

# Pine Hill Civic Improvement Association

## 4222 Rouge Circle Drive Troy, Michigan 48098

*Board of Directors*

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**Date:** April 1, 1994

**To:** Residents of Pine Hill Subdivision

**Subject:** Status of the "adult foster care small group home" located at 4094 Rouge Circle Drive  
Notice of Annual Meeting

As most of you know by now, the home located at 4094 Rouge Circle Drive is being converted to an "adult foster care small group home" by its new owner. Even though this new use is prohibited by the "Covenants and Restrictions" for our subdivision, the owner apparently has a legal right to operate a home for up to six unrelated people.

A meeting was held on March 17, 1994 at the Troy Community Center to discuss the license pending for the group home. At that meeting, the license applicant, Irving Shapiro and others were present and discussed the situation.

Following the meeting, several residents requested a follow-up meeting with Mr. Shapiro. The purpose of that meeting was to stress the Pine Hill Civic Improvement Association's concern about the hazardous debris on the premises during construction and the appearance of the home when construction is completed.

The follow-up meeting took place on Saturday March 26, 1994, at the construction site. Mr. Shapiro discussed several issues relating to the exterior appearance of the residence with those of us in attendance. Agreement and/or an understanding to work toward a resolution of our concerns was reached on the following points:

- 1) Mr. Shapiro agreed to remove the "wagon wheel" design appearing over the front entrance.
- 2) The design of the eaves over the front entrance will be re-examined and if the expense of removal is reasonable they will be removed. Mr. Shapiro will contact us on this issue.
- 3) The construction plans called for "round" posts to be placed at both sides of the front porch. These will be replaced with "square" posts in an effort to maintain an appearance consistent with the existing architecture of the subdivision.
- 4) The exterior of the residence will be painted either white or a light taupe color. Only one color will be used.
- 5) Exterior lighting was discussed and Mr. Shapiro agreed to the following: incandescent lamps will be used for all exterior lighting and the light fixtures would be no higher than the roof line (eave). Quartz, halogen, mercury or sodium vapor etc. lamps would

not be used in any exterior application. Should it be found necessary for 24 hour security lighting, motion detectors will be installed in lieu of leaving lights on continuously during hours of darkness.

- 6) Off street parking was debated at great length. It was finally agreed that the 11 space parking lot originally planned was not needed. The Association's opposition to this was based not only on aesthetics, but upon a survey of the other 18 small group homes in Troy. Our survey revealed that, with the exception of one home, no more than 3 vehicles were observed at any residence. Mr. Shapiro agreed to redraw his parking plans and submit them to us for our review.
- 7) Driveways were also discussed since they also have an impact upon the architectural style of our subdivision. Mr. Shapiro agreed that the planned circular drive and the driveway running along the West elevation of the house could accommodate all predicted parking needs. The driveway along the West elevation of the house would terminate at the end of the original structure. This would have the effect of the driveway not being visible from the patios of residences homes located adjacent to the home.
- 8) Wheelchair ramps and handrails are not needed since the two means of egress, (required by the State) are at ground level.
- 9) Landscaping drawings will be submitted for our review, but based on discussions we know that there will be plantings along the West side of the residence to conceal the driveway, parked cars and daily traffic in and out of the home. There will also be plantings along the front of the home in order to soften the appearance.
- 10) Mr. Shapiro has not agreed to submit the complete construction drawings to us as required by our By-Laws because the majority of the construction has been completed.

You will be informed of any other agreements and/or understandings reached by the Association with Mr. Shapiro.

In separate actions, our Association has obtained a list of other "adult foster care small group homes" in Troy and has examined each with respect to appearance, parking and exterior lighting. We also filed two complaints with the city regarding the debris on the premises. The broken glass, wood with exposed nails and sharp metal trim pose a hazardous nuisance. Some improvement has been noted as a result of our action.

Should you have any questions regarding this situation please do not hesitate to contact any of the Board of Directors.

#### **NOTICE OF ANNUAL MEETING**

A meeting will be held on Thursday, April 21, 1994, at 7:30 PM at the First United Methodist Church. The church is located at the corner of Coolidge and Wattles. Besides a discussion on the "adult foster care small group home" situation, we will have an election of new officers and board of directors. Please try and attend.