

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 January 19, 2005 by Jan Hubbell.

1. Roll Call

PRESENT: Ted Halsey
Jan Hubbell
Richard Kilmer
Richard Minnick
Peter Ziegenfelder

ABSENT: John Diefenbaker
Charles Solis
Grace Yau, Student Representative

Also present: John Abraham, Traffic Engineer
Lt. Scott McWilliams, Police Department
Lt. Bob Matlick, Fire Department

And Items 3 & 4 Mike Johnson

Item 5 Tony & Tia Gee
Bruce Bloomingdale, 4264 Tallman
Dave Sysko, 4438 Yanich

Items 6 & 7 John Ballantine, Northfield Hills Condo Ass'n.
Nancy Johnson, Northfield Hills Condo Ass'n.

Motion to Excuse

RESOLUTION #TC-2005-01-01

Motion by Kilmer

Seconded by Ziegenfelder

To excuse Mr. Diefenbaker, Mr. Solis, and Ms. Yau.

YEAS: All-5

NAYS: None

ABSENT: 2

MOTION CARRIED

2. Minutes – November 17, 2004

RESOLUTION #TC-2005-01-02

Motion by Kilmer
Seconded by Halsey

To approve the November 17, 2004 minutes as printed.

YEAS: All-5

NAYS: None

ABSENT: 2

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 1257 Hartwig

Mike Johnson is requesting a waiver for the sidewalk at 1257 Hartwig. 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 #TC-2005-01-03

Motion 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 1257 Hartwig, which is owned by Mike Johnson.

YEAS: All-5

NAYS: None

ABSENT: 2

MOTION CARRIED

4. Request for Sidewalk Waiver – 1271 Hartwig

Mike Johnson is requesting a waiver for the sidewalk at 1271 Hartwig. 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 #TC-2005-01-04

Motion 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 1271 Hartwig, which is owned by Mike Johnson.

YEAS: All-5

NAYS: None

ABSENT: 2

MOTION CARRIED

5. Request for Sidewalk Waiver – 533 East Wattles

Tony Gee is requesting a waiver for the sidewalk at 533 East Wattles. 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. A sidewalk would require removal of an existing 40-foot tall tree that adds to the natural features of the lot.

Mr. Gee addressed the committee and showed photos of his home and the surrounding area. There are no sidewalks in front of the properties to each side of his lot; one of which is 200 feet wide and one 85 feet. There are also utility poles and a big tree in the way. Mr. Halsey indicated that in the past the City has allowed meandering sidewalks around big trees. Dr. Abraham requested that Mr. Gee submit a plan to the Engineering Department for a sidewalk meandering around the tree.

Bruce Bloomingdale, 4264 Tallman, said the sidewalk in that square-mile section is 97% complete, and should be continued.

Dr. Abraham mentioned that the City is working toward having sidewalks on all main roads, including Wattles. Last year a developer was required to install sidewalks along a long stretch of Wattles to the west of this area, and the committee felt that this property should not be granted a different status.

RESOLUTION #TC-2005-01-05

Motion by Halsey

Seconded by Minnick

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 533 East Wattles, which is owned by Tony Gee.

YEAS: All-5

NAYS: None

ABSENT: 2

MOTION CARRIED

REGULAR BUSINESS

6. Replace YIELD sign with STOP sign on Buckingham Place at Brentwood

(This item was considered by the Traffic Committee at the October 20th meeting. No one appeared to address this matter and the committee recommended no changes at the intersection)

John Ballantine, Northfield Hills Condominium Association, requests a STOP sign instead of the YIELD sign on Buckingham Place at Brentwood. Mr. Ballantine reports that even though there is a YIELD sign on Buckingham Place at Brentwood, motorists do not always yield to traffic, and he has seen many close calls at this intersection

This is a 3-way intersection, with a YIELD sign on Buckingham Place at Brentwood. Sight distance studies show that there are no major sight obstructions at this intersection. Brentwood runs from Long Lake to Northfield Parkway; Buckingham Place is a dead end street.

Brentwood carries around 1100 vehicles in a day and caters mostly to the condominium development. Buckingham Place carries around 680 vehicles per day. There was one rear-end-type crash in the past three years at this intersection.

Mr. Ballantine and Ms. Johnson related that they have had complaints of near misses from residents.

Mr. Halsey drove through the area and noted that most of the similar intersections have STOP signs.

RESOLUTION #TC-2005-01-06

Motion by Halsey

Seconded by Ziegenfelder

To recommend replacing YIELD sign with a STOP sign on Buckingham Place at Brentwood.

YEAS: All-5

NAYS: None

ABSENT: 2

MOTION CARRIED

7. Replace YIELD sign with STOP sign on Breeze Hill Place at Brentwood

(This item was considered by the traffic committee at the October 20th meeting. No one appeared to address this matter and the committee recommended no changes at the intersection)

John Ballantine, Northfield Hills Condominium Association, requests a STOP sign instead of the YIELD sign on Breeze Hill Place at Brentwood. Mr. Ballantine reports that even though there is a YIELD sign on Breeze Hill Place at Brentwood, motorists do not always yield to traffic, and that he has seen many close calls at this intersection

This is a 3-way intersection, with a YIELD sign on Breeze Hill Place at Brentwood. Sight distance studies show that there are no major sight obstructions at this intersection. Brentwood runs from Long Lake to Northfield Parkway, Breeze Hill Place is a dead end street.

Brentwood carries around 1100 vehicles in a day, while Breeze Hill carries around 630 vehicles per day. There were no reported crashes at this intersection in the past three years.

Mr. Ballantine and Ms. Johnson related that they have had complaints of near misses from residents.

Mr. Halsey drove through the area and noted that most of the similar intersections have STOP signs.

RESOLUTION #TC-2005-01-07

Motion by Halsey

Seconded by Ziegenfelder

To recommend replacing YIELD sign with a STOP sign on Breeze Hill at Brentwood.

YEAS: All-5

NAYS: None

ABSENT: 2

MOTION CARRIED

Mr. Ballantine said the condo association will inform residents of the changes. Mr. Kilmer asked Lt. McWilliams for extra enforcement in the area.

8. Visitors' Time

No one appeared to address items not on the agenda.

9. Other Business

There was no other business discussed.

The meeting was adjourned at 7:58 p.m. The next meeting is scheduled for February 16, 2005.


Jan Hubbell



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ITEM 6

ITEM 7



