

A regular meeting of the Troy Traffic Committee was held Wednesday, March 18, 2015 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: Tim Brandstetter
Al Petrusis
Cynthia Wilsher
Pete Ziegenfelder

Absent: David Easterbrook
Richard Kilmer

Also present: James Dumont, 683 Trombley
Brad Manning, Clearview Homes
Arek w/ Jenmax Homes
Veronica Valentino & David Recker, 5810 Sussex
Sgt. Mike Szuminski, Police Department
Lt. Eric Caloia, Fire Department
Bill Huotari, Deputy City Engineer/Traffic Engineer

2. Minutes – January 21, 2015

RESOLUTION # 2015-03-03

Moved by Brandstetter
Seconded by Petrusis

To approve the January 21, 2015 minutes as printed.

YES: All 4 (Brandstetter, Petrusis, Wilsher, Ziegenfelder)

NO: None

ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 5810 Sussex – Sidwell #88-20-07-102-037

Veronica Valentino requests a sidewalk waiver for the sidewalk at 5810 Sussex (Sidwell #88-20-07-102-037). Ms. Valentino states that there are no sidewalks on Sussex or adjacent streets. The proposed sidewalk would lead to nowhere and connect to nothing.

Ms. Valentino was in attendance at the meeting and discussed the request for a waiver. She stated that Sussex and the surrounding roads in the area were gravel with no improvements. There is no other sidewalk in the area and a sidewalk at this property would lead to nowhere and connect to nothing.

Mr. Petrulis stated that it would not make sense to have sidewalk installed at this location as the roads are not paved. It would not make sense to have a single parcel with sidewalk. He felt that it could take away from the aesthetics in the area and that it would look odd.

Ms. Wilsher discussed that this is a beautiful area and different than other subdivisions and a sidewalk at this location could impact existing trees. She also agreed that a sidewalk would be out of place and would lead to nothing.

RESOLUTION # 2015-03-04

Moved by Brandstetter
Seconded by Petrulis

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Veronica Valentino has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on Sussex; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver 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 waiver of the sidewalk requirement for 5810 Sussex (Sidwell #88-20-07-102-037).

YES: 3 (Brandstetter, Petrulis, Wilsher)
NO: 1 (Ziegenfelder)
ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

Mr. Petruilis made a motion to discuss the sidewalk waivers at 2962, 2974 and 2986 Iowa as one (1) item and 587, 640 and 650 Trombley as one (1) item. There was unanimous consensus from the Traffic Committee members.

4. Request for Sidewalk Waiver – 2962 Iowa – Sidwell #88-20-36-227-072

Arek with Jenmax Homes requests a sidewalk waiver for the sidewalk at 2962 Iowa (Sidwell #88-20-36-227-072). Arek states that no other homes in the neighborhood have a sidewalk. The proposed sidewalk would lead to nowhere and connect to nothing.

Mr. Arek was in attendance at the meeting and discussed the request. He stated that there were no other sidewalks in the area. The sidewalk would connect to nothing and lead to nowhere. Mr. Arek also stated that a sidewalk could create a trip/fall hazard as there is no other sidewalk that it would connect to.

Mr. Ziegenfelder asked if the homes were already built or sold. Mr. Arek replied that they have not been built or sold.

Ms. Wilsher discussed the desire to have a walkable community, where feasible. She continued that there are businesses along Dequindre that pedestrians may walk to. Ms. Wilsher stated that she could see sidewalk as a benefit in this area and considers sidewalks as a safety issue.

Mr. Petruilis stated that there would still be a lot between these properties and Dequindre with no sidewalk, should these waivers be denied. He is concerned about the lack of connection and does not believe that there would be support for sidewalks in this area.

Mr. Brandstetter discussed apparent drainage issues in the area relative to sidewalk installation. He also had concerns about the ability of a resident to be able to park in the driveway without overhanging the sidewalk.

Ms. Wilsher asked about sidewalk widths required by the city in residential areas. Five (5) foot wide sidewalks are standard in residential areas.

Mr. Brandstetter noted that DPW recommended approving the sidewalk waiver request.

RESOLUTION # 2015-03-05

Moved by Petruilis

Seconded by Brandstetter

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Arek with Jenmax Homes has requested a waiver of the requirement to

construct sidewalk based on no other existing sidewalk on Iowa; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver 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 waiver of the sidewalk requirement for 2962 Iowa (Sidwell #88-20-36-227-072).

YES: 3 (Brandstetter, Petrulis, Wilsher)

NO: 1 (Ziegenfelder)

ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

5. Request for Sidewalk Waiver – 2974 Iowa – Sidwell #88-20-36-227-073

Arek with Jenmax Homes requests a sidewalk waiver for the sidewalk at 2974 Iowa (Sidwell #88-20-36-227-073). Arek states that no other homes in the neighborhood have a sidewalk. The proposed sidewalk would lead to nowhere and connect to nothing.

Mr. Arek was in attendance at the meeting and discussed the request. He stated that there were no other sidewalks in the area. The sidewalk would connect to nothing and lead to nowhere. Mr. Arek also stated that a sidewalk could create a trip/fall hazard as there is no other sidewalk that it would connect to.

Mr. Ziegenfelder asked if the homes were already built or sold. Mr. Arek replied that they have not been built or sold.

Ms. Wilsher discussed the desire to have a walkable community, where feasible. She continued that there are businesses along Dequindre that pedestrians may walk to. Ms. Wilsher stated that she could see sidewalk as a benefit in this area and considers sidewalks as a safety issue.

Mr. Petrulis stated that there would still be a lot between these properties and Dequindre with no sidewalk, should these waivers be denied. He is concerned about the lack of connection and does not believe that there would be support for sidewalks in this area.

Mr. Brandstetter discussed apparent drainage issues in the area relative to sidewalk installation. He also had concerns about the ability of a resident to be able to park in the driveway without overhanging the sidewalk.

Ms. Wilsher asked about sidewalk widths required by the city in residential areas. Five (5) foot wide sidewalks are standard in residential areas.

Mr. Brandstetter noted that DPW recommended approving the sidewalk waiver request.

RESOLUTION # 2015-03-06

Moved by Petruilis

Seconded by Brandstetter

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Arek with Jenmax Homes has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on Iowa; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver 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 waiver of the sidewalk requirement for 2974 Iowa (Sidwell #88-20-36-227-073).

YES: 3 (Brandstetter, Petruilis, Wilsher)

NO: 1 (Ziegenfelder)

ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

6. Request for Sidewalk Waiver – 2986 Iowa – Sidwell #88-20-36-227-074

Arek with Jenmax Homes requests a sidewalk waiver for the sidewalk at 2986 Iowa (Sidwell #88-20-36-227-074). Arek states that no other homes in the neighborhood have a sidewalk.

The proposed sidewalk would lead to nowhere and connect to nothing.

Mr. Arek was in attendance at the meeting and discussed the request. He stated that there were no other sidewalks in the area. The sidewalk would connect to nothing and lead to nowhere. Mr. Arek also stated that a sidewalk could create a trip/fall hazard as there is no other sidewalk that it would connect to.

Mr. Ziegenfelder asked if the homes were already built or sold. Mr. Arek replied that they have not been built or sold.

Ms. Wilsher discussed the desire to have a walkable community, where feasible. She continued that there are businesses along Dequindre that pedestrians may walk to. Ms. Wilsher stated that she could see sidewalk as a benefit in this area and considers sidewalks as a safety issue.

Mr. Petruilis stated that there would still be a lot between these properties and Dequindre with no sidewalk, should these waivers be denied. He is concerned about the lack of connection and does not believe that there would be support for sidewalks in this area.

Mr. Brandstetter discussed apparent drainage issues in the area relative to sidewalk installation. He also had concerns about the ability of a resident to be able to park in the driveway without overhanging the sidewalk.

Ms. Wilsher asked about sidewalk widths required by the city in residential areas. Five (5) foot wide sidewalks are standard in residential areas.

Mr. Brandstetter noted that DPW recommended approving the sidewalk waiver request.

RESOLUTION # 2015-03-07

Moved by Petruilis

Seconded by Brandstetter

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Arek with Jenmax Homes has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on Iowa; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver 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 waiver of the sidewalk requirement for 2986 Iowa (Sidwell #88-20-36-227-074).

YES: 3 (Brandstetter, Petrulis, Wilsher)

NO: 1 (Ziegenfelder)

ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

7. Request for Sidewalk Waiver – 587 Trombley – Sidwell #88-20-22-253-018

Brad Manning of Clearview Homes requests a sidewalk waiver for the sidewalks at 587 Trombley (Sidwell #88-20-22-253-018). Mr. Manning states that there are no existing sidewalks on the street. The proposed sidewalk would lead to nowhere and connect to nothing.

Mr. Manning was in attendance at the meeting and discussed the request. He stated that there were no other sidewalks in the area. The sidewalk would connect to nothing and lead to nowhere. Mr. Manning stated that future connections in this area is unlikely.

Mr. Jim Dumont of 683 Trombley was in attendance at the meeting and stated that he was not in favor or opposition to the request. His concern is for the children in the area and believes that the city should construct sidewalks or develop a plan to construct sidewalks in this area.

Ms. Wilsher agreed that children do walk in the street in this area. She considers sidewalks in this area as a safety concern due to the proximity to Wattles Elementary.

Mr. Petrulis asked about physical difficulties in constructing a sidewalk at these locations due to existing utility poles and roadside drainage ditches. He has concerns about physically placing a sidewalk. Mr. Petrulis noted that DPW recommended approving the sidewalk waiver request.

RESOLUTION # 2015-03-08

Moved by Petrulis

Seconded by Brandstetter

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of

necessity; and

WHEREAS, Brad Manning of Clearview Homes has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on Trombley; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver 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 waiver of the sidewalk requirement for 587 Trombley (Sidwell #88-20-22-253-018).

YES: 2 (Brandstetter, Petrusis)
NO: 2 (Wilsher, Ziegenfelder)
ABSENT: 2 (Easterbrook, Kilmer)

MOTION DENIED

8. Request for Sidewalk Waiver – 640 Trombley – Sidwell #88-20-22-401-097

Brad Manning of Clearview Homes requests a sidewalk waiver for the sidewalks at 640 Trombley (Sidwell #88-20-22-401-097). Mr. Manning states that there are no existing sidewalks on the street. The proposed sidewalk would lead to nowhere and connect to nothing.

Mr. Manning was in attendance at the meeting and discussed the request. He stated that there were no other sidewalks in the area. The sidewalk would connect to nothing and lead to nowhere. Mr. Manning stated that future connections in this area is unlikely.

Mr. Jim Dumont of 683 Trombley was in attendance at the meeting and stated that he was not in favor or opposition to the request. His concern is for the children in the area and believes that the city should construct sidewalks or develop a plan to construct sidewalks in this area.

Ms. Wilsher agreed that children do walk in the street in this area. She considers sidewalks in this area as a safety concern due to the proximity to Wattles Elementary.

Mr. Petrusis asked about physical difficulties in constructing a sidewalk at these locations

due to existing utility poles and roadside drainage ditches. He has concerns about physically placing a sidewalk. Mr. Petruilis noted that DPW recommended approving the sidewalk waiver request.

RESOLUTION # 2015-03-09

Moved by Petruilis
Seconded by Brandstetter

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Brad Manning of Clearview Homes has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on Trombley; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver 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 waiver of the sidewalk requirement for 640 Trombley (Sidwell #88-20-22-401-097).

YES: 2 (Brandstetter, Petruilis)
NO: 2 (Wilsher, Ziegenfelder)
ABSENT: 2 (Easterbrook, Kilmer)

MOTION DENIED

9. Request for Sidewalk Waiver – 650 Trombley – Sidwell #88-20-22-401-098

Brad Manning of Clearview Homes requests a sidewalk waiver for the sidewalks at 650 Trombley (Sidwell #88-20-22-401-098). Mr. Manning states that there are no existing sidewalks on the street. The proposed sidewalk would lead to nowhere and connect to nothing.

Mr. Manning was in attendance at the meeting and discussed the request. He stated that there were no other sidewalks in the area. The sidewalk would connect to nothing and lead

to nowhere. Mr. Manning stated that future connections in this area is unlikely.

Mr. Jim Dumont of 683 Trombley was in attendance at the meeting and stated that he was not in favor or opposition to the request. His concern is for the children in the area and believes that the city should construct sidewalks or develop a plan to construct sidewalks in this area.

Ms. Wilsher agreed that children do walk in the street in this area. She considers sidewalks in this area as a safety concern due to the proximity to Wattles Elementary.

Mr. Petruilis asked about physical difficulties in constructing a sidewalk at these locations due to existing utility poles and roadside drainage ditches. He has concerns about physically placing a sidewalk. Mr. Petruilis noted that DPW recommended approving the sidewalk waiver request.

RESOLUTION # 2015-03-10

Moved by Petruilis

Seconded by Brandstetter

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Brad Manning of Clearview Homes has requested a waiver of the requirement to construct sidewalk based on no other existing sidewalk on Trombley; and

WHEREAS, the Traffic Committee has determined the following:

- a. A waiver 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 waiver of the sidewalk requirement for 650 Trombley (Sidwell #88-20-22-401-098).

YES: 2 (Brandstetter, Petruilis)
NO: 2 (Wilsher, Ziegenfelder)
ABSENT: 2 (Easterbrook, Kilmer)

MOTION DENIED

Ms. Wilsher made a motion to reconsider the Trombley sidewalk waiver requests to discuss a cash deposit in lieu of sidewalk construction. There was unanimous consensus from the Traffic Committee members.

Ms. Wilsher discussed the desire to have sidewalks throughout the city, but agreed that it may not be the right time for sidewalks on Trombley. She further asked about the option of a cash deposit for future construction to assure consent and participation if there is a future sidewalk installation.

Discussion among the members ensued and this option has been used in the past.

It was stated that the estimated price used for sidewalk by the city is \$3.50 per square foot in a residential setting.

Mr. Brandstetter stated that there was one (1) phone call received supporting the sidewalk waiver and one (1) email received opposed to the sidewalk waiver.

Mr. Manning stated that he was in favor of a cash deposit in lieu of constructing the sidewalk for the three (3) lots on Trombley.

RESOLUTION # 2015-03-11

Moved by Wilsher
Seconded by Brandstetter

WHEREAS, there was consensus to reconsider the sidewalk waiver resolution at 587 Trombley;

NOW THEREFORE, BE IT RESOLVED, that the Traffic Committee grants a waiver of the sidewalk requirement for 587 Trombley – Sidwell #88-20-22-253-018, contingent upon the receipt of a cash deposit from Clearview Homes commensurate with the cost to construct sidewalk.

YES: 4 (Brandstetter, Petrulis, Wilsher, Ziegenfelder)
NO: None
ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

RESOLUTION # 2015-03-12

Moved by Wilsher
Seconded by Brandstetter

WHEREAS, there was consensus to reconsider the sidewalk waiver resolution at 640 Trombley (Sidwell #88-20-22-401-097);

NOW THEREFORE, BE IT RESOLVED, that the Traffic Committee grants a waiver of the sidewalk requirement for 640 Trombley (Sidwell #88-20-22-401-097), contingent upon the receipt of a cash deposit from Clearview Homes commensurate with the cost to construct sidewalk.

YES: 4 (Brandstetter, Petrulis, Wilsher, Ziegenfelder)
NO: None
ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

RESOLUTION # 2015-03-13

Moved by Wilsher
Seconded by Brandstetter

WHEREAS, there was consensus to reconsider the sidewalk waiver resolution at 650 Trombley (Sidwell #88-20-22-401-098).

NOW THEREFORE, BE IT RESOLVED, that the Traffic Committee grants a waiver of the sidewalk requirement 650 Trombley (Sidwell #88-20-22-401-098), contingent upon the receipt of a cash deposit from Clearview Homes commensurate with the cost to construct sidewalk.

YES: 4 (Brandstetter, Petrulis, Wilsher, Ziegenfelder)
NO: None
ABSENT: 2 (Easterbrook, Kilmer)

MOTION CARRIED

6. Public Comment

No members of the public made any comments.

5. Other Business

Ms. Wilsher discussed the traffic signal at Maple and Livernois. Specifically, that there is not sufficient time for left turns. She also has concerns about vehicles making a left turn out of the SpeedWay gas station on the northeast corner of Maple and Livernois.

Mr. Ziegenfelder brought up the poor condition of Dequindre Road, northbound to westbound Wattles (left turn lane).

Ms. Wilsher asked about the dog park. She stated that there are a lot of seniors interested in the park but don't have enough information or don't know where to go to get more information. The Traffic Engineer will relay the message to the dog park members to see if a more active engagement at locations such as the Community Center.

6. Adjourn

The meeting adjourned at 8:26 p.m.

Pete Ziegenfelder, Chairperson

Bill Huotari, Deputy City Engineer/Traffic Engineer