

DATE: May 25, 2004

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 –
Athens Parc Site Condominium, north of Wattles, on the north side
of Rockfield between John R and Eleanor, Section 14 – R-1C

RECOMMENDATION

At the May 10, 2005 Regular Meeting, the Planning Commission recommended approval of the Athens Parc Site Condominium application, as submitted, with the following condition:

1. The City Engineer look into the construction access to the site and provide consideration to the safety of pedestrians and residents and to insure the developer is responsible for any damage to the road.

The City Engineer considers safety and other potential impacts, including fiscal responsibility, when determining construction access. This will be addressed prior to Final Site Condominium Approval. City Management recommends approval of the Athens Parc Site Condominium as submitted.

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 Wattles, on the north side of Rockfield between John R and Eleanor, in section 14.

Size of subject parcel:

The parcel is approximately 4.7 acres in area.

Description of proposed development:

The applicant is proposing a 12-unit site condominium, with access to Rockfield. The proposed street runs north from Rockfield and ends in a stub road to the west.

The applicant proposes two alternate site plans, Alternate Site Plan 1A and Alternate Site Plan 1B. Alternate Site Plan 1A has a similar street layout as the proposed layout, with two detention basins, one in the southeast corner and one in the northeast corner. The detention basin in the northeast corner is inaccessible from a public street. This layout yields 13 units. Alternate Site Plan 1B proposes a simple cul-de-sac, with no future stub street to the west. This layout yields 12 units. The Planning Department prefers the proposed layout, with a future street connection to the west, as preferred by the petitioner.

Current use of subject property:

A single-family home presently sits on the property. The applicant proposes to remove the home.

Current use of adjacent parcels:

North: Single family residential.
South: Single family residential.
East: Athens High School.
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. The plan was approved by the Landscape Analyst.

A wetland determination was prepared for the parcel on March 18, 2005, by S & R Environmental Consulting. The report states that there is a wetland on the parcel however it is not state regulated.

Stormwater detention:

The applicant proposes a storm water detention basin on the east side of the entry drive, north of Rockfield. The detention basin must have a maximum slope of 1 on 6 and must remain unfenced.

Natural features and floodplains:

The Natural Features Map indicates there are woodlands and a drain 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 Rockfield.

Sidewalks: The applicant is proposing to construct a 5-foot wide sidewalk on both sides of Apollo Drive. The applicant is also proposing to construct a 5-foot wide sidewalk on the north side of Rockfield.

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

Attachments:

1. Maps.
2. Minutes from May 10, 2005 Planning Commission Regular Meeting.
3. Wetland determination prepared by S & R Environmental Consulting, dated March 18, 2005.
4. Letters of opposition.

cc: Applicant
File/Athens Parc Site Condominium

Prepared by RBS/MFM

G:\SUBDIVISIONS & SITE CONDOS\Athens Parc Site Condo Sec. 14\CC Prelim Approval Athens Parc Site Condo 06 06 05.doc

CITY OF TROY

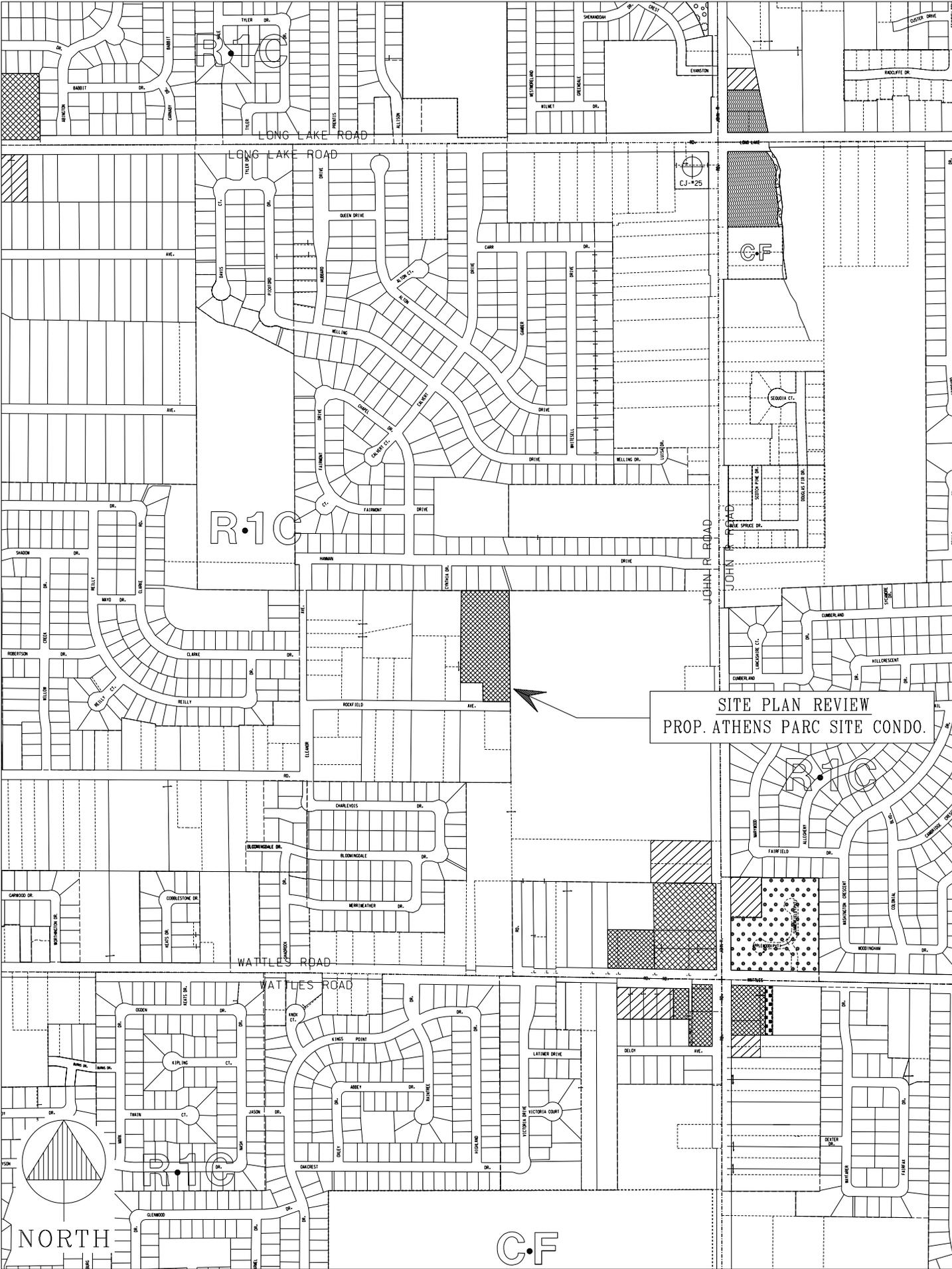


SITE PLAN REVIEW
PROP. ATHENS PARC SITE CONDOMINIUM
W OF JOHN R, N SIDE OF ROCKFIELD RD.
SEC. 14 (R-1C 12 LOT/UNITS)



SITE PLAN REVIEW
ATHENS PARC SITE CONDOMINIUM

0 50 100 200 300 400 Feet

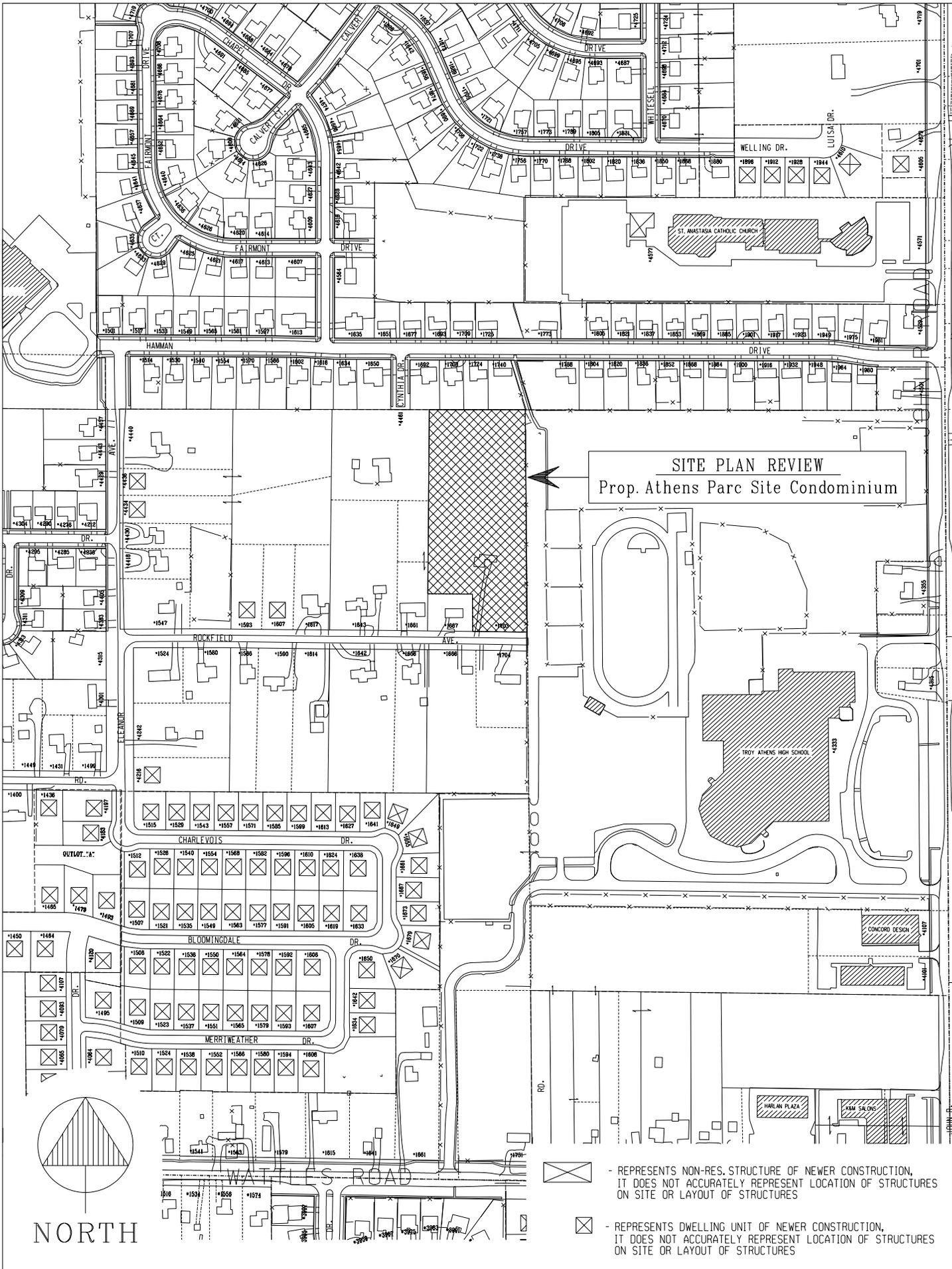


R1C

SITE PLAN REVIEW
PROP. ATHENS PARC SITE CONDO.

NORTH

CF



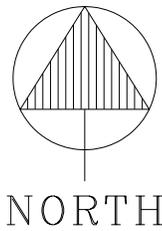
SITE PLAN REVIEW
Prop. Athens Parc Site Condominium

TROY ATHENS HIGH SCHOOL

CONCORD DESIGN

HARLAN PLAZA

HEM SALONS



- 
 - 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

11. SITE PLAN REVIEW – Athens Parc Site Condominium, 12 units/lots proposed, North side of Rockfield, East of Eleanor, Section 14, Zoned R-1C (One Family Residential) District

Mr. Savidant presented a summary of the Planning Department report for the proposed Athens Parc Site Condominium. He reviewed the differences between the two proposed alternate site plans (1A and 1B). Mr. Savidant reported that it is the recommendation of the Planning Department to approve the application as submitted. He indicated that the Planning Department prefers the proposed site plan 1A because it provides for future development of the property to the west.

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.

Chair Strat opened the floor for public comment.

Rachel Leo of 1611 Welling, Troy, was present. Ms. Leo indicated her comments are for both agenda items #11 and #12. Ms. Leo addressed the potential affect that the proposed developments might have on the traffic pattern, the number of entrances into the subdivision, and safety concerns. Ms. Leo cited two accidents near her home [Welling and Calvert] and a conversation she had with a friend regarding the subdivision trees. She said the residents are entitled to peace and safety.

James Berar of 1708 Hamman, Troy, was present. Mr. Berar's property would abut the proposed development. He questioned if the developer would be putting up a brick wall or shrubs. Mr. Berar commented on the trees tagged for removal and expressed concern with the elevation of the proposed development in relation to potential additional water in his backyard.

Nancy Garling of 4826 Hubbard, Troy, was present. Ms. Garling is the president of Long Lake Village Homeowners Association. She has concerns for both agenda items #11 and #12. Ms. Garling addressed the trees that would be cut down, and the loss of foliage and color during the seasons.

Neal Harris of 4762 Whitesell, Troy, was present. Mr. Harris said that should the proposed developments [agenda items #11, #12 and #13] be approved, the City would effectively destroy whatever is left of that square mile. Mr. Harris said he is sick about it.

Jean King of 1071 Shallowdale, Troy, was present. Ms. King addressed the potential flow of traffic and expressed concerns for safety.

Dave Purvis of 4461 Cynthia, Troy, was present. Mr. Purvis said he was attracted to the area because of the large lots and paid a premium for the lot. He addressed

the density of the proposed development. Mr. Purvis said the proposed development is not desirable for the neighborhood, would lower the property values and negatively affect the quality of life of the neighboring residents. He asked the members to consider less density and less destruction of the natural resources and quality of life that the residents enjoy today. Mr. Purvis asked if the residents would have any say or input on re-platting the existing property.

Mr. Motzny replied that the interpretation based on the attorney general opinion is that there is no requirement to re-plat; i.e., a site condominium can exist over the subdivision plat.

Michael Ames of 1661 Rockfield, Troy, was present. Mr. Ames addressed the removal of trees and expressed concern that the developer might take down trees located on his property. He asked that the developer put a stake at the southwest corner. Mr. Ames voiced concern with potential vandalism. He said it might be difficult to sell the new homes because of the pedestrian traffic and high school functions, which would leave the homes empty. Mr. Ames addressed the construction access and sidewalks.

Tina Rackley of 1704 Rockfield, Troy, was present. Ms. Rackley voiced opposition to the proposed 12 homes going in. She said every single home is on a big parcel of land, and they chose to live at the end of the subdivision because it was quiet and had no traffic. Ms. Rackley voiced concern with traffic, access, and density of the project.

Marvie Nickole of 1724 Hamman, Troy, was present. Ms. Nickole asked if there is any way to restrict the amount of trees that would be cut down from the property. Ms. Nickole also addressed concerns relating to density, property values and increased traffic.

Shirley Harris of 4762 Whitesell, Troy, was present. Ms. Harris voiced concerns with the density and traffic. She said she did not understand the new development now called site condominiums. Ms. Harris addressed the wetlands. She said she was for the proposed wetlands ordinance and should have spoken at the public meetings that were held a few years ago. Ms. Harris said her property is under water all the time.

Mr. Wright related that the City did attempt to draft a wetlands and natural features ordinance.

Doug Palmer of 1896 Welling, Troy, was present. Mr. Palmer voiced concern with the safety of school children and the construction traffic.

Richard Hughes of 1321 Roger Court, Troy, was present. Mr. Hughes said that if it were the same mindset back years ago that there should not be any trees cut

down, no one would be living in Troy! He said trees do replenish themselves, and site condominiums are actually single-family homes.

Ken Crum of 1643 Rockfield, Troy, was present. Mr. Crum, owner of 4 acres of land in the subdivision, plans to construct one home on each acre and not destroy the neighborhood by increasing the density. He is opposed to the density of the proposed development and encouraged the developer to connect the street to Cynthia. Mr. Crum expressed concern with the potential increase in traffic and cut-through traffic. He said he is very sensitive to traffic because of his two small children. Mr. Crum would favor the plan that shows the cul-de-sac.

Dominic Leo of 1611 Welling, Troy, was present. Mr. Leo questioned why the City would want to saturate the east side of Troy with condominiums.

The floor was closed.

Chair Strat informed the residents that the City Council would make the final decision based on the recommendation of the Planning Commission. He encouraged the residents to express their concerns to the City Council. Chair Strat provided information with respect to the City's tree preservation ordinance. He encouraged the residents to review the tree layout and plans at the Planning Department. He also encouraged the residents to read the *Comparison of Site Condominiums and Plats*, a handout provided by the Planning Department.

Mr. Littman said site condominiums are single family homes and it appears from the plan that the developer is saving a significant number of trees with the proposed development. Mr. Littman said he would support the cul-de-sac so the development would not connect to the north and additional trees could be saved.

Mr. Schultz addressed the preservation of trees as relates to the engineering, drainage and utilities. He emphasized that the proposed development would comprise of single family homes. Mr. Schultz said he might be in favor of the plan that shows the cul-de-sac.

Mr. Khan said the cul-de-sac would create more problems for emergency access. He would be in favor of the site plan preferred by the Planning Department. Mr. Khan addressed comments related to property values and said that Mr. Mancini builds very expensive homes that would not lower property values for the residents.

Chair Strat agreed that the site directly to the west would be almost landlocked with the cul-de-sac, and he would also support the recommendation of the Planning Department.

Resolution # PC-2005-05-

Moved by: Khan
Seconded by: Drake-Batts

RESOLVED, That the Planning Commission recommends to City Council, that the Preliminary Site Plan as presented (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Athens Parc Site Condominium, including 12 units, located on the north side of Rockfield, east of Eleanor, Section 14, within the R-1C zoning district, be granted.

Discussion on the motion on the floor.

Mr. Littman asked when the proposed development might go before City Council for review and approval.

Mr. Miller replied that it would most likely be the second meeting in June. He said that residents would be able to get updated information from the Planning Department.

Chair Strat addressed the construction access and traffic.

Resolution # PC-2005-05-077

Moved by: Khan
Seconded by: Drake-Batts

RESOLVED, That the motion on the floor be amended to read that the City Engineer look into the construction access to the site and provide consideration to the safety of pedestrians and residents and to insure the developer is responsible for any damage to the road.

Vote on the amendment to the motion on the floor.

Yes: All present (6)
No: None
Absent: Chamberlain, Vleck, Waller

MOTION CARRIED**Resolution # PC-2005-05-078**

Moved by: Khan
Seconded by: Drake-Batts

RESOLVED, That the Planning Commission recommends to City Council, that the Preliminary Site Plan as presented (Section 34.30.00 Unplatted One-Family Residential Development), as requested for Athens Parc Site Condominium,

including 12 units, located on the north side of Rockfield, east of Eleanor, Section 14, within the R-1C zoning district, be granted, subject to:

1. The City Engineer look into the construction access to the site and provide consideration to the safety of pedestrians and residents and to insure the developer is responsible for any damage to the road.

Discussion on the amended motion on the floor.

Mr. Schultz said he concurs that the stub street to the west would be a better alternative than the cul-de-sac.

Yes: Drake-Batts, Khan, Schultz, Strat, Wright

No: Littman

Absent: Chamberlain, Vleck, Waller

MOTION CARRIED

Mr. Littman would prefer no road connection from the site condominium development to the adjacent subdivision. He said the City has found good ways to have emergency access without having to put a road through to an adjacent neighborhood.

P.O. Box 157 • St. Charles, Michigan 48655 • Phone (989) 865-6297



APR 12 2005

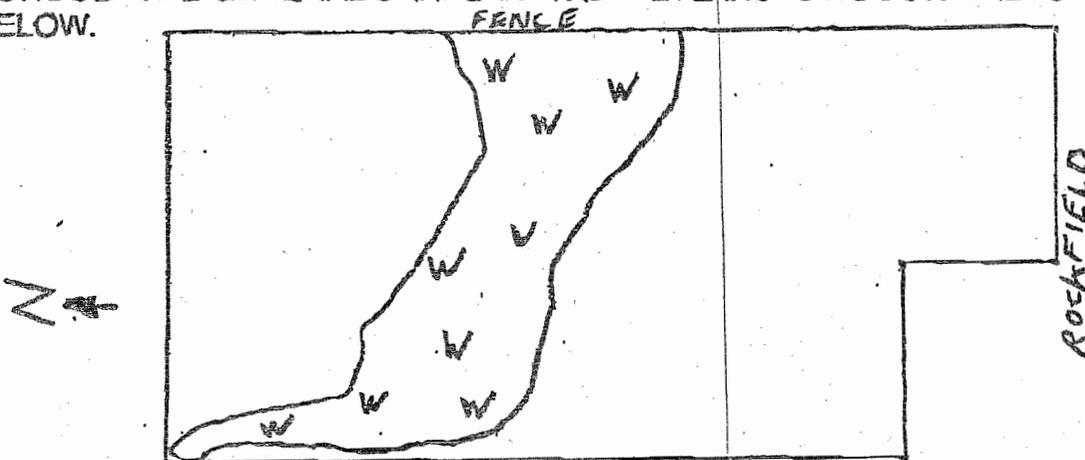
March 18, 2005

TO: MARK WILSON, AEW FROM: PAT RUSZ
RE: ROCKFIELD SITE CONDOMINIUMS, CITY OF TROY

I LOCATED A WETLAND THAT SHOULD BE CONSIDERED UNREGULATED ON THE SITE. IT IS MUCH SMALLER THAN 5 ACRES, BUT IS WITHIN 500 FEET OF TWO OPEN DITCHES. IN MY OPINION NEITHER DITCH IS LONG ENOUGH TO BE CONSIDERED A STREAM UNDER STATE RULES. YOU SHOULD PROBABLY SHOW IT AS AN UNREGULATED WETLAND ON YOUR SITE PLANS USING THE LOCATIONS OF THE FOLLOWING NUMBERED TREES TO SET THE BOUNDARIES:

NORTH EDGE MOVING EAST TO WEST FROM THE FENCE ALONG THE EAST PROPERTY LINE --

558 - 660 - 674 - 672 - 669 - 877 - 883 - 955 - 1023 - 1019 AT THIS POINT YOU WILL BE VERY CLOSE TO THE NORTHWEST CORNER OF THE PROPERTY AND NEXT TO AN ASPHALT DRIVEWAY. THE WETLAND IS ABOUT 16 FEET WIDE THERE. NOW FOLLOW A LINE ABOUT 12 FEET EAST OF THE DRIVEWAY HEADING SOUTH-SOUTHEAST. (THERE WERE NO TAGGED TREES IN THIS LOCATION.) STRAIGHT EAST OF THE HOUSE TO THE WEST, THE FIRST TAGGED TREE WAS 1030. YOU CAN FOLLOW THE SOUTH EDGE OF THE WETLAND BY LOCATING (HEADING EAST): 1030 - 1031 - 1032 - 951 - 889 - 892 - 894 - 895 - 897 - 911 - 635 - 605 - 604 - 597 - 608 - 609 - 612 - 611 - 615. THAT TAKES YOU BACK TO THE FENCE ALONG THE EAST PROPERTY LINE. THERE, THE WETLAND FACE IS PERPENDICULAR TO THE NORTH EDGE OF THE TENNIS COURTS OF THE HIGH SCHOOL. THE GENERAL SHAPE OF THE WETLAND IS ROUGH-SKETCHED BELOW.



INTRODUCING....

S & R ENVIRONMENTAL *Consulting And Management*
PO Box 157
St. Charles, MI 48655
989-865-6297

Since 1974, S & R Environmental has served a wide variety of clients including federal, state and local agencies, industries, commercial and residential developers, engineering firms, and private landowners. Our firm specializes in preparation of environmental impact assessments, resource inventories, land use planning, natural resources management and site selection for development projects. We are well known for our expertise and experience in wetland mitigation and site restorations.

Our firm has conducted intensive studies for siting large-scale projects such as power plants, highways, utility lines, and shopping malls. Our well-established "track record" includes projects in 15 different states and in Australia. We also serve many clients involved in smaller-scale real estate development or acquisition. We conduct Phase I Environmental Inspections of properties, delineate the boundaries of regulated wetlands, inventory trees, and manage vegetation. Our firm maintains a wetland plants nursery and we have exceptional expertise in aquatic vegetation control.

Lists of representative clients and references by project-type are provided upon written requests.

SERVICES (Partial List)

Wetland Delineations
Wetland Mitigation Design
Wetland Restoration
Control Of Invasive Plant Species
Tree Surveys And Preservation Plans
Bioengineering For Erosion Control - Design And Installation
Lake Rehabilitation And Nuisance Plant Control
Large-scale Landscaping For Site Restorations
Stream Restoration
Prairie Restoration
Phase I Environmental Assessments
Plant, Wildlife, And Fish Surveys
Water Quality Monitoring
Environmental Impact Assessment
Land use plans
Nature Center Design

Paula P Bratto

From: John K Abraham
Sent: Thursday, April 28, 2005 10:12 AM
To: Mark F Miller; 'Ken Crum'; Paula P Bratto
Cc: Steven J Vandette; William J Huotari; Brian P Murphy
Subject: RE: Rockfield Development

Dear Mr. Crum:

Here are some responses to your concerns:

Traffic is a huge concern for me and several of my neighbors. Is that a consideration at this point? I know this is Mr. Abraham's area of expertise but he has not responded to earlier questions on this matter. At what point does the traffic volumes out grow the current road? Mr. Abraham will have to answer this.

>>>Yes. Traffic is always a consideration for any new development. Please bear in mind that most of our residential roads carry between 300 and 5000 vehicles in a day. In the past there have been no roads widened in residential areas due to increased traffic. Traffic improvements have been required of developers in the past only for large developments such as large office complexes (that generate hundreds of trips during peak hours) and large residential developments (around 100 homes). Traffic generated by the proposed 12 home residential subdivision does not warrant any improvements to the existing roadways.

At who's expense does the expansion of the road come?

>>>we have not required a developer to upgrade a previously paved street to meet the requirements of a new development. The new street(s) within the development would be required to be 28' pavement according to the Development Standards.

>>>Rockfield was paved back in the late 80's and is a City street, so maintenance now and in the future is by the City with no direct cost to the resident.

This project will result in a 65% increase in homesites using Rockfield, which quite frankly, I don't think is ready to support that traffic volume. I'm even more concerned that a thru street will be designed that will generate even greater volumes of traffic as parents and students seek alternate routes to drop-off and pick-up students of Troy Athens High School.

>>>The new development proposes to add around 12 homes, and is a very small residential development. At the moment traffic volumes on Rockfield may be in the range of around 200-300 vehicles in a day. The new homes may generate between 80 and 120 trips in a day (between 8-12 trips during peak hour). I do agree that there may be parents and students that use (and probably are already using) the end of Rockfield for drop off / pick up, this may be addressed at the traffic committee in the future and if found to be a major concern, possible solutions to this may be restricted parking the area during school hours. As you may see, even with the addition of traffic from the new subdivision, Rockfield will still be a Low volume street when compared to all other residential streets in the City.

If you need more information, please do contact me.

Sincerely,

John Abraham

Deputy City Engineer / Traffic Engineer
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

(248) 524 3379
(248) 524 1838 (Fax)

Paula P Bratto

From: Ken Crum [kcrum@wideopenwest.com]
Sent: Monday, April 25, 2005 10:52 AM
To: Mark F Miller; Paula P Bratto
Subject: RE: Rockfield Development

Importance: High

Mr. Miller,

I've just heard from my neighbor regarding the Athens Parc Site Condominium development project. I have several questions and concerns.

1. Is a site plan available that shows the proposed splits and road?
2. What can myself and neighbors expect to learn during the May 10th meeting regarding this development? Will there be a presentation by the builder/developer on the project?
3. How much input will we have and does our approval or disapproval weigh in the decision making process?
4. Traffic is a huge concern for me and several of my neighbors. Is that a consideration at this point? I know this is Mr. Abraham's area of expertise but he has not responded to earlier questions on this matter. At what point does the traffic volumes out grow the current road? At who's expense does the expansion of the road come? I certainly hope the City of Troy is not going to ask the current residence on Rockfield to pay for street/sewer improvements that wouldn't otherwise be necessary if this project were rejected.
5. Where can I get information about the builder/developer? Will they be at the May 10th meeting?
6. If Preliminary Site Plan approval is granted, does this project become a train that can't be stopped?

This project will result in a 65% increase in homesites using Rockfield, which quite frankly, I don't think is ready to support that traffic volume. I'm even more concerned that a thru street will be designed that will generate even greater volumes of traffic as parents and students seek alternate routes to drop-off and pick-up students of Troy Athens High School.

Sounds like this may be decided on May 10th, so I'm just trying to make sure we are as informed as possible going into the meeting about the cost/benefits of this project to us personally and the City of Troy.

Thanks for all your help and information. I appreciate your time.

Ken Crum
1643 Rockfield

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

From: Mark F Miller [mailto:MillerMF@ci.troy.mi.us]
Sent: Thursday, March 17, 2005 10:48 AM
To: Ken Crum
Subject: RE: Rockfield Development

The rumors appear to be correct. I just recieved a phone call from AEW an engineering firm representing Frank Mancini. No application has been submitted.

Mark F. Miller AICP/PCP
Planning Director

City of Troy
500 W. Big Beaver
Troy MI 48084
248-524-3364
248-524-3382 fax
millermf@ci.troy.mi.us

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

From: Ken Crum [mailto:kcrum@wideopenwest.com]
Sent: Monday, March 14, 2005 3:14 PM
To: Mark F Miller
Subject: RE: Rockfield Development

Hi Mr. Miller,

Any change in the status of the property at 1703 Rockfield? I'm hearing 4 units/acre so I'm not sure if that means homes or condos. By the way, is the current street adequate to accommodate more traffic? Also, what is the purpose of a Tree Preservation Plan (I think that's the name)? Is it to reduce the number of trees removed to the bare minimum or simply to keep developers from flattening the whole parcel? I guess a more concise question is, how scrutinized are those plans?

Sorry to keep bothering you with questions. It's just that I was going to develop (split) at 1642 Rockfield this year and 1643 next year but have postponed that due to these changes. Once I understand what is going to happen at 1703, I may decide to proceed differently at either 1642 and/or 1643.

If you can provide me with the builder's name and number for 1703, I'd like to discuss this with him. If you're not comfortable with that, please share my contact info with him and encourage him to call me. Someone said, Mancini but there's just too many of those with builder's license's in the area.

Thanks for all your help.

Ken Crum
(248) 740-0964
1642/1643 Rockfield

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

From: Mark F Miller [mailto:MillerMF@ci.troy.mi.us]
Sent: Monday, February 14, 2005 11:04 AM
To: Ken Crum
Subject: RE: Rockfield Development

I'm sorry that Paula didn't reply. There has been some investigation regarding development of that area identified. However, no plans are officially submitted. Also, the Planning Department will only review site condos and subdivisions. If someone does a property split and builds individual homes, then the builder can by pass the Planning Department.

Mark F. Miller AICP/PCP
Planning Director
City of Troy
500 W. Big Beaver
Troy MI 48084
248-524-3364
248-524-3382 fax
millermf@ci.troy.mi.us

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

From: Ken Crum [mailto:kcrum@wideopenwest.com]
Sent: Sunday, February 13, 2005 3:35 PM
To: Mark F Miller
Subject: RE: Rockfield Development

Hi Mark,

I still haven't heard from Paula. Any information on this matter is appreciated. I'm trying to plan my own construction project and your response is a determining factor.

Thanks.

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

From: Mark F Miller [mailto:MillerMF@ci.troy.mi.us]
Sent: Tuesday, February 08, 2005 3:23 PM
To: kcrum@wideopenwest.com
Subject: RE: Rockfield Development

Paula, please respond. Mark.

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

From: kcrum@wideopenwest.com [mailto:kcrum@wideopenwest.com]
Sent: Monday, February 07, 2005 4:19 PM
To: Mark F Miller
Subject: Rockfield Development

Hi Mark,

I live on Rockfield Drive and rumors are going around about a condo development located at 1703 Rockfield. It's a 4.5 acre parcel along the Troy Athens High School property line.

Have you or anyone in your department been contacted regarding such a development?

I'd appreciate any information you can provide on the subject.

Thanks.

Ken Crum