

TRAFFIC COMMITTEE MINUTES **JANUARY 17, 2007** **FINAL**

A regular meeting of the Troy Traffic Committee was held Wednesday, January 17, 2007 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
Ted Halsey
Gordon Schepke
Pete Ziegenfelder
Ted Hwang, Student Rep.
Prithvi Murthy, Student Rep.

ABSENT: John Diefenbaker
Jan Hubbell
Richard Kilmer

Also present Charles Bennett, Bloom Contracting, 25601 W. 8 Mile Rd.,
Redford 48240
George Patru, 67 Miracle Dr.
Ed Fauble, 2360 Rochester Ct.
Denise Beville, 2360 Rochester Ct.
Franco Mancini, 47858 Van Dyke, Shelby Twp.
Felicia Buie, 1200 Lamb
Gary Chegash, 3270 Louis
Anthony Crowe, 6119 Rochester Rd.
Mike Johnson, 422 E Square Lake
and John Abraham, Traffic Engineer
Lt. Scott McWilliams, Troy Police Dept.
Lt. Robert Matlick, Troy Fire Dept

Resolution to Excuse Absent Members**RESOLUTION #2007-01-01**

Moved by Halsey
Seconded by Binkowski

To excuse the absent members.

YES: All-4
NO: None
ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)
MOTION CARRIED

2. Minutes – November 15, 2006**RESOLUTION #2007-01-02**

Moved by Binkowski

Seconded by Schepke

To approve the November 15, 2006 minutes as printed.

YES: All-4

NO: None

ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)

MOTION CARRIED

PUBLIC HEARINGS

Mr. Ziegenfelder recommended that the following requests for sidewalk waivers be denied because:

1. A recent survey by the National Association of Realtors, the National Association of Realtors and the National Association of Home Builders found that the third most important item that people are looking for in a community is sidewalks on both sides of the street.
2. The Troy Futures Committee found that one of the items to improve mobility in Troy was sidewalks on both sides of the street.
3. At some point in time, sidewalks that lead nowhere and connect to nothing will start connecting to other sidewalks and leading somewhere.
4. The Traffic Committee can grant a temporary waiver that is good for two years and at the end of those two years, a sidewalk may still be required to be installed.
5. The City of Troy Public Works Department recommends the denial of the waiver.
6. The petitioner signed an Agreement for Irrevocable Petition for Sidewalks.

3. Request for Sidewalk Waiver – 1138 Lamb

Aurel Buia requests a waiver for the sidewalk at 1138 Lamb. The sidewalk ordinance requires that sidewalk be installed in conjunction with the construction 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 the neighborhood is already developed with no sidewalks existing, and a sidewalk would lead nowhere and connect to nothing.

Felicia Buie addressed the committee and emphasized that none of the homes in her neighborhood have sidewalks.

RESOLUTION #2007-01-03

Moved by Halsey

Seconded by Binkowski

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, Aurel Buia has requested a temporary waiver of the requirement to construct sidewalk on the property because there are no other sidewalks in the area; 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 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 1138 Lamb, which is owned by Aurel Buia.

YES: All-4

NO: None

ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)

MOTION CARRIED

4. Request for Sidewalk Waiver – 3270 Louis

B & C Building LLC requests a waiver for the sidewalk at 3270 Louis. 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, Gary Chegash, states that the neighborhood is already developed with no sidewalks existing, and a sidewalk would lead nowhere and connect to nothing. Mr. Halsey asked the petitioner if he owned and planned on redeveloping any other parcels in the vicinity. Mr. Chegash said he owns four lots in a row on Louis that he plans to develop. Mr. Ziegenfelder and Mr. Schepke felt it is a good opportunity to have continuous sidewalk which can then be extended along the entire roadway as redevelopment continues.

The committee agreed that at present the sidewalk will lead nowhere, but there has to be a beginning, and sidewalk across four lots will be a nice start.

RESOLUTION #2007-01-04

Moved by Schepke

Seconded by Halsey

WHEREAS, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee denies a waiver of the sidewalk requirement for the property at 3270 Louis, which is owned by B & C Building LLC.

YES: All-4

NO: None

ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)

MOTION CARRIED

5. Request for Sidewalk Waiver – 1814 Maplelawn

Suburban Maplelawn 5, LLC requests a waiver for the sidewalk at 1814 Maplelawn. 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 the neighborhood is already developed with no sidewalks existing, and a sidewalk would lead nowhere and connect to nothing.

Chuck Bennett, representing the petitioner, stated that there are no sidewalks on either side of the property in question, and there are sidewalks on the opposite side of the street. During the City's Maplelawn reconstruction project, a left-turn lane was installed, widening the road and leaving no room in the setback for a sidewalk. At the time it was decided to have sidewalks only on the east side of Maplelawn.

RESOLUTION #2007-01-05

Moved by Halsey

Seconded by Schepke

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, Suburban Maplelawn 5, LLC has requested a temporary waiver of the requirement to construct sidewalk on the property because there are no other sidewalks in the area; 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 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 1814 Maplelawn, which is owned by Suburban Maplelawn 5, LLC.

YES: All-4
 NO: None
 ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)
 MOTION CARRIED

6. Request for Sidewalk Waiver – 1816 Maplelawn

Suburban Maplelawn 5, LLC requests a waiver for the sidewalk at 1816 Maplelawn. 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 the neighborhood is already developed with no sidewalks existing, and a sidewalk would lead nowhere and connect to nothing.

Chuck Bennett, representing the petitioner, stated that there are no sidewalks on either side of the property in question, and there are sidewalks on the opposite side of the street. During the City's Maplelawn reconstruction project, a left-turn lane was installed, widening the road and leaving no room in the setback for a sidewalk. At the time it was decided to have sidewalks only on the east side of Maplelawn.

RESOLUTION #2007-01-06

Moved by Schepke
 Seconded by Binkowski

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, Suburban Maplelawn 5, LLC has requested a temporary waiver of the requirement to construct sidewalk on the property because there are no other sidewalks in the area; 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 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 1816 Maplelawn which is owned by Suburban Maplelawn 5, LLC.

YES: All-4
 NO: None
 ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)
 MOTION CARRIED

7. Request for Sidewalk Waiver – 2350 Rochester Ct.

Paragon Steakhouse Restaurant requests a waiver for the sidewalk at 2350 Rochester Court. The sidewalk ordinance requires that sidewalk be installed in conjunction with the construction 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 the neighborhood is already developed with no sidewalks existing, and a sidewalk would lead nowhere and connect to nothing.

Ed Fauble, representing the petitioner, stated that there are no residences along this stretch of road, and no one would walk there. It is a dangerous curve, with fast traffic, and drivers often fail to make the curve and run off the road. Mr. Fauble presented photographs of tire tracks in the grass by their property. Anyone on a sidewalk would be in danger. Anyone walking along Rochester Road and crossing Rochester Court would be crossing five lanes of traffic, and pedestrian traffic should not be encouraged.

In 1994 Mountain Jacks entered into a private agreement with the City to install sidewalks along their property and deposited \$14,500 as escrow with the City to ensure installation of the sidewalk. The corporation wants that deposit refunded, but that can't be done until the sidewalk is installed.

Mike Johnson, 422 E. Square Lake, rides his bike on the gravel edge of the road and related how scary it is, and would much prefer to ride on a sidewalk.

Denise Beville said she lives in that area and cars often miss the turn and come up on her lawn. She thinks pedestrians on a sidewalk at that location would be in great danger of being hit.

Lt. McWilliams said there have been many accidents in the area, and sidewalks would be a safe place for pedestrians and non-motorized traffic in this area.

Mr. Ziegenfelder feels the sidewalk should be installed.

RESOLUTION #2007-01-07

Moved by Halsey

Seconded by Binkowski

WHEREAS, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee denies a waiver of the sidewalk requirement for the property at 2350 Rochester Ct., which is owned by Paragon Steakhouse Restaurant.

YES: All-4

NO: None

ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)

MOTION CARRIED

8. Request for Sidewalk Waiver – 6693 Rochester Road (on Lovell)

Franco Mancini requests a waiver for the sidewalk, at 6693 Rochester Road, on the north side of Lovell. The sidewalk ordinance requires that sidewalk be installed in conjunction with the construction 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 the neighborhood is already developed with no sidewalks existing, and a sidewalk would lead nowhere and connect to nothing.

Petitioner is constructing a professional office building on the property in question, which is on the northwest corner of Rochester and Lovell. There are currently no sidewalks, and the large lot to the west of the property contains a detention pond, which is owned by the City, and is unlikely to be developed. The south side of Lovell is comprised of the back property lines of homes on Hannah.

Mr. Halsey asked if any of Petitioner's buildings will face Lovell. Mr. Mancini said the only entrance will be on Rochester Road, and there will be no vehicular access from Lovell.

The committee felt that since the front of this property is on a major arterial, the side should also have a sidewalk to access the property from the side road.

RESOLUTION #2007-01-08

Moved by Halsey

Seconded by Schepke

WHEREAS, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee denies a waiver of the sidewalk requirement for the property at 6693 Rochester Road, at the side of the property on the north side of Lovell, which is owned by Franco Mancini.

YES: All-4
 NO: None
 ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)
 MOTION CARRIED

9. Request for Sidewalk Waiver – 287 Leetonia

William Hart requests a waiver for the sidewalk at 287 Leetonia. The sidewalk ordinance requires that sidewalk be installed in conjunction with the construction 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 the neighborhood is already developed with no sidewalks existing, and a sidewalk would lead nowhere and connect to nothing.

No one appeared to address the committee on this issue.

Mr. Ziegenfelder and Mr. Schepke commented that there are no other sidewalks in the neighborhood, and it would make no sense to require one here.

RESOLUTION #2007-01-09

Moved by Schepke
 Seconded by Binkowski

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, William Hart has requested a temporary waiver of the requirement to construct sidewalk on the property because there are no other sidewalks in the area; 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 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 287 Leetonia, which is owned by William Hart.

YES: All-4
 NO: None
 ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)
 MOTION CARRIED

10. Request for Sidewalk Waiver – 5882 Hilmore (on Philatha)

Mike Johnson requests a sidewalk waiver for the sidewalk on the Philatha side of 5882 Hilmore. The sidewalk ordinance requires that sidewalk be installed in conjunction with the construction 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 the neighborhood is already developed with no sidewalks existing, and a sidewalk would lead nowhere and connect to nothing.

The Traffic Engineering Department received an email (copy attached) from Cynthia Kmett, a resident of Golf Trail, objecting to the waiver. She states that dozens of kids walk along Hilmore to Troy Union Elementary School. Now that Hilmore is paved, traffic moves much faster, and when it snows, the kids walk in the street.

The petitioner stated that there is a sidewalk on the north side of Philatha, but none on the south side. There are also beautiful trees in the way on the south side, which would have to be removed. Mr. Johnson will replace the broken sidewalk on the Hilmore side of the property.

Mr. Halsey asked the Traffic Engineer to investigate a gap in the sidewalk on the north side, and have it repaired.

RESOLUTION #2007-01-10

Moved by Halsey
 Seconded by Schepke

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, Mike Johnson has requested a temporary waiver of the requirement to construct sidewalk on the property because there are no other sidewalks in the area; 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 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 north side (on Philatha) of the corner property at 5882 Hilmore, which is owned by Mike Johnson.

YES: All-4
 NO: None
 ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)
 MOTION CARRIED

11. Request for Sidewalk Waiver – 1600 West Maple Road

Toby Buechner requests a waiver for the sidewalk at 1600 West Maple Road. The sidewalk ordinance requires that an 8-foot sidewalk be installed in conjunction with the construction 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 is already a 5-foot wide sidewalk in front of this property, as well as the properties to the east and west of 1600 W. Maple Road. He also said nobody walks to the business. He has done a lot of work on the old building to get it to conform to Code.

Ms. Binkowski stated that she likes 8-foot sidewalks for bike riding. Anthony Crowe, 6119 Rochester Road, sees no need for an 8-foot sidewalk at this location. The committee wants an 8-foot sidewalk installed, and also stated that there were other properties on Maple that were redeveloped and installed 8-foot sidewalks on their frontage.

RESOLUTION #2007-01-11

Moved by Binkowski

Seconded by Halsey

WHEREAS, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee denies a waiver of the sidewalk requirement for the property at 1600 West Maple, which is owned by Toby Buechner

Mr. Buechner explained that winter is not a good time of year for pouring concrete, and asked

for a short waiver until springtime. Ms. Binkowski agreed to amend her motion.

RESOLUTION #2007-01-12

Moved by Binkowski

Seconded by Schepke

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, Toby Buechner has requested a temporary waiver of the requirement to construct sidewalk on the property because there are no other 8-foot sidewalks in the area; and

WHEREAS, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

WHEREAS winter weather does not permit pouring concrete,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a five-month waiver of the sidewalk requirement for the property at 1600 West Maple Road, which is owned by Toby Buechner.

YES: All-4

NO: None

ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)

MOTION CARRIED

REGULAR BUSINESS

12. Restrict Parking around the Curve on Miracle Drive

A resident of Miracle Drive (who wished to remain anonymous) reported that minivans/cars parked along the 90-degree curve on Miracle Drive pose a safety hazard. It was mentioned that with cars parked along the curve, it is very hard for eastbound traffic trying to make a southbound turn to see vehicles approaching from the south; creating a potential head-on crash situation. The request was to restrict parking for few car lengths from the curve so that there is better visibility of vehicles from both directions.

Miracle Drive runs between Ruthland and Scottsdale. Further, Ruthland connects to Wattles and Scottsdale connects to Livernois. As per City Council resolution, parking is restricted on the water main side (the south side of the east-west portion and on the east side of the north-south portion) of the roadway. Since parking is allowed on the west side of the roadway in the north-south portion, vehicles legally park close to the curve. The request will extend the parking restriction from where it ends on the east-west portion to a point 60 feet south of the curve. A fire hydrant is located in the elbow portion of the 90-degree curve on the east side.

George Patru, 67 Miracle Drive, is in favor of the parking restrictions.

Mr. Halsey requested that a center line be painted around the curve to guide motorist.

RESOLUTION #2007-01-13

Moved by Binkowski

Seconded by Schepke

Recommend extending the parking prohibition on the south/east side of Miracle Drive around the curve to a point 60 feet south, and also request that DPW paint a center line on the pavement at the curve.

YES: All-

NO: None

ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)

MOTION CARRIED

13. Review Traffic Crashes at Emerald Square Plaza and Rochester Road

Officer Tim Garcher requests study of the intersection of the driveway from Emerald Square and Rochester Road (just north of Square Lake Road). Officer Garcher believes that there is a crash-related problem at the exit from the Kelly's party store/Dairy Queen (Emerald Square) onto Rochester Rd. Vehicles are attempting to make left turns onto northbound Rochester Rd from that lot when traffic is backed up. They are cutting through the stopped traffic and are being struck by vehicles that are improperly passing cars in the center turn lane headed south on Rochester Rd. He has personally taken several crash reports in this very specific area over the past few years. He believes that installing NO LEFT TURN signs at that exit onto Rochester Rd. should be considered. Though the signs would not stop the cars from passing in the center lane, it would prevent these types of crashes from happening there.

Rochester Road carries around 48,000 vehicles in a day north of Square Lake Road. It is also a major arterial in the City with speed limit of 45 miles per hour. Traffic is heavy going southbound during the morning peak hours (7 AM to 9 AM) and reverses in the afternoon peak (4 PM to 6:30 PM). In response to Officer Garcher's request, a traffic collision diagram was drawn (attached) to evaluate the crash numbers and locations. There were 5 broadside-type crashes in the past 2 years (4 of them occurred between 12:30 PM and 6:00 PM). These are typically crashes that Officer Garcher relates in his concerns. Broadside or angle crashes also are the ones that result in severe injuries. There were also around 8 rear-end type crashes in the vicinity of this driveway. These may be associated with traffic slowing down at the driveway either to make a turn onto the drive or vehicles that slow and stop to let vehicles out of the drive onto Rochester Road.

Lt. McWilliams reported that the owner of the shopping complex is in favor of the turn restrictions.

RESOLUTION #2007-01-14

Moved by Halsey

Seconded by Schepke

Recommend installing NO LEFT TURN signs at the exit of the Emerald Square shopping center onto Rochester Road between 4 PM and 7 PM.

YES: All-4
NO: None
ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)
MOTION CARRIED

14. Establish Fire lanes at 650 Stephenson

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 #2007-01-15

Moved by Halsey
Seconded by Binkowski

Recommend that the fire lanes/tow away zones shown in the attached sketch be established at 650 Stephenson.

YES: All-4
NO: None
ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)
MOTION CARRIED

15. Establish Fire lanes at 1515 Equity

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).

Lt. Matlick commented that signs have already been installed, but they do not meet specifications of the ordinance.

RESOLUTION #2007-01-16

Moved by Binkowski
Seconded by Halsey

Recommend that the fire lanes/tow away zones shown in the attached sketch be established at 1515 Equity.

YES: All-4
NO: None
ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)
MOTION CARRIED

16. Establish Fire lanes at 925 South Boulevard (at Livernois)

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 #2007-01-17

Moved by Binkowski

Seconded by Halsey

Recommend that the fire lanes/tow away zones shown in the attached sketch be established at 925 South Boulevard.

YES: All-4

NO: None

ABSENT: 3 (Diefenbaker, Hubbell, Kilmer)

MOTION CARRIED

17. Visitors' Time

No one else wished to address the committee.

18. Other Business

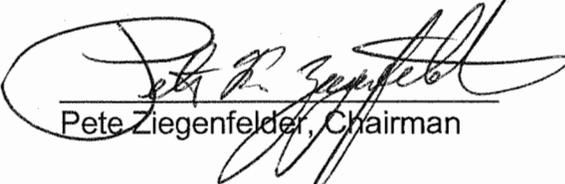
Mr. Halsey will be absent from the state at the time of the April meeting.

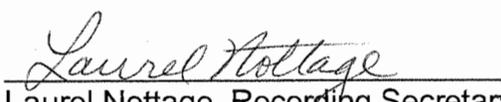
Mr. Schepke said there are dangerous intersections at Baribeau and Cadmus, and Cadmus and Sheldrake. He thinks some traffic control signs should be installed in those locations. Also, at Sheldrake and Cambria, a large evergreen tree obscures the STOP sign. Dr. Abraham will ask the Parks & Recreation Department to trim the tree for better visibility.

Lt. Matlick reported that he sees many violations at the shopping center on Big Beaver and Rochester. Recently, signs were installed indicating "RIGHT TURN ONLY" to prevent drivers from driving across four lanes of traffic to get to the left turn lane directly opposite the parking lot exit. Lt. McWilliams is aware of the concern.

19. Adjourn

The meeting adjourned at 9 p.m.

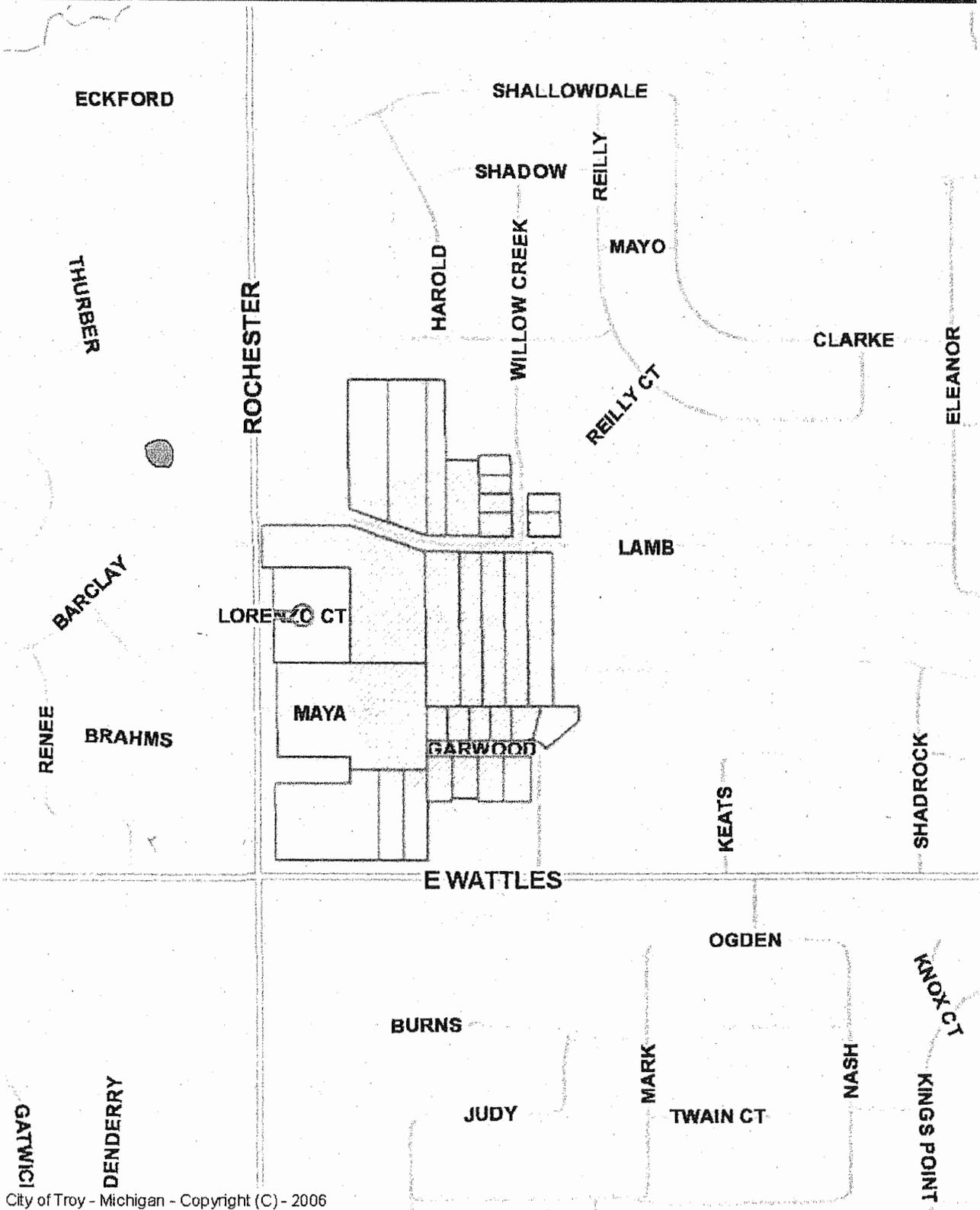

Pete Ziegenfelder, Chairman


Laurel Nottage, Recording Secretary

1138 LAMB



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Geographical Information Systems Online

3424

3409

TOWN CENTER

3400

3392

3364

LIVERNOIS

	3323		3312	3319		3308	3313	3316	3317
			3304	3305		3296	3299	3302	
			3296	3293		3284	3291	3284	3295
						3272	3283	3286	
3268						3268	3275	3278	3273
	3251			3263		3250	3269	3270	3253
3232			3252	3251			3251	3252	3247
				3233		3230	3233	3232	
3200			3216				3229		3221
	47		3150	3219		3218	3213	3214	3209

3179

LOUIS

TROY

FRANKTON

HARTLAND

3146	3181	3150	3149	3150	3151
3132	3163		3141		3131
3124	3145	3110	3129	3120	3121
3112	3125	3094	3123		3111
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	3061			3084	

3150

3068

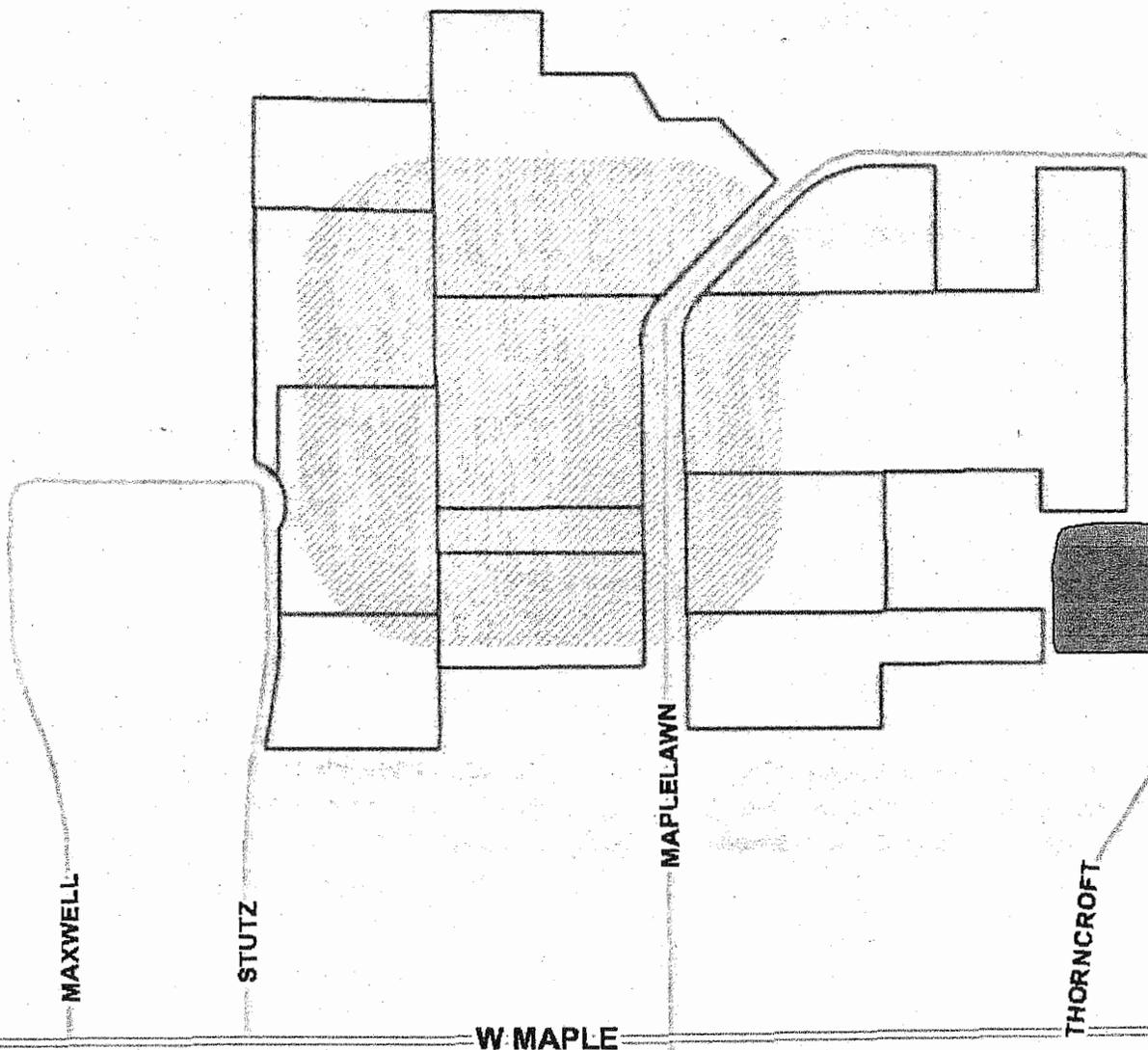
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Geographical Information Systems Online

SOMERSET



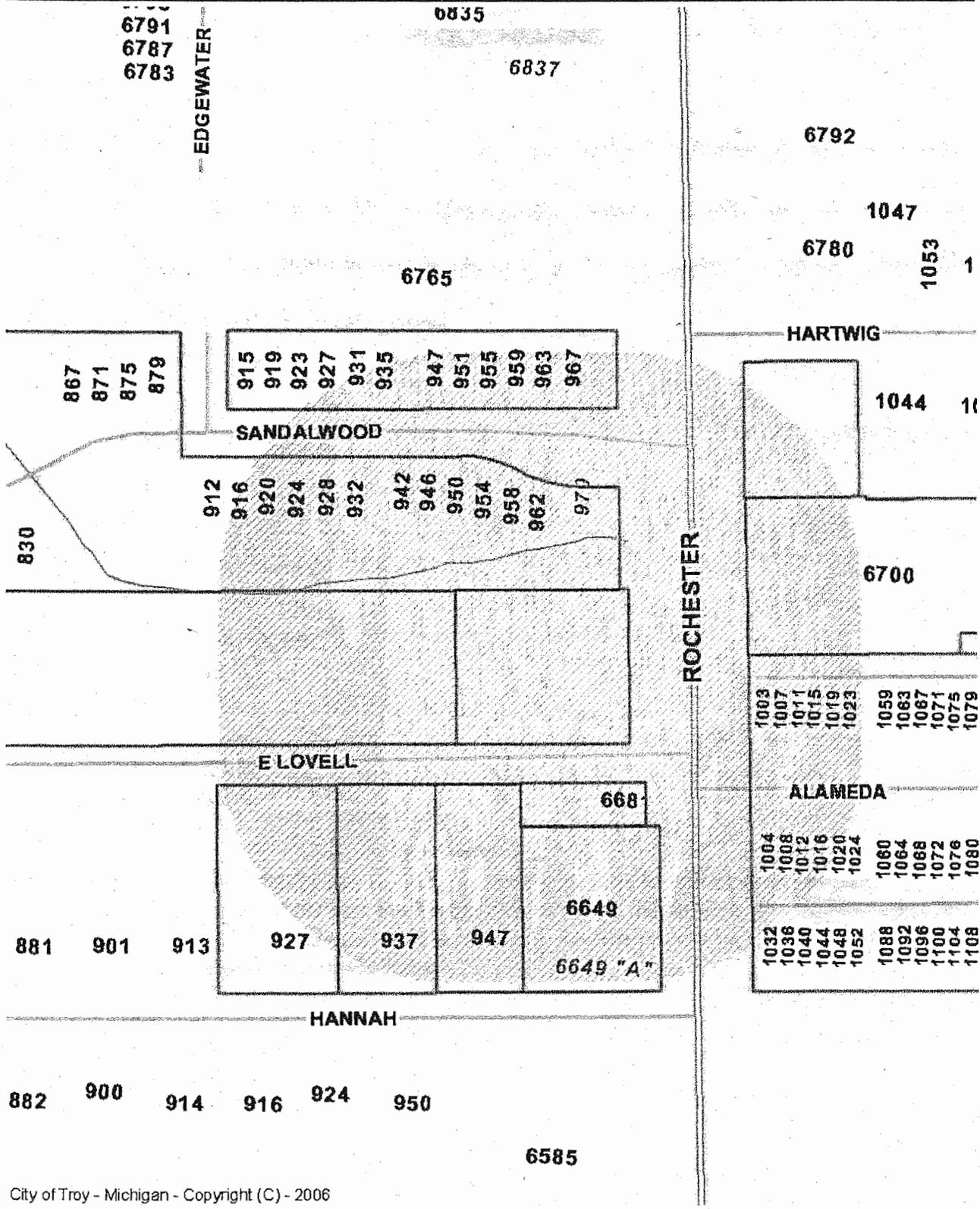
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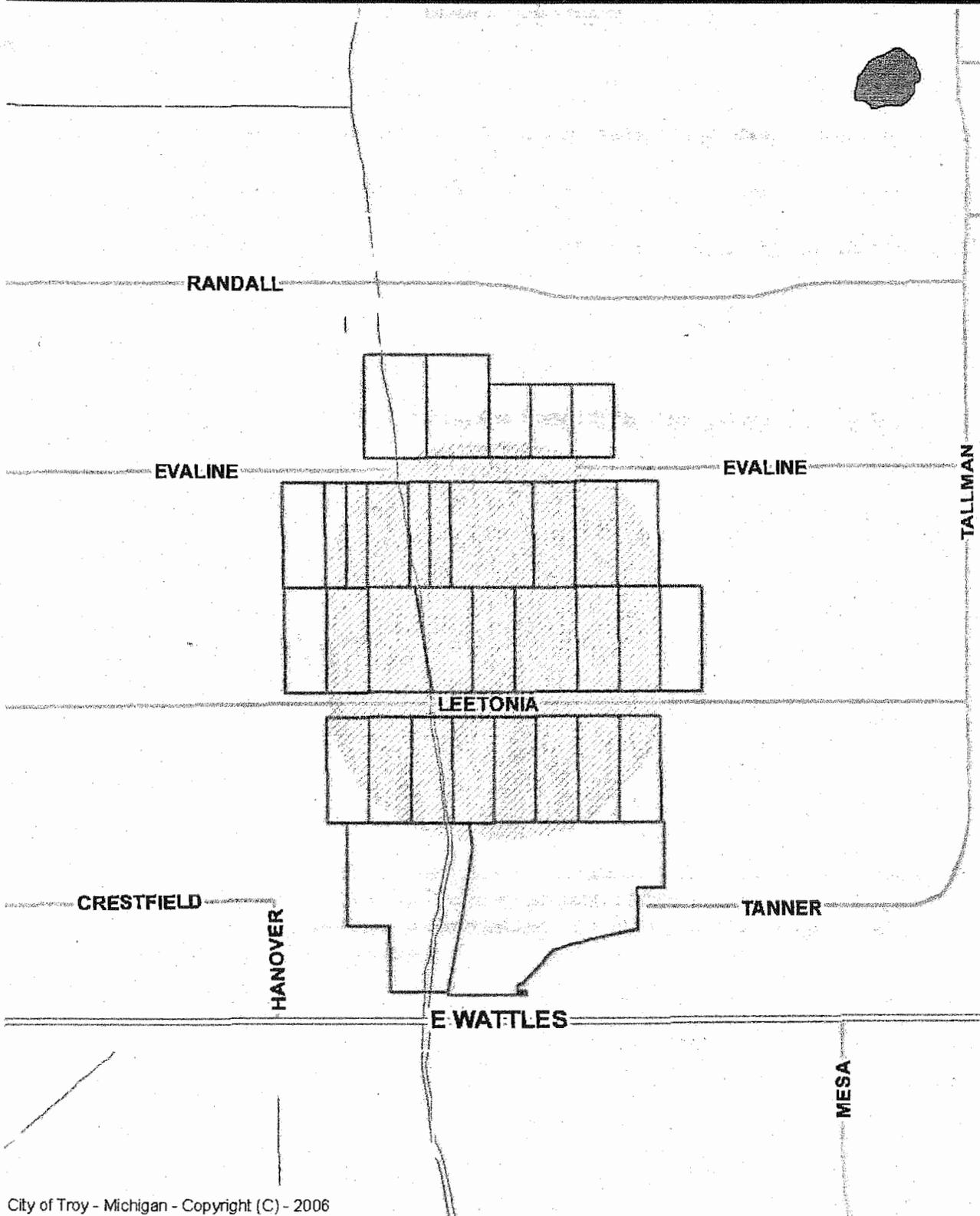


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Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally



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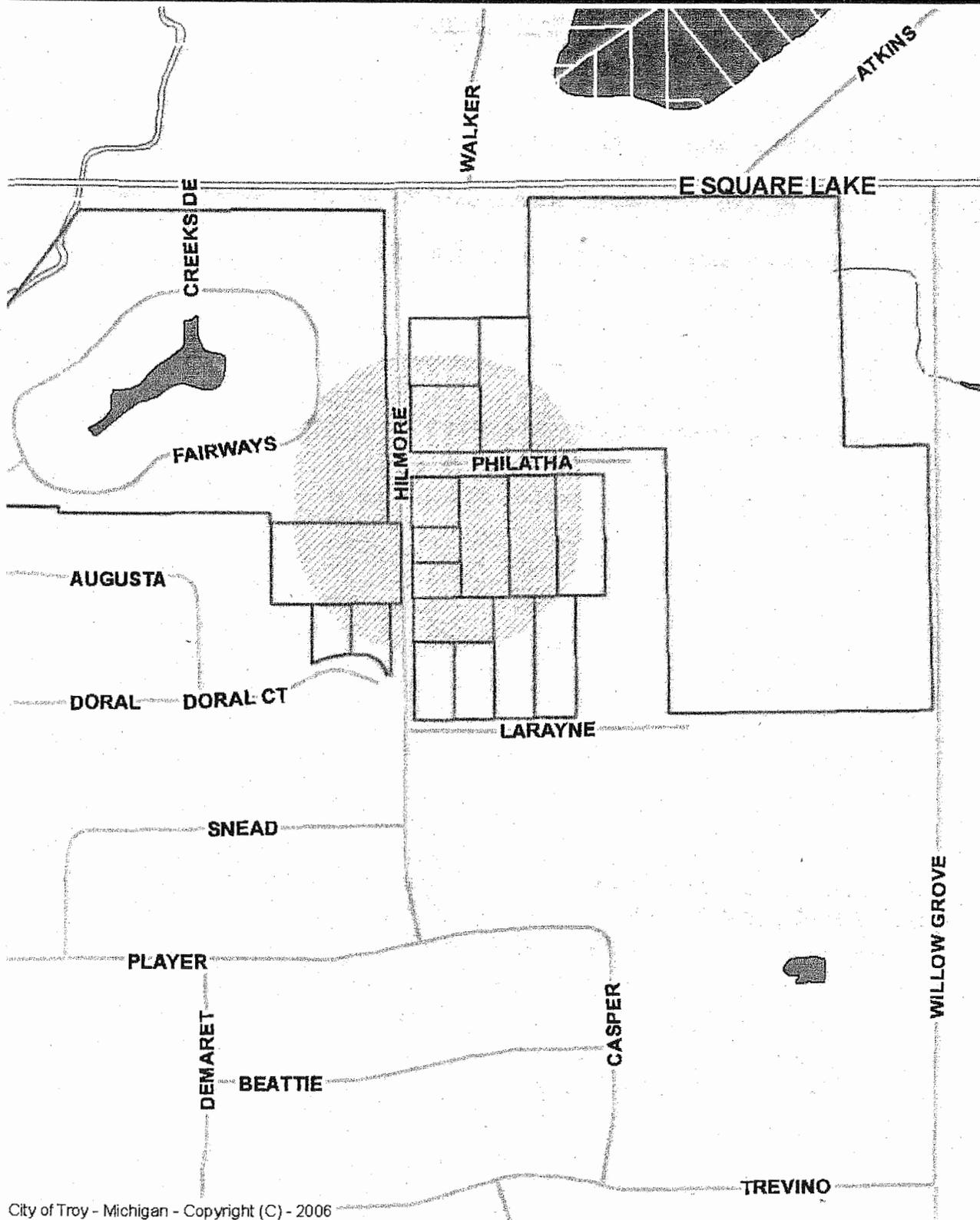


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Laurel Nottage

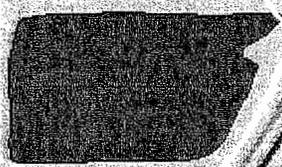
From: Cindy Kmett [editor@troy-somersetgazette.com]
Sent: Wednesday, December 20, 2006 12:11 PM
To: Laurel Nottage
Subject: Re: Trying again

All are safely tucked away for next week.

Can I object to the variance on Hillmore. This is the route dozens of kids walk to Troy Union Elementary School. There should be no excuse for not having sidewalks in front of those new homes. Make them all put them in. And now that Hillmore is paved, the traffic is much faster and when it snows kids walk in the street.

Cynthia Kmett
Golf Trail resident

MAPLELAWN



TEMPLE CITY

THORNCROFT

BERNIE

PREMIER

W MAPLE

CROOKS

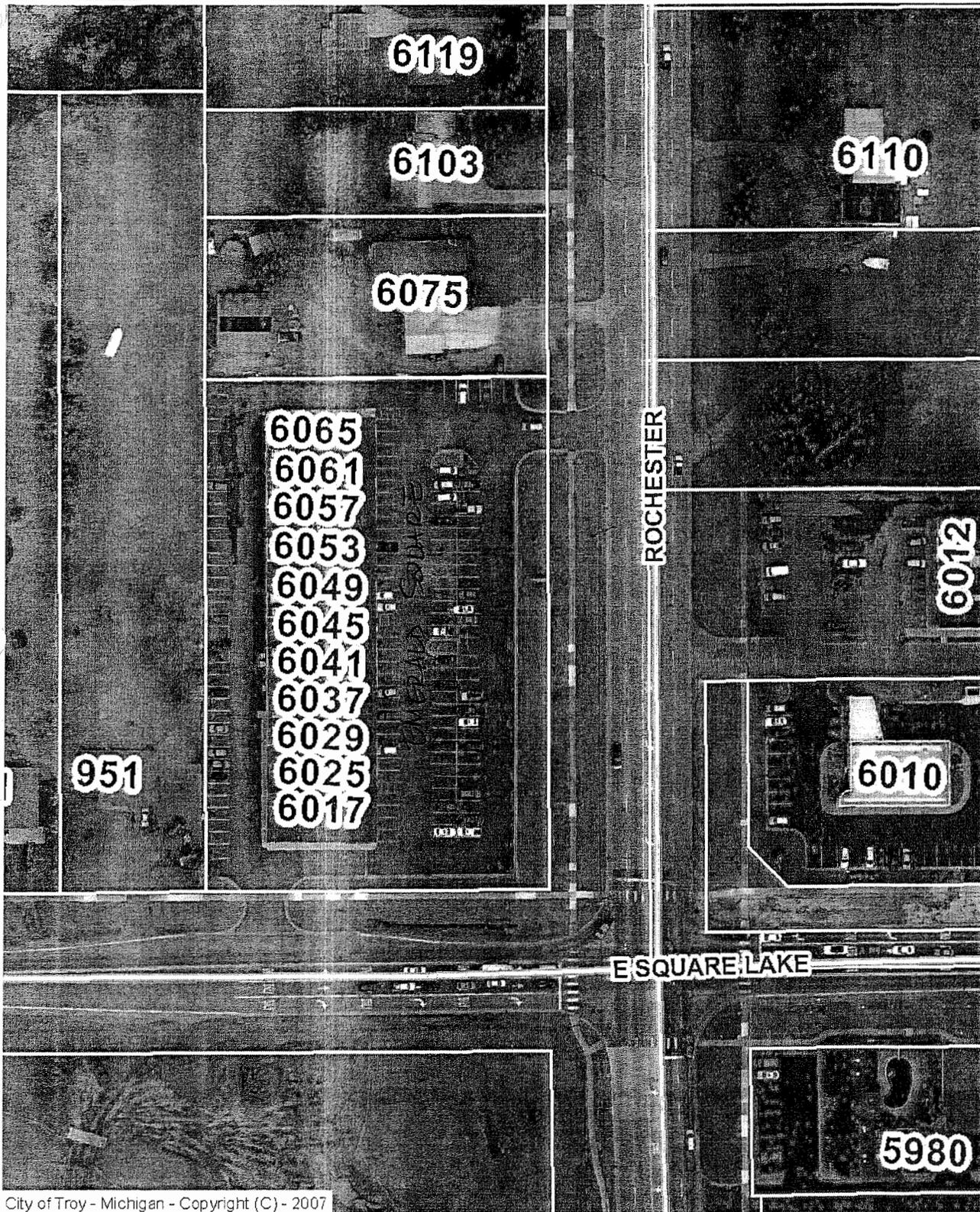


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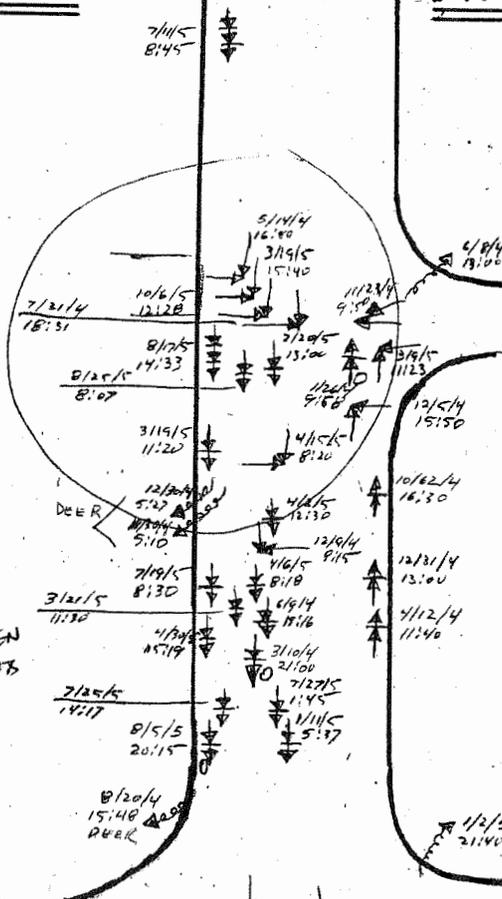
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

PERIOD: 2 YR'S
 FROM: 1/1/04
 TO: 12/31/05



+ 200'

EMERALD SQUARE SHOPPING CENTER (DAILY GREEN KNAPP & DENNIS ETC.)



SQUARE LAKE

ROCHESTER ROAD

SYMBOLS		TYPES OF COLLISIONS		FOR EACH ACCIDENT SHOW:	
←	MOVING VEHICLE	← ←	REAR END	1.	Date & Time
↔↔↔	BACKING VEHICLE	→ →	HEAD ON	2.	Weather & Road Surface Conditions
←---	PEDESTRIAN	← ↘	SIDE SWIPE	<u>SQUARE LAKE #</u> <u>ROCHESTER ROAD</u> BY: <u>HH</u> DATE: <u>11/20/06</u>	
▣	PARKED VEHICLE	→ ↓	RIGHT ANGLE		
□	FIXED OBJECT	↘ →	LEFT TURN HEAD ON		
○	INJURY ACCIDENT	↘ ↘	OUT OF CONTROL		
		↘ ↘			

Type of Study: Special - Intersection

Period: 2 year from

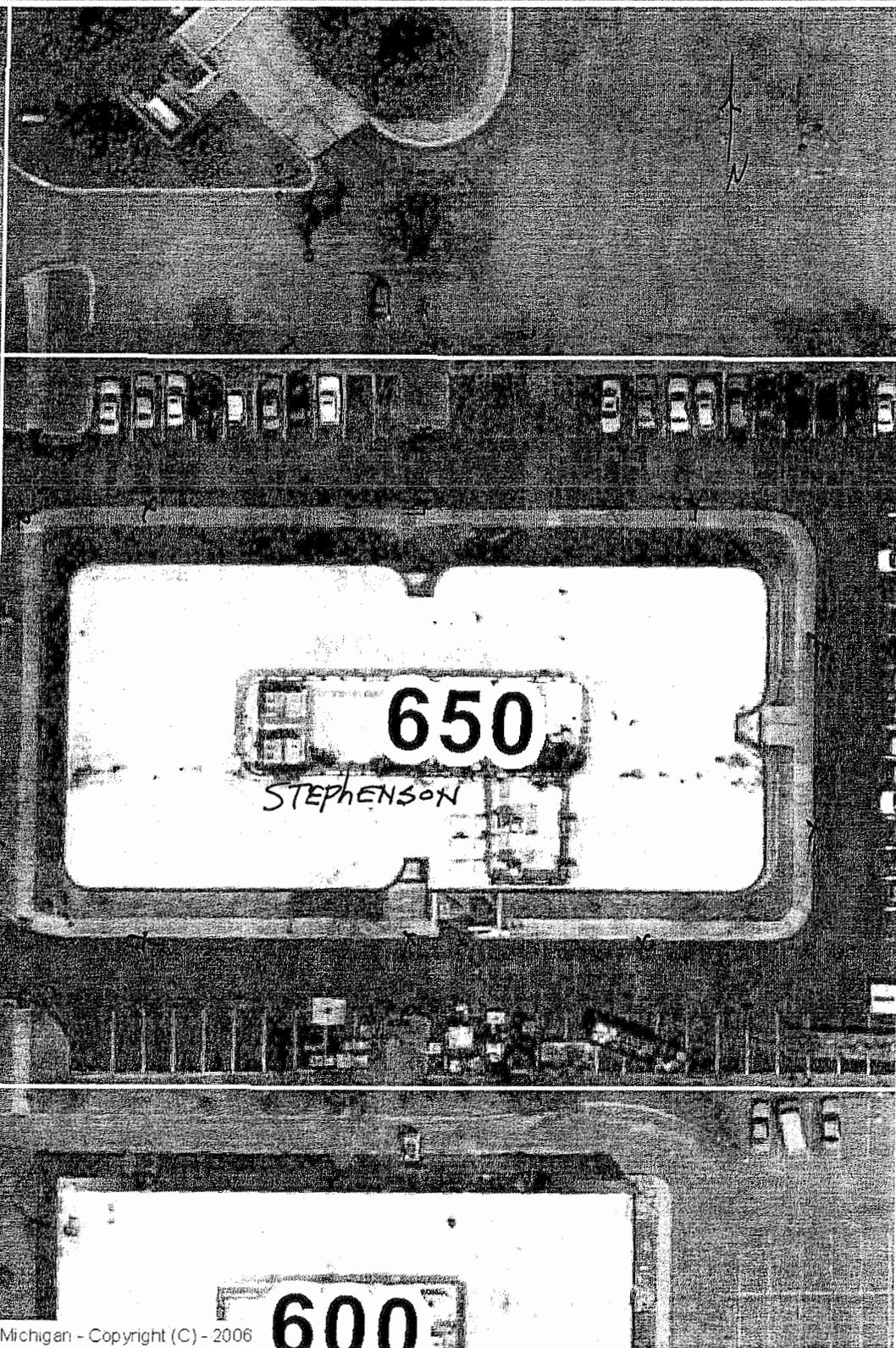
01/01/04 thru 12/31/05

Streets Square Lake and Rochester Road

Type of Collision	04 / 05	04 / 05	04 / 05	04 / 05	04 / 05	04 / 05	Total	Year	Year	Year
	Rear End	Right Angle	Head On	Side Swipe	Left Turn Head On	Out of Control		2003	2004	2005
Total	12 / 8	4 / 7		2 / 0	3 / 1	4 / 1	52	33	25	27
%										
Injuries	4 / 2	0 / 3			2 / 0		11	6	6	5
Time							Total			
6:00										
7:00										
8:00	1 / 4	0 / 1					6		1	5
9:00	1 / 0	1 / 0		1 / 0	1 / 0		4		4	
10:00		0 / 1			1 / 0		2		1	1
11:00	1 / 2	0 / 1			0 / 1		5		1	4
12:00	1 / 2	0 / 1					4		1	3
13:00	2 / 2					1 / 0	5		3	2
14:00	0 / 2						2			2
15:00	0 / 1	1 / 2				1 / 0	5		2	3
16:00	2 / 0	1 / 0					3		3	
17:00	0 / 1						1			1
18:00	1 / 1	1 / 1					4		2	2
19:00	2 / 0						2		2	
20:00	0 / 1			1 / 0			2		1	1
21:00						0 / 1	2		1	1
22:00										
23:00										
24:00:00										
1:00 to 5:00	0 / 2				1 / 0	2 / 0	5		3	2
Total	12 / 18	4 / 7		2 / 0	3 / 1	4 / 1	52		25	27
Year										
2004	12	4		2	3	4	25			
2005	18	7		0	1	1	27			
Driver Age Analysis	30 yrs or <= 14		65 yr's or >= 4							
Hit & Run Driver Count	1									



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City of Troy

Fire Department

500 West Big Beaver Road

Troy, Michigan 48084

Phone: 248-524-3419

Fax: 248-689-7520

December 7, 2006

John Deere Landscapes Inc.
650 Stephenson
Troy MI 48083

RE: 650 Stephenson

Dear Sir:

The Troy Fire Department has surveyed the above captioned property for the establishment of fire lanes. This action is pursuant to Chapter 1076 of the Troy City Code, and was recommended by the Fire Department and the Traffic Committee.

This letter is to notify you that the installation and maintenance of the fire lane signs is the obligation of the property owner. The fire lane signs are to be installed and maintained in compliance with the criteria as set forth in the Michigan Manual of Uniform Traffic Control Devices.

Some of the criteria as set forth in the Michigan Manual of Uniform Traffic Control Devices are as follows:

1. Signs shall be red on white background and shall read,
"No Parking, Standing, Stopping – Fire Lane – Tow Away Zone"
2. Spaced no further than 100 feet apart.
3. Installed at right angle or 90°.
4. Seven (7) feet from the bottom of sign to grade.
5. Double faced where possibility exists for left wheel to curb parking.

It is the requirement of the Troy Fire Department that compliance be attained **within 30 days**. A diagram of your property and fire lane sign placement is attached for your reference.

If you have any questions concerning this notice, please contact the Troy Fire Department at 248-524-3419. Thank you for your cooperation in this matter.

The Traffic Committee meets on every third Wednesday of the month. The next meeting is scheduled for December 20th in the Lower Level Conference Room at City Hall at 7:30 p.m. If you have no problems with the posting of the signs, you need not attend this meeting. Please call 248 524-3379 to verify the date of the meeting.

Protectively,

TROY FIRE DEPARTMENT

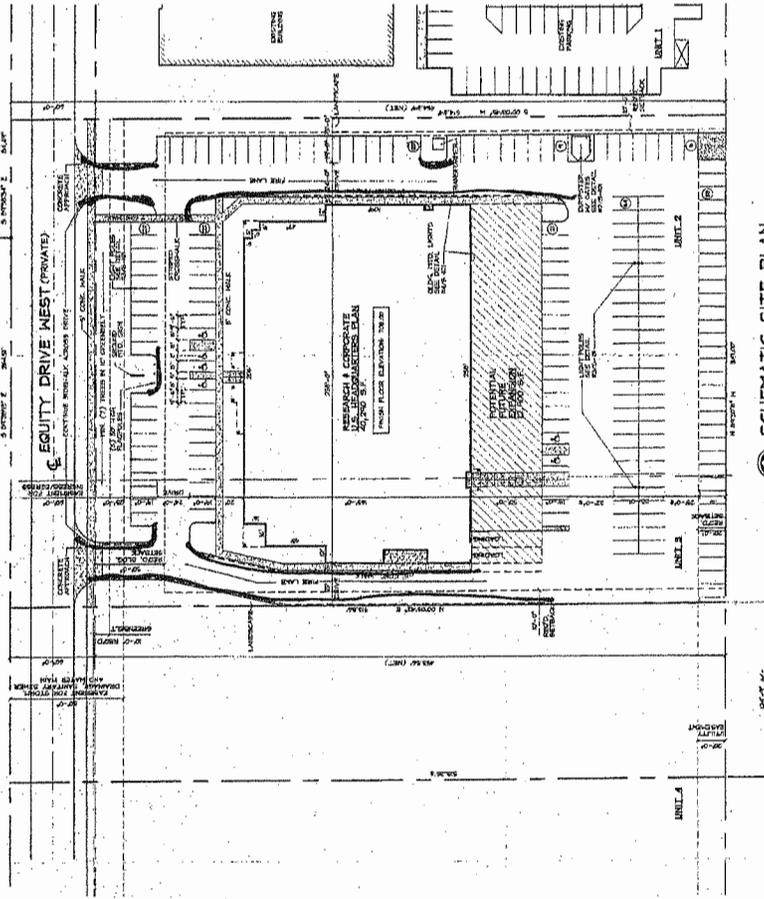
Lt. Robert Matlick /es

Robert Matlick
Lieutenant

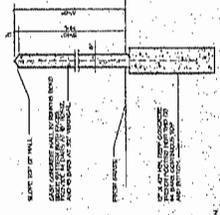
cc: Laurel Nottage

1515 Equity

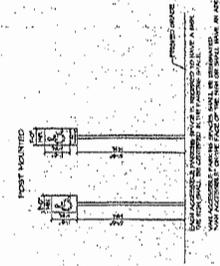
FIRE LANE



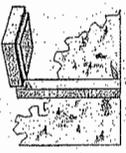
SCHEMATIC SITE PLAN



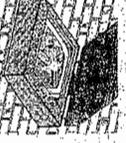
SCREENWALL SECTION



POSSIBLE PARKING SIGNAGE



LIGHT FIXTURE



LIGHT FIXTURE

#1515
 THE PLAN WITH
 THIS PLAN PROVIDED
 BY PLANNING COMMISSION
 ON August 1, 2008
 PLANNING DEPARTMENT



GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE REGULATIONS.
2. THE CITY OF CHICAGO PLANNING COMMISSION HAS REVIEWED THIS PLAN AND HAS GRANTED APPROVAL FOR THE CITY OF CHICAGO PLANNING DEPARTMENT.
3. THE CITY OF CHICAGO PLANNING COMMISSION HAS REVIEWED THIS PLAN AND HAS GRANTED APPROVAL FOR THE CITY OF CHICAGO PLANNING DEPARTMENT.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE REGULATIONS.

LEGAL DESCRIPTION:

LANDSCAPE REQUIRED (NO APPLICABLE). SEE 44 S.E. EQUITY DRIVE WEST (PRIVATE) AND 1515 EQUITY DRIVE WEST (PRIVATE) FOR LANDSCAPE PROVIDED. (TERRACE NOT INCLUDED).

TOTAL PARKING PROVIDED:

LOT COVERAGE: 30%
 TOTAL PARKING PROVIDED: 100 SPACES
 TOTAL BUILDING AREA: 10,000 S.F.
 TOTAL BUILDING AREA: 10,000 S.F.

LOCATION MAP

