

DATE: August 4, 2006

TO: Phillip L. Nelson, City Manager

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

SUBJECT: Agenda Item
Results of Blight Strategies Survey and
Suggested Action Plan

Attached is the most recent tabulation of the surveys that were completed by City Council members after the Blight Strategies presentation at the June 19, 2006 Council Meeting. Based upon our analysis of the results we have prepared the following action plan in order to implement Council's directions. Unless otherwise directed, City Staff will begin to implement the suggested actions.

Item #	Question	Action Plan
1	Do we want to increase our enforcement activities on vacant structures?	We will prepare cases to come before City Council for dangerous building determinations and orders for removal.
2	Do we want to toughen our restrictions on outdoor storage on industrial properties?	Ordinance language is in place. Enforcement will be prioritized.
3	Do we want to find ways to eliminate older non-conforming industrial storage sites?	Continue current enforcement. Suggest screening in trade for reduced setbacks.
4	Do we want to regulate the location of the parking of fleet vehicles?	Prepare language for Zoning Ordinance revision to restrict fleet vehicle parking.
5	Do we want to regulate the location and screening of collection boxes?	We will try to enforce with existing language. If court actions are unsuccessful we will propose new language.

Item #	Question	Action Plan
6	Do we want to pursue additional dumpster enclosures on older shopping centers with no or too few dumpster enclosures?	Conduct survey of current shopping centers. We will work with owners to find ways to reduce or enclose dumpsters on sites.
7	Do we want to change the regulations regarding outdoor storage of recreational vehicles limiting the number, location size, or type?	Prepare language for a Zoning Ordinance Text Amendment for consideration and recommendation by the Planning Commission.
8	Do we want to limit the number of vehicles parked outdoors on a residential site?	No Action
9	Do we want to reduce our maximum weed/grass height limit from the current 9"?	No Action
10	Do we want new regulations regarding dead tree removal in light of the effects of emerald ash borer infestation?	No Action
11	Do we want to eliminate non-conforming uses by condemnation or rezoning?	No Action
12	Do we want to adopt regulations regarding storage, litter and protection of construction sites?	Prepare language for an amendment to the Property Maintenance Code for consideration by City Council

Prepared by: Mark Stimac, Director of Building and Zoning

Revised July 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?	4	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?	4	2	
3. Do we want to find ways to eliminate older non-conforming industrial storage sites?	3		<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	2	<ul style="list-style-type: none">• [No] Pursue landlord responsibility.• [No] Get rid of the junk.

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?	5	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.• [Yes] We need to tighten it up.

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.• As long as they are parked legally, probably not.
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WEEDS, TREES

9. Do we want to reduce our maximum weed/grass height limit from the current 9"?	2	3	<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?	2	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?	6		<ul style="list-style-type: none">• [Yes] Include cell towers, capacity of maintenance buildings.• [Yes] Tighten up enforcement.
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OVERALL COMMENTS

It's all about enforcement - the ordinances are there.

- In the **Comments/Questions** column, items that are preceded with [Yes] or [No] have been included in the "yes" and "no" counts.