

June 27, 2006

TO: John M. Lamerato, Acting City Manager

FROM: Brian Murphy, Assistant City Manager/Services

SUBJECT: Summary of City Council's Comments on Blight Reduction Strategies

Staff made a presentation on the issue of blight at the June 19, 2006 regular City Council meeting. Council members were given a questionnaire about strategies that could be employed to reduce blight in Troy. At Council's direction, staff compiled the feedback we received:

VACANT PROPERTIES

	<u>Yes</u>	<u>No</u>	<u>Comments/Questions</u>
1. Do we want to increase our enforcement activities on vacant structures?	3	1	<ul style="list-style-type: none"> • What does this mean? Add to or enforce what we already have?

DANGEROUS BUILDINGS, COMMERCIAL STORAGE

2. Do we want to toughen our restrictions on outdoor storage on industrial properties?	3	2	
3. Do we want to find ways to eliminate older non-conforming industrial storage sites?	2		<ul style="list-style-type: none"> • Not sure. • Not sure. • No response.
4. Do we want to regulate the location of the parking fleet vehicles?	5		<ul style="list-style-type: none"> • [Yes] More than one fleet. • [Yes] But I would not want to entirely prohibit them. • [Yes] Behind the building.
5. Do we want to regulate the location and screening of collection boxes?	5		<ul style="list-style-type: none"> • [Yes] Through reasonable rules and maybe licensing. Would this also apply to newspaper boxes?
6. Do we want to pursue additional dumpster enclosures on older shopping centers with no or too few dumpster enclosures?	4	1	<ul style="list-style-type: none"> • [No] Pursue landlord responsibility.

RECREATIONAL VEHICLE STORAGE

	<u>Yes</u>	<u>No</u>	<u>Comments/Questions</u>
7. Do we want to change the regulations regarding outdoor storage of recreational vehicles, limiting the number, location, size or type?	4	1	<ul style="list-style-type: none">• [No] It's not blight.• [Yes] But I would prefer that regulations be sensitive to neighborhood identity and targeted at those property owners who are creating conditions detrimental to neighborhood property values.

VEHICLE STORAGE

8. Do we want to limit the number of vehicles parked outdoors on a residential site?	1	4	<ul style="list-style-type: none">• [No] It's not blight.• [No] Don't think we can enforce ownership "match".• [No] However, I would support a requirement that vehicles be parked on a driveway or appropriate surface (not on the lawn) and that they cannot block public access or endanger public safety.
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WEEDS, TREES

9. Do we want to reduce our maximum weed/grass height limit from the current 9"?	2	2	<ul style="list-style-type: none">• [Yes] Change to 6".• Maybe; if our height limit is not reasonable compared to nearby communities I would be willing to support moderate changes. I would want us to accommodate property owners who have rain gardens or ornamental grasses.
10. Do we want new regulations regarding dead tree removal, in light of the effects of Emerald Ash Borer infestation?	1	2	<ul style="list-style-type: none">• [No] It's not blight.• Maybe; I'm thinking of open space, sub-forests.• Maybe; only if the tree endangers public safety or public health, or that of adjacent property owners.

NON-CONFORMING USES

	<u>Yes</u>	<u>No</u>	<u>Comments/Questions</u>
11. Do we want to eliminate non-conforming uses by condemnation or rezoning?	1	1	<ul style="list-style-type: none">• We can now.• Not sure.• Not through condemnation, but through rezoning.

CONSTRUCTION SITES

12. Do we want to adopt regulations regarding storage, litter and protection of construction sites?	5		<ul style="list-style-type: none">• [Yes] Include cell towers, capacity of maintenance buildings.
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- In the **Comments/Questions** column, items that are preceded with [Yes] or [No] have been included in the “yes” and “no” counts.