposed site design to include and provide a suitable buffer, safe construction access and reduced dwelling density.

DATE	SIGNATURE	ADDRESS
5/26/05	Anthony Danowski	1349 Lamb Rd
5/26/05	John Gendry	1337 Lamb Rd
5/24/05	John Gendry	1323 Lamb Rd
5/26/05	Lawrence B. Buskey	1311 LAMB RD.
5/26/05	Shirley A. Buskey	1311 LAMB RD.
5/26/05	[Signature]	1281 LAMB RD
5/26/05	[Signature]	1263 LAMB RD
5/26/05	[Signature]	1253 Lamb Rd
5/26/05	[Signature]	1197 Lamb Rd
5-26-05	Ann O'Shall	4250 Willow Creek
5-26-05	[Signature]	4249 Willow Creek
05/26/05	[Signature]	1147 Lamb Rd
5-26-05	[Signature]	1168 Lamb Rd
5-26-05	Josephine Dupont	1256 Lamb
5-26-05	Flora Morea	1354 Lamb Dr.
5-26-05	Janene Thomas	1368 LAMB RD
5-26-05	Dalzell	1381 LAMB RD
5-26-05	[Signature]	1436 Lamb Rd
5-26-05	[Signature]	1499 LAMB.

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Don James

We, the undersigned of the square mile bounded by, Watties, Rochester, John R & Long Lake Roads, request Milano Development, the developer of Athens Parc and Hidden Parc, and the City of Troy, Planning Department to reconsider the current proposed site design to include and provide a suitable buffer, safe construction access and reduced dwelling density.

DATE	SIGNATURE	ADDRESS
5/31/05	Mr. M. (Lewy)	4773 Gamber Dr., Troy, MI 48085
5/3/05	Anna C. Avery	4773 Gamber Dr Troy MI 48085
6/1/05	ADP 9600P	4814 Gamber Troy, MI 48085
6-1-05	Cindy Cobo	4766 Gamber Troy MI 48085
6-1-05	Jim G. Cobo	4766 Gamber Troy MI 48085
6/1/05	Karen Coulter	4839 Gamber Troy MI 48085
"	"	" " " " "
6-1-05	Marianne Myddling	4746 Gamber Troy MI 48085
6/1/05	Thomas Hoffe	4824 GAMBER
6/1/05	Tommy Hoffe	4856 Gamber Troy MI 48085
6-1-05	Phyllis Craft	4862 Gamber Dr. Troy 48085
6-1-05	Elaine C. Large	4865 Gamber Dr. Troy 48085
6-1-05	Leslie B. Bazil	4853 Gamber Dr. Troy 48085
6-1-05	Michelle Blum	4779 GAMBER Dr Troy 48085
6-1-05	Alicia Weaver	4799 Gamber Dr. Troy 48085
6-1-05	Danise Gallberry	4746 Gamber Dr. Troy 48085
6-1-05	Thomas M. Kucmarik	4811 GAMBER DR, TROY, 48085
6-1-05	Jane Thorge	4824 Gamber Troy 48085

18



Subj: **Condos Take 5**
Date: 5/9/2005 11:30:23 PM Eastern Standard Time
From: arh006@yahoo.com
To: nealshirlharris@aol.com

This is the email I sent to the Planning Commission. I found some really interesting data, which I thought you might like to see.

Love,

Allison

Dear Planning Commission:

I am writing to express my displeasure over the three proposed condominium developments on the Planning Commission's meeting agenda for May 10, 2005. I am an environmental engineer by training, and as such I am especially concerned with the proposed Hidden Parc Condominiums in Section 14 of Troy.

An email from Paula Bratto dated April 28, 2005 states that the land to be developed for the Hidden Parc Condos is not classified as wetlands. I question this judgment. I assure you, by every definition – ecological or legal – the acreage in question is in fact wetlands and should be treated as such. I have notified the Michigan Department of Environmental Quality of the possible violation, and I expect that you will behave in accordance with Michigan law.

If state approval were to be obtained for the construction at any of these sites, the drawbacks of going forward with such plans are significant. While I understand that these housing projects will increase tax revenue for the city, it is not necessarily true that condominiums are the wisest choice – even in economic terms. Widespread environmental destruction and the subsequent public health threats have their own costs. I have listed some applicable data below, but I encourage you to seek out other resources as well. I think you might be surprised.

A 1996 cost benefit analysis of wetlands(1) found that homeowners in suburban St. Paul, MN were willing to pay \$148 to live just 10 meters closer to forested freshwater wetlands. Another study(2) looked at a wet pond in a subdivision in Champaign-Urbana, IL. The results by the numbers: the perceived increase in property values was put at 21.9% for lots near the wetland when compared to comparable homes located elsewhere, 63% of residents listed the wetland as what they liked best about their neighborhood, 74% of residents believe that the wetland contributed to the neighborhood's image as an attractive place to live, and 82% of residents were willing to pay a premium to live close to a wet pond. Just 3.5% of residents felt that the wet pond gave the subdivision a negative image.

Finally, I will add that as a former Troy resident, it is issues like these that prevent me from moving back. I can't help but feel that Troy consistently chooses what is best for the city's economy rather than what is best for the city as a whole. I assure you that condominiums do not make a great city, nor does this reckless destruction of the city's last green spaces.

Please consider saying no to these proposed condominiums. I urge you to consider a sustainable vision for the city that balances development with natural places, one that weighs economic well-being against just plain well-being.

I look forward to discussing this issue with you.

Sincerely,

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- (1)Wilson, M.A.; Carpenter, S.R., Ecological Applications, 9, 772-283, 1999.
- (2)Emmerling-DiNova, C. Water Resources Bulletin, 31 (3), 515-520, 1995.

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COMPARISON BETWEEN SITE CONDOMINIUMS AND PLATS

The site condominium is a form of development that closely resembles the more traditional form of land subdivision known as a "subdivision" or a "plat". Although both types of development have the same basic characteristics, site condominiums are a newer form of development and are not, therefore, as familiar to homebuyers and neighbors as the more customary plats. An important concept related to any type of condominium development is that condominiums are a form of OWNERSHIP, not a type of physical development.

The following summary is intended to compare and contrast the two types of development.

1. **Comparisons between site condominiums and plats.**

- a. **Statutory Basis** – Site condominium subdivisions first became possible under the Michigan Condominium Act, which was adopted by the Michigan Legislature in 1978. Plats are created under the Michigan Land Division Act, formerly the Michigan Subdivision Control Act of 1967.
- b. **Nature and Extent of Property Ownership** – An individual homesite building in a platted subdivision is called a "lot". In a site condominium, each separate building site or homesite is referred to by the Condominium Act as a "unit". Each unit is surrounded by "limited common area", which is defined as common elements reserved in the master deed for the exclusive use of less than all of the co-owners". The remaining area in the site condominium is "general common area", defined as the common elements reserved in the master deed for the use of all of the co-owners. The nature and extent of ownership of a platted lot and a condominium unit, with the associated limited common area, are essentially equivalent from both a practical and legal standpoint.
- c. **Compliance with Zoning Ordinance** – Both site condominiums and subdivisions are required to comply with the minimum requirements of the City of Troy Zoning Ordinance for area and bulk, including minimum lot size, lot width, setbacks and building height. Essentially, site condominiums and subdivisions in Troy must "look" similar.
- d. **Creation/Legal Document** – A site condominium is established by recording in the records of the county in which the land is located a master deed, ~~bylaws~~ and condominium subdivision plan ("plan"). A platted subdivision is created by the recording of a subdivision plat ("plat"), usually coupled with a declaration of easements, covenants, conditions and restrictions. The plan depicts the condominium units and limited and general common areas, while the plat defines the lots. Both have