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JAN 09 2006

CITY OF TROY
CITY MANAGER'S OFFICE

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

DM
MS

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.

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.

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NAME:

JAN WRIGHT

ADDRESS OR PROPERTY DESCRIPTION

5190 RABBIT DR

TAM

48085

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

Multiple horizontal lines for additional text or comments.

NAME: FLOYD YEAGER AND CAROL YEAGER

ADDRESS OR PROPERTY DESCRIPTION 5020 ABINGTON
JAN. 9, 2006

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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 a 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 K. Thorpe

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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:

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 approved. 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 5348 Abington 1

Resident 30 yrs.

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TO: CITY COUNCIL

Please register my approval ~~for~~ 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. Duce

ADDRESS OR PROPERTY DESCRIPTION

5348 Abington Dr
Troy MI 48085

Resident 30 yrs.

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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

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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

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 distraction 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 1135 Oakley Ave.

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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.

1/5/06

TO: City Council.

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

I am completely opposed to the releasing 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 wall, thus bringing home values down. Let's keep our neighborhoods exactly what they are meant to be for the residents... residential.

Thank you,

Laura Weidle

Laura L. Weidle

1124 Mayberry

Troy, MI 48085

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JAN 06 2006

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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

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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

ADDRESS OR PROPERTY DESCRIPTION 5063 ARINGTON DR.

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JAN 05 2006

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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 overwhelms the spot.

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

NAME:

Schubert, H + C

ADDRESS OR PROPERTY DESCRIPTION

1195 Oakley

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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

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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 TILE 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

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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. Keller

My ADDRESS OR PROPERTY DESCRIPTION 5093 Babbit Drive

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

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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 a main entrance street into our sub

NAME: Geoffrey & Kristen Benes

ADDRESS OR PROPERTY DESCRIPTION 1101 Ashley Dr

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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

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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: Libel 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 [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.

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NAME: _____

ADDRESS OR PROPERTY DESCRIPTION _____

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

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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

Regarding Item C-1