Planning Dept Email <planning@rochesterhills.org>

Grandview development

1 message

Annette Gilson <gilson@oakland.edu> Tue, Oct 20, 2026 at 11:12 AM
To: planning@rochesterhills.org

I am writing to say that I do not support the Grandview development at 1548 W. Auburn Road, between Crooks and Livernois, which would bring 16 detached condos to approximately 6 acres of land.

The development would permanently impact approximately 0.36 acres of wetlands, disturb 336 linear feet of natural features setback, and remove 134 trees.

We need all the remaining wetlands and trees that we have here in Rochester Hills, after having undergone such extensive development over the past 10 years. This is affecting all of us as animals are pushed out of their homes and forced to try to survive in residents' backyards. Also, people need green space to balance the heavy resident development. For our mental and physical welfare.

Also of concern is storm runoff. Wetlands help us to manage the increasing rainfall that climate change is bringing to our lands. That increase in rainfall is likely to further increase over the coming years. Wouldn't it be nice if Rochester Hills could present ourselves as prescient and acting proactively to protect what remains?

Sincerely, Annette Gilson

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Annette Gilson, Ph.D.
they/them or she/her
Associate Professor of English
348 O'Dowd Hall
586 Pioneer Drive
Oakland University
Rochester, MI 48309-4482
Pandemic cell: 248.842.0489

I acknowledge the Traditional Owners, past and present, of the land on which I work. Our main campus is on the Land of the three Algonquian Nations: the Ojibwe, Ottawa, and the Potawatomi.

Planning Dept Email <planning@rochesterhills.org>

Public Comment Regarding Proposed Development and Environmental/Traffic Impacts on Auburn Road/ Grandview development

1 message

Catherine Pokropek <catherine.pokropek@gmail.com> Tue, Oct 20, 2026 at 12:35 PM
To: planning@rochesterhills.org

Dear Members of the Planning Commission,

I am writing as a Rochester Hills resident and practicing physician to formally register my strong concerns and opposition regarding the proposed Grandview development at 1548 W. Auburn Road (between Crooks and Livernois).

In medicine, community health and ecological integrity are directly connected. The natural systems within our city—particularly functional wetlands and mature tree canopies—serve as vital infrastructure for clean water, flood control, and air filtration. Sacrificing these assets directly compromises public health, safety, and quality of life.

The current proposal presents three substantial issues:

Severe Environmental and Wetland Destruction

The project calls for permanently eliminating 0.36 acres of wetlands, disturbing 336 linear feet of natural features setback, and clear-cutting 134 mature trees on a site of barely 6 acres. Characterizing the destruction of critical wetlands as a "greater public good" simply to accommodate a hypothetical road connection for future neighboring developments is deeply flawed. Destroying established, living wetlands for speculative vehicular connectivity undermines the fundamental intent of our city's natural feature preservation ordinances. Once disrupted, these delicate hydrological systems cannot simply be engineered back into balance.

Circumvention of Zoning Standards (Mixed Residential Overlay)

The developer is requesting permission to utilize the City’s Mixed Residential Overlay on a parcel with only 5.6 net acres, despite the overlay explicitly establishing a 10-acre minimum threshold. Deviating from standard ordinance minimums by nearly 50% to squeeze 16 detached condominiums onto a sensitive parcel creates an inappropriate precedent. Zoning standards exist specifically to protect adjacent properties, retain adequate open space, and prevent overcrowding on fragile parcels.

Compounding Traffic Congestion on the Auburn Road Corridor

Auburn Road, particularly the segment between Crooks and Livernois, already faces severe traffic volume, long peak-hour delays, and dangerous turning movements. Introducing a 16-unit development—alongside a cut-through road intended to facilitate even more future traffic—will worsen local bottlenecking, degrade emergency vehicle response capabilities, and elevate collision risks for motorists and pedestrians alike. Rochester Hills cannot continue approving high-density variances without accounting for cumulative roadway strain.

I urge the Planning Commission to uphold the integrity of the City's Master Plan, deny the request to bypass the 10-acre overlay requirement, and protect our vital wetlands and mature tree cover by rejecting this proposal in its current form.

Thank you for your dedication to the health, safety, and character of Rochester Hills.

Sincerely,

Dr. Catherine Pokropek, MD

Rochester Hills, MI

catherinepokropek@gmail.com

Planning Dept Email <planning@rochesterhills.org>

Grandview development proposal

1 message

Katie Page <katherine.page77@yahoo.com> Tue, Oct 20, 2026 at 12:40 PM
To: planning@rochesterhills.org

I am asking city planners to reject this development proposal that would sacrifice 134 trees, cut into a natural setback, and permanently wipe out over a third of an acre of wetland. Bad idea. Please vote to protect these natural resources!

With thanks,
Katie Page
154 Fontainbleau Dr
Rochester Hills MI 48307
Sent from my iPhone

Planning Dept Email <planning@rochesterhills.org>

Fwd: Grandview development

1 message

Stefan Poag <sbpoag@gmail.com> Tue, Oct 20, 2026 at 12:13 PM
To: planning@rochesterhills.org

Dear Planning Committee:
I do not support the Grandview development at 1548 W. Auburn Road, between Crooks and Livernois, which would bring 16 detached condos to approximately 6 acres of land.
Link to Google Maps: 1548 W. Auburn Road.
This development is not in the best interests of the community.
thank you,
Stephan Poag
248-633-5087
559 McGill Dr
Rochester Hills, MI 48309
sbpoag@gmail.com

---------- Forwarded message ---------
From: **Annette Gilson** <gilson@oakland.edu>
Date: Tue, Oct 20, 2026 at 11:13 AM
Subject: Grandview development
To: <planning@rochesterhills.org>

I am writing to say that I do not support the Grandview development at 1548 W. Auburn Road, between Crooks and Livernois, which would bring 16 detached condos to approximately 6 acres of land.

The development would permanently impact approximately 0.36 acres of wetlands, disturb 336 linear feet of natural features setback, and remove 134 trees.

We need all the remaining wetlands and trees that we have here in Rochester Hills, after having undergone such extensive development over the past 10 years. This is affecting all of us as animals are pushed out of their homes and forced to try to survive in residents' backyards. Also, people need green space to balance the heavy resident development. For our mental and physical welfare.

Also of concern is storm runoff. Wetlands help us to manage the increasing rainfall that climate change is bringing to our lands. That increase in rainfall is likely to further increase over the coming years. Wouldn't it be nice if Rochester Hills could present ourselves as prescient and acting proactively to protect what remains?

Sincerely, Annette Gilson

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