



880 S. Old Woodward Avenue • Birmingham, MI 48009 • 248-646-6200

RE: Proposed Cell Tower Location Adjacent To:
3255 Stoney Creek Road
Oakland Township, MI 48363
Ascend Equestrian

3/14/2024

To whom it may concern:

I am a licensed full-time Real Estate Salesperson, and a member of both the Greater Metropolitan Association of Realtors (GMAR) and the North Oakland County Board of Realtors (NOCBOR). With over 30 years of experience both listing and selling homes and properties, primarily in Oakland County, I have extensive knowledge and familiarity with Oakland Township. Many visits to the car wash have been required after returning from showing prospective buyers the true beauty and nature of Oakland Township, and why they should strongly consider making it their new home.

This experience strikes at the heart of why, in my professional opinion, the installation of the proposed cell tower will adversely affect both the value of 3255 Stoney Creek Road, and the operations of Ascend Equestrian.

Prospective buyers always keep two main things in mind: location and aesthetics. No one prefers to live near a 195-foot-tall cell tower, as they are unsightly and always visible, and will choose another location if possible. This is especially true in Oakland Township, when one of the main decisions to live there in the first place is to enjoy the natural setting. Additionally, the marketability of a property is diminished as there are fewer buyers interested (even at a reduced price), taking longer to sell and exposing the property owner to greater market risks. These factors will decrease the property value by a minimum of 15-20%.

In addition, the perception of what a cell tower brings to an area, even if not borne out in fact, also directly affects value – prospective buyers will avoid these locations based on how they feel. A cell tower, and related support equipment and buildings, today – what will the future bring to this location as needs change? Perception is reality in the marketplace.

The operations of Ascend Equestrian rely in large part on their setting – clients come out to enjoy their horses in the beauty of the natural surroundings. How many will choose to find another location due to the visual impact of the proposed cell tower is unknown, but not insignificant.

Sincerely,

A handwritten signature in black ink, appearing to read 'John James', written over a white background.

John James
Berkshire Hathaway HomeServices
Kee Realty



415 S Old Woodward
Birmingham, MI 48009
t 248.644.7000
f 248.644.8226
signaturesothebys.com

3/14/2024

RE: Cell Tower affecting 3255 Stoney Creek Road

To whom it may concern:

I am a local Real Estate Agent with over 30 years experience in my profession. I deal with high end Horse Properties and Farms in the Metamora, Michigan and North Oakland County, Michigan

In my opinion from extensive experience I would tell you the Cell Tower would negatively effect the price of the property between 15% - 30%. Not only that but close to 90% of my clients would refuse to consider looking at or buying the property. The visual obstruction made by the Cell Tower would take away peace and tranquility that my clients move to the country to achieve.

My clients in the area I service have great success using Satellite Internet and Phone Service. I would see no reason that a Cell Tower (eyesore) would be needed.

Sincerely

A handwritten signature in black ink that reads "B. Lee Embrey". The signature is stylized with a large, sweeping flourish at the end.

B. Lee Embrey

Licensed Real Estate Agent

Signature Sothebys International Real Estate

915 Old Woodward, Birmingham, MI 48009

March 14, 2024

Charter Township of Oakland
4393 Collins Rd
Rochester, MI

Dear Oakland Township board of trustees,

Having been in the local real estate business for the last 40 years as a Broker and realtor I am confident in stating that Cell tower facilities altering natural views substantially decrease property values.

Typically, properties will sell 10-20% lower than properties free and clear from that equipment in sight.

In my opinion and experience, prospective buyers lean away from purchasing a home that is located near transmission equipment.

These properties also tend to stay on the market longer and typically sustain a reduction in Value.

The property at 3255 Stoney Creek Rd has had an equestrian facility there since 1967. The outdoor arena would have a 19-story cell tower looming over this beautiful naturally wooded property.

Horses, riders, spectators, and students all have had the pleasure of enjoying the beautiful natural view for over 50 years. This tower could cause potential loss of income to the owners of the facility should horse owners choose to move and rent pastures without a cell tower nearby.

In my professional opinion the placement of a cellular facility adjacent to 3255 Stoney Creek Rd. will substantially decrease the value of this property and should they choose to sell it would take additional months to close on a sale of that property, even at a reduced price.

Sincerely,

Kathy Wilson



Associate Broker

Top Agent Realty

March 15th 2024

To Whom It May Concern:

My name is Charles Tamou, Broker/CEO of Top Agent Realty in Troy. In my 15+ years of experience I've noticed that cell towers can have a huge impact on the value of homes. In my professional opinion, the presence of a cell tower in the area of a property can decline its market value for a few reasons.

Reasons such as the proximity of the tower and the aesthetics of the surrounding area may cause decline in value.

In regards to the proximity of the tower, the closer the tower is, the more it will decline the value. Aesthetically speaking, homeowners simply do not like the look of large cell towers.

As far as the amount of decline, the decline can be around 15%-45% of the value!



Charles Tamou
CEO/Broker
CEO@TopAgentMI.com

Christi Braxton

[REDACTED]
Lapeer, MI 48446

Filename: Letter to Dispute Building of Cell Tower-031524 CMB.docx

March 15, 2024

To Whom It May Concern,

I am a friend of Lawrence Foltenyi whose properties, He and his sister own that are located at 3255 and 3265 Stoney Creek Rd., Oakland, MI 48363. The first address is of the horse barn, paddocks, and riding arenas. The second address is the home that my friends grew up in, and use for retreats.

As a retired Appraiser I do believe that the Cell tower in question would impact the value of the surrounding homes. There is a formula that is currently popular among appraisers to use up to 7 % Market Value Decrease for Cell towers and other large utility type structures and while that is a guideline, as an appraiser you need to be objective and look at every situation. Without doing a full appraisal, and market analysis, it would be hard to say the exact amount of decrease. I can state that the impact on the value would stand in the area of you would be taking away the very draw of a rural area, the natural countryside with beautiful open vistas, with such a dominate structure. Before a decision is made I would ask you to walk the tranquility of the beautiful woods, ponds, farmland and all it's gorgeous scenery. If they build this huge 19 story cell tower at the proposed location, which is adjacent to their property, and see how it will negatively impact the views and natural beauty that is out there.

Therefore, we ask that you please do the right thing and reject the proposal to build this 19-story cell tower which would dominate the skyline and take away from the majestic beauty that this area currently provides.

Thank you very much for your understanding and consideration in this matter.

Sincerely,



Christi Braxton



Jane Konoya
KW DOMAIN
210 S Old Woodward Ave #200
Birmingham, MI 48009
janek@kw.com
(248)497-2706

March 15, 2024

Charter Township of Oakland Board of Trustees
Charter Township of Oakland Hall
4393 Collins Road,
Rochester Michigan 48306

Dear Members of the Charter Township of Oakland Board of Trustees,

I write to you as a concerned realtor with significant experience in Oakland County, representing the voices of homeowners and residents who are deeply troubled by the proposal to construct a 19-story cell phone tower on Property ID: 10-7-400-009. This development, if approved, would undoubtedly cast a shadow of detriment over the surrounding properties, particularly those situated at 3255 Stoney Creek Rd (Property ID: 10-7-400-012) and 3265 Stoney Creek Rd (Property ID: 10-7-400-011).

Drawing upon my professional expertise and extensive tenure in both the finance and real estate industries, I can confidently assert that allowing such a tower to be erected would precipitate a tangible decline in property values for the neighboring residences. Fewer buyers are likely to make offers on surrounding properties, the homes will sit on the market for longer and the final sales price will be significantly lower than similar properties without adjacent cellular transmission equipment. Based on market analysis and past observations, I estimate that the implementation of a towering structure of this nature would result in a reduction of property values by approximately 12 - 18% in this area, given the rural feel of the surrounding properties.

In conclusion, I implore the Oakland Township Board of Trustees to carefully consider the implications of approving the construction of a 19-story cell phone tower on Property ID: 10-7-400-009. The negative impact on property values and community cohesion far outweigh any potential benefits this project may offer.

Thank you for your attention to this matter. I stand ready to provide any additional information or assistance that may be required to make an informed decision.

Sincerely,



Jane Konoya

Realtor
KW DOMAIN



Jane Konoya
Real Estate Consultant

📞 248-497-2706

✉️ jane@kw.com

DOMAIN



JANE KONOYA
REAL ESTATE
LIVE THE DREAM

Board of Trustees
Oakland Township, Michigan
4393 Collins Road, Rochester, MI 48306

Dear Members of the Board of Trustees,

I am writing to express my concerns regarding the proposed construction of a cell tower facility in Oakland Township. As a seasoned realtor with a primary focus in Oakland County and Oakland Township since 2015, I have extensive experience in assessing property values and market trends in the area.

Based on my professional opinion and firsthand experience, I firmly believe that the presence of a cell tower facility can significantly impact the saleability and value of nearby homes. Properties located in close proximity to such facilities often face longer listing periods and may ultimately sell at a considerable discount, ranging from 15% to 20% below market value.


Oakland Township prides itself on its commitment to preserving nature and maintaining its abundance of parks. Introducing a towering structure such as a 195-foot-tall, 20-story cell tower contradicts the township's values and could detrimentally affect the desirability of residential properties in the vicinity.

The reluctance of potential buyers to invest in homes near cell tower facilities is understandable, given concerns about aesthetic depreciation, financial loss, and potential disruptions to the surrounding environment. As stewards of Oakland Township's welfare and prosperity, I implore you to reconsider the proposed construction of the cell tower facility.

I urge the Board of Trustees to prioritize the long-term interests and well-being of Oakland Township residents by exploring alternative locations for the cell tower facility or implementing measures to mitigate its impact on property values and the community's quality of life.

Thank you for considering my perspective on this matter. I trust that you will weigh all factors carefully and make a decision that aligns with the best interests of Oakland Township and its residents.

Sincerely,



Nicolette Jenaras

Realtor

Berkshire Hathaway, Home Services

880 S. Old Woodward Ave., Birmingham, MI 48009

248-648-5200

345 361 4806 (c)



3/14/2024

To whom it may concern,

Based on my 10+ years of experience as a Residential Appraiser and a licensed Realtor, I have found that the majority of the time that a commercial building being in close proximity to a residential property has an adverse effect on marketability. The proposed 19 story, 195-foot-tall communications facility being located near residential properties, in my opinion, will affect the value of these homes in an adverse manner. In turn, this will lead to a lower number of buyers in the future.

Sincerely,

Joey Barash

Certified Appraiser

Licensed Realtor

SILVERSTONE

REAL ESTATE

Hello,

My name is Matt Abro, a Broker at Silverstone Real Estate. I bring seven years of dedicated service to residential properties in Oakland County. For four consecutive years, I have achieved the status of being among the top 5% in sales of all licensed agents in Oakland County, a testament to my commitment and success in the real estate industry. Drawing from my extensive experience, I firmly assert that the proposed installation of a cell tower or wireless facility can exert a notable impact on the value and marketability of neighboring residences, potentially reducing them by 15 to 20%. This perspective is informed not only by market trends but also by practical insights gained from assisting numerous clients who, due to concerns about radiation emissions from such installations, have opted to forego properties they otherwise admired.

Matthew Abro

4.15.24

872 E Auburn Rd, Rochester Hills, MI 48307
248.321.0718
Matt@TheSilverstoneGroup.com



210 West University, Suite 4, Rochester, MI 48306
248-651-1200

March 15 2024

[REDACTED]

Thank you for the opportunity to submit an opinion letter regarding the proposed cell tower in your neighborhood and specifically how it will affect the value of your home [REDACTED] Oakland, MI 48363.

I am a licensed Real Estate Broker in the State of Michigan, and have been licensed as a Sale Professional for over 10 years.

In my professional opinion, the residential real estate market in Oakland and Macomb counties responds negatively to utility towers of any sort- cell towers and transmission lines specifically. Working with buyers, this comes up frequently- often if towers or lines are visible the buyer won't even go into the house, much less make an offer.

Professionally, I would value a house lower if a cell tower or high voltage transmission line were visible or within 2500 feet of the house, visible or not. While the number depends on many factors, I am comfortable with a number of 7-10% lower as a general rule versus the same house outside that radius of 2500 feet.

In addition to pricing, cell and transmission towers also affect time on the market- again, in my professional opinion and experience this proximity can add 15 to 40 days on market, resulting in additional costs to you.

Below please find professional citations regarding this issue- it is prevalent over the entire country, and an ongoing issue. Specifically, please note that the US Government through HUD explicitly requires that the appraisal note whether or not a tower is within the vicinity.

The Journal of Real Estate Finance and Economics found that for properties located within 0.72 kilometers [2362 feet] of the closest cell tower, property values declined 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range. "In aggregate, properties within the 0.72-kilometer band lose over \$24 million dollars.

The US Department of Housing and Urban Development (HUD) long considers cell towers as "Hazards and Nuisances."

"With regard to new FHA originations, the guide provides that "the appraiser must indicate whether the dwelling or related property improvements are located within the easement serving a high-voltage transmission line, radio/TV transmission tower, cell phone tower, microwave relay dish or tower, or satellite dish," which is radio, TV cable, etc.

"If the dwelling or related property improvement is located within such an easement, the DE Underwriter must obtain a letter from the owner or operator of the tower indicating that the dwelling and its related property improvements are not located within the tower's engineered fall distance in order to waive this requirement."

"If the dwelling and related property improvements are located outside the easement, the property is considered eligible and no further action is necessary. The appraiser, however, is instructed to note and comment on the effect of marketability resulting from the proximity to such site hazards and nuisances."

The California Association of Realtors' Property Sellers Questionnaire specifically "cell towers" listed on the disclosure form for sellers of real estate. The seller must note "neighborhood noise, nuisance or other problems from.." and includes cell towers and high voltage transmission lines on the long list problems.

If I can be of further assistance, please don't hesitate to ask.

Jerami King
Berkshire Hathaway HomeServices, Kee Realty
Michigan Broker License #6504431382
248-980-1047