July 18, 2006

TO: Phillip L. Nelson, 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 – Postponed Item

This item was postponed at the City Council meeting of June 19, 2006. Since that time the Traffic Committee reconsidered the matter at their meeting of June 21, 2006, and made the following recommendation for City Council approval. City Council again postponed the item at the July 3, 2006 meeting, so that the meeting minutes could be attached.

1. To recommend that a YIELD sign be installed on Ivanhoe at Sweet.

A regular meeting of the Troy Traffic Committee was held Wednesday, June 21, 2006 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

PRESENT:	Sara Binkowski	Jan Hubbell
	John Diefenbaker	Pete Ziegenfelder
	Ted Halsey	
ABSENT:	Richard Kilmer	Jonathan Shin, Student Rep.
	Gordon Schepke	Katherine Tan, Student Rep.

Also present: John Abraham, Traffic Engineer
Lt. Scott McWilliams, Traffic Safety Division, Troy Police Dept.
Lt. Bob Matlick, Fire Department

Resolution to Excuse Absent Members

RESOLUTION #2006-06-50
Moved by Halsey
Seconded by Hubbell

To excuse Kilmer and Schepke.

YES: All-5
NO: None
ABSENT: 2 (Kilmer, Schepke)

MOTION CARRIED

2. Minutes – May 17, 2006

RESOLUTION #2006-06-51
Moved by Hubbell
Seconded by Binkowski

To approve the May 17, 2006 minutes as printed.

YES: All-5
NO: None
ABSENT: 2 (Kilmer, Schepke)

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 3838 Livernois

Walsh College is requesting a waiver for the sidewalk at 3838 Livernois. The sidewalk ordinance requires that the existing five-foot sidewalk be replaced with an eight-foot sidewalk, 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 to the north, and none on the south side that are 8 feet wide. The parcel to the north is designated a historic property, making it unlikely that the sidewalk will be continued northward

Chris Stout, Director/Facilities states that Walsh College will gladly meet the new requirements at any time the sidewalk is continued to the north.

Helen Kieba-Tolksdorf, of Walsh College, addressed the committee and reiterated that there is little likelihood of sidewalk being installed to the north, and there is a five-foot sidewalk to the south. She believes there could be safety issues for pedestrians if Walsh had an eight-foot wide sidewalk that suddenly narrowed down to the current five-foot width at the south property line. She also pointed out that Walsh College is trying to keep their campus "green,' with more vegetation and less pavement. She mentioned that if there is a City project that would install eight-foot sidewalks north and south of Walsh College, they would be willing to participate in it and widen their sidewalk to eight feet.

RESOLUTION #2006-06-52
Moved by Halsey
Seconded by Hubbell

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, Walsh College has requested a temporary waiver of the requirement to construct an eight food wide sidewalk on the property because there are no other sidewalks in the area to the north, and no eight-foot wide sidewalks to the south; 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 to the north 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 3838 Livernois, which is owned by Walsh College.

YES: All-5
NO: None
ABSENT: 2 (Kilmer, Schepke)

REGULAR BUSINESS

4. Reconsideration of Request for YIELD or STOP Sign on Ivanhoe at Sweet

This item was addressed at the April 19th meeting, at which time the committee determined that traffic control devices were not required at this location. The petitioner, Sharyn Dennis, 2338 Sweet Drive, reported that she did not receive notice of the meeting and would like an opportunity to address the committee. She was unable to attend the May meeting but requested reconsideration at the June meeting. The Traffic Committee voted to reconsider the issue at the June meeting.

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.

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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.

Unwarranted traffic control signs normally result in high violations rates and also promote general loss of credibility of all traffic control signs.

Ms. Dennis reported to the committee that there have been near misses at the intersection, which is right in front of her driveway. There are conflicts when she tries to back out of her driveway. She also pointed out that Highbury runs off John R, and carries a lot of traffic. The Cloister/Saffron intersection has a YIELD sign and she feels a sign on Ivanhoe at Sweet would reduce risk of crashes and assign proper right of way to the motorists using the intersection.

Mr. Halsey checked the area and believes that a tree near the intersection causes a sight obstruction. Dr. Abraham will consult with the Parks Department.

RESOLUTION #2006-06-53
Moved by Hubbell
Seconded by Halsey

To recommend installation of a YIELD sign on Ivanhoe at Sweet.

YES: All-5
NO: None
ABSENT: 2 (Kilmer, Schepke)

5. Visitors' Time

No one else wished to address the committee.

6. Other Business

Lt. Matlick presented a sketch of recommended fire lanes at the new shopping center at 3129-3149 Crooks Road, at Wilshire.

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 #2006-06-54
Moved by Hubbell
Seconded by Binkowski

Recommend establishing fire lanes at 3129-3149 Crooks Road per the Fire Department's recommendation.

YES: All-5
NO: None
ABSENT: 2 (Kilmer, Schepke)

Mr. Ziegenfelder brought up the subject of the shopping center at Crooks north of Big Beaver. Dr. Abraham said he consulted the City Development Committee, and they recommended the reducing the width of the south drive from 60 to 30 feet to serve Einstein Bagels and adding a new drive at the north end of Mr. Osborne's property. Buscemi's and the cleaners would be served by the north drive.

Lt. McWilliams said there have been no major accidents at that location since the Shell Station closed, although there are still conflicts with left-turning vehicles, and there are many close calls.

Dr. Abraham will be meeting with Mr. Osborne in the near future.

7. Adjourn

The meeting adjourned at 8:00 p.m. The next meeting is scheduled for July 19, 2006. Mr. Diefenbaker and Mr. Halsey will be unable to attend the July meeting.

Pete Ziegenfelder, Chairperson

Laurel Nottage, Recording Secretary

SITE INFORMATION	
CONSTRUCTION TYPE	2B
GROSS SITE AREA	32.423 ACRES
NET SITE AREA (AFTER ROW)	31.885 ACRES
GROSS BUILDING AREA	48,050 SF
NET USABLE BUILDING AREA	25,495 SF
PARKING REQUIRED	971 (SEE NARRATIVE BELOW)
PARKING PROVIDED	935
OPEN SPACE REQUIRED	16.212 ACRES
OPEN SPACE PROVIDED	23.863 ACRES
LANDSCAPED AREA PROVIDED	3.787 ACRES (11.7%)

STORMWATER DETENTION NARRATIVE:

SEE GRADING PLAN FOR STORMWATER NARRATIVE

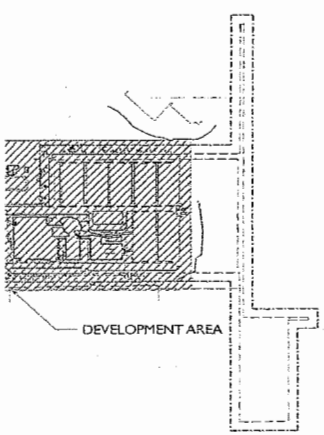
PARKING REQUIREMENT NARRATIVE:

AS PER SECTION 40.21.33 OF THE ZONING ORDINANCE PARKING REQUIRED WOULD BE 1,194 SPACES.

IN ACCORDANCE WITH SECTION 40.22.03 OF THE ZONING ORDINANCE AND IN THE INTEREST OF LIMITING IMPERVIOUS SURFACE ON THE SITE, WALSH COLLEGE HAS BASED ITS PARKING REQUIREMENTS ON NEED AND GROWTH RATHER THAN BY USING SECTION 40.21.22 OF THE ZONING ORDINANCE.

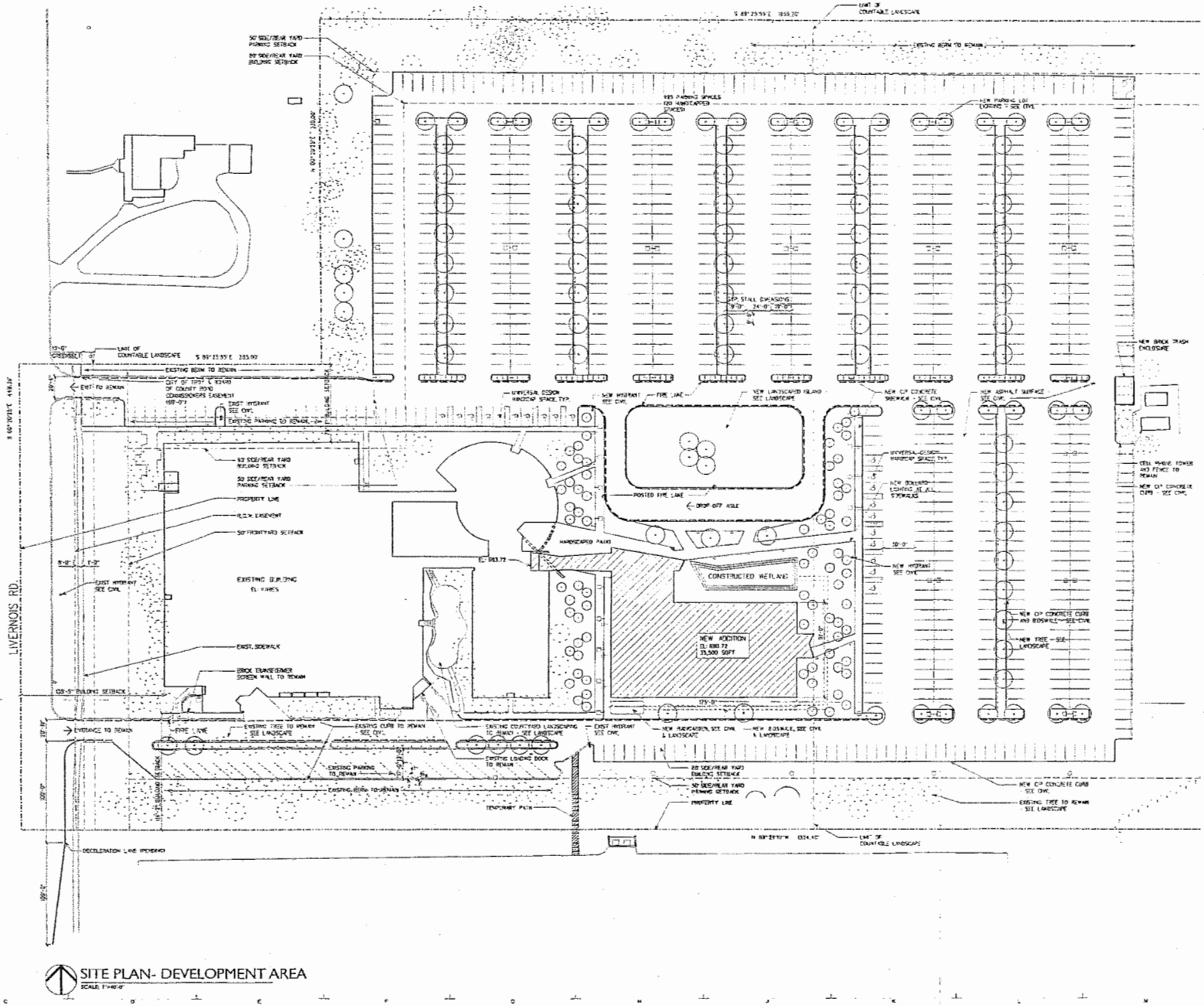
WALSH COLLEGE CURRENTLY HAS 857 PARKING SPACES AT PEAK CAPACITY. ALL 857 (2) SPACES ARE USED, YIELDING A REQUIRED PEAK PARKING NEED OF 835 SPACES. THE PROPOSED BUILDING ADDITION HAS BEEN SIZED TO MEET ANTICIPATED 5% EARLY GROWTH THROUGH THE YEAR 2010. TAKING THE CURRENT PEAK PARKING NEED AND EXTRAPOLATING IT AT 5% PER YEAR THROUGH 2010 971 SPACES ACQUIRED TO SATISFY THE NEEDS OF THE EXISTING AND PROPOSED BUILDING DEVELOPMENTS.

935 SPACES HAVE BEEN PROVIDED.



SITE PLAN- KEY

SCALE: 1"=200'-0"



SITE PLAN- DEVELOPMENT AREA

SCALE: 1"=40'-0"

VALERIO DEWALT TRAIN

WALSH COLLEGE ADDITION

NO.	ISSUED FOR
5	PUBLIC MTNG / PB
4	SITE WORK PERMIT
3	PREVIOUS SITE PLAN RE
2	PRELIMINARY PRICING
1	REZONING APPLICATIO

JOE VALERIO
DAN RAMEL
ANDREW KERA

PROJECT NUMBER
VOTA 0518.01

PROJECT NAME AND ADD
WALSH COLLEG

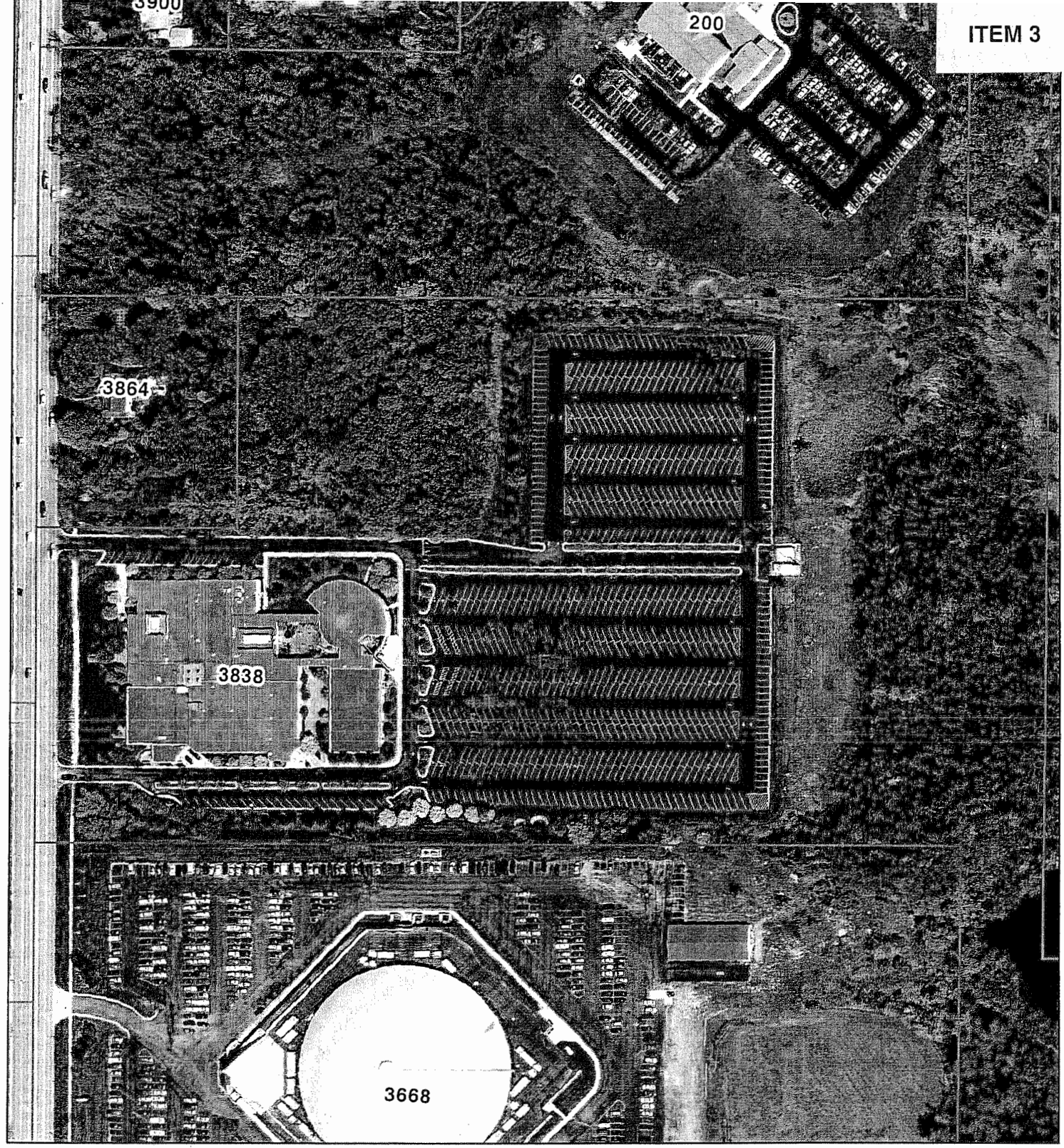
3838 LIVERNOIS R
TROY, MI 48007

SHEET
SITE

SHEET
A

ITEM 3

ITEM 3



Legend

Water Main
- Distribution Main
- Transmission Main
- StandardHydrant

Sewer Gravity Main
- GravityCombined
- GravitySanitary
- Sewer Manhole

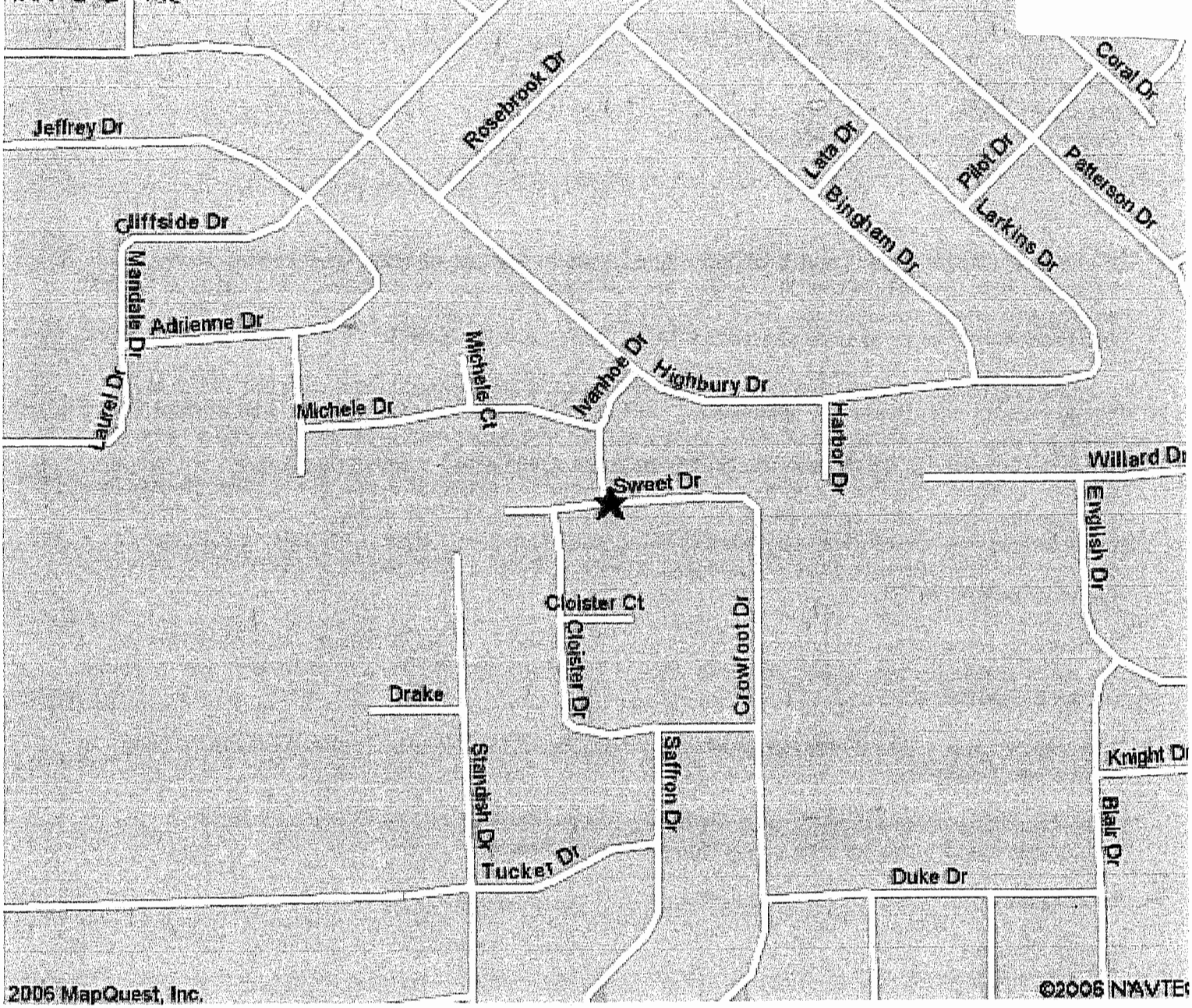
Drain Gravity Closed
- Culvert
- Pipe
- Catch Basin
- Standard Manhole

N
W E
S

1 inch equals 195.9 feet

City of Troy
Oakland County

The information provided by this program has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data.
It is not legally recorded map or survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



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ITEM 4

-----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

Laurel Nottage

From: Sharyn Dennis [sdennis@digitas.com]
Sent: Wednesday, May 10, 2006 9:03 PM
To: Sharyn Dennis; John K Abraham
Cc: Laurel Nottage
Subject: RE: Troy Neighborhood Traffic Sign Request
Importance: High

Hello Mr. Abraham,

Per our conversation this afternoon, I would like the committee to reconsider this issue of the need for a traffic sign at the corner of Sweet & Ivanhoe in Troy. We feel this is still a great concern. Since no one from this neighborhood (as mentioned, I have confirmed with three immediate neighbors next door had not received a notice/invite) seems to have received the notification/invitation for this past meeting where this issue was addressed and then resolved, we would still like the chance to be represented in front of the committee.

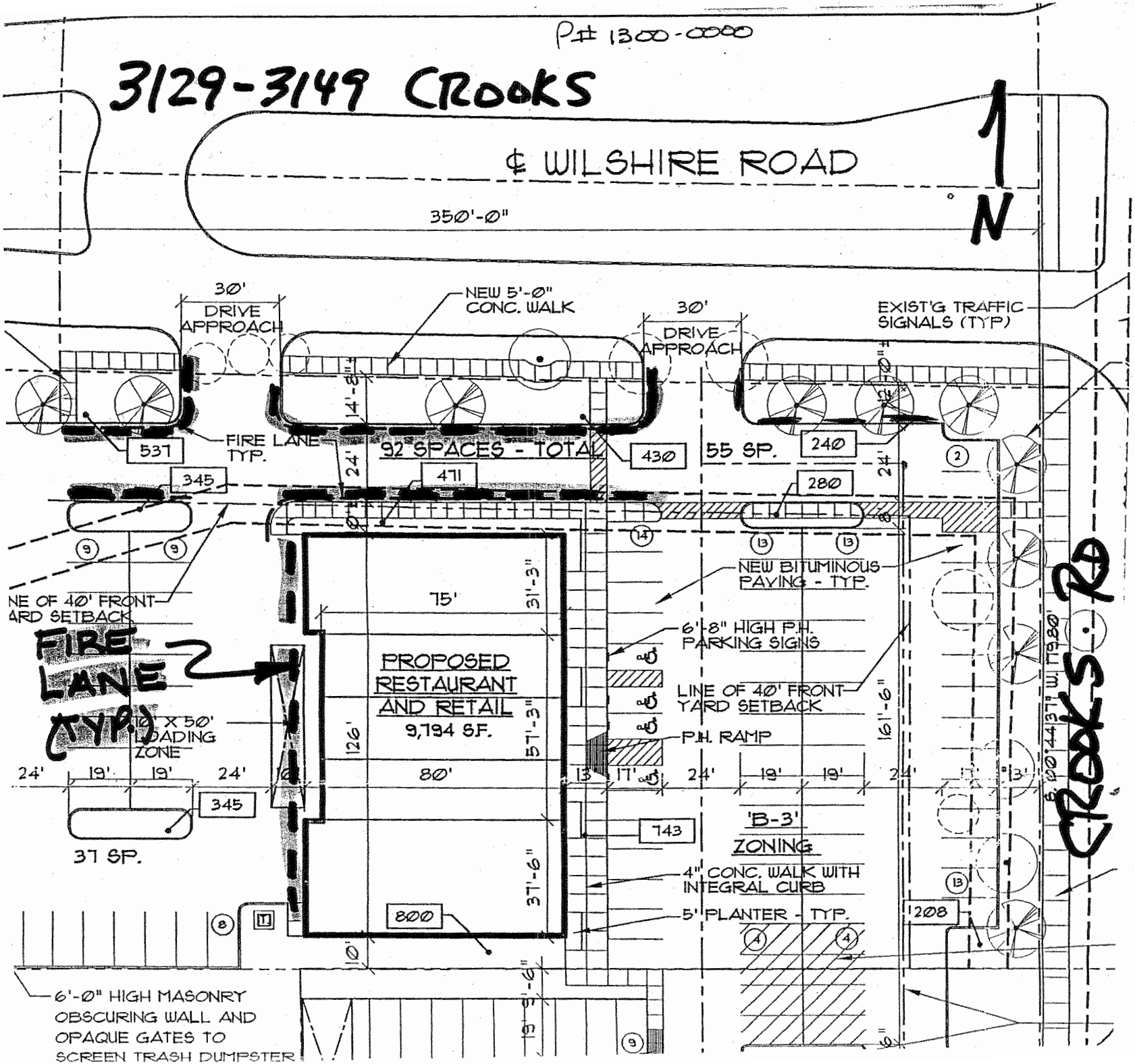
As I had mentioned in our conversation, I have family obligations and will be out of town from Tuesday, May 16th through Tuesday, May 23rd, so unfortunately will not be able to attend the committee meeting scheduled for May 17th. If the committee is looking for the petitioning representation on this coming committee meeting on Wednesday, May 17th, I would like to inquire if a letter/video to the committee would be sufficient. I really am passionate about this issue due to the inherent safety concern not having a traffic sign at this intersection poses.

Please let me know what additionally you would need from me to have this properly addressed in front of the board. Thank you.

Regards,

Sharyn Dennis

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


P# 1300-0000
3129-3149 CROOKS
℄ WILSHIRE ROAD
350'-0"
N
30' DRIVE APPROACH
NEW 5'-0" CONC. WALK
30' DRIVE APPROACH
EXIST'G TRAFFIC SIGNALS (TYP)
FIRE LANE TYP.
92 SPACES - TOTAL
55 SP.
537
345
471
430
240
280
NE OF 40' FRONT YARD SETBACK
FIRE LANE (TYP.)
NEW BITUMINOUS PAVING - TYP.
6'-8" HIGH P.H. PARKING SIGNS
PROPOSED RESTAURANT AND RETAIL
9,794 S.F.
75'
80'
126'
LINE OF 40' FRONT YARD SETBACK
P.H. RAMP
10' X 50' LOADING ZONE
24' 19' 19' 24'
345
37 SP.
743
'B-3' ZONING
4" CONC. WALK WITH INTEGRAL CURB
5' PLANTER - TYP.
800
1208
6'-0" HIGH MASONRY OBSCURING WALL AND OPAQUE GATES TO SCREEN TRASH DUMPSTER
CROOKS RD
ITEM 6