

DATE: January 18, 2006

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Mark Stimac, Director of Building & Zoning

SUBJECT: Agenda Item – Postponed Item
Commercial Vehicle Appeal
5028 Abington

At their January 9, 2006, meeting City Council postponed action on the request for appeal on the provisions for outdoor parking of a commercial vehicle at the above noted residential property. Presumably, that was done in order to ascertain the outcome of a request for an outdoor storage facility that was pending at the Planning Commission.

That first request for Special Use Approval for outdoor storage of commercial and recreation vehicles in conjunction with a mini storage facility was heard at the Planning Commission meeting of January 10, 2006. A copy of a portion of the draft of their minutes is included for your reference as well as a copy of the plan that was submitted.

The request to allow for the parking of up to 41 vehicles was approved at the meeting. We are still gathering information from the parent company in California regarding when these spaces may be available for lease.

We have also attached for your reference the original application and cover memo as well as all of the public hearing responses that were received prior to the public hearing. In addition, we have included two additional responses that were received after the public hearing on January 9, 2006.

Should you have any questions or require additional information, kindly advise.

Attachments

Prepared by: Mark Stimac, Director of Building and Zoning

10. PUBLIC HEARING – PROPOSED SPECIAL USE REQUEST (SU IN SP 683-B)
– Proposed Commercial and Recreational Vehicle Storage at existing Mini U Storage Facility, South side of Maple, East of Livernois (262 E. Maple Road), Section 34, Zoned M-1 (Light Industrial) District

Mr. Miller presented a summary of the Planning Department report for the proposed Special Use Request and reported that it is the recommendation of the City Management to approve the Special Use Request and Site Plan as submitted.

[Chair Strat exited; Schultz took Chair.]

Stephen Estey of Dykema Gossett PLLC, 39577 Woodward Avenue, Bloomfield Hills, was present on behalf of the petitioner. Mr. Estey introduced Chris Weber, Executive Vice President of Dahn Corporation, Irvine, California, and managing agent of the property owner.

Mr. Estey concurred with City Management's review and recommendations. He explained that approval of the Special Use Request would provide an opportunity to the Mini U Storage facility to remain competitive with similar uses.

PUBLIC HEARING OPENED

Cynthia Wilsher of 369 E. Maple Road, Troy, was present. Ms. Wilsher asked what hours the facility would be open and if the proposed use would generate an increase in traffic.

Mr. Estey said it is his understanding that the facility would comply with the City ordinances and there is no plan to change the hours of operation.

Mr. Weber said the facility is not a 24-hour a day operation. He said the hours are from 6 a.m. to 9 p.m., and extended hours have been allowed to some tenants at certain locations should the need arise.

PUBLIC HEARING CLOSED

Resolution # PC-2006-01-010

Moved by: Littman

Seconded by: Wright

RESOLVED, That the Special Use Approval and Site Plan Approval, pursuant to Section 28.30.02.E of the Zoning Ordinance, as requested for the proposed commercial and recreational vehicle storage, located on the south side of Maple, east of Livernois, Section 34, within the M-1 Zoning District, be granted, subject to:

1. An intended operating period of 6 a.m. to 9 p.m. with occasional changes to that if necessary.

Discussion.

Mr. Vleck pointed out that the Planning Department received and included in the Planning Commission packet one letter of objection to the Special Use Request from Mike Biondo.

Yes: All present (7)

No: None

Absent: Khan, Waller

MOTION CARRIED

DATE: December 21, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Mark Stimac, Director of Building & Zoning

SUBJECT: Agenda Item - Public Hearing
Commercial Vehicle Appeal
5028 Abington

On October 24, 2005, information was sent to Rui Cai Li that identified restrictions related to a commercial vehicle located on residential property. As part of that information, he was advised that the Ford box truck parked on the property did not comply with the exceptions found in Chapter 39, Section 40.66.00. He was given the option to remove the vehicle or appeal to City Council for relief of the Ordinance.

In response to our letters, Mr. Li has filed an appeal. The appeal requests that a public hearing date be held in accordance with the ordinance. A public hearing has been scheduled for your meeting of January 9, 2006.

The property in question is 9,945 square feet in area. Per the restrictions of Section 40.56.02 a detached accessory building of 649 square feet could be constructed. The existing dwelling on the property has a total living area of 1,967 square feet. Based upon the provisions of Section 40.56.01, attached garages up to 1,475 square feet could be constructed. An attached garage, 462 square foot in area, already exists on the property, therefore an allowable 1,013 square feet remain available.

Should you have any questions or require additional information, kindly advise.

Attachments

Prepared by: Mark Stimac, Director of Building and Zoning

**COMMERCIAL VEHICLE
APPEAL APPLICATION**

Request is hereby made for permission to keep a commercial vehicle(s) as described below, on the following residential zoned site:

NAME: Rui Cai Li

ADDRESS: 5028 ABINGTON DR

CITY: TROY MI. ZIP: 48085 PHONE: 240 740 7832

ADDRESS OF SITE: Same

NUMBER OF VEHICLES: _____

VEHICLE IDENTIFICATION NUMBER(S)
1FDWE35L8YHA72279

LICENSE PLATE NUMBER(S) _____

DESCRIPTION OF VEHICLE(S) Van weight ~~2400~~ 007510 (re)

REASON FOR APPEAL (see A - D below) For Temporarily parking

THE APPLICANT IS AWARE OF THE REQUIRED FINDINGS WHICH ARE STATED IN THE FOLLOWING:

44.02.01 ACTIONS TO GRANT APPEALS ... SHALL BE BASED UPON AT LEAST ONE OF THE FOLLOWING FINDINGS BY THE CITY COUNCIL:

- A. The occurrence of the subject commercial vehicle on the residential site involved is compelled by parties other than the owner or occupant of the subject residential site (e.g. employer).
- B. Efforts by the applicant have determined there are no reasonable or feasible alternative locations for parking of the subject commercial vehicle.
- C. A garage or accessory building on the subject site cannot accommodate, or cannot reasonably be constructed or modified to accommodate the subject commercial vehicle
- D. The location available on the residential site for the outdoor parking of the subject commercial vehicle is adequate to provide for such parking in a manner that will not negatively impact adjacent residential properties, and will not negatively impact pedestrian and vehicular movement along the frontage street(s).

COMMERCIAL VEHICLE APPEAL APPLICATION

40.02.2. The City Council may grant appeals in relation to the type, character or number of commercial vehicles to be parked outdoors in Residential Districts for an initial period not to exceed two (2) years, and may thereafter extend such actions for a similar period.

Supporting data, attached to the application, shall include: a plot plan, drawn to scale, a description and location of the vehicle(s) and a photo of the vehicle on-site..

Rui Ai Lo

(signature of applicant)

STATE OF MICHIGAN

COUNTY OF Oakland

On this 27th day of October, 2005 before me personally appeared the above named person who depose and sayeth that he/she signed this application with full knowledge of its contents and that all matters stated therein are true.

Karen B Malden Oakland, Mi
Notary Public, County, Michigan

KAREN B. MALDEN
Notary Public, Oakland County, Michigan
My Commission Expires: July 2, 2008

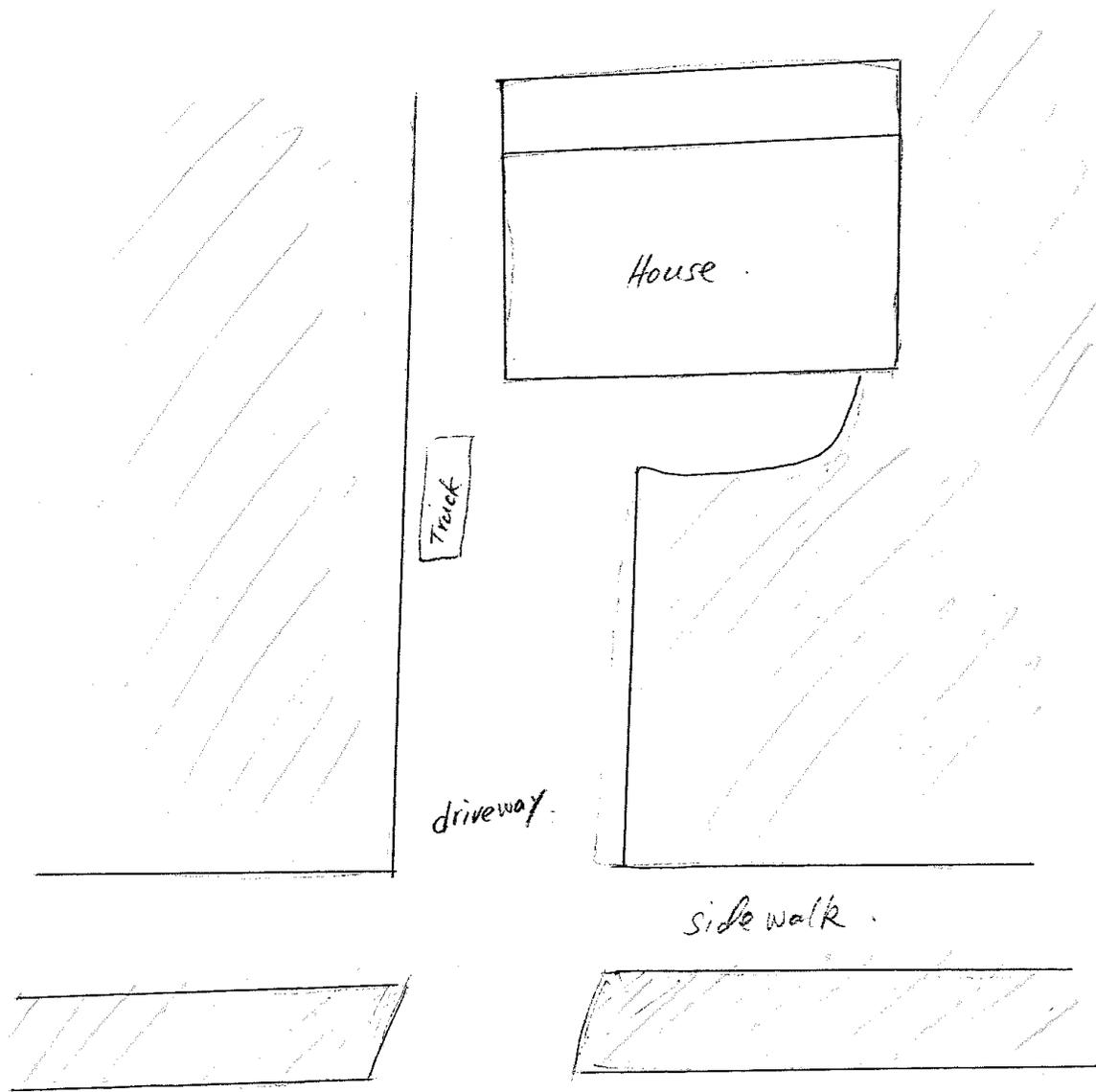
My Commission Expires: July 2, 2006

File No.: 200217228

EXHIBIT A

LOT 105, EAST LONG LAKE ESTATES SUBDIVISION, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 122 OF PLATS, PAGE 1,
OAKLAND COUNTY RECORDS.

FOR INFORMATIONAL PURPOSES ONLY,
COMMONLY KNOWN AS: 5028 ABINGTON, TROY







RECEIVED

DEC 29 2005

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

I'm across the street neighbor,
and I have no objections to a
truck being parked in their drive.

They have been great neighbors
are very friendly and take good
care of their property.

Mr. Li owner of a restaurant
and probably needs the truck for
his business -

So, my son and I have no
objection to the truck in driveway.

NAME: Doris & Jerry White

ADDRESS OR PROPERTY DESCRIPTION 5027 Abington Dr.

RECEIVED

DEC 29 2005

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval [] objection [] to the request described on the reverse side.

My reason for this approval [] objection [] is:

We do not want a commercial vehicle
parked at: T.2.N. R11E, Section 11
Lot #105, East Long Lake Estates
Parcel ID #11-377-002

Once you allow one, then others are
sure to follow. This is a residential
neighborhood with nice homes, not
a commercial parking lot.

This home is across the street from
our home; our home value would be
directly affected by a change in the
ordinance.

NAME: Arthur N. and Ellen Davis Halsey

ADDRESS OR PROPERTY DESCRIPTION 5045 Abington Dr.

RECEIVED

JAN 03 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

This TRUCK IS AN EYESORE
TO OUR SUBDIVISION - UPON
ENTERING ABINGTON DRIVE THIS IS
THE FIRST OBJECT YOU SEE -
IT IS IN VIOLATION OF SUB DIVISION
BILAWS - AS WELL AS THE SMALLER
COMMERCIAL VAN ALSO PARKED
AT 5028 ABINGTON. THIS SUB
HAS WAY TO MANY COMMERCIAL
VANS PARKED IN THIS RESIDENTIAL
SUB - ENFORCE THE ORDINANCES OF
THE CITY -
ALSO THE SPEED LIMIT ON LONG
LAKE ROAD - 65 MPH ?? OFTEN
SEEN -

NAME: CHARLES / MARY LEN TALLANT, TALLANT TRUST

ADDRESS OR PROPERTY DESCRIPTION 5081 ABINGTON DR
LOT #99

RECEIVED

JAN 03 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

that I don't think it's a good idea to
set a precedent of having a commercial
vehicle parked on a residential street.
I think it would be unsightly to the
neighbors and neighborhood.

NAME: Elaine Yaffe

ADDRESS OR PROPERTY DESCRIPTION 1155 E. Long Lake Rd
Suite 5.
Troy, MI 48065



RECEIVED

JAN 04 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

We have enough commercial areas in this city!

This is a nice family neighbourhood; we would like to keep it that way.

H. Lamoureux

NAME: Hinda Lamoureux

ADDRESS OR PROPERTY DESCRIPTION 5223 Babbitt

DATE: January 9, 2006

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager
Brian P. Murphy, Assistant City Manager/Services
Mark Stimac, Director of Building and Zoning 

SUBJECT: Responses to Public Hearing Notice
Agenda Item C-1
Commercial Vehicle Appeal
5028 Abington

In response to the public hearing notices that were sent out regarding the appeal of Rui Cai Li to store a commercial vehicle at his property at 5028 Abington the attached comments were received from property owners after the City Council agenda was distributed. These are in addition to any that were included in your packet. Additional comments may be made at the public hearing tonight.

Since some of these responses are from property owners that are outside the map of the area within 300' of the subject parcel that was provided in your packet, we have also included a map of the larger area for your reference.

We will be happy to provide you any additional information that you may desire regarding this matter.

RECEIVED

JAN 05 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval [] objection to the request described on the reverse side.

My reason for this approval [] objection is:

OUR REACTION (WIFE & HUSBAND) TO THIS REQUEST, IS AN EMPHATIC NO! THIS FEELING IS SHARED BY MANY NEIGHBORS WE SPOKE TO.

THE EAST LONG LAKE ESTATES SUBDIVISION HAS CONTINUALLY WORKED TO MAINTAIN A HIGH QUALITY RESIDENTIAL SUBDIVISION. GRANTING APPROVAL TO THIS REQUEST WILL COUNTER-ACT THE DEEP DESIRES OF MANY RESIDENTS.

NAME: John J. Ungvarsky

John J. Ungvarsky

ADDRESS OR PROPERTY DESCRIPTION 5063 ARINGTON DR.

RECEIVED

JAN 05 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

The property is just off Long Lake Rd and with the truck parked on this location will not give a favorable impression of the Sub. division to those who might be considering the area to move to. The driveway is a short one and the truck overshadows the spot.

He should leave the truck at his business location which I assume is a commercial area.

NAME: Schaenher, H + C

ADDRESS OR PROPERTY DESCRIPTION 1195 Oakley

RECEIVED

JAN 05 2006

TO: CITY COUNCIL

BUILDING DEPT.

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

If you let one to park a big truck, before long it would be another and another. Our lots are too small for this size truck.

NAME: Joseph & Clara Copenhagen

ADDRESS OR PROPERTY DESCRIPTION 5045 Carnaby Dr; Troy
Lot #113 Eastlonglake Estates 48085

1/5/06

TO: City Council.

Please register my objection to the request described on the reverse side.

I am completely opposed to the relieving of this ordinance so that a resident may permanently and indefinitely park a commercialized box truck every day in our neighborhood.

A box truck impedes clear sight of vision for both pedestrians and motorists. Were it to be parked in the street there is greater danger of potential accidents for motorists, pedestrians, bicyclists and most importantly, children.

Aesthetically a box truck makes a neighborhood look like the back of a strip mall, thus bringing home values down. Let's keep our neighborhood exactly what they are meant to be for the residents... residential.

Thank you,

Laura Weidle

Laura L. Weidle

1124 Mayberry

Troy, MI 48085

RECEIVED

JAN 06 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval [] objection [X] to the request described on the reverse side.

My reason for this approval [] objection [X] is:

I OBJECT TO THE REQUEST TO OVERRIDE
THE ORDINANCE STATED ON THE REVERSE
SIDE. IF YOU ALLOW ONE PERSON TO
ACT AGAINST THE RULE, IT WILL OPEN
THE DOOR FOR OTHERS TO FOLLOW, THUS,
SETTING A PRECEDENT.

RECEIVED
JAN 05 2006
BUILDING DEPT.

NAME: _____

ADDRESS OR PROPERTY DESCRIPTION _____

RECEIVED

JAN 06 2006

TO: CITY COUNCIL

BUILDING DEPT.

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

The truck is unsightly in the residential area.

Approval of this request would set an undesirable precedence.

NAME: Wayne H Mueller Juanita Mueller
ADDRESS OR PROPERTY DESCRIPTION 5231 Abington Dr.
Lot 154 1/4/06

RECEIVED

JAN 06 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

1. We feel a vehicle like this does not belong in a residential neighborhood and would be an eyesore
2. We also feel that a vehicle that large would cause visibility issues - especially since it will be located ~~near~~ main entrance street into our sub

NAME: Geoffrey & Kristen Benes

ADDRESS OR PROPERTY DESCRIPTION 1101 Ashley Dr

TO: CITY COUNCIL

Please register my approval [] objection [] to the request described on the reverse side.

My reason for this approval [] objection [] is:

The "box" truck looks like a commercial vehicle, which has no place being parked in a residential driveway. It would be an eyesore and a detraction to our subdivision. If this is allowed, people will want to park all kinds of vehicles on their property. Please do not set a precedence with this request.

NAME: Linda Hele

ADDRESS OR PROPERTY DESCRIPTION 1133 Ashlay Ave.

RECEIVED

JAN 06 2006

BUILDING DEPT.

RECEIVED

JAN 06 2006

TO: CITY COUNCIL

BUILDING DEPT.

Please register my approval [] objection [] to the request described on the reverse side.

My reason for this approval [] objection [] is:

There are a number of homeowners in our subdivision that use box trucks for their companies, making an exception for one will then open the door for all to park these trucks in their driveways. This is not in line with the City of Troy's ordinances set up to keep the residential areas looking "residential." Thank you.

NAME: Lynn Lonsway Lynn Lonsway
ADDRESS OR PROPERTY DESCRIPTION 5107 Abington Dr.

RECEIVED

JAN 06 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

NO EXCEPTIONS TO THE ORDINANCE SHOULD
BE MADE. WE DON'T WANT TO LIVE
IN A COMMERCIAL TRUCK PARKING LOT.

NAME: JACK + BARBARA WRIGHT

ADDRESS OR PROPERTY DESCRIPTION 5255 CHURCH HILL

TROY MI 48065

RECEIVED

JAN 06 2006

TO: CITY COUNCIL

BUILDING DEPT.

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

I have never seen the box truck parked at this residence. I understand it is only parked there at night. The family that lives there is a very nice, hard-working, immigrant family, trying to make ends meet. They keep their home and grounds in good condition. If there is no nearby lot where a commercial vehicle can be parked overnight, I feel they should be permitted to park the box truck in their driveway.

NAME: Kimberly A. Kelley Kimberly A. Kelley

My ADDRESS OR PROPERTY DESCRIPTION 5093 Babbit Drive C

The residence in question is 5028 Abington which is in my subdivision.

RECEIVED

JAN 06 2006

TO: CITY COUNCIL

BUILDING DEPT.

Please register my approval [] objection [] to the request described on the reverse side.

My reason for this approval [] objection [] is:

- First I dont feel its safe for the children around the area. (traffic) there are too many children around to have commercial Trucks ~~to~~ coming in and out of the Sub. everyday.
- Second - its an eyesore and will take away from the value of the neighborhood. They knew the ordinance when they moved in.
- Third - if we let them park the Box Truck in the drive, everyone else will want to park ~~there~~ their mobile homes, Boats, Trailers etc. If we OK it for them we have to OK it for everyone.

This is a nice, clean place to live and I would like it to stay that way!

NAME:

Jennifer Halucha

ADDRESS OR PROPERTY DESCRIPTION 5219 Abington

RECEIVED

JAN 06 2006

TO: CITY COUNCIL

BUILDING DEPT.

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

Commercial vehicles of the type shown should be parked and stored at the commercial establishments they serve - not in residential areas!

NAME: *Sibel Casagrande*

ADDRESS OR PROPERTY DESCRIPTION *T2N, R11E, SEC 11 EAST LONG LAKE ESTATES SUB. LOT 56*

1185 MAYBERRY

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

IT'S A TERRIBLE VISUAL
NEIGHBOR LOOK,
INCONVENIENT PARKING FOR
NEIGHBORS TOO.

RECEIVED

JAN 09 2006

BUILDING DEPT.

NAME:

JAN WRIGHT

ADDRESS OR PROPERTY DESCRIPTION

5190 RABBIT DR

TAMM

48085

RECEIVED

JAN 09 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

THE BOX TRUCK IS UNSIGHTLY AND DOES NOT
COMPLY WITH CHAPTER 39, SECTION 40.66.00.

NAME:  FLOYD YEAGER AND  CAROL YEAGER

ADDRESS OR PROPERTY DESCRIPTION 5020 ABINGTON

JAN. 9, 2006

RECEIVED

JAN 09 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval [] objection [x] to the request described on the reverse side.

My reason for this approval [] objection [X] is:

East Long Lake Estates is comprised of 164 RESIDENTIAL HOMES, as your fourth and fifth line states in the first paragraph on the front page of this notice. The area is NOT Commercial/Business Property. Even though East Long Lake Estates is an older more mature development, we trust that the Council will give our objection request the same consideration as the newer larger home sub-divisions.

The City of Troy created this Ordinance to protect homeowners from situations such as this request. Commercial vehicles belong in Commercial/Business environments, not in Residential Neighborhoods. Many East Long Lake Estates Homeowners own travel trailers, motor homes, campers and boats. However, in my almost 30 years as a resident, no one ever permanently parked or stored such items in their driveway, even though it might be convenient to do so. We all respect the Troy Ordinance and our neighbors.

To allow this relief request by changing Chapter 39, Section 40.66.00 would set a precedence for other similar situations to occur throughout Troy. The result would down grade our Residential community which all Troy residents are very proud to share.

NAME: Robert & Lynda Thorpe

ADDRESS OR PROPERTY DESCRIPTION 5329 Abington Dr., Troy, MI 48085

1/9/06

Robert H. Thorpe Lynda Thorpe

RECEIVED

JAN 09 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval [] objection [] to the request described on the reverse side.

My reason for this approval [] objection [] is:

This subdivision is the East Long Lake Estates and was primarily built in 1969-1971. It is slowly going downhill because people in general are not keeping up their property. This truck would not only add to that existing problem but would also set a precedence in our sub and in Long.

People are already storing their boats in our sub and they are against ordinance rules. Ordinance officers need to patrol more and enforce the ordinances.

This property is located at the entrance of our subdivision and can also be seen from Long Lake Rd. It is truly a bad decision if it is approval. The rest of us keep up our property and want our values to increase not decrease.

Dorene Randall

NAME: DORENE RANDALL

ADDRESS OR PROPERTY DESCRIPTION 5345 Abington 1

Resident 30 yrs.

RECEIVED

JAN 09 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

This is a residential subdivision and I believe that the parking of any commercial vehicle is a safety hazard. Since our subdivision is not lighted with street lights + parking will pose a traffic problem + limit visibility to other vehicular traffic in the area.

It will also from an esthetic value detract from the areas peaceful surroundings.

NAME:

William R. Duell

ADDRESS OR PROPERTY DESCRIPTION

5348 Abington Dr
Mary Hi 48085

Resident 30 yrs.

RECEIVED

JAN 09 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

I do not feel that there are any community benefits gained by storing and/or parking commercial vehicles in residential subdivisions. We purchased our home in a residential subdivision so our children could grow up in a pleasant, family oriented environment. Altering the ordinances that govern residential areas to allow commercial vehicle storage is not conducive to the future of family appeal in Troy. I see only negative issues that can arise from allowing this variance. A commercial vehicle will not add to the beauty of our community, nor will it have a positive influence on property values in our subdivision. Commercial and industrial zones are created for such a purpose and that is where this vehicle should be kept.

NAME: Erika A. Resh

ADDRESS OR PROPERTY DESCRIPTION 5320 Church Hill Drive
East Long Lake Estates Sub

RECEIVED

JAN 09 2006

TO: CITY COUNCIL

BUILDING DEPT.

Please register my approval [] objection to the request described on the reverse side.

My reason for this approval [] objection is:

THIS IS A VERY QUIET RESIDENTIAL NEIGHBORHOOD, & IT COSTS A LOT OF MONEY TO LIVE HERE. THERE ARE ONLY HOMES & THEY ARE EXPENSIVE RELATIVE TO MANY AREAS. THE TAXES PAID ON THE OVER 220 HOUSES IN THE NEIGHBORHOOD ARE SIGNIFICANT COMPARED TO TAXES PAID IN OTHER AREAS. I ACCEPT THIS COST AS A HOMEOWNER BECAUSE I WANT TO LIVE IN A PLEASANT, QUIET COMMUNITY, AND I DO NOT WANT UGLY COMMERCIAL VEHICLES IN THIS NEIGHBORHOOD. WE DESERVE TO LIVE FREE OF COMERCIAL TRUCKS IN THE NEIGHBORHOOD.

NAME: THOMAS J RESH

ADDRESS OR PROPERTY DESCRIPTION 5320 CHURCH HILL ~ TROY

Mark S Stimac

From: VanProeyen, Robert J MR PEO CS&CSS [robert.vanproeyen@us.army.mil]
Sent: Monday, January 09, 2006 1:35 PM
To: Mark S Stimac
Cc: 'The Van Proeyens'
Subject: T.2.N. R11E, Section 11 Lot #105 East long Lake Estates Parcel ID# 11-377-002, 5028 Abington Dr.

Dear Sir,

I object to the request to allow a box truck to be parked at the property of 5028 Abington Dr. It is unsightly and is not appropriate to park commercial vehicles in a residential area. Please ensure that this request is rejected at the 9 January 2006 public hearing as I will not be able to attend.

Thank You,

Bob Van Proeyen
5152 Abington Dr.

(248) 524-9304 home
(586) 574-8007 work
(586) 925-5512 cell

RECEIVED

JAN 09 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

It is posted in our by laws of the subdivision that it is prohibited. My wishes are to keep it that way. Once we ok one it is hard to prevent anyone else from doing the same. Also Abington is our main street through the subdivision, and would like not to have commercial vehicles parked there.

Thank You

NAME: Gail Silcock

ADDRESS OR PROPERTY DESCRIPTION 5349 Abington
Lot # 144

RECEIVED

JAN 12 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval [] objection [X] to the request described on the reverse side.

My reason for this approval [] objection [X] is:

The said truck is an eyesore

NAME: Nirka Bitsonis

ADDRESS OR PROPERTY DESCRIPTION 5069 BARBIT
Troy MI 48065

RECEIVED

JAN 12 2006

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

The box truck is very large & may block the view from the sidewalk for the pedestrians. It is unsightly & ^{may contribute to} ~~it~~ lowering the value of the homes in this subdivision.

This type of truck should be parked in an appropriate storage/business, not in a residential area.

NAME: Paul + Lois Bayford
ADDRESS OR PROPERTY DESCRIPTION 5201 Babbit