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CITY OF TROY  
CITY MANAGER'S OFFICE

DATE: April 3, 2006

TO: The Honorable Mayor and City Council

FROM: John M. Lamerato, Acting 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  
5152 Prentis

In response to the public hearing notices that were sent out regarding the appeal of Mr. Bujar Rexha to store a commercial vehicle at his property at 5152 Prentis the attached comments were received from the nearby 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.

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

Prepared by: Mark Stimac, Director of Building and Zoning

TO: CITY COUNCIL

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

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

Large commercial vehicles do not belong in an residential area. It would only bring down the property value.

If you change/ bend the rules for this person, there will be other asking for the same ~~consideration~~ consideration - just think what our 'sub's' would look like!

NAME:

Mary Jobak

ADDRESS OR PROPERTY DESCRIPTION

5153 Purdie Dr.

**THOMAS M. MOSS**

6878 Dublin Fair  
Troy, MI 48098

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March 29, 2006

City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Attn: City Council

RE: T.2N. R11E, Section 11  
Lot #224, E. Long Lake Estates #2  
Parcel ID #11-453-002  
Commonly known as: 5152 Prentis

To Whom It May Concern:

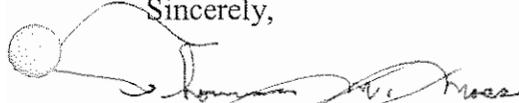
We recently noticed a letter to the City of Troy requesting relief from the ordinance to store a commercial vehicle outside on residential property. Even though this particular address noted above is some distance from us we take exception to any relief being given to this case for the following reasons:

1. We have been both a resident and business owner in the City of Troy for some years and have abided by all of its ordinances for both residential and commercial; and ultimately, with the City of Troy's enforcement it has made this city a beautiful place to work and reside in.
2. It's become all too unsightly lately that one vehicle or resident that does not conform to the ordinance can make it unpleasant for the adjoining neighbors that work so diligently to keep their properties well manicured and pleasant looking for the overall beautification of their subdivision and the City of Troy. It's also becoming all too common in both our neighborhood of Lake Charnwood and adjoining subdivisions that the vehicles that are parked on residential lots are way beyond non-conformant use and heavily decorated with advertisement. It's the age-old adage that once precedent is set for one waiver of the ordinance, many more will climb on the bandwagon; and hence you have another disruption similar to what was in the newspapers a month or so ago.

We hope the City Council, which we as residents and business owners elect, would see what's coming for the future no matter what size the neighborhood and deny relief for commercial vehicles being stored on residential property.

Thank you for your kind attention to this matter.

Sincerely,

  
Thomas M. Moss

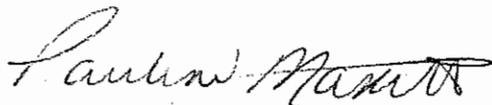
TO: CITY COUNCIL

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

My reason for this approval  objection  is:

I moved to Troy in 1974 and have been a Realtor from Jan. 1988 to present. Ordinances are put in place for reasons. Troy property values were always high even when there were high interest rates our property values did not go down like the communities around us. Commercial vehicles are to be kept on commercial property not residential. Look at what happened at Alpine with the garage. Someone was not doing his or her job. When you drive down a residential street you do not want to see items other than cars in the driveway, such as RV, boats, large trucks, etc. Drive in some of the cities where they do not have any ordinances in place and see if you would buy a home there. (Down River, Sterling Heights to name a few). It would be a mistake to allow anything other than cars to be kept on the street or in the driveways of residential homes. This homeowner just moved into our neighborhood recently and may not understand how our neighborhood should look. When selling a home to someone who works out of their home they should keep in mind it they have equipment, then they should buy a home with some extra land that would allow storage, or plan to store their equipment like everyone else. Would any of the City Council want to live in a neighborhood where a commercial vehicle could be kept at a home. Commercial vehicles are to be kept on commercial property. There are two words here Residential & Commercial, let's keep both separate as they were intended to be.

Thank you for taking the time to read this.



Pauline Manetta  
1473 Lila Dr.  
Troy, MI. 48083  
248-709-0820

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In response to Mr Bujar Rexha's request for relief from an ordinance to store a commercial vehicle outside on residential property should be denied. This is against our home owner bylaws and in view of the limited parking situation on Prentis Dr. will prove to be a handicapp for the rest of us homeowners.

This will also set a precedent for someone else to be granted permission for such a request or maybe worse.

Several homeowners on Prentis Dr. already junk up the neighborhood street with their abundance of cars. Maybe this would be a good time to investigate an illegal used car lot business taking place on Prentis Dr.

Regards,

Robert and Nancy McKay  
5069 Prentis Dr.  
Troy, MI 48085



▲ | ▼ | ✕ |  Inbox

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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:

If we allow Mr. Resha's request, we will have to allow requests for boats being left in driveways all summer, five cars at residences with two drivers, 25-ft recreational vehicles parked in driveways and garbage cans on front porches. The last three items presently exist on Prentiss and Lila and are an additional eyesore in my neighborhood.

I've owned boats, campers and vintage cars. I followed the rules and stored some off site.

Mr. Resha's truck very often blocks the public walkway and I have to walk in the street in order to proceed north on Prentiss.

NAME: Veronica V. Daly

ADDRESS OR PROPERTY DESCRIPTION 5104 Prentiss

TO: CITY COUNCIL

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

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

I don't think commercial vehicles should be allowed on residential streets for long periods of time / parked. We want to keep our neighborhoods looking nice, not like Detroit.

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NAME: Karri Michale

ADDRESS OR PROPERTY DESCRIPTION 5136 Tyler Dr.

## East Long Lake Estates II Civic Association

Michael Grimes, President  
Gwen Dickerson, Vice President  
Colleen Moebus, Secretary  
Steve Dickerson, Treasurer

March 27, 2006

Mr. Mark Stimac - Director of Building and Zoning  
City of Troy  
500 West Big Beaver  
Troy, Michigan 48084

RE: Notice of Public Hearing - Request for relief of the ordinance to store a commercial vehicle outside on residential property 5152 Prentis.

Dear Mr. Stimac

As representatives of the East long Lake Estates II Civic Association, we have heard from a number of residents and would like to voice our objection to the proposed request by Mr. Bujar Rexha of 5152 Prentis to park his work vehicle/ cube van at his residence or on the street.

We feel this would open the door for other potential issues which could prevent property values from increasing appropriately and also would create "eyesores" and reduce curb appeal for our neighborhood and the City of Troy.

If we look at other cities who allow parking of commercial vehicles in residential areas, what has happened to their property values in the past 5-10 years, while Troy's has increased. When driving through these cities, what does it say to you?

We bought our houses in a residential neighborhood. A place where families raise children and children play outside. If you change this ordinance, you may be creating an "industrial complex" rather than a neighborhood. Your denial of this request by Mr. Rexha and enforcement of this ordinance would be greatly appreciated.

Sincerely,



Michael Grimes - President

Gwen Dickerson - Vice President



Steven Dickerson - Treasurer



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