

## **FINAL**

The Traffic Committee meeting was called to order at 7:30 p.m. in the Lower Level Conference Room at Troy City Hall on September 18, 2002 by Jan Hubbell.

### **1. Roll Call**

PRESENT:           John Diefenbaker  
                      Ted Halsey  
                      Jan Hubbell  
                      Richard Kilmer  
                      Robert Schultz

ABSENT:           Eric Grinnell  
                      Charles Solis

Also present:       Lt. Robert Rossman, Troy Police Department  
                      John Abraham, Traffic Engineer  
                      Lt. Robert Matlick, Fire Department  
                      Jennifer Hsu, Student Representative  
                      Lori Grigg Bluhm, City Attorney

and    Item 3       William Welch, 1125 Vinsetta, Royal Oak  
  
          Item 4       Ashraf Boules, 52860 Muirfield Dr., Chesterfield, MI 48051  
  
          Item 5       Magdy Habib, 2878 Charter Blvd.  
  
          Item 6       Julia Groves Hutchinson, 1902 Hartshorn  
  
          Item 8       Tim McGee, 3871 Woodman Drive  
                      Fr. Edward Belczak, St. Thomas More, 4580 Adams Road  
                      Christopher Mann, 4269 Wentworth Dr  
                      Geoffrey Hutchison, Kasco Co. 26075 Woodward, Huntington Woods

### **2. Minutes July 17, 2002**

Motion by Kilmer  
Seconded by Schultz

To approve the July 17, 2002 minutes as printed.

YEAS:           5

NAYS:           0

ABSENT:        2

## MOTION CARRIED

On behalf of the Committee, Ms. Hubbell welcomed Jennifer Hsu, student representative.

**Motion to Excuse**

Motion by Halsey  
Seconded by Kilmer

To excuse Mr. Solis.

YEAS: 5

NAYS: 0

ABSENT: 2

## MOTION CARRIED

**PUBLIC HEARINGS****3. Request for Sidewalk Waiver – 2670 West Maple Road – Hollywood Market**

Hollywood Market is requesting a waiver of the 8-foot wide sidewalk requirement at 2670 West Maple Road. 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. Since there is already a 5-foot sidewalk in front of the property and to the east and west of it, the Public Works Department recommends approval of this waiver request. Petitioner has signed an "Agreement for irrevocable Petition for Sidewalks."

*The Public Hearing was declared open.*

William Welch of Hollywood Market spoke to the Committee requesting the waiver because there are 5-foot sidewalks on either side of the store property and between Coolidge and Crooks.

No one else wished to be heard.

*The Public Hearing was declared closed.*

Mr. Schultz stated that the City's Development Standards and the Planning Commission require 8-foot sidewalks on major roads for safety and walkability. Even though there are 5-foot sidewalks on either side, at some point the City has to start to enforce the 8-foot standard for main roads. If the City makes one exception after another, the 8-foot sidewalk requirement will never be implemented throughout the City.

The fact that other businesses on Maple Road had not been required to add 8-foot sidewalks was discussed. The reason was that the footprints of the buildings had not changed;

therefore a site plan review process was not required. Sidewalk waivers are normally triggered during the site plan review process.

Motion by Schultz  
To deny the requested sidewalk waiver.

There was no second for the motion.

**RESOLUTION #2002-11**

Motion by Kilmer  
Seconded by Halsey

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, Hollywood Market has requested a temporary waiver of the requirement to construct an 8-foot wide sidewalk on the property because there is already a 5-foot wide sidewalk existing at this address as well as the properties to the east and west of it.

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. There is already a 5-foot sidewalk in front of the property and to the east and west of it,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a temporary two-year waiver of the 8-foot sidewalk requirement for the property at 2670 West Maple Road, which is owned by Hollywood Market.

YEAS: 4

NAYS: 1 (Schultz)

ABSENT: 2

MOTION CARRIED

Mr. Schultz voted nay because both the Planning Commission and the Development Standards require 8-foot sidewalks. He believes the City must start requiring them at some point or this standard will never be implemented.

**4. Request for Sidewalk Waiver – 3397 Crooks Road**

Ashraf Boules is requesting a waiver for the requirement for an 8-foot sidewalk at 3397 Crooks Road. 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. Since there is already a 5-foot wide sidewalk in front of the property, and to the north and south of it, the Public Works Department recommends approval of this waiver request. Petitioner has signed an "Agreement for Irrevocable Petition for Sidewalks."

*The public hearing was declared open.*

Ashraf Boules restated his position that since the adjoining sidewalks are 5-feet wide, the 8-foot sidewalk should not be required.

No one else wished to be heard.

*The public hearing was declared closed.*

**RESOLUTION #2002-12**

Motion by Kilmer

Seconded by Halsey

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, Ashraf Boules has requested a temporary waiver of the requirement to construct an 8-foot side sidewalk because there is already a 5-foot wide sidewalk in place as well as to the north and south of the property

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. There is already a 5-foot wide sidewalk in front of the property, and to the north and south of it

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a temporary two-year waiver of the 8-foot sidewalk requirement for the property at 3397 Crooks Road, which is owned by Ashraf Boules.

YEAS: 4

NAYS: 1 (Schultz)

ABSENT: 2

## MOTION CARRIED

Mr. Schultz's voted nay for the same reasons he stated previously.

**5. Request for Sidewalk Waiver – 3415 Crooks Road**

Magdy Habib is requesting a waiver for the sidewalk at 3415 Crooks. The sidewalk ordinance requires that an 8-foot sidewalk be installed in conjunction with the development of this parcel due to a recent lot split, combined and replatted. Since there is already a 5-foot sidewalk in place in front of the property and to the north and south of it, the Public Works Department recommends approval of this waiver request. Petitioner has signed an "Agreement for Irrevocable Petition for Sidewalks."

*The public hearing was declared open.*

Magdy Habib restated his position that since the adjoining sidewalks are 5-foot wide, the 8-foot sidewalk should not be required.

No one else wished to be heard.

*The public hearing was declared closed.*

**RESOLUTION #2002-13**

Motion by Halsey  
Seconded by Kilmer

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, Magdy Habib has requested a temporary waiver of the requirement to construct an 8-foot sidewalk because there is already a 5-foot sidewalk in place and to the north and south of it, 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. There is already a 5-foot sidewalk on the property and to the north and south of it,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a temporary two-year waiver of the 8-foot sidewalk requirement for the property at 3415 Crooks Road, which is owned by Magdy Habib.

YEAS: 4

NAYS: 1 (Schultz)

ABSENT: 2

MOTION CARRIED

Mr. Schultz's voted nay for the same reasons he stated previously.

**Motion to take Items out of Order**

The chair determined that no one was present to address Items 7 and 9.

Motion by Halsey  
Seconded by Diefenbaker

To take Items 6 and 8 out of order

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

**REGULAR BUSINESS**

**6. Install STOP sign on Woodslee at Hartshorn.**

Julia Groves Hutchinson requests a STOP sign on Woodslee at Hartshorn. Woodslee ends in a "T" intersection at Hartshorn. Ms. Hutchinson recently observed a "near miss" when a driver failed to stop at the intersection. Previously, a driver hit the corner of her house (photos and police report attached) when she and her two small children were standing in the driveway. Ms. Hutchinson feels that a STOP sign will not totally prevent crashes from occurring, but will serve as a visual tool to remind drivers to stop.

Woodslee runs east from Livernois and ends at Hartshorn, while Hartshorn runs north from Maple Road. There have been some concerns from residents regarding Hartshorn being used by motorists to bypass the signal at Maple and Livernois. Woodslee carries around 156 vehicles per day while Hartshorn carries 750 vehicles per day. Site visits indicate no major vision obstruction at the intersection. An analysis of crashes that occurred at the intersection indicates one reported crash in the past five years. This is the crash that Ms. Hutchinson reported and it happened in icy conditions.

Ms. Hutchinson reiterated her concerns and also mentioned that her driveway is a

school bus stop. She also states that shrubbery creates a visual obstruction on eastbound Woodslee at Hartshorn.

Mr. Halsey thinks the Committee should look at all the side streets that connect Livernois to Hartshorn to make traffic control devices uniform in the area. Mr. Kilmer thinks there should be STOP signs on the east end of each of those streets.

Mr. Kilmer sees a lot of traffic coming off eastbound Kirts and cutting through the side streets to Hartshorn to avoid the Maple-Livernois intersection. He would like to see LOCAL TRAFFIC ONLY signs installed on the side streets at Livernois. Lt. Rossman pointed out that such restrictions would be totally unenforceable. All residential streets are public streets and anyone can drive on them.

Mr. Diefenbaker would like to do something to alleviate cut-through traffic on Hartshorn. He and Mr. Schultz want a study of the whole area. Dr. Abraham indicated that he could perform a license plate study to determine the cut-through rate, but he would need support from the residents to help take down all the plate numbers at each corner simultaneously. Ms. Hutchinson said she could recruit neighbors to help. Dr. Abraham requested that Ms. Hutchinson get in touch with him regarding the study.

The Committee wants to see results of volume, speed and license plate studies.

Motion by Schultz  
Seconded by Halsey

To recommend installation of a STOP sign on Woodslee at Hartshorn.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

**8. Request for Rehearing – Sidewalk Waiver for 4580 Adams, St. Thomas More Church**

The request for sidewalk waiver for the above parcel was considered by the Traffic Committee in May and was denied. Since then, the church's contractor has been consulting with the City's Engineering Department regarding sidewalk installation. Attached please find a letter dated July 5, 2002, describing engineering impediments to sidewalk installation. The City engineers have resolved issued with sidewalk installation on Timberwyck and Red Fox Trail. The contractor feels the City's solution to installing sidewalk on Adams is difficult and cost prohibitive, and requests a rehearing of the waiver for Adams Road only. At a different meeting the church's willingness to settle issues regarding driveways to residential roads was also expressed. Please see attached letters for details.

Should the committee feel that the sidewalk waiver request should be granted a rehearing, it would be scheduled for the Traffic Committee meeting in October with neighbors notified.

Father Belczak stated that he had not received notice of the May 2002 meeting; however, Traffic Committee files indicate that notice was mailed to him and to all neighbors within 300 feet of the St. Thomas More property.

Geoff Hutchison, Kasco Co., said that he has been working with the Engineering Department since May and permits have been obtained for installation of the 5-foot sidewalks on Timberwyck and Red Fox. Kasco has worked through several issues with the City of Bloomfield Hills, and the deceleration and passing lanes should be completed by November.

Christopher Mann, 4269 Wentworth Drive, objected to the sidewalks planned for Timberwyck and Red Fox. He noted that there are no other sidewalks in the subdivision and the proposed sidewalks will not connect with any other walks. He doubts there would be any beneficial effect on pedestrian safety.

Jean and Alan Vogel wrote to the Traffic Committee opposing installation of sidewalks on Timberwyck and Red Fox (letter attached).

Fr. Belczak requested that a rehearing be granted for sidewalks on Timberwyck and Red Fox Trail. Ms. Bluhm, City, Attorney, indicated that an analysis of who was notified will be made and, if indeed residents within 300 feet were not notified, appropriate steps will be taken.

Geoff Hutchison, gave several reasons that he thought the 8-foot sidewalk would be impractical. He said that installation of a sidewalk would cause water to pond between the sidewalk and Adams Road. Currently Adams Road water runs off onto church property, and a sidewalk would dam it up. There is no drainage system now, and drainage would have to be reworked 400 feet to the south. In effect, the City is asking them to create a drainage system.

The existing right of way is inadequate; there are utility poles, trees and flower beds in the proposed right of way. Also, the deceleration lane won't allow room for an 8-foot sidewalk. There are 33 feet of right of way in front of the church property, and 55-60 feet of right of way to the north and to the south of it.

Motion by Halsey  
Seconded by Diefenbaker

Resolved that the rehearing for the sidewalk waiver at 4580 Adams for the Adams Road sidewalk is granted, and that Mr. Hutchison and the City Engineer attend the rehearing.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

7. **Install DO NOT BLOCK INTERSECTION sign on Rochester Road at Bishop.**

John P. Epple, 3612 Carmel, reports that during peak hours, northbound Rochester Road traffic is backed up, blocking motorists from turning in or out of Bishop, even when Bishop has the green signal. He requests a DO NOT BLOCK INTERSECTION sign on Rochester at Bishop.

Field observations show that the intersection has blocked vehicles for 2-3 cycles of the PM peak hour between 4:30 and 6:00 p.m. The City has installed several signs for Rochester Road that say DO NOT BLOCK INTERSECTION/DRIVEWAY. We still receive concerns from area residents and businesses that the intersections/driveways are blocked. Generally these signs that serve as reminders of the law have been found not to be effective in times of high congestion. Observations on Rochester Road where similar signs are installed show that the driveways are not kept clear between 4:30 and 6:00 p.m. and motorists rely on the courtesy of drivers on Rochester to get onto Rochester from driveways and side streets.

No one appeared to address this issue. The Committee agreed that such signs are useless, as they are generally ignored by motorists.

Motion by Schultz  
Seconded by Halsey

To recommend no changes.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

### **9. Install Fire Lanes at 1737 Thunderbird**

Lou Wagner of Star Builders, owner of 1765 Thunderbird, requests that fire lanes be posted on the north side of 1737 Thunderbird. Mr. Wagner says that 1737 was supposed to be posted at the time of construction, as was 1765.

The distance between the two buildings is 33 feet, and there are two utility poles on the property line towards the rear (west) of the buildings. People park on the north side of 1737, reducing the width of the driveway.

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).

Gary Reider, President of Craft-Tech Enterprises, Inc., at 1737 Thunderbird, the adjoining property, faxed the Traffic Engineering Department on September 16, requesting that discussion of this item be postponed until the next meeting.

Motion by Schultz  
Seconded by Halsey

To table this item until the October meeting.

YEAS: 5

NAYS: 0

ABSENT: 2

MOTION CARRIED

### **10. Visitors' Time**

No one appeared to address the Committee on items not on the agenda.

### **11. Other Business**

Lori Grigg Bluhm, City Attorney, addressed the Committee on the issue of the Rhode Island Estates sidewalk issue. She stated that the developer, Victor DeFlorio, cannot request a sidewalk waiver for Rhode Island Drive since he doesn't own the property. Only the property owners can legally do that.

Mr. Halsey mentioned grooves (ruts), perhaps 6" deep, in the pavement on Square Lake at Rochester and on Wattles at Rochester Road. He wants those areas to be resurfaced before winter.

Mr. Schultz mentioned that left turns should be prohibited coming out of the gas stations at the intersections of Crooks and Big Beaver. Mr. Kilmer indicated that making left turns out of the post office on Livernois is also a challenge, with three lanes of traffic to cross before getting to the center lane.

Mr. Halsey also indicated that he used his bike this summer and noticed that the sidewalks on some of the major roads are in poor condition. Specifically, he mentioned sidewalks in front of the Price Funeral Home and the veterinary clinic on Rochester, and some areas on John R where shrubbery overhangs into the sidewalk.

## **12. Adjourn**

Motion by Halsey  
Seconded by Diefenbaker

To adjourn the meeting at 9:00. The next meeting is scheduled for October 16, 2002.

YEAS: 5

NAYS: 0

ABSENT: 2