

DATE: May 26, 2006

TO: John M. Lamerato, Acting City Manager

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

SUBJECT: Agenda Item – Request for Temporary Sales Trailer,
Cedar Pines Estates Site Condominium

I have received a request from Christopher Pratt of Wake-Pratt Construction Company for the placement of a temporary office trailer on one of the parcels of the Cedar Pines Estates Site Condominium located on the east side of Crooks, between Square Lake and South Blvd. The trailer is intended to be used for a temporary sales office. Their request anticipates the need for the trailer for six months.

Section 6.41 (3) of Chapter 47 of the Troy City Code allows the City Council to approve the placement of mobile offices, for use as a sales office, in residential developments for an initial period not to exceed 12 months. Based upon this provision, the petitioner is requesting this item be placed on Council's agenda for consideration.

I have attached a copy of his letter and information showing the proposed location of the trailer for your information.

Prepared by: Mark Stimac, Director of Building and Zoning



Wake-Pratt Construction Co.

1080 North Opdyke • Suite 200 • Auburn Hills, MI 48326

Phone: 248/475-5770

Fax: 248/475-5750

May 25, 2006

City of Troy Building Department
Attention: Mr. Mark Stimac
500 W. Big Beaver
Troy, MI 48083

Re: Request for Sales Trailer approval in Cedar Pines Estates community

Dear Mr. Stimac:

Wake-Pratt Construction Company is requesting that a sales trailer be placed on a vacant home site in Cedar Pines Estates community. The sales office is required because the home that was being used as a model was sold.

The sales trailer is 44' in length and will be; (i) skirted, (ii) meet ADA requirements, including the ramp, and (iii) landscaped per the attached plan. The sales trailer will be placed on home site 16, while a new model will be built on home site 17. The plans for a new model are being finalized; they will be submitted for permit the week of May 29th, 2006.

The sales trailer will be located on the site for no more than six months, while the new home is under construction.

I look forward to hearing from you when the City Council has made their decision. Please contact our offices if you have any further questions.

Very truly yours,

WAKE-PRATT CONSTRUCTION CO.

By: Christopher A.S. Pratt

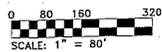
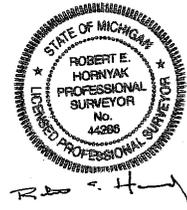
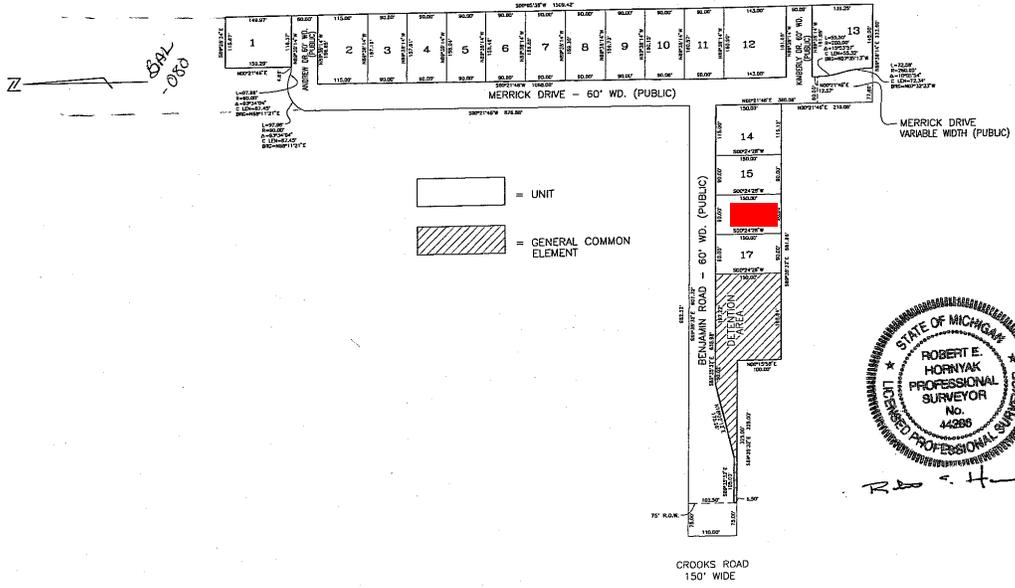
CASP/dj

\\wp\jobs\Cedar Pines of Troy LLC\Unit16-CityOfTroy Trailer req

RECEIVED
MAY 26 2006
BUILDING DEPT.

CEDAR PINES ESTATES

South Blvd



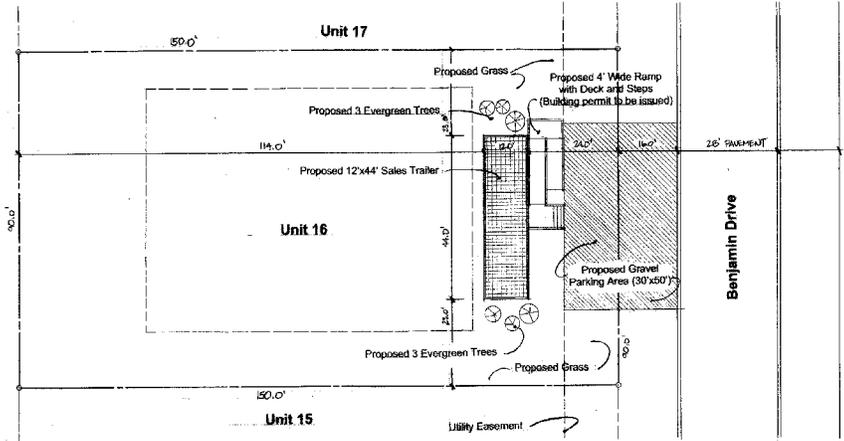
Fenn & Associates Inc.
 13399 WEST STAR DRIVE
 SHELBY TOWNSHIP, MI 48315
 PHONE: (588) 254-9577

PROPOSED 01/11/05
 MUST BE BUILT

UNIT DIMENSIONS

SHEET 5 OF 5

Proposed Site Plan for CEDAR PINES ESTATES



Proposed Site Plan

Scale: 1:20

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|---|---|--|
| Builder:  Wake-Pratt Construction Co. 1080 N. Ogdyske, Suite 200 Auburn Hills, MI 48326 (248) 475-5770 (248) 475-5750 fax | Date: 05/25/06 Scale: 1" = 20.0' Drawn by: CASP | Legal: 863 Benjamin, Troy, MI 48098 20-04-100-077 UNIT 16 of "Cedar Pines Estates" Site Condominium PART OF THE N.W. 1/4 OF SECTION 4 T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. |
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