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**BOARD MEMBERS PRESENT:**

Gary Wall, Supervisor  
Kim Markee, Clerk  
Anthony Bartolotta, Trustee  
Karen Joliat, Trustee  
Steven Thomas, Trustee  
Arthur Frasca, Trustee

**BOARD MEMBERS ABSENT:**

Margaret Birch, Treasurer

**OTHERS PRESENT**

Ian Graham  
Janet Matsura  
Scott Alef  
Patricia Rakoci  
Emily Engelhart  
Paula Milgrom  
Laura Neidert  
Wendi Royer  
Joe Locricchio  
Roberta Zald  
Jessica Buck  
Jessica Sinden

Kathy Schemers  
L. Bonnell  
Raquel Thueme  
Jessica Kingston  
Rob Merinsky  
Greg  
Jacqueline Paladino  
Mandi  
Sam Ashley  
Lori Ford  
"Owner"  
Pam Shaw

"J"  
Pamela Glomstead  
Mari  
Richard Studaker  
Caller 6  
Caller 7  
Caller 8  
Caller 9  
John Thomas  
Stephanie Klein  
Ann Cramer  
Jeff Polkowski

The meeting started at 1:00 p.m. using GoToMeeting due to COVID-19 in accordance with the Michigan Governor's Executive Order 2020-48 and the social distancing requirements with Michigan Governor's Executive Order 2020-59.

This meeting was for educating the Board of Trustees about the concerns of the developers and the residents. The Planning Commission held a previous meeting and did not agree on the re-zoning so it will come before the Board of Trustees at a future Board of Trustee Meeting yet to be determined.

A presentation was given by Redwood Development, Patricia Rakoci and Emily Engelhart, which is included below:



# Who is Redwood?

- Single-story low-density apartment neighborhoods
- Over 13,000 units owned and managed since 1991
- 99% leased portfolio
- 24/7 on-site professional management
- Vertically Integrated: Redwood entitles, builds, owns and manages its Neighborhoods



# Who are our residents?

- Empty nesters / Seniors
- Young professionals
- \$1,700 - \$2,100 range of rent
- Those desiring a maintenance free lifestyle
- Redwood residents often currently reside in the community within 3-5 miles
- Redwood requires both a background check and credit check to rent
- Average length of stay is 5-7 years (portfolio-wide)



# What do we build?

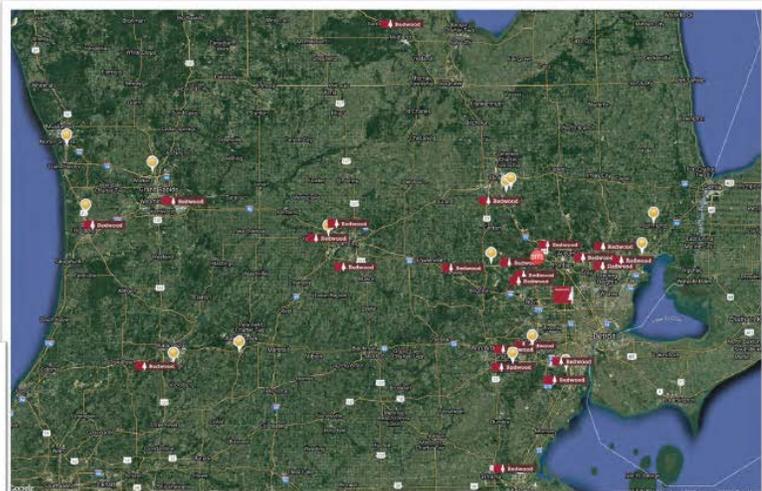
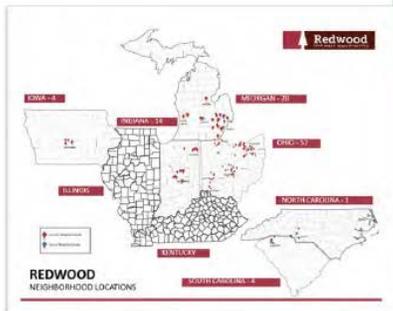
- Distinctive, open floor plans 2 bedroom/2 bath
- Private, attached 2 car garages with direct entry
- Single story, no one lives above or below you
- Extensive landscaping
- Stone & shake siding accents
- Vaulted ceilings
- Personal outdoor patio
- Eat-in kitchens with walk in pantry
- Full size washer and dryer connections
- Private streets
- High-service / low maintenance lifestyle





## Redwood in Michigan

- 23 Redwood owned sites in MI
- 20 existing Neighborhoods in MI
- 14 additional MI sites in process
- Oakland County Neighborhoods include:
  - White Lake Twp.
  - Commerce Twp.
  - Village of Wolverine Lake
  - Orion Twp.
  - City of Rochester Hills (new)
- Michigan Office in Bingham Farms



## Redwood Overall

- Redwood has 100 Neighborhoods
- Redwood has owned all its Neighborhoods since founded in 1991
- Redwood is working in 10 states and is entering the Texas and Nebraska markets in 2020

# Market Research



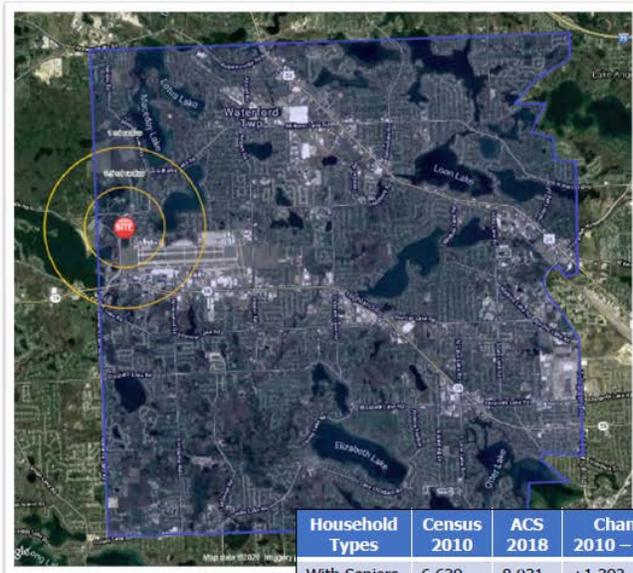
Redwood investigates the demographics and market of each site to ensure a Redwood Neighborhood can be supported. Some of the items we specifically analyze are:

- **Population Density**
- **Demographic Makeup**
- **Income Levels**
- **Local Employers**
- **Housing Stock**
- **Age of Homes**
- **Possible Competition**
- **Home & Condo Sale Data**  
(Existing and New Construction)
- **Rental Prices & Occupancy**
- **Proximity to other Redwood Neighborhoods**
- **Local Retail and Community Amenities**

## Redwood in Waterford

- +/- 15.2 AC currently owned by the Oakland County Road Commission





Population Data	
Waterford Township (2010 Census)	71,707
Waterford Township (2019 estimate)	72,639
½ Mile Radius from Site	847
1 Mile Radius from Site	2,600

Median Age of Homes in Waterford Twp.	Median Age of Homes in 1 Mile of Site
43.9 years	47 years

Household Types	Census 2010	ACS 2018	Change 2010 – 2018	% Change 2010-2018	SEMOG 2045	Change 2018 –2045	% Change 2018 – 2045
With Seniors 65+	6,639	8,031	+1,392	+21%	13,418	+5,387	+67%
Without Seniors	22,973	22,073	-900	-3.9%	17,831	-4,242	-19%

Sources: Census.Gov / REGIS (Sites USA) / SEMCOG

# The Process



**October 2019:** Redwood met with the Planning Superintendent, Supervisor, and Planning Staff about Redwood’s use and the site.

**December 2019:** Redwood informally came before the Planning Commission and received positive feedback about a conceptual site plan. Several site plan suggestions and other feedback were incorporated into a revised plan.

**February 2020:** Redwood came formally before the Planning Commission at a public hearing with a conditional rezoning request and conceptual site plan. Very minimal plan changes were suggested at this meeting and the rezoning request was amended to better fit the ordinance.

**March – May 2020:** After incorporating comments made by the Planning Commission and working with staff, Redwood resubmitted the rezoning request and site plan for the March 2020 PC meeting which was cancelled and thus the rezoning and site plan hearings were delayed due to COVID-19.

**June 2020:** Redwood came formally in front of Planning Commission at a virtual public hearing. The planning department recommended approval for rezoning and site plan approval. Due to the nature of the meeting, the re-zoning request was tabled but the conceptual site plan was *conditionally approved* with a 5-1 vote.

**July 2020:** Redwood attended the outdoor Planning Commission meeting / public hearing where 74 people were in attendance, per the sign-in sheet. The Planning Commission changed its course and unanimously recommended not to approve, despite a staff recommendation for approval.

# Rezoning conditions offered by Redwood



- Property will be purchased by Redwood for the express purpose of owning, building, managing, and maintaining a Redwood Neighborhood.
- The proposed project would have a maximum density of 6.79 units per AC
- The proposed project would be developed in a manner consistent with the Site Plan (which was conditionally approved on 6/23 by the Planning Commission)
- The project will include buildings consistent with those shown in this presentation and included with the application.
- All units will be single-story attached apartment homes with 2 bedrooms, 2 bathrooms, and an attached 2-car garage.

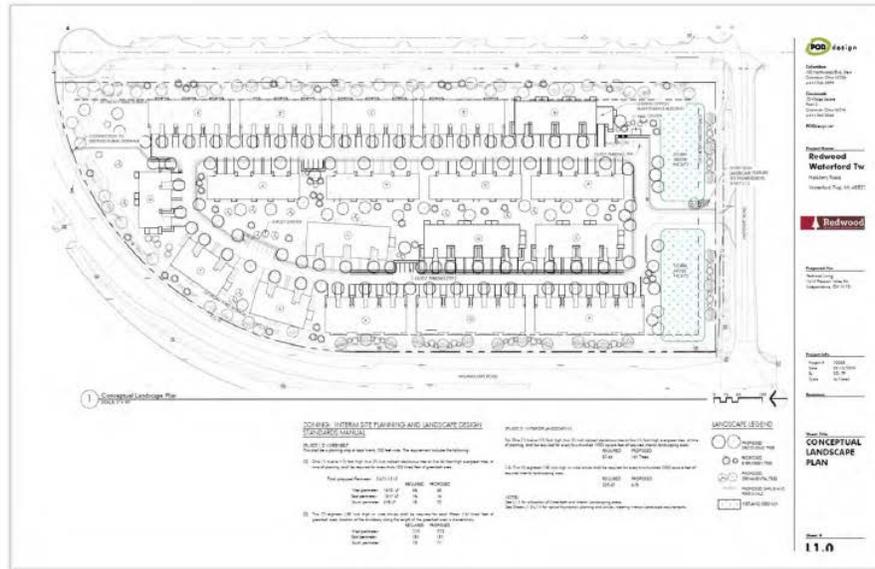
## Proposed Site Plan – Conditionally Approved by Planning Commission on 6/23/2020



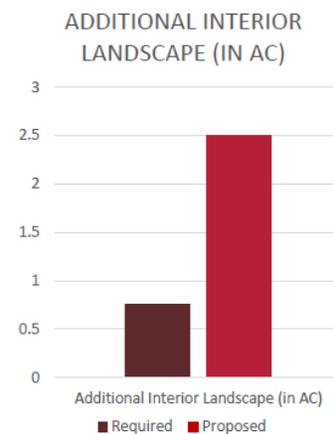
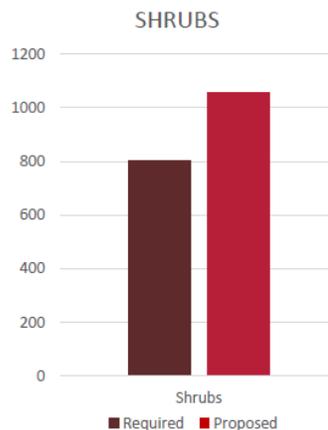
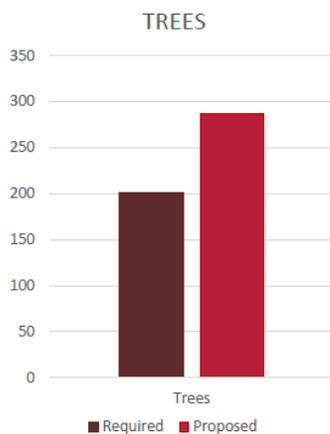
- 103 units proposed
- All units are single story
- Leasing office and ~576 sf maintenance building
- Sidewalk connections to Hatchery Rd. and Williams Lake Rd.
- Units will rent \$1,700 - \$2,100 per month
- Project will garner approximately \$195,700 in property taxes on an annual basis (using 2019/2020 non-PRE millage rate)



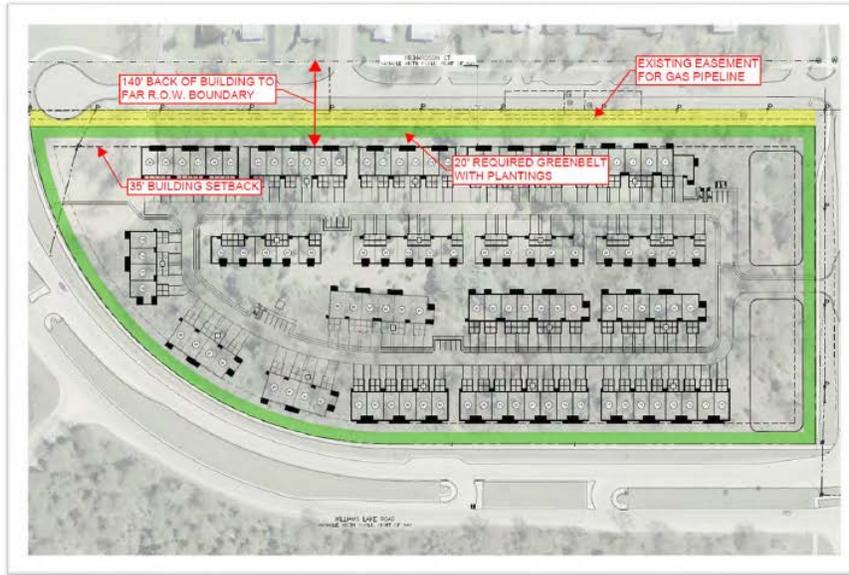
# Landscape Plan



# Landscaping Data



# Setback / Greenbelt / Easement

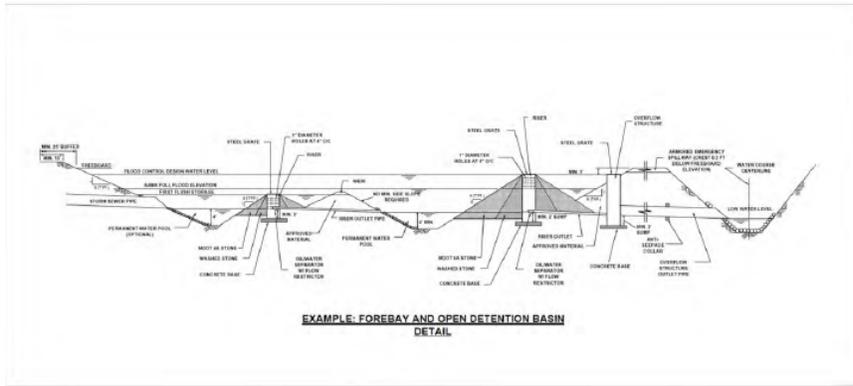


# Stormwater Outfall



- Stormwater outfall is existing storm sewer within Williams Lake Road
- As-builts show storm sewer outfalls to Pontiac Lake
- Stormwater will be released at a restricted rate per Oakland County standards (0.2 cfs per acre)
- Pre-developed flow = 12.1 cfs, Post-developed flow = 3.04 cfs
- Our site plan was submitted to Oakland County Road Commission in March 2020 and the outfall concept has been approved.

# Stormwater Treatment



- Soil borings from the Williams Lake Road as-builts did not show groundwater in the boring logs
- Based on these as-builts, no impacts to the groundwater table will occur as we are well above the depth of the soil boring logs
- The highest the water table elevation could be based on these as-builts is elevation 964, our pond bottom is at 970 and our lowest building foundation is around 972

# TRIP GENERATION REPORT



**Study Area**

The proposed development will be located on approximately 15 acres of land on the corner of Williams Lake Road and Hatchery Road, north of State Route 59 in the County of Oakland, Michigan. There is one full access drive being proposed into the development. This access point is located on Hatchery Road.

**Site Traffic Generation**

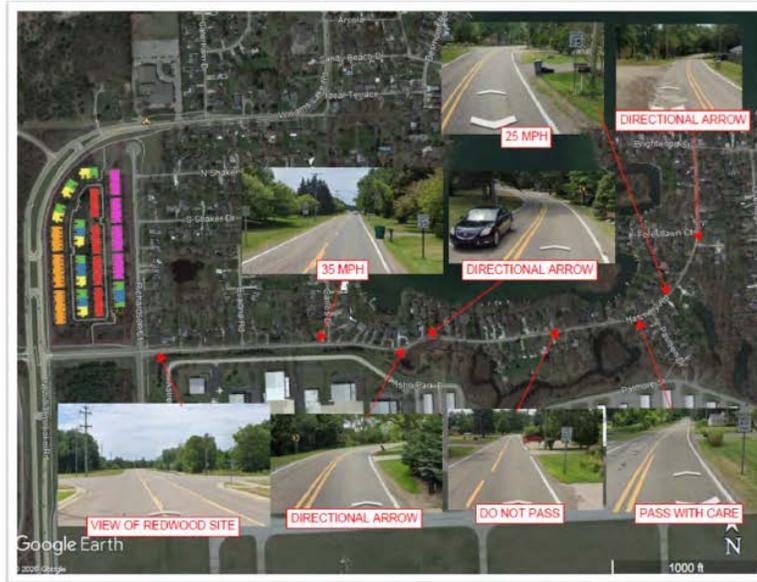
The Institute of Transportation Engineer's (ITE) 10<sup>th</sup> Edition of the Trip Generation Manual, specifically Land Use Code 220 – Multifamily Housing (Low-Rise), was used to generate the anticipated site trips. A unit total of 103 proposed in the site plan dated March 19, 2020 was used as the independent variable to generate the following volumes:

LAND USE	SIZE	UNITS	ITE CODE	WEEKDAY	AM PEAK		PM PEAK	
					Enter	Exit	Enter	Exit
Multifamily Housing [Low-Rise] [1]								
Redwood	103	Dwelling Units	220	738	11	38	38	23

➤ As demonstrated, a total of 738 trips would be expected during a typical weekday. Of those 738 weekday trips, 49 are expected to be generated in the AM Peak Hour and 61 during the PM Peak Hour.

- Oakland County Road Commission has approved the drive entrance with the comment that center lane striping shall occur for left turns.
- A full traffic study was not requested or required by the Oakland County Road Commission or Waterford Township for this project.
- Redwood's trip generation is far less than other uses that could be developed under the current zoning and Master Plan designation.

# Hatchery Road



# Redwood Apartment Neighborhoods



*“People who care about quality living”*

- According to Mr. Locricchio, there were no wetlands on the site. Mr. Locricchio has worked with the Planning and Development Department and the Airport to meet all their requests and if this development does not go in there, it is possible a non-profit such as a church or medical facility could be built. This would bring less tax revenue to the Township.
- Supervisor Wall walked the property and found a few signs of deer.
- Trustee Joliat would like a real time traffic study

- Trustee Frasca was concerned about traffic, drainage and run-off water.
- Trustee Thomas asked if this was “slab on grade”, and if it will have sprinklers, and fire walls between the units. Redwood’s reply was, “yes”. The patio and outside space per unit seems small.
- The units would be approximately 1,300 sq. ft. to 1,600 sq. ft.
- 22 stalls for guest parking seems low according to Trustee Thomas.
- Garage size is 2 car garage, with an additional 2 car parking
- Trustee Bartolotta suggested the Summit Mall land is ready to be developed.
- Clerk Markee drove around the property, and walked one side of it, and is concerned 103 units are too many for that space. The Redwood Development on M-59 in White Lake needs additional landscaping. Mr. Locricchio will be selling the land for The Road Commission of Oakland County. Redwood developed their first complex in 1991 in Ohio, and is still operating under Redwood. Airport traffic is not a concern for Redwood for this development.
- Clerk Markee, Trustee Bartolotta, and Trustee Thomas are not in favor of the current plan.
- Supervisor Wall asked the lease ratio in Oakland County, and Redwood replied 98% of their units in Oakland County are leased. The average estimated stay for an Oakland County resident is 4 to 5 years. Most of Mr. Locricchio’s past developments have been single-family homes and some apartment complexes. We have enough parks in Waterford Township. Typically, only the immediate residents that are affected will show up to the meetings. The Road Commission of Oakland County has decided to sell the property. We held this meeting to become more educated.
- The Road Commission of Oakland County currently owns the property and wants to sell it.
- According to Redwood the airplane noise is not substantial.

The residents listed below sent in comments or spoke against the re-zoning and development:

Laura Neidert	Thomas Edson	Penny Bateman
Patsy Berna	Sherry Daniloff	Rebecca Smith
Michelle Loiselle	Maureen Bates	Lori Ford
Robert Ammon	Bill Smith	Maureen Edson
Julie Phillips	<a href="mailto:nkettenbeil@aol.com">nkettenbeil@aol.com</a>	Vinny Berna
Paula Milgrom	William Collins	Greg Bauer
Amanda Gauthier		

The resident listed below sent in comments in favor of the re-zoning and development:  
James Oldford

Redwood was concerned that a few residents are determining the decision for the whole Township.

Supervisor Wall said he has asked the Police Department to bring a 2-year traffic incident report to the next meeting.

Resident Schemers did not want Redwood employees to feel threatened by their concerns and apologized if it came across that way. She loves where she lives and is passionate about it. In addition, Mr. Locricchio should not be threatening something worse could come to the property if Redwood is turned down. Many residents are concerned with 103 units, there could be several residents per unit, which would increase vehicles coming and going, including garbage trucks, buses, and other service trucks. They want the ambience of Waterford to remain as it is, and do not want to see Waterford become a big apartment complex. Resident Milgrom invited everyone to her home to see the area.

Supervisor Wall thanked Redwood and Mr. Locricchio for the presentation and all who participated in the meeting.

Meeting adjourned at 2.56 p.m.

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Kim Markee, Clerk

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Gary Wall, Supervisor