F-05

June 9, 2006

TO: John M. Lamerato, Acting City Manager

FROM: Brian P. Murphy, Asst. City Manager/Services
Steve Vandette, City Engineer
John K. Abraham, Traffic Engineer

SUBJECT: Agenda Item – Traffic Committee Recommendations – April 19, 2006

At the Traffic Committee meeting of April 19, 2006, the following recommendations were made for City Council approval:

1. To recommend no changes at Ivanhoe and Sweet.

2. To recommend that fire lanes be established at 5365-5407 Crooks Road as shown in the attached sketch.

TRAFFIC COMMITTEE MINUTES APRIL 19, 2006 FINAL

A regular meeting of the Troy Traffic Committee was held Wednesday, April 19, 2006 in the Lower Level Conference Room at Troy City Hall. Jan Hubbell called the meeting to order at 7:30 p.m.

1. Roll Call

PRESENT: Sara Binkowski
John Diefenbaker
Jan Hubbell
Gordon Schepke

ABSENT: Ted Halsey
Richard Kilmer
Pete Ziegenfelder
Jonathan Shin, Student Representative
Katherine Tan, Student Representative

Also present: John Abraham, Traffic Engineer
Lt. Scott McWilliams, Traffic Safety Division, Troy Police Department
Lt. Janusz Bora, Fire Department

and Chris Vance, 3436 Ellenboro
Wesley VanHouten, 3850 Adams
Robert James, 3224 Adams
Tim Wagner, 46869 Garfield

Resolution to Excuse Absent Members

RESOLUTION #2006-04-36
Moved by Diefenbaker
Seconded by Schepke

To excuse Mr. Halsey, Mr. Kilmer and Mr. Ziegenfelder.

YES: All-4
NO: None
ABSENT: 3 (Halsey, Kilmer, Ziegenfelder)

MOTION CARRIED

2. Minutes – March 15, 2006

RESOLUTION #2006-04-37
Moved by Schepke
Seconded by Diefenbaker

To approve the March 15, 2006 minutes as printed.

YES: All-4
NO: None
ABSENT: 3 (Halsey, Kilmer, Ziegenfelder)

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 2977 Lenox

Irene Sadikoff is requesting a waiver for the sidewalk at 2977 Lenox. The sidewalk ordinance requires that sidewalk be installed in conjunction with the development of this parcel due to a recent lot split, combined and replatted. The Public Works Department recommends denial of this waiver request. Petitioner has signed an "Agreement for Irrevocable Petition for Sidewalks."

Petitioner states that there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing.

Several committee members inspected the site in question and agreed that a sidewalk at this address would be useless, as there are none in the neighborhood.

RESOLUTION #2006-04-38
Moved by Diefenbaker
Seconded by Schepke

1. WHEREAS, City of Troy Ordinances, Chapter 34, Section 8(D) allows the Traffic Committee to grant temporary waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

   WHEREAS, Irene Sadikoff has requested a temporary waiver of the requirement to construct a sidewalk on the property because there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing; and

   WHEREAS, the Traffic Committee has determined the following:

   a. A variance will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and

   b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and

   c. The construction of a new sidewalk on the property line would lead

nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a two-year waiver of the sidewalk requirement for the property at 2977 Lenox, which is owned by Irene Sadikoff.

YES: All-4
NO: None
ABSENT: 3 (Halsey, Kilmer, Ziegenfelder)

MOTION CARRIED

4. Request for Sidewalk Waiver at 3150 Adams Road

Wesley VanHouten of North Hills Christian Church, 3150 Adams Road, is requesting a waiver for the sidewalk at 3150 Adams Road. The sidewalk ordinance requires that sidewalk be installed in conjunction with a building addition. The Public Works Department recommends denial of this waiver request. Petitioner has signed an "Agreement for Irrevocable Petition for Sidewalks."

Petitioner states that there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing.

Robert James, 3224 Adams, spoke in favor of granting the waiver.

Mr. Schepke expressed concern about children walking to school. Lt. McWilliams said there is a signal and a crossing guard at the school. Mr. Schepke believes that there should eventually be a sidewalk along the east side of Adams, but sees no immediate need, since there are no other sidewalks from Wendover to Big Beaver.

RESOLUTION #2006-04-39
Moved by Diefenbaker
Seconded by Schepke

1. WHEREAS, City of Troy Ordinances, Chapter 34, Section 8(D) allows the Traffic Committee to grant temporary waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

   WHEREAS, Northfield Hills Christian Church has requested a temporary waiver of the requirement to construct a sidewalk on the property because there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing; and

   WHEREAS, the Traffic Committee has determined the following:

a. A variance will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and

b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and

c. The construction of a new sidewalk on the property line would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a two-year waiver of the sidewalk requirement for the property at 3150 Adams Road, which is owned by Northfield Hills Christian Church.

YES: All-4
NO: None
ABSENT: 3 (Halsey, Kilmer, Ziegenfelder)

MOTION CARRIED

REGULAR BUSINESS

5. Request for Reconsideration of Sidewalk Waiver – 1126 Chopin

Chris Vance requested a waiver for the sidewalk at 1126 Chopin and the request was placed on the March 15, 2006 Traffic Committee agenda. When Mr. Vance failed to attend the March meeting, the request for a waiver was denied. Mr. Vance did not realize he had to be present at the meeting and requests that the Traffic Committee reconsider the issue at the next meeting. See attached letter.

RESOLUTION #2006-04-40
Moved by Schepke
Seconded by Binkowski

To reconsider Chris Vance's request for a sidewalk waiver at 1126 Chopin at the next Traffic Committee meeting

YES: All-4
NO: None
ABSENT: 3 (Halsey, Kilmer, Ziegenfelder)

MOTION CARRIED

6. Request for Reconsideration of Sidewalk Waiver – 1132 Chopin

Chris Vance requested a waiver for the sidewalk at 1132 Chopin and the request was

placed on the March 15, 2006 Traffic Committee agenda. When Mr. Vance failed to attend the March meeting, the request for a waiver was denied. Mr. Vance did not realize he had to be present at the meeting and requests that the Traffic Committee reconsider the issue at the next meeting. See attached letter.

RESOLUTION #2006-04-41
Moved by
Seconded by

To reconsider Chris Vance's request for a sidewalk waiver at 1132 Chopin at the next Traffic Committee meeting

YES: All-4
NO: None
ABSENT: 3 (Halsey, Kilmer, Ziegenfelder)

MOTION CARRIED

7. Install YIELD or STOP Sign on Ivanhoe at Sweet

Sharyn Dennis, 2338 Sweet Drive, is requesting traffic control signs in the area of Sweet Drive and Ivanhoe Drive. She believes this is a dangerous intersection, since Ivanhoe connects her neighborhood with an older neighborhood, and allows for through traffic to John R via Ivanhoe and Highbury. She also reports constant high-speed traffic through the neighborhood.

A traffic crash analysis shows that there have been no reported crashes near Sweet and Ivanhoe in the past five years, which indicates that the intersection is relatively safe. Field observations show an evergreen tree in the northeast corner of the intersection. Our Parks & Recreation Department is looking into whether the tree is in the 25-foot clear zone triangle.

Speed/traffic volume studies were done on April 3rd-5th, and the results indicate around 500 vehicles on Sweet Drive, 700 on Ivanhoe, and around 560 on Cloister per day. Residential area traffic volumes range between 300 and 5000 per day, and the traffic volume in this area is in the lower end of the residential area volumes.

For a STOP sign to be installed, one of the following conditions should be satisfied as per the Michigan Manual of Uniform Traffic Control Devices.

a. Intersection of a less important road with a main road, where application of a normal right of way rule is disruptive to capacity on the main road.

b. Street entering a through highway or street.

c. Unsignalized intersection in a signalized area.

d. Other intersections with a combination of high speed, restricted view, and serious accident record.

The other end of Ivanhoe that intersects Highbury Drive is controlled by a STOP sign. Highbury carries around 1700 vehicles in a day.

No one attended the meeting to address this issue.

Unwarranted traffic control signs normally result in high violations rates and also promote general loss of credibility of all traffic control signs. Based on the MMUTCD standards and the low traffic volumes and the absence of crash history, the committee does not consider any traffic signage necessary.

RESOLUTION #2006-04-42
Moved by Diefenbaker
Seconded by Binkowski

Recommend no changes at Ivanhoe and Sweet.

YES: All-4
NO: None
ABSENT: 3 (Halsey, Kilmer, Ziegenfelder)

MOTION CARRIED

8. Establish Fire Lanes at 5365-5407 Crooks Road

Section 8.28, Chapter 106, Troy City Code, provides for the establishment of fire lanes on private property. The Fire Department recommends that the fire lanes shown on the attached sketch be provided to allow proper deployment of and travel by emergency vehicles (fire, police, medical).

RESOLUTION #2006-04-43
Motion by Diefenbaker
Seconded by Binkowski

a. Recommend that the fire lanes/tow away zones shown in the attached sketch be established at 5365-5407 Crooks Road.

YES: All-4
NO: None
ABSENT: 3 (Halsey, Kilmer, Ziegenfelder)
MOTION CARRIED

9. Visitors' Time

No one else wished to address the committee.

10. Other Business

Mr. Diefenbaker asked if the deteriorating pavement on Livernois north and south of Long Lake could be repaired. Dr. Abraham informed him that the Engineering Department is planning to have that done this year.

Mr. Diefenbaker also asked about installing more NO PARKING signs on Blanch. Dr. Abraham will forward his request to Tom Rosewarne, Superintendent of Streets and Drains.

11. Adjourn

The meeting adjourned at 7:53 p.m. The next meeting is scheduled for May 17th.

Jan Hubbell, Acting Chairperson

Laurel Nottage, Recording Secretary

ITEM 3

2914 Lenox Dr.
Troy, MI 48095

March 8, 2006

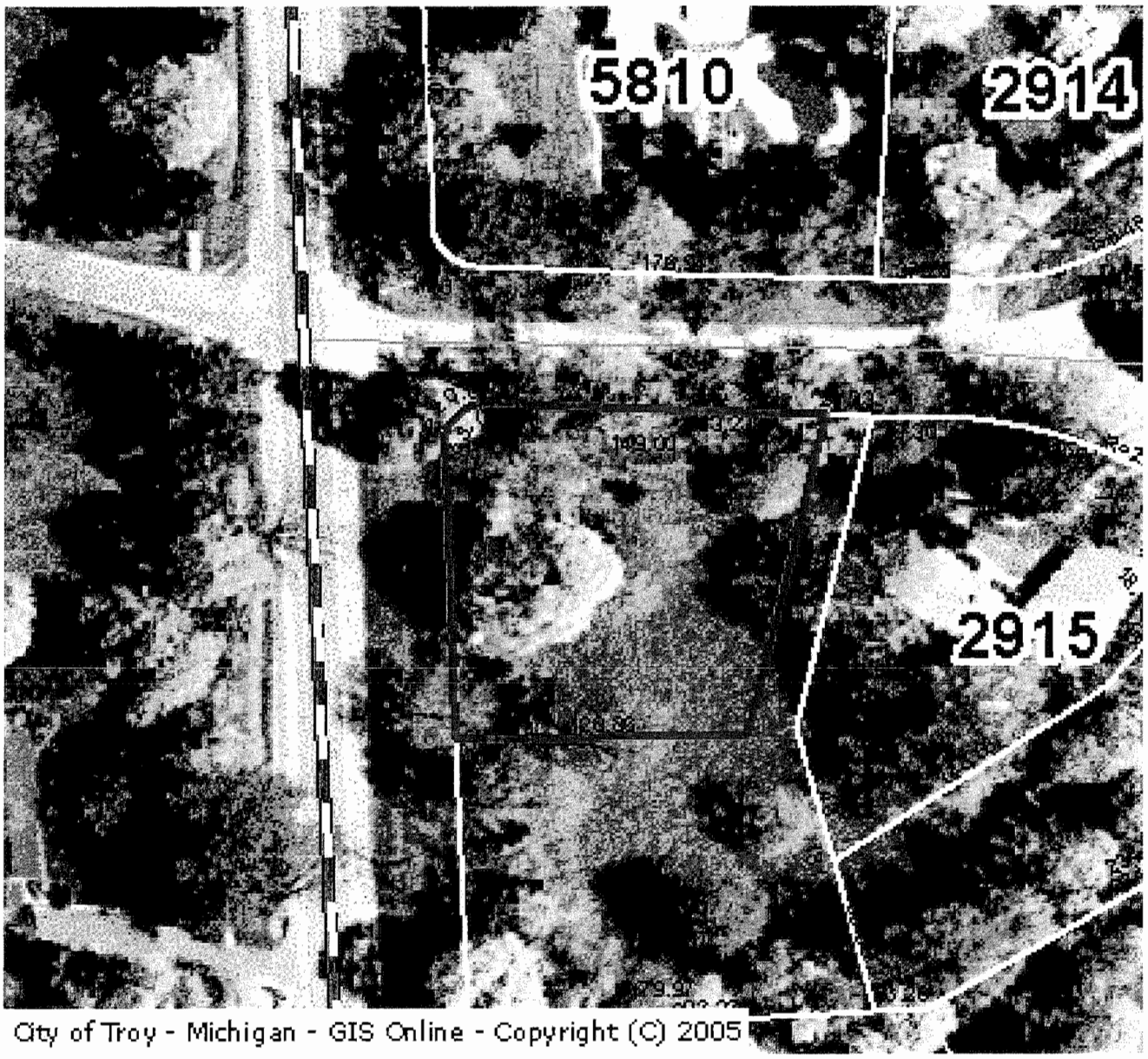
John Abraham
Traffic Engineer

Reference to:
Request for waiver of sidewalk requirements at 2977 Lenox

We are very much in favor of a sidewalk on Adams Rd. at 2977 Lenox to connect south. I am a walker and find walking along Adams Rd. right of way extremely dangerous and frequently not accessible because of uneven and muddy terrain. To cross Adams is also very unsafe.

Thank you.

Margaret A. Qualmann
Margaret A Qualmann
Carl C Qualmann
Carl C. Qualmann



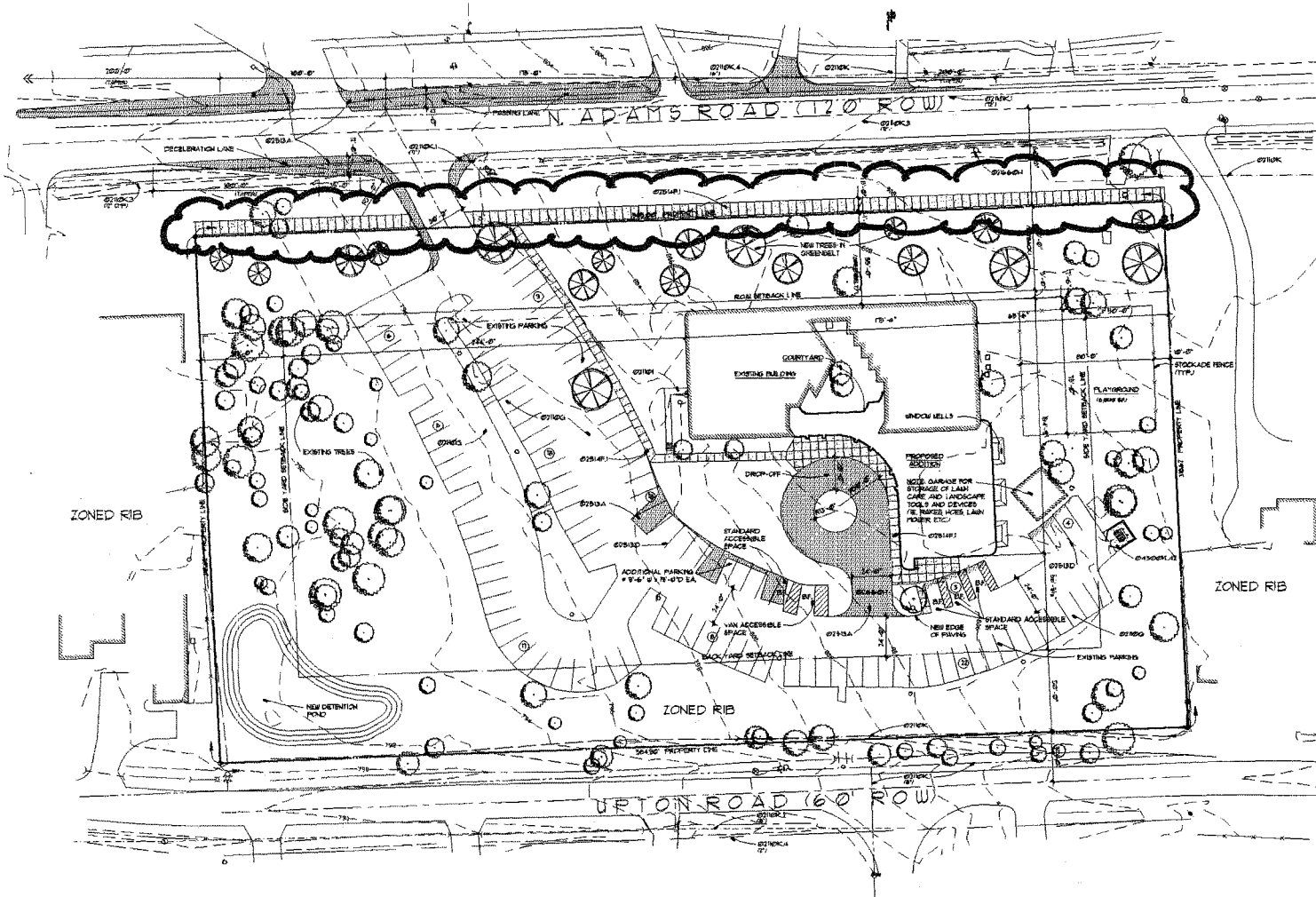
City of Troy - Michigan - GIS Online - Copyright (C) 2005

City of Troy

Geographical Information Systems Online

City of Troy - Michigan - Copyright (C) - 2006

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally



KEYNOTE LEGEND

GENERAL 1	GENERAL
R210K	EXISTING PAVING TO REMAIN
R210K	EXISTING CONCRETE WALK TO REMAIN
R210K	EXISTING UTILITY TO REPAIR
R210K.1	EXISTING WATER MAIN TO REMAIN
R210K.2	EXISTING SANITARY SEWER TO REMAIN
R210K.3	EXISTING STORM SEWER TO REMAIN
R210K.4	EXISTING GAS MAIN TO REMAIN
R253.A	ASPHALT PAVING
R253D	PARKING LOT STRIPING
R254N1	4' CONCRETE SIDEWALK
R266.6H	PROPOSED FIRE HYDRANT
GENERAL 4	MASONRY
R430K.1	MASONRY DUMPSTER ENCLOSURE

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST 1/4 CORNER OF SECTION 18, TOWN 2 NORTH, RANGE 11 EAST, N.00°54'23"E. 1142.00 FEET TO A POINT ON SAID SECTION LINE; N.89°34'37"E. 60.00 FEET TO THE POINT OF BEGINNING; THENCE N.89°34'37"E. 183.62 FEET (MEAS.) THENCE S.00°01'48"E. 594.50 FEET (R); S.00°03'20"W. 584.64 FEET (M); THENCE N.89°35'15"E. 30.46 FEET (M); 30.44' (R); THENCE N.00°01'23"E. 369.00 FEET (REC) TO THE POINT OF BEGINNING.

CONTAINING 186,304 SQ. FT. OR 4.28 ACRES.

CONSTRUCTION TYPES:

EXISTING FACILITY:	TYPE VB
NEW LOBBY:	TYPE VB
NEW EXPANSION:	TYPE IIB

SITE AREA:

GROSS:	271,404 SQ. FT.
NET:	186,304 SQ. FT.

BUILDING AREA:

EXISTING:	11,262 SQ. FT.
PROPOSED:	9,738 SQ. FT.
TOTAL AREA:	21,000 SQ. FT.

OCCUPANCY:

EXISTING:	349 PERSONS
NEW:	349 PERSONS

ASSUMES NON-SIMULTANEOUS USE OF WORSHIP SPACE, FELLOWSHIP HALL, & DAY CARE FUNCTION

OCCUPANCY CALCULATIONS

EXISTING WORSHIP	
BASED ON 1 PERSON/18"PEW	349
TOTAL LIN. FT./OF PEW	454'
EXISTING FELLOWSHIP	
BASED ON 5 SF/PERSON	140
TOTAL AREA OF EXISTING FELLOWSHIP	2101 SF.
PROJECTED NO. OF CHILDREN	100
PROJECTED NO. OF TEACHERS ADMIN. & EMPLOYEES	22
PROJECTED NO. OF CHILDREN PER SESSION = 50% OF MAX	50
PROJECTED NO. OF CHILDREN TO USE PLAYGROUND PER SESSION	40

PARKING SPACE CALCULATIONS

PARKING SPC EQUIVALENT: 1 SPC/4' PEW + 1 SPC/3 SEATS	
EXISTING WORSHIP 48-PEW: 12PW/PEW	16 SPC'S
EXISTING FELLOWSHIP BASED ON 50% OF WORK RATE 140 PERSONS = 1 SPA/SEATS	24 SPC'S
TOTAL REQ'D SPACES	40 SPC'S
TOTAL EXISTING SPACES	18 SPC'S
SPACES REMOVED	4 SPC'S
SPACES ADDED	2 SPC'S
TOTAL SPACES PROVIDED	16 SPC'S
EX. REQ'D / INCLUDED IN TOTAL /	5 SPC'S

GREENBELT TREE CALCULATIONS

FRONTAGE ON ADAMS RD. (E.O.S)	569'-0"
NUMBER OF TREES REQ'D. BASED ON 1 TREE/30'-0" FRONTAGE	20
NUMBER OF EXISTING TREES	9
NUMBER OF NEW TREES REQ'D.	11

B-8	SITE PLAN
1"=30'-0"	

THESE DOCUMENTS HAVE BEEN PREPARED SPECIFICALLY FOR THE ADDITION AND MODIFICATION TO NORTH HILLS CHURCH (TROY, MI) AND ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND NOTIFICATION OF SHIELDS, BOWER WAGNER ARCHITECTS AND ASSOCIATES INC. REPRODUCTION & PROHIBITED

SBW

Shield Bower Wagner
ARCHITECTS AND ASSOCIATES INC.
4 BOTSFORD PLACE, SUITE 1
LIVONIA, MICHIGAN 48150

additions and modifications to:

NORTH HILLS CHRISTIAN REFORMED CHURCH

3150 North Adams Rd.
Troy, Michigan 48084

SITE PLAN

DO NOT SCALE DRAWINGS

3/24/05 - OWNER REV.
4/4/05 - PRE SITE PLN. REV.
07/06/05 - D.D. OWNER REVIEW

revisions

preliminary ■
construction □
record □

drawn swp
checked
approved

date APRIL 1, 2005
drawing number
C80(

project number
02628

ITEM 4

ITEM 5

ITEM 6

Chris Vance
3436 Ellenboro Drive
Troy, MI 48083
Ph: 248-515-0496
Fax: 248-281-0389

April 1, 2006

Troy Traffic Committee
Engineering Department
500 West Big Beaver
Troy, MI 48084

To Traffic Committee:

I recently received a letter denying my request for waiver of sidewalk installation at 1126 and 1132 Chopin.

I am writing to request that you please reconsider this item. I'm not a builder and I was unaware that I was required to show up in person to the Traffic Committee meeting in order to make the case for waiver of sidewalk consideration. I will certainly attend the next meeting as required should you choose to reconsider this item.

Please contact me with any questions you may have and I thank you for your consideration in this matter.

Sincerely,

Chris Vance

RECEIVED
APR 5 2006
ENGINEERING

ITEM 7

-----Original Message-----
From: Sharyn Dennis [mailto:sdennis@digitas.com]
Sent: Tuesday, March 21, 2006 1:37 PM
To: John K Abraham
Cc: Sharyn Dennis
Subject: Troy Neighborhood Traffic Sign Request
Importance: High

Hello Dr. Abraham,

My name is Sharyn Dennis and I was born and raised in the City of Troy, have lived here for 28 years and also worked for the City of Troy for 3 of those years. My husband and I, with our 2 year old son and Chocolate Labrador, have recently moved to the northeast side of Troy on the Northeast corner of Long Lake and John R Road (Long Lake Meadows).

I am writing to you about a concern that my family and neighborhood have with the street my family lives on, and the street adjacent to, not having any sort of yield or traffic sign at their intersections. I live off of Sweet Drive right where it "T"s with Ivanhoe Drive. Directly adjacent to Ivanhoe (two houses down from us) is Cloister Drive which also T's with Sweet Drive. We live at, what we believe, a dangerous intersection where there is a constant traffic flow coming through a high speeds, since Ivanhoe connects our neighborhood with an older neighborhood, and allows for traffic through to John R Road (Ivanhoe Drive through Highbury Drive). I am hoping to speak to you and the committee to voice our concern and have either a yield/stop sign installed at, at least, the Ivanhoe/Sweet "T".

I am willing to assist with any research that you may need to do for it (speed monitoring devices, the traffic counters, etc....). For your reference, I have also attached a .pdf document that maps out the area of concern.

I am also a current board member of the neighborhood association, I am able to get something from them if needed.

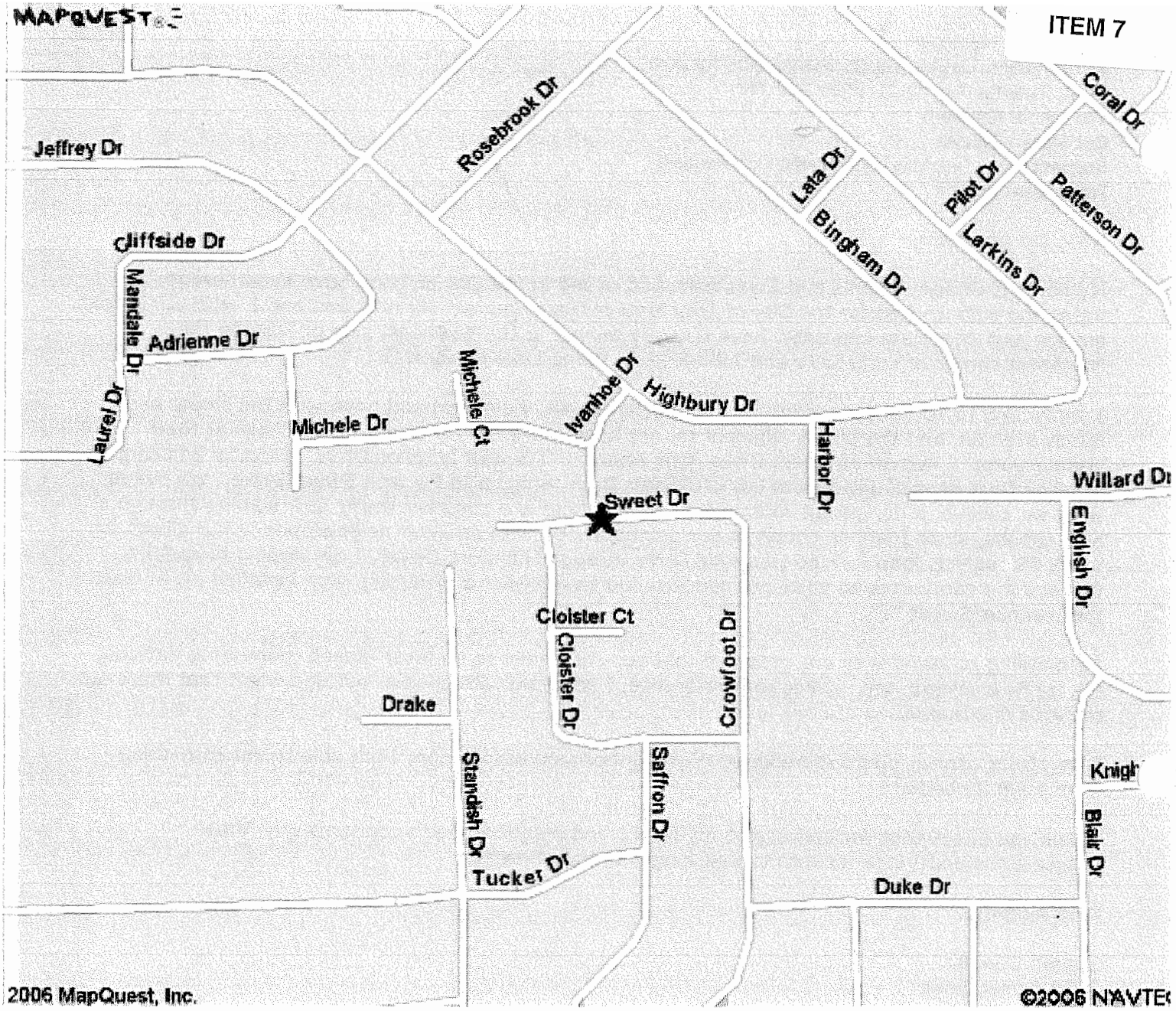
Thank you in advance for addressing my family and neighborhood's concerns with these intersections and I look forward to speaking with you directly.

Kind regards,

Sharyn Dennis
2338 Sweet Drive
Troy, MI 48085
Home#: 248-879-2680
Cell#: 248-703-6547

4/4/2006

ITEM 7

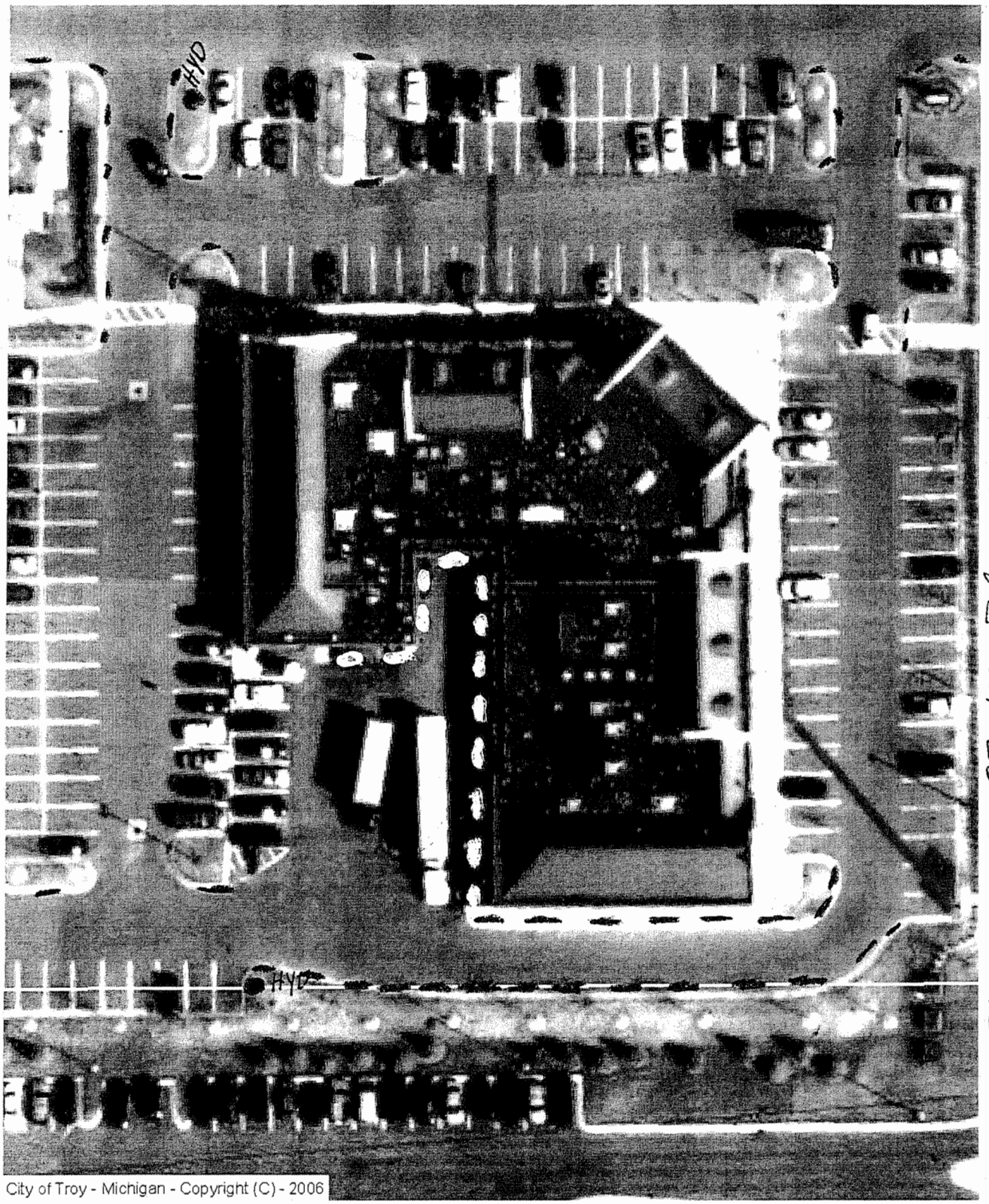


rights reserved. Use Subject to License/Copyright | Map Legend

This map is informational only. No representation is made or warranty given as to its content. User assumes all risk of use. MapQuest and its suppliers assume no responsibility for any loss or delay resulting from such use.

City of Troy

Geographical Information Systems Online



City of Troy - Michigan - Copyright (C) - 2006

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally