



**PLANNING COMMISSION  
MEETING AGENDA  
SPECIAL/STUDY MEETING**

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3364  
www.troymi.gov  
planning@troymi.gov

John J. Tagle, Chair, Donald Edmunds, Vice Chair  
Michael W. Hutson, Edward Kempen, Tom Krent, Philip Sanzica  
Gordon Schepke, Robert Schultz and Thomas Strat

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**August 28, 2012**

**7:00 P.M.**

**Council Board Room**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – August 14, 2012 Regular Meeting
4. PUBLIC COMMENT – For Items Not on the Agenda
5. ZONING BOARD OF APPEALS (ZBA) REPORT
6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT
7. PLANNING AND ZONING REPORT

**SPECIAL USE REQUEST**

8. PUBLIC HEARING - SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 397) – Proposed Fisher Dynamics Metal Forming, West of Crooks, South Side of Maple (1625 W. Maple), Section 32, Currently Zoned MR (Maple Road) District

**OTHER BUSINESS**

9. PUBLIC COMMENT – Items on Current Agenda
10. PLANNING COMMISSION COMMENT

ADJOURN

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Tagle called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on August 14, 2012 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

- Donald Edmunds
- Michael W. Hutson
- Edward Kempen
- Tom Krent
- Philip Sanzica
- John J. Tagle

Absent:

- Gordon Schepke
- Robert Schultz
- Thomas Strat

Also Present:

- R. Brent Savidant, Planning Director
- Susan Lancaster, Assistant City Attorney
- Ben Carlisle, Carlisle/Wortman Associates, Inc.
- Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

**Resolution # PC-2012-08-053**

- Moved by: Edmunds
- Seconded by: Krent

**RESOLVED**, To approve the Agenda as printed.

- Yes: All present (6)
- Absent: Schepke, Schultz, Strat

**MOTION CARRIED**

3. APPROVAL OF MINUTES

**Resolution # PC-2012-08-054**

- Moved by: Krent
- Seconded by: Kempen

**RESOLVED**, To approve the minutes of the July 24, 2012 Special/Study meeting as submitted.

- Yes: All present (6)
- Absent: Schepke, Schultz, Strat

**MOTION CARRIED**

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

**PRELIMINARY SITE PLAN REVIEWS**

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 975) – Proposed Sears Holdings Technical Center, North of Big Beaver, West of Coolidge (2240 Cunningham), Section 19, Currently Zoned BB (Big Beaver) District (Consent Judgment)

Mr. Carlisle reviewed and expressed support of the proposed application. Mr. Carlisle recommended that the Planning Commission recommend approval of the proposed fence, with the conditions as listed in his report dated July 27, 2012.

John Premo of Kickham Hanley, 32121 Woodward Avenue, Royal Oak, was present to represent the petitioner. Mr. Premo displayed several colored renderings of the proposed project. He addressed the hours the gates would be open and closed. Mr. Premo indicated they propose to re-curb and create a small island along the eastern parking lot to provide protection for the fence.

The petitioner, Michael Dybowski, Divisional Vice President of Sears Holdings Management Corporation, was present. Mr. Dybowski addressed the need for a fence to enhance their security system for the protection of their data, the facility and their associates. He expressed willingness to comply with any City regulations and wishes to assure the facility is aesthetically correct and appealing.

**Resolution # PC-2012-08-055**

Moved by: Edmunds  
 Seconded by: Krent

**RESOLVED**, The Planning Commission hereby recommends to City Council that Preliminary Site Plan Approval for the revised site plan for the Sears Holdings Technical Center, including a proposed eight-foot high security fence, a portion of which is located in the front yard, located north of Big Beaver, west of Coolidge (2240 Cunningham), in Section 19, currently zoned BB (Big Beaver) District, but controlled by Consent Judgment be granted, subject to the following:

1. Satisfy the Fire Department’s access requirements including providing gate code or opener;
2. Replace any trees removed as a result of fence installation; and
3. Indicate what protection within their parking lot is being provided by the fence.

Yes: All present (6)  
 Absent: Schepke, Schultz, Strat

**MOTION CARRIED**

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 976) – Proposed Regents Park of Troy Phase II, West of Crooks, North side of Butterfield, Section 29, Currently Zoned MF (Multi Family) District

Mr. Carlisle reviewed the proposed project and reported that it meets all requirements. Mr. Carlisle recommended approval of the Preliminary Site Plan application contingent on the applicant satisfying the requirements as listed in his report, dated August 10, 2012, prior to Final Site Plan approval.

The petitioner, Jennifer Roth of Village Green, 30833 Northwestern Highway, Farmington Hills, was present. Ms. Green gave an overview of Phase I of the Regents Park of Troy, displayed several renderings of the proposed Phase II and addressed the intent to create one cohesive design with the integration of Phase II.

Ms. Roth addressed the contingencies listed in the Planning Consultant report, as follows:

1. Provide minimum floor area per unit information – **Will comply**
2. Add one additional tree along Butterfield Road – **Will comply**
3. Obtain variance from the Building Board of Appeals to allow for a 6-foot high fence where only 30 inches are allowed – **Noted appeal would be to allow a 4-foot high fence**
4. Provide trash enclosure details – **Requested to utilize same trash removal process currently used for Phase I (rotation of dumpsters through week, place trash at curbside on pickup day)**
5. Fixture details and photometrics that comply with Section 13.05 – **Will comply**
6. Provide at least two bicycle spaces – **Requested approval to place bicycle spaces inside each building garage; further noted that clubhouse has two bicycle racks available**

Discussion followed on:

- Fence requirement at the time of Phase I.
- Stormwater management.
- Bicycle spaces; required location, access by guests and residents.
- Dumpsters/trash removal process currently in place; length of time trash at curbside.
- Building Board of Appeals approval process in relation to site plan approval.

**Resolution # PC-2012-08-056**

Moved by: Sanzica

Seconded by: Krent

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Regents Park of Troy Phase II, located west of Crooks on the north side of Butterfield, Section 29, within the MF (Multi-Family Residential) district, be granted, subject to the following:

1. Provide minimum floor area per unit information.
2. Add one additional tree along Butterfield Road.
3. Obtain variance from the Building Code Board of Appeals to allow for a 4-foot high fence where only 30 inches are allowed in the front yard.
4. Submit fixture and pole details and revised photometrics that comply with Section 13.05 as part of final site plan review.
5. Provide at least two bicycle spaces within building structures.

Yes: All present (6)  
 Absent: Schepke, Schultz, Strat

**MOTION CARRIED**

**PLANNED UNIT DEVELOPMENT**

7. PLANNED UNIT DEVELOPMENT (File Number PUD 004) – Big Beaver Center (formerly “The Monarch”) PUD, North side of Big Beaver Road between Alpine and McClure, Section 20, Currently Zoned PUD 004 and R-1B (One Family Residential) Districts

Mr. Carlisle reviewed how the applicant addressed commercial and residential site plan issues since the last review. He addressed traffic issues and the City’s traffic consultant’s report prepared by Stephen Dearing of Orchard, Hiltz & McCliment (OHM). Mr. Carlisle reported the applicant addressed all outstanding issues with the exception of providing the required 20% site landscaping. Mr. Carlisle expressed support for the proposed project and recommended approval.

There was discussion on:

- PUD zoning with respect to future commercial uses.
- PUD development agreement.
- Landscaping requirement/deficiency in relation to urban style development.

Mr. Krent addressed concerns with the proposed access drives, curb cuts and potential traffic problems on Alpine.

The petitioner, Arkan Jonna of AF Jonna Development, 4036 Telegraph, Bloomfield Hills, was present and addressed the following:

- Underlying zoning; need for flexibility in re-leasing spaces in future.
- Hardscaping and landscaping.
- Traffic.
- Materials and building samples (on display).
- Parking in relation to restaurant usage.

**Resolution # PC-2012-08-057**

Moved by: Krent  
 Seconded by: Sanzica

**WHEREAS**, AF Jonna Development submitted an application for a Planned Unit Development, including a 24,000 square foot retail building and a 3,500 square foot bank branch along Big Beaver Road, with 16 single family residential units to the north; and,

**WHEREAS**, The application is consistent with the City of Troy Master Plan; and,

**WHEREAS**, The commercial component along Big Beaver achieves many of the goals of the Big Beaver Corridor Study; and,

**WHEREAS**, The pedestrian amenities proposed by the applicant along Big Beaver provide a significant public benefit by offering a pedestrian style and scale building that can be an example to be emulated along the Big Beaver corridor; and

**WHEREAS**, The residential component serves as a suitable transition between the commercial component and the existing residential neighborhood to the north; and,

**WHEREAS**, The application is compatible with adjacent properties and uses.

**THEREFORE BE IT RESOLVED**, The Planning Commission hereby recommends that City Council approve of the rezoning of the northern two parcels (3128 Alpine and 3141 McClure) from R-1B One Family Residential District to PUD Planned Unit Development, and that these two parcels be included in the proposed PUD; and,

**BE IT FINALLY RESOLVED**, The Planning Commission hereby recommends that City Council concurrently approve the Concept Development Plan (CDP) and Preliminary Development Plan (PDP) approval for the Big Beaver Center PUD.

Yes: Edmunds, Hutson, Kempen, Sanzica, Tagle  
 No: Krent  
 Absent: Schepke, Schultz, Strat

**MOTION CARRIED**

Mr. Krent requested to place a substitute motion on the floor. Ms. Lancaster advised that only a member of the majority vote could place a substitute motion on the floor.

Mr. Krent stated his proposed substitute motion would incorporate the following provisions and read as follows:

**THEREFORE BE IT RESOLVED**, The bank branch is to be located on the east end of the Big Beaver Road property frontage for the following reasons. Its proposed location at the west end of the Big Beaver Road frontage imposes a detrimental traffic impact to the residents north of the project. Additionally, the proposed west location creates a potential traffic hazard between vehicles entering Alpine Road from Big Beaver Road and vehicles exiting the bank drive-through lanes because of the bank’s exit lanes’ close proximity to Big Beaver Road.

***BE IT FURTHER RESOLVED***, The access to the retail parking lot from Alpine Road and the access to Alpine Road from the retail parking lot shall be limited to one curb cut which shall be located at the northernmost end of the retail parking lot to reduce traffic congestion on Alpine Road at the Big Beaver Road intersection. This one curb cut will be a directional driveway that is curved toward Big Beaver Road making it difficult to turn north onto Alpine.

Ms. Lancaster said it appears that flipping or moving the building is a change to the design and advised that it is the discretion of the Board whether the proposed substitute motion is a re-design of the proposed site plan. She said the substitute motion, as proposed, should be open for discussion and is at the discretion of the Board whether the motion should be entertained.

Mr. Sanzica said he recognizes and sympathizes with the concerns expressed by Mr. Krent and respects his interest in the proposed application. Mr. Sanzica said he could not support the substitute motion as proposed because the City's traffic consultant's opinion is in support of the design.

Chair Tagle asked if any member of the Board would support entertaining the substitute motion as proposed by Mr. Krent.

There was no response; therefore, no motion on the table.

The minutes hereby reflect the concerns and reasons for the dissenting vote by Mr. Krent on Resolution # PC-2012-08-057.

### **OTHER BUSINESS**

8. **PUBLIC COMMENTS** – Items on Current Agenda

There was no one present who wished to speak.

9. **PLANNING COMMISSION COMMENTS**

There was general Planning Commission discussion.

Mr. Savidant reported on the Sustainable Development Committee.

The Regular meeting of the Planning Commission adjourned at 8:36 p.m.

Respectfully submitted,

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John J. Tagle, Chair

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Kathy L. Czarnecki, Recording Secretary

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DATE: August 23, 2012

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PUBLIC HEARING - SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 397) – Proposed Fisher Dynamics Metal Forming, West of Crooks, South Side of Maple (1625 W. Maple), Section 32, Currently Zoned MR (Maple Road) District

The petitioner Fisher & Company submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for the proposed Fisher Dynamics Metal Forming. The existing industrial building was used as a manufacturing facility in the past but the use was abandoned a number of years ago.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the application. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and recommends approval of the project, as noted.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.

cc: Applicant  
File/ SU 397

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## PROPOSED RESOLUTION

PUBLIC HEARING - SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW (File Number SU 397) – Proposed Fisher Dynamics Metal Forming, West of Crooks, South Side of Maple (1625 W. Maple), Section 32, Currently Zoned MR (Maple Road) District

**Resolution # PC-2012-08-**

Moved by:

Seconded by:

**RESOLVED**, That Special Use Approval and Preliminary Site Plan Approval for the proposed Fisher Dynamics Metal Forming, located on the west of Crooks, south Side of Maple (1625 W. Maple), Section 32, currently zoned MR (Maple Road) District, be granted

Yes:

No:

Absent:

**MOTION CARRIED / FAILED**





### Legend

- I-75
- Road Centerline**
  - Major Road
  - Industrial Road
  - Local Road
- Current Zoning Ordinance**
  - (PUD) Planned Unit Development
  - (CF) Community Facilities District
  - (EP) Environmental Protection District
  - (BB) Big Beaver Road (Form Based)
  - (MRF) Maple Road (Form Based)
  - (NN) Neighborhood Nodes (A-U)
  - (CB) Community Business
  - (GB) General Business
  - (IB) Integrated Industrial Business District
  - (O) Office Building District
  - (OM) Office Mixed Use
  - (P) Vehicular Parking District
  - (R-1A) One Family Residential District
  - (R-1B) One Family Residential District
  - (R-1C) One Family Residential District
  - (R-1D) One Family Residential District
  - (R-1E) One Family Residential District
  - (RT) One Family Attached Residential District
  - (MR) Multi-Family Residential
  - (MHP) Manufactured Housing
  - (UR) Urban Residential
  - (RC) Research Center District
  - (PV) Planned Vehicle Sales
- Ponds and Basins
- Streams and Creeks
- Parcels
- Aerial Photos - 2010**
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

234 0 117 234Feet

Scale 1: 1,404





CARLISLE

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(734) 662-2200  
(734) 662-1935 Fax

Date: August 20, 2012

## Special Use Analysis For City of Troy, Michigan

<b>Applicant:</b>	Fisher Dynamics Metal Forming
<b>Property Address:</b>	1625 W. Maple Road
<b>Current Zoning:</b>	Maple Road Form Based
<b>Action Requested:</b>	Special Use Approval -Manufacturing and Industrial Uses require a Special Use in the Maple Road Form Based District

### DESCRIPTION

Fisher Dynamics Metal Forming is requesting a Special Use approval for the property located at 1625 W. Maple Road. The applicant owns the building and has operated in this location for the past 60 years. However due to economic conditions the operation closed about three years ago. The applicant wishes to reoccupy the existing building.

The facility is considered a non-conforming use because it never obtained a special use permit. It did not receive a special use permit because it was established prior to the City of Troy adoption of a zoning code. Because this is non-conforming use and the site is considered "abandoned" as outlined in Section 14.03.G, the applicant is required to obtain a special use approval to reoccupy the building. This site is zoned Maple Road Site Type A. Manufacturing and Industrial Uses require a Special Use in the Maple Road Form Based District.

The applicant does not propose any physical changes to the site. The applicant notes that they will reoccupy the existing building with 60 to 100 new jobs. All employee parking will be accommodated on-site.

**PROPERTY BACKGROUND**

<b>Subject Site</b>	
Approximate Site Area	7.3 acres
Current Use	Vacant. Was used as manufacturing upto approximately 3 years ago.
Master Plan District	The Transit Center

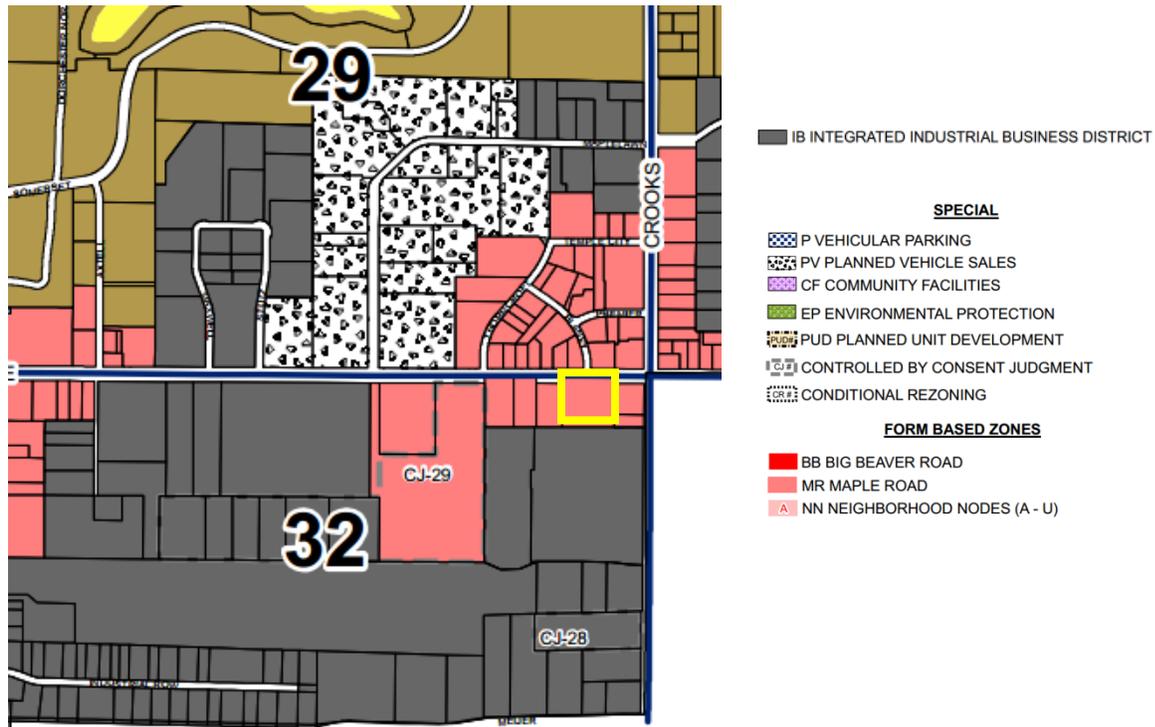


Subject Site of Special Use Approval

**ADJACENT PROPERTIES**

The existing zoning in the surrounding area includes Maple Road Form-Based District, Planned Vehicle Sales (PV), and Integrated Business (IB). The existing uses in the surrounding area include manufacturing, commercial, office, and service. Adjacent zoning and land uses to the subject property are listed below:

<b>Adjacent Properties</b>		
	<b>Existing Use</b>	<b>Zoning</b>
North	Commerical and service	MR-Form Based
South	Industrial/warehousing	IB
East	Comerica Bank	MR-Form Based
West	Fisher Dynamics Office	MR-Form Based



*Items to be addressed: None*

**MASTER PLAN RECOMMENDATION**

This site is located in the most northeast corner of the area designated for *The Transit Center*. The site is also directly adjacent to the *Automall District* and *Maple Road Mixed Use District*. The recommendations of the Transit Center district speak to the infill and redevelopment of existing spaces. However, this is an existing building, where the reoccupation of the proposed use is consistent with the overall goals of the Master Plan which encourage reuse/occupation of existing buildings, job creation, and a mix of land uses to support the city’s taxable base.

*Items to be addressed: None*

**IMPACT OF REOCCUPATION OF EXISTING FACILITY**

The applicant notes that they are adding between 60 to 100 new jobs in the existing building. This employee figure is consistent with previous employee numbers when the facility was in use. According to the applicant, the proposed use of the building and site operations is consistent with previous operations before abandonment. Conditions in the surrounding area have not substantially changed and as such, the reoccupation of the existing facility would not have a detrimental impact upon surrounding properties.

*Items to be addressed: None*

## SITE ACCESS and PARKING

Access to the site will remain via two existing curb-cuts off Maple Road. No additional curb-cuts are proposed. All employee parking is provided on-site with approximately 50 spaces. Loading facilities are located in the rear of the site.

The applicant notes that they are not making any site changes to the facility, and all operations will be consistent with past practices at the site.

**Items to be Addressed:** *Confirmation from the Fire Marshall that fire access is sufficient.*

## STANDARDS

### Standards of Approval

For any special use, according to Section 9.02.D, the Planning Commission shall “...review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department’s report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions.” Section 9.03 states that before approving any requests for Special Use Approval, the Planning Commission shall consider:

1. *Compatibility with Adjacent Uses. The Special Use shall be designed and constructed in a manner harmonious with the character of adjacent property and the surrounding area. In determining whether a Special Use will be harmonious and not create a significant detrimental impact, as compared to the impacts of permitted uses.*

**The proposed use is compatible with surrounding uses and appropriate for this location. The adjacent uses to the south are industrial, and the surrounding uses in the immediate area include a mix of high intense automobile commercial, office, and service uses.**

**The proposed use of the building and site operations is consistent with previous operations before abandonment. Conditions in the surrounding area have not substantially changed and as such, the reoccupation of the existing facility would not have a detrimental impact upon surrounding properties.**

2. *Compatibility with the Master Plan. The proposed Special Use shall be compatible and in accordance with the goals and objectives of the City of Troy Master Plan and any associated sub-area and corridor plans.*

**The use is common to Maple Road area, and complies with the Master Plan.**

3. *Traffic Impact. The proposed Special Use shall be located and designed in a manner which will minimize the impact of traffic, taking into consideration: pedestrian access and safety; vehicle trip generation (i.e. volumes); types of traffic, access location, and design, circulation and parking design; street and bridge capacity and, traffic operations at nearby intersections and access points. Efforts shall be made to ensure that multiple transportation modes are safely and*

*effectively accommodated in an effort to provide alternate modes of access and alleviate vehicular traffic congestion.*

***With the nature of the use as one that does not have acute peak traffic times for very large populations, and which is located in a high-intensity area, we believe this condition is satisfied.***

4. *Impact on Public Services. The proposed Special Use shall be adequately served by essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools. Such services shall be provided and accommodated without an unreasonable public burden.*

***The reuse of the existing facility for comparable operations to what was there will not have any additional impact on other public services, such as police or utilities, beyond what would normally be experienced for similar uses in the district.***

5. *Compliance with Zoning Ordinance Standards. The proposed Special Use shall be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards.*

***The granting of the special use approval will bring this facility into greater compliance by issuing a city action to approve the land use on this site. All other zoning standards have been met. Any future site plan changes will require compliance with the ordinance and a site plan review.***

The Planning Commission is also required to generally consider the following for any special use application:

1. *The nature and character of the activities, processes, materials, equipment, or conditions of operation; either specifically or typically associated with the use.*

***See above. We believe that with conditions, the proposed use may be permissible.***

2. *Vehicular circulation and parking areas.*

***Parking and access requirements will not change from previous conditions. Parking and access requirements are met.***

3. *Outdoor activity, storage and work areas.*

***N/A.***

4. *Hours of operation.*

***The proposed use is in an area with similar operational hours. The use is not adjacent to residential which would be most affected by ongoing operations.***

5. *Production of traffic, noise vibration, smoke, fumes odors, dust, glare and light.*

***We do not anticipate any additional impact in regards to traffic, noise vibration, smoke, fumes odors, dust, glare and light as to what might have been experienced before. Conditions in the surrounding area have not substantially changed and as such, the reoccupation of the existing facility would not have a detrimental impact upon surrounding properties. The use is not adjacent to residential which would be most affected by ongoing operations.***

***Items to be addressed: None***

## **RECOMMENDATIONS and SUMMARY OF FINDINGS**

After reviewing the current land use, adjacent zoning districts, and future plans for the subject properties and vicinity, we find that:

- A. The reoccupation of this existing facility is supported by the Master Plan and advances the general and specific development policies of the Master Plan.
- B. The proposed use is compatible with surrounding uses and appropriate for this location. The adjacent uses to the south are industrial, and the surrounding uses in the immediate area include a mix of high intense automobile commercial, office, and service uses.
- C. Conditions in the surrounding area have not substantially changed and as such, the reoccupation of the existing facility would not have a detrimental impact upon surrounding properties.
- D. The granting of the special use approval will bring this facility into greater compliance by issuing a city action to approve the land use on this site.

We recommend that the Planning Commission approve the special use request, provided that the Fire Marshal confirms that fire access is sufficient.

I look forward to discussing this with you at the next Planning Commission meeting.

Sincerely yours,



**CARLISLE/WORTMAN ASSOCIATES, INC.**  
Benjamin R. Carlisle, LEED AP, AICP



Kathy Czarnecki  
Planning Department  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

July 18, 2012

Dear Ms. Czarnecki:

It has been a pleasure working with you and your department to re-open our plant at 1625 West Maple road. As you know we have occupied that location for over 60 years. We regrettably had to close the facility about 3 years ago due to the downturn in the economy. We now see promising growth and would like to reopen the facility as a manufacturing plant. We plan to occupy the existing building creating from 60 to 100 jobs in the near future.

We are excited about the opportunity to work with the city of Troy to bring Jobs and be an active participant in the community. Thank you for taking the time to review our request.

Sincerely,

Jeff Thompson  
Vice President & General Manger  
Fisher Dynamics Metal Forming Division