

A regular meeting of the Troy Traffic Committee was held Wednesday, January 18, 2006 in the Lower Level Conference Room at Troy City Hall. Jan Hubbell called the meeting to order at 7:30 p.m.

1. Roll Call

PRESENT: Ted Halsey
Jan Hubbell
Richard Kilmer
Richard Minnick
Gordon Schepke
Peter Ziegenfelder
Katherine Tan, Student Representative

ABSENT: John Diefenbaker

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

and Mike Johnson, 422 E. Square Lake Rd.
Paul J. Turner, 3899 Spruce Rd.
Paul Friesen, 40 Whitney Ct.
Ken Bank, 4832 Rochester Rd.
Dale R. Zygnowicz, 6370 Elmoor

Resolution to Excuse Absent Members

RESOLUTION #2006-01-01
Moved by Halsey
Seconded by Ziegenfelder

To excuse Mr. Diefenbaker, as he is absent from the state.

YES: All-6
NO: None
ABSENT: 1 (Diefenbaker)

MOTION CARRIED

2. Minutes – October 19, 2005

RESOLUTION #2006-01-02
Moved by Kilmer
Seconded by Ziegenfelder

J-1b

To approve the October 19, 2005 minutes as printed.

YES: All-6
NO: None
ABSENT: 1 (Diefenbaker)

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 457 West South Boulevard

Giovanni Vettraino and Cathy Anne Vettraino are requesting a waiver for the sidewalk at 457 West South Boulevard. 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."

Petitioners state that there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing.

The petitioners were notified of the meeting but did not attend, and the committee was reluctant to make a decision until they were present.

RESOLUTION #2006-01-03

Moved by Minnick
Seconded by Schepke

To postpone a decision on this item until the next meeting and request that the petitioners attend.

YES: All-6
NO: None
ABSENT: 1 (Diefenbaker)

MOTION CARRIED

4. Request for Sidewalk Waiver – 1058 Arthur

Mike Johnson is requesting a waiver for the sidewalk at 1058 Arthur. 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 there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing.

Mr. Minnick has inspected the site and feels that there is no room for a sidewalk.

RESOLUTION #2006-01-04

Moved by Minnick

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, Mike Johnson has requested a temporary waiver of the requirement to construct a sidewalk on the property because there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing; 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 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 1058 Arthur, which is owned by Mike Johnson.

YES: All-6
NO: None
ABSENT: 1 (Diefenbaker)

MOTION CARRIED

5. Request for Sidewalk Waiver – 1070 Arthur

Mike Johnson is requesting a waiver for the sidewalk at 1070 Arthur. 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 there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing.

RESOLUTION #2006-01-05

Moved by Kilmer

Seconded by Minnick

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 a sidewalk on the property because there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing; 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 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 1070 Arthur, which is owned by Mike Johnson.

YES: All-6
NO: None
ABSENT: 1 (Diefenbaker)

MOTION CARRIED

6. Request for Sidewalk Waiver – 1047 Vermont

Mike Johnson is requesting a waiver for the sidewalk at 1047 Vermont. 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 there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing.

Daniel Walsh, 1010 Woodslee, wrote to the Traffic Engineer requesting that sidewalks be required.

RESOLUTION #2006-01-06

Moved by Kilmer

Seconded by Minnick

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 a sidewalk on the property because there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing; 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 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 1047 Vermont, which is owned by Mike Johnson.

YES: All-6
NO: None
ABSENT: 1 (Diefenbaker)

MOTION CARRIED

7. Request for Sidewalk Waiver – 1059 Vermont

Mike Johnson is requesting a waiver for the sidewalk at 1059 Vermont. 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 there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing.

Daniel Walsh, 1010 Woodslee, wrote to the Traffic Engineer requesting that sidewalks be required.

RESOLUTION #2006-01-07

Moved by Minnick

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, Mike Johnson has requested a temporary waiver of the requirement to construct a sidewalk on the property because there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing; 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 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 1059 Vermont, which is owned by Mike Johnson.

YES: All-6
NO: None
ABSENT: 1 (Diefenbaker)

MOTION CARRIED

8. Request for Sidewalk Waiver – 4177 Beach Road

Amherst Development is requesting a waiver for the sidewalk at 4177 Beach 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. 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 in the area, the sidewalk would lead nowhere and connect to nothing.

Paul Turner, of Amherst Development, told the committee that this property is on the west side of Beach and there are no sidewalks on that side. The east side of Beach has a few short sections of sidewalk. This home faces Amherst, which does have sidewalk all around the cul-de-sac. Mr. Minnick said that the builder of homes on the other side of Beach has put in sidewalk along approximately five lots, none of which front on Beach.

Mr. Halsey said that since Beach is a main road, he thinks sidewalks should be required.

RESOLUTION #2006-01-08

Moved by Halsey

Seconded by Ziegenfelder

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 4177 Beach Road, which is owned by Amherst Development.

YES: All-6
NO: None
ABSENT: 1 (Diefenbaker)

MOTION CARRIED

9. Request for Sidewalk Waiver – 4201 Beach Road

Amherst Development is requesting a waiver for the sidewalk at 4201 Beach 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. 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 in the area, the sidewalk would lead nowhere and connect to nothing.

Paul Turner, of Amherst Development, told the committee that this property is on the west side of Beach and there are no sidewalks on that side. The east side of Beach has a few short sections of sidewalk. This home faces Amherst, which does have sidewalk all around the cul-de-sac. Mr. Minnick said that the builder of homes on the

other side of Beach has put in sidewalk along approximately five lots, none of which front on Beach.

Mr. Halsey said that since Beach is a main road, he thinks sidewalks should be required.

RESOLUTION #2006-01-09

Moved by Halsey

Seconded by Ziegenfelder

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 4201 Beach Road, which is owned by Amherst Development.

YES: All-6

NO: None

ABSENT: 1 (Diefenbaker)

MOTION CARRIED

10. Request for Sidewalk Waiver – 4832 Rochester Road

Ken Bank, Bank's Vacuum, is requesting a waiver for the sidewalk at 4832 Rochester Road. The sidewalk ordinance requires that a sidewalk be installed in conjunction with construction of an addition to the building. The Public Works Department recommends denial of this waiver request. Petitioner has signed an "Agreement for Irrevocable Petition for Sidewalks."

Petitioner states that in 1993 when his building was constructed, the sidewalk was placed according to city requirements, 75' from the centerline of Rochester Road. Shortly thereafter the city ordinance was changed to require 80' from the centerline. Now that the building has been expanded, the city is requiring that the sidewalk be moved and widened. Detroit Edison has installed a utility pole where the new sidewalk would have to be placed. Mr. Bank would not only have to bear the expense of tearing up and reinstalling the sidewalk, but also would have to pay to have the utility pole moved.

The committee recognizes that requiring the sidewalk to be moved would cause undue hardship to Mr. Bank.

Three residents of 1081 Glaser wrote to the Traffic Engineer requesting that the sidewalk remain and be safely maintained by the owners.

RESOLUTION 2006-01-10

Motion by Schepke

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, Bank's Vacuum has requested a temporary waiver of the requirement to move and expand a sidewalk on the property because of the expense and hardship involved; 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

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a two-year waiver of the sidewalk requirement for the property at 4832 Rochester Road, which is owned by Bank's Vacuum.

YES: All-6
NO: None
ABSENT: 1 (Diefenbaker)

MOTION CARRIED

REGULAR BUSINESS

11. **Install "Turn Right Only" sign at the west exit of the Troy Market Place on Big Beaver Road West of Rochester Road.**

The Troy Market place is a shopping development on Big Beaver Road, just west of Rochester Road. This development is served by two drives on Big Beaver Road for ingress and egress. Officer Joe Morgan of the Troy Police Department reported that he attends to a number of crashes that happen when exiting traffic from the west driveway 'shoot across' 4 lanes (3 through lanes and one right turn lane) of Big Beaver road to get to the turnaround to go west. The turnaround is around 75 feet from the driveway and since this section of Big Beaver road is one of the heaviest traveled sections of roadway in the City, it is very difficult to make it to the turnaround in a safe manner. There is another turnaround on Big Beaver Road farther east that may provide safer distance for merging to the left and making U turns to go west.



Attached please find collision diagrams for the area that pictorially represent all traffic crashes that occurred in the past 2-1/2 years. There have been around 21 crashes in the area in the 2-1/2 years and many of these crashes can be attributed to motorists that try to make it to the turnaround from the shopping center. Officer Morgan requests some type of signage at the driveway for exiting traffic that will direct traffic to make right turns only rather than proceeding straight to the turnaround.

Mr. Halsey doesn't think a RIGHT TURN ONLY sign will help. He recommends closing the turnaround in the median. Lt. McWilliams thinks the sign would help somewhat, but strict enforcement by the Police Department would be required.

There was discussion of a sign prohibiting entering the turnaround from the shopping center. There was also a suggestion to indicate that traffic should turn right only and stay in the right lane, but that is impossible because that lane is also the right turn lane from Big Beaver to southbound Rochester Road.

After much discussion, the committee decided to start with a TURN RIGHT ONLY sign and see if the situation improves. If not, further action will be considered.

RESOLUTION 2006-01-11

Motion by Halsey

Seconded by Kilmer

Recommend that a sign be placed at the west driveway of Troy Marketplace for exiting traffic, wording to be determined by the Traffic Engineer and the Traffic Safety lieutenant.

YES: 5

NO: 1 (Ziegenfelder)

ABSENT: 1 (Diefenbaker)

MOTION CARRIED

Mr. Ziegenfelder voted "no" because the exact wording of the sign had not yet been determined.

Since the meeting, the Traffic Engineer and the Traffic Safety Lieutenant have come to the following conclusion. Signs will be placed at the west driveway of Troy Marketplace for exiting traffic, indicating RIGHT TURN ONLY and WESTBOUND TRAFFIC USE NEXT CROSSOVER EAST. At the median, to be seen only by driveway traffic, signs will indicate DO NOT ENTER and DO NOT ENTER FROM SHOPPING CENTER DRIVEWAY (see attached illustration).

12. Establish Fire Lanes at 888 West Big Beaver Road

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 2006-01-12

Motion by Kilmer

Seconded by Schepke

Recommend that the fire lanes/tow away zones shown in the attached sketch be established at 888 West Big Beaver Road.

YES: All-6

NO: None

ABSENT: 1 (Diefenbaker)

MOTION CARRIED

13. Visitors' Time

No one else wished to address the committee.

14. Other Business

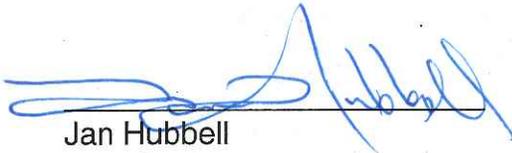
There was general discussion on the poor quality of roads in Troy and surrounding communities.

Mr. Schepke said there are better materials and better ways to build roads than those currently being used. They are somewhat more expensive, but in the long run, would save significantly on future repair costs.

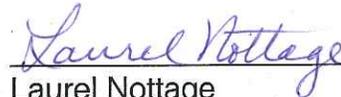
Mr. Halsey feels the City has to take responsibility and fix the crumbling roads. Instead of thinking only of maintaining the current tax levels, the administration has to realize that all costs are rising and a millage increase may be necessary to keep the City from going downhill.

15. Adjourn

The meeting adjourned at 8:45. The next meeting is scheduled for February 15, 2006.



Jan Hubbell
Vice Chair



Laurel Nottage
Recording Secretary

January 10, 2006

City of Troy
Building Department
500 W. Big Beaver Road
Troy, Michigan 48084

Re: Property at 4832 Rochester Road (Bank's Vacuum) – Waiver of Sidewalk

To Whom It May Concern:

The sidewalk at 4832 Rochester Road is used daily for children walking to the school bus on Rochester Road, and also for the use of the neighborhood.

This business has numerous semi-trucks and other vehicles delivering goods daily and the vehicles, at times, cause blockage of the street. The sidewalk brings a measure of safety and a buffer between the street and their building.

We are against the removal of this sidewalk and would request that the sidewalk remain and be safely maintained by the owners.

Sincerely,



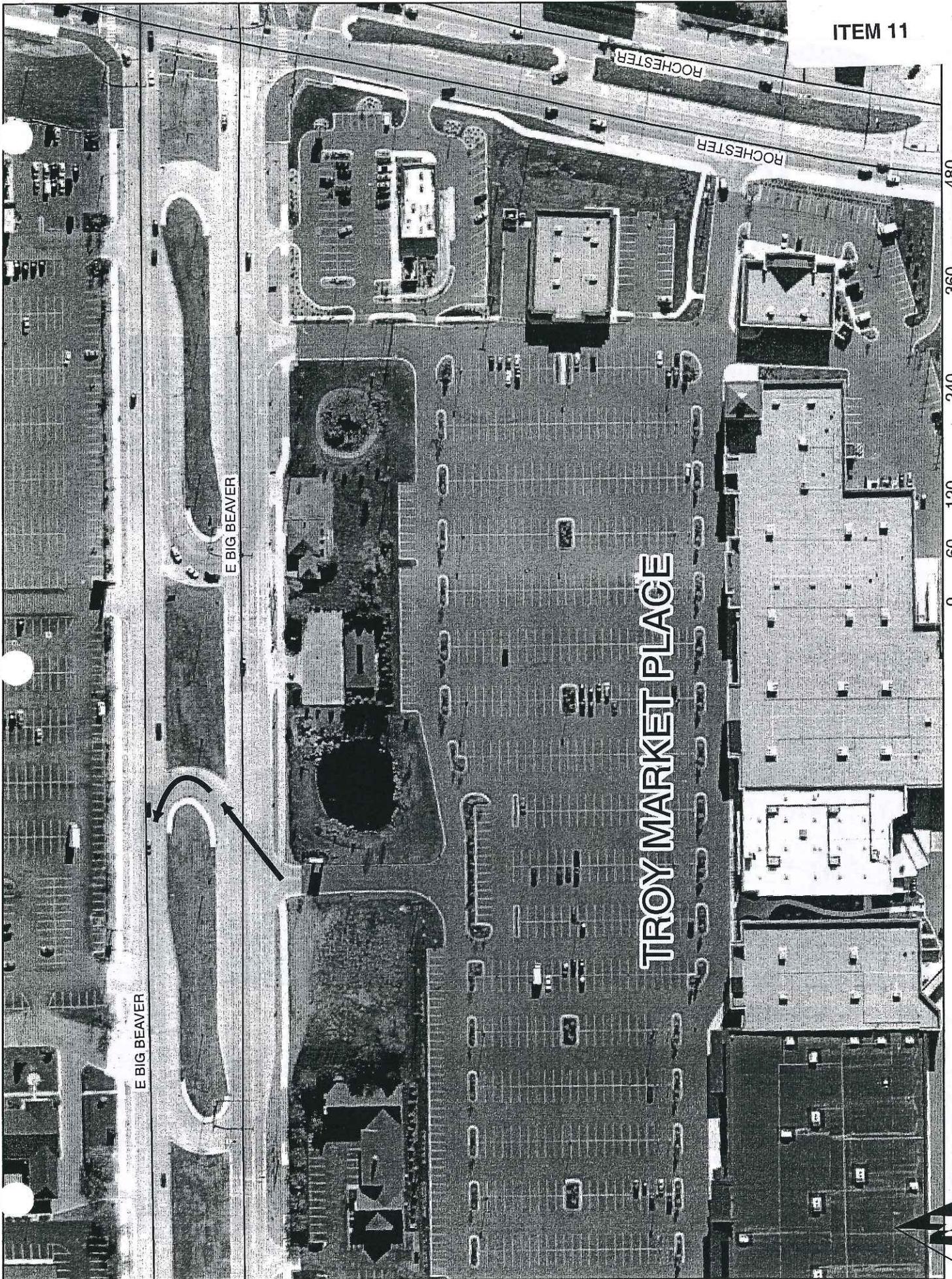
Georgena L. Bertalan



Paul G. Bertalan



1081 Glaser Dr.
Troy, Michigan 48085
248 689-9086

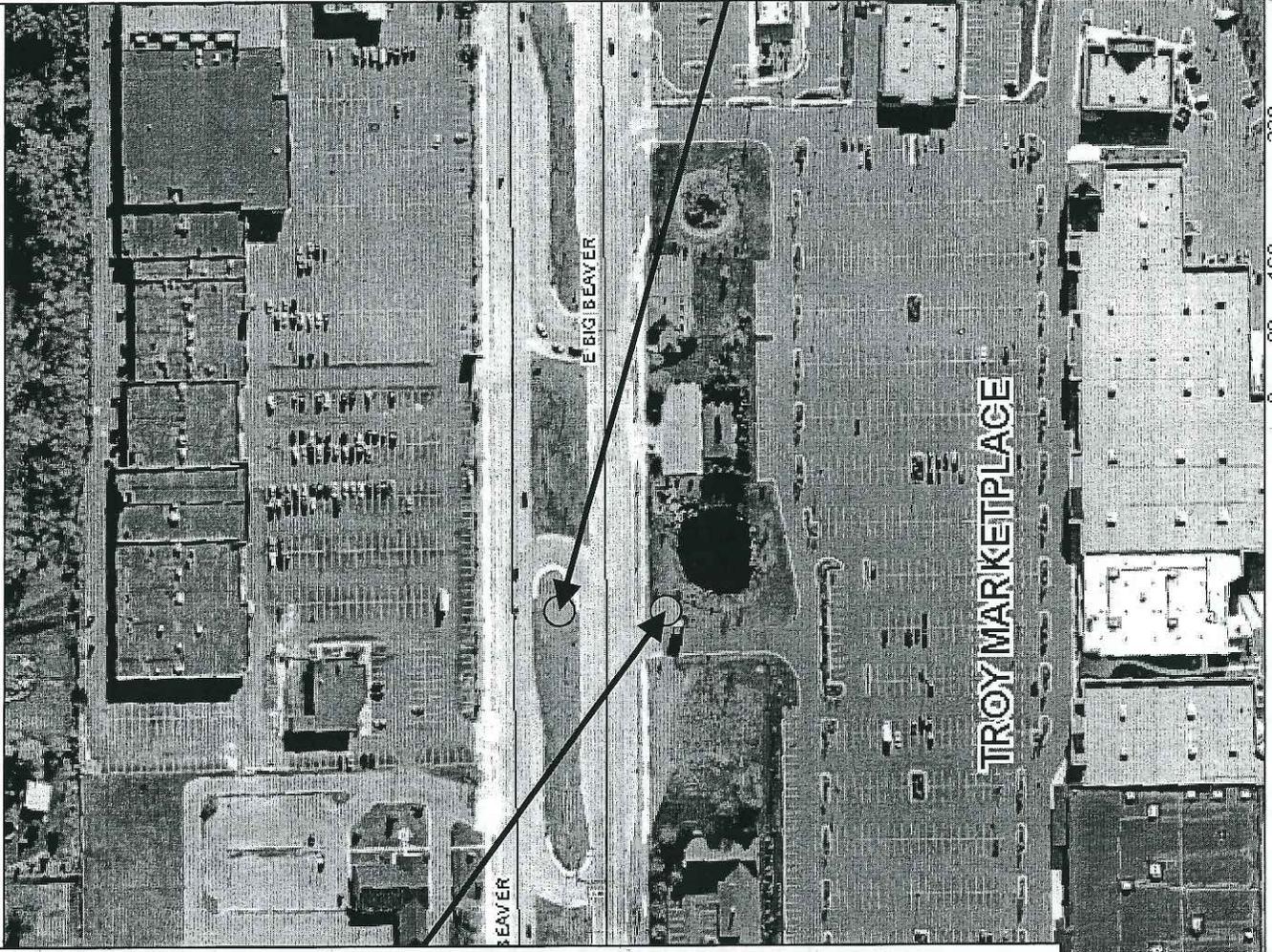


0 60 120 240 360 480 Feet



**DO NOT
ENTER
FROM
SHOPPING
CENTER
DRIVEWAY**

At the median
to be seen only by
driveway traffic



**RIGHT
TURN
ONLY**

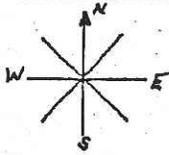
**WESTBOUND
TRAFFIC USE
NEXT
CROSSOVER
EAST**

At driveway



COLLISION DIAGRAM

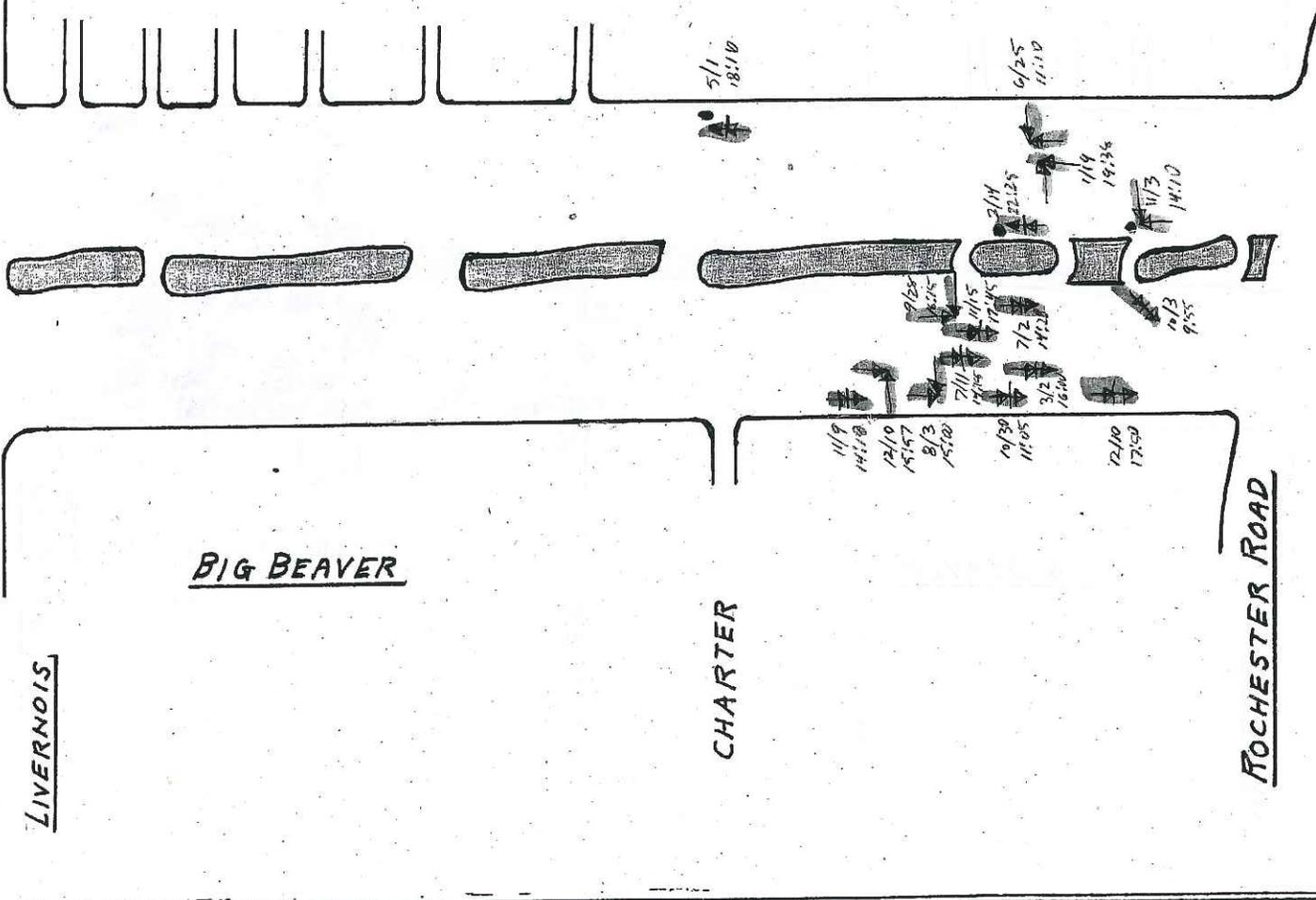
ITEM 11



INDICATE NORTH
BY ARROW

PERIOD: 1 yr
 FROM 1/1/03
 TO 12/31/03

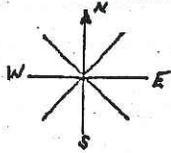
LOUIS
 TROY
 FRANKTON
 HELENA
 TALBOT
 KILMER



SYMBOLS	TYPES OF COLLISIONS	FOR EACH ACCIDENT SHOW:
MOVING VEHICLE BACKING VEHICLE PEDESTRIAN PARKED VEHICLE FIXED OBJECT INJURY ACCIDENT FATAL ACCIDENT	REAR END HEAD ON SIDE SWIPE RIGHT ANGLE LEFT TURN HEAD ON OUT OF CONTROL	1. Date & Time 2. Weather & Road Surface Conditions <p style="text-align: center;"><u>BIG BEAVER</u> between <u>LIVERNOIS & ROCHESTER RD.</u></p> BY: <u>[Signature]</u> DATE: <u>1/5/06</u>

COLLISION DIAGRAM

ITEM 11

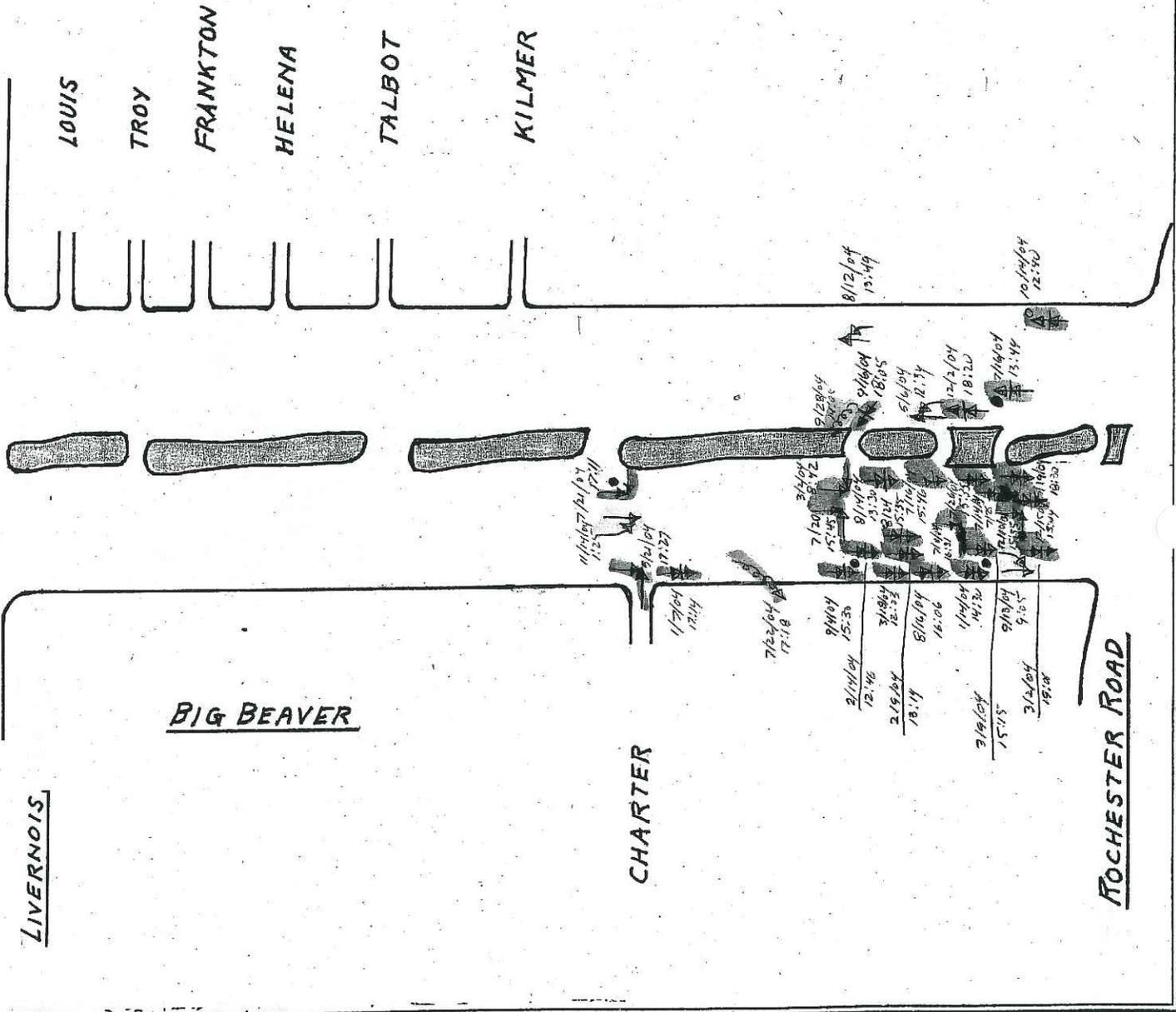


INDICATE NORTH
BY ARROW

PERIOD: 1yr

FROM 1/1/04

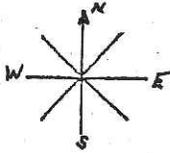
TO 12/31/04



SYMBOLS	TYPES OF COLLISIONS	FOR EACH ACCIDENT SHOW:
<ul style="list-style-type: none"> MOVING VEHICLE BACKING VEHICLE PEDESTRIAN PARKED VEHICLE FIXED OBJECT INJURY ACCIDENT FATAL ACCIDENT 	<ul style="list-style-type: none"> REAR END HEAD ON SIDE SWIPE RIGHT ANGLE LEFT TURN HEAD ON OUT OF CONTROL 	<p>1. Date & Time</p> <p>2. Weather & Road Surface Conditions</p> <p style="text-align: center;"><u>BIG BEAVER between</u></p> <p style="text-align: center;"><u>LIVERNOIS & ROCHESTER RD.</u></p> <p>BY: <u>[Signature]</u> DATE: <u>1/5/06</u></p>

COLLISION DIAGRAM

ITEM 11



INDICATE NORTH
BY ARROW

PERIOD: 6 mos
FROM 1/1/05
TO 6/30/05

LOUIS

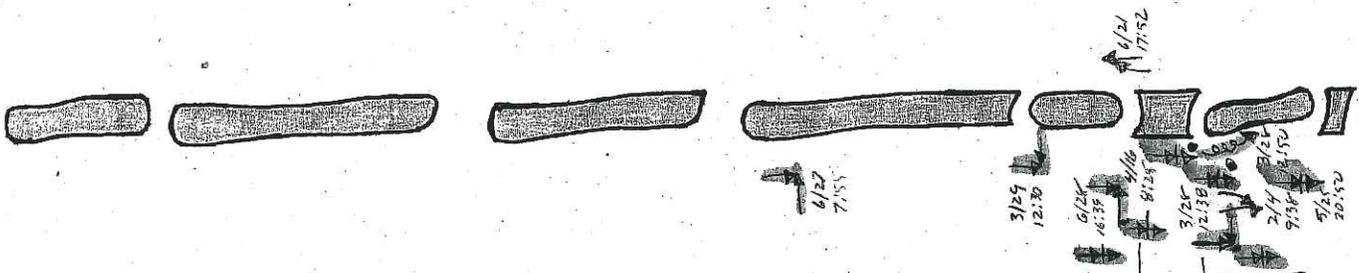
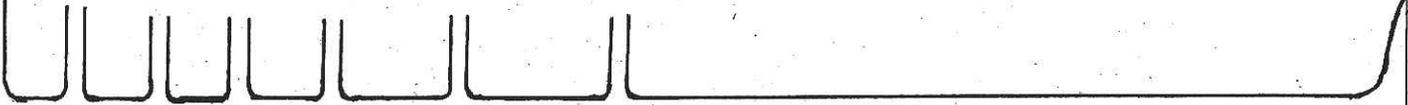
TROY

FRANKTON

HELENA

TALBOT

KILMER



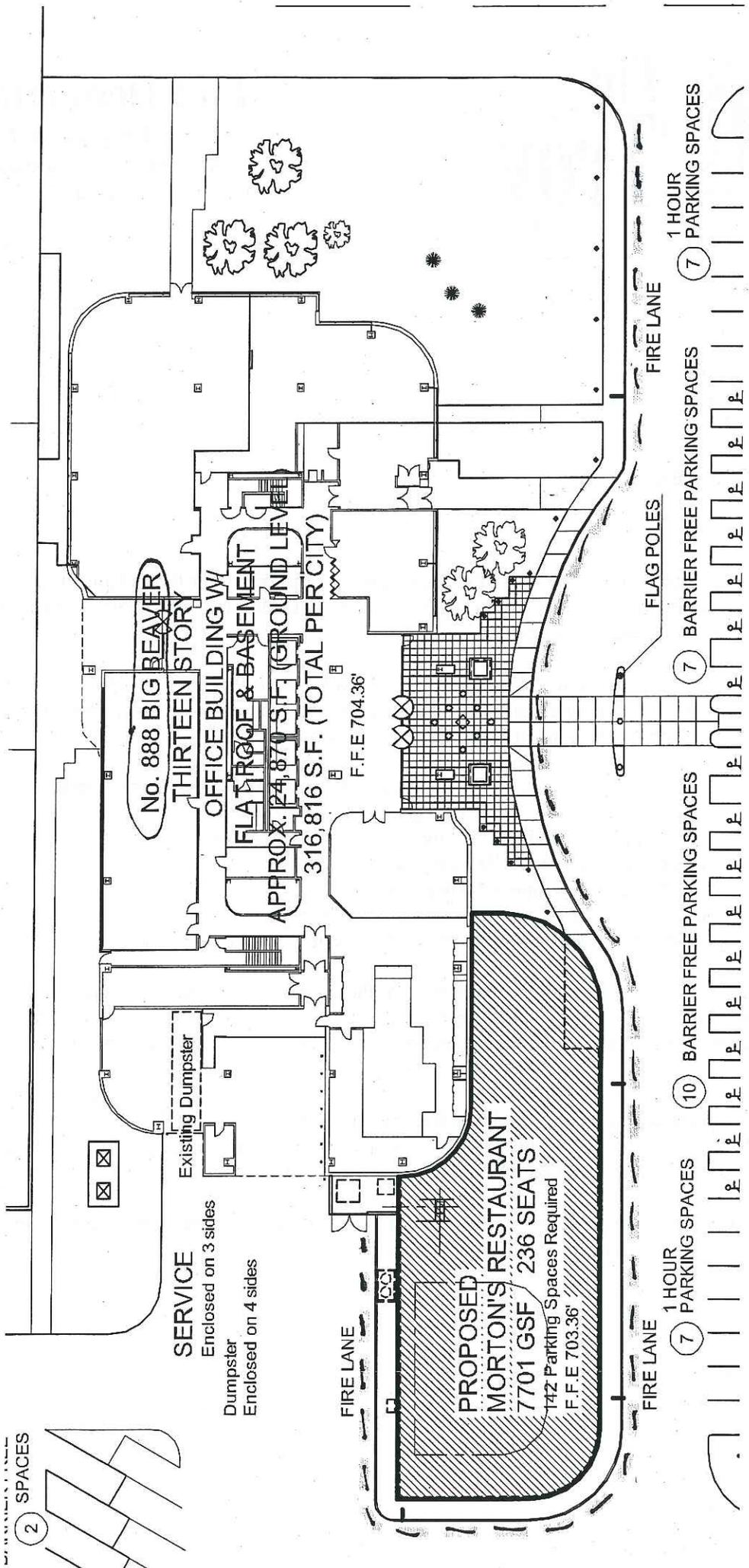
BIG BEAVER

LIVERNOIS

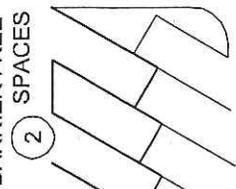
CHARTER

ROCHESTER ROAD

SYMBOLS	TYPES OF COLLISIONS	FOR EACH ACCIDENT SHOW:
<ul style="list-style-type: none"> ← MOVING VEHICLE ↔↔↔↔ BACKING VEHICLE ← - - - PEDESTRIAN ▨ PARKED VEHICLE □ FIXED OBJECT ● INJURY ACCIDENT ● FATAL ACCIDENT 	<ul style="list-style-type: none"> REAR END HEAD ON SIDE SWIPE RIGHT ANGLE LEFT TURN HEAD ON OUT OF CONTROL 	<ol style="list-style-type: none"> 1. Date & Time 2. Weather & Road Surface Conditions <p style="text-align: center;"><u>BIG BEAVER between</u> <u>LIVERNOIS & ROCHESTER RD.</u></p> <p>BY: <u> <i>HH</i> </u> DATE: <u> 2/5/06 </u></p>



888 W. Big Beaver





City of
Troy

ITEM 12

Fire Department

500 West Big Beaver Road

Troy, Michigan 48084

Phone: 248-524-3419

Fax: 248-689-7520

December 20, 2005

Kelly McCluskey
Redico Management
100 East Big Beaver, Suite 100
Troy, MI 48083-1204

RE: 888 West Big Beaver Road

Dear Ms. McCluskey,

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:

1. Signs shall be red on white background and shall read:
"No stopping, Standing, Parking- Fire Lane- Tow Away Zone"
2. Spaced no further than 100 feet apart.
3. Installed at right angle or 90 degrees.
4. Seven (7) feet from the bottom of the 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 the compliance be attained immediately. A diagram of your property and fire lane sign placement is attached for your reference. For our reference, please return the enclosed form with the name and contact information of the parties responsible for maintenance of this property.

The Traffic Committee meets the third Wednesday of each month, at 7:30 pm, in the Lower Level Conference Room at Troy City Hall. Should you have any questions about posting these signs, please attend. Call 248-524-3379 to confirm the date of the meeting. Otherwise, you are not required to attend.

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

Protectively,

Troy Fire Department

Robert Matlick, Lieutenant

Attachments

Cc: L. Nottage, S. Green

0963-0000