

Mayor Pro Tem Pennington asked for a moment of silence for the victims of the terrorist attacks in Paris and Mali.

Pastor Vince Messina from Woodside Bible Church performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, November 23, 2015, at City Hall, 500 W. Big Beaver Rd. Mayor Slater called the meeting to order at 7:32 PM.

B. ROLL CALL:

Mayor Dane Slater
Edna Abraham
Ethan Baker
Jim Campbell
Dave Henderson
Ellen Hodorek
Ed Pennington

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Troy Youth Assistance Annual Report (*Presented by: Robin Beltrami, Chairperson of the Troy Youth Assistance Board of Directors*)

C-2 Troy Water Tapping Winning Team Recognition (*Introduced by: Paul Trosper, Superintendent of Water and Sewer*)

C-3 Michigan Municipal Risk Management Authority (MMRMA) Net Asset Distribution Presentation (*Presented by: Lori Bluhm, City Attorney*)

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Planned Unit Development Application (PUD 014) – Proposed Stonecrest Planned Unit Development (PUD), East Side of Livernois Between Big Beaver and Wattles, Section 22, Currently Zoned R-1E (One Family Residential) District (*Introduced by: Ben Carlisle, Planning Consultant*)

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving comment from Art Moross (support), Steve Toth (support), and Joe Peterson (support but has concerns).

Resolution #2015-11-148
Moved by Abraham
Seconded by Baker

WHEREAS, The applicant NP Senior Living Development LLC submitted an application for a Planned Unit Development (PUD), located on the east side of Livernois, between Big Beaver and Wattles in Section 22; and

WHEREAS, The site abuts a City park site which is presently undeveloped but is proposed to include a trailhead and dog park; and

WHEREAS, The applicant is proposing a partnership with the City to increase the overall development potential of the subject site while also assisting the City with developing the park site; and

WHEREAS, The applicant intends to develop a 100-bed convalescent and nursing facility with thirty-seven (37) parking spaces on the subject property, while preserving a significant portion of wetlands on the eastern half of the site; and

WHEREAS, The applicant proposes a number of improvements to the City property including site grading work, sidewalks, construction of detention basin, and construction of eighty (80) shared parking spaces to be used by visitors to the facility and City park; and

WHEREAS, The proposed revision to the PUD meets the Standards for Approval set forth in Section 11.03; and

WHEREAS, The proposed Planned Unit Development is comprised of parcels 88-20-22-301-004, 88-20-22-301-005, 88-20-22-301-006, as described in the [attached Topographic Survey drawing](#);

BE IT RESOLVED, That Troy City Council hereby **GRANTS** Concept Development Plan approval and Preliminary Development Plan approval for the proposed Stonecrest Planned Unit Development, including improvements and layout for the City park property.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AMENDS** the Zoning District Map of the City of Troy Zoning Ordinance to delineate the subject parcels as PUD-014.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the attached Planned Unit Development Agreement; and the Mayor and City Clerk are hereby **AUTHORIZED TO EXECUTE** the Planned Unit Development Agreement for Stonecrest Planned Unit Development on behalf of the City; a copy shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to record the executed Stonecrest Planned Unit Development Agreement with the Oakland County Register of Deeds.

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** the petitioner to submit the Final Development Plan pursuant to Section 11.08 of Chapter 39.

Yes: All-7
No: None

MOTION PASSED

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

I-1 Board and Committee Appointments: a) Mayoral Appointments – Brownfield Redevelopment Authority; b) City Council Appointments – None

a) Mayoral Appointments:

Resolution #2015-11-149
Moved by Slater
Seconded by Pennington

RESOLVED, That the Mayor of the City of Troy hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

Brownfield Redevelopment Authority

Appointed by Mayor
7 Regular Members
3 Year Term

Unexpired Term Expiring: 4/30/2016

Steve Gottlieb

Term currently held by: Vacancy–Bruce Wilberding
resigned 4/11/2014

Yes: All-7
No: None

MOTION PASSED

b) City Council Appointments: None

I-2 Board and Committee Nominations: a) Mayoral Nominations – Downtown Development Authority, Planning Commission; b) City Council Nominations – Animal Control Appeal Board, Charter Revision Committee, Employee Retirement System Board of Trustees / Retiree Health Care Benefits Plan & Trust, Personnel Board, Southeast Michigan Council of Governments

a) **Mayoral Nominations**: City Council took no action on this item.

b) **City Council Nominations**: City Council took no action on this item.

I-3 Closed Session Requested

Resolution #2015-11-150

Moved by Henderson

Seconded by Baker

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL15.268(h) [MCL15.243(g)].

Yes: All-7

No: None

MOTION PASSED

I-4 Troy Trail and Pathway - Transportation Alternatives Program (TAP) Grant Resubmittal (Introduced by: Brian Kischnick, City Manager) (Presented by: Kurt Bovensiep, DPW Manager, and Jennifer Chehab, HRC)

Resolution #2015-11-151

Moved by Slater

Seconded by Pennington

RESOLVED, That the City Council for the City of Troy, Oakland County, Michigan, hereby **AUTHORIZES** the City of Troy's Parks, Streets, and Drains Divisions to pursue a Transportation Alternative Program grant application for an amount of \$3.05 million with a not to exceed \$1.5 million in local match for the project to provide a non-motorized pathway network from Troy's future Central/Dog Park routing through City Hall and connecting Big Beaver to the Clinton River Trail.

Yes: All-7

No: None

MOTION PASSED

I-5 Contract Ratification – Troy Police Officers Association/Police Officers Association of Michigan (TPOA/POAM) 2015-2020 (Introduced by: Jeanette Menig, Human Resources Director)

Resolution #2015-11-152
Moved by Pennington
Seconded by Hodorek

RESOLVED, That a collective bargaining agreement between the City of Troy and Troy Police Officers Association/Police Officers Association of Michigan (TPOA/POAM) for the period July 1, 2015 through June 30, 2020 is hereby **RATIFIED** by the City Council of the City of Troy, and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the final agreement.

Yes: All-7
No: None

MOTION PASSED

J. CONSENT AGENDA:

J-1a Approval of “J” Items NOT Removed for Discussion

Resolution #2015-11-153-J-01a
Moved by Henderson
Seconded by Campbell

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented.

Yes: All-7
No: None

MOTION PASSED

J-1b Address of “J” Items Removed for Discussion by City Council

J-2 Approval of City Council Minutes

Resolution #2015-11-153-J-02

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

- a) Special Joint City Council and Planning Commission Minutes-Draft – November 9, 2015
- b) City Council Minutes-Draft – November 9, 2015

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions: None Submitted

J-5 Request for Acceptance of Permanent Easement from the Donald R. Del Rose Living Trust, Dated August 5, 1999, as Amended – Sidwell #88-20-35-400-023 – Oakland Mall Outlot Building Addition – Project No. 14.919.3

Resolution #2015-11-153-J-05

RESOLVED, That City Council hereby **ACCEPTS** a permanent easement for watermain from the Donald R. Del Rose Living Trust, dated August 5, 1999, as amended, owner of the property having Sidwell #88-20-35-400-023.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the permanent easement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings:

- a) December 7, 2015 – Community Development Block Grant (CDBG) Program 2016 Application

K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:

N. COUNCIL REFERRALS:

Items Advanced to the City Manager by Individual City Council Members for Placement on the Agenda

N-1 No Council Referrals

O. COUNCIL COMMENTS:

O-1 Council Comments

Council Member Henderson commented on the Movember event for men's health awareness.

Council Member Henderson also promoted the Shall We Dance event that occurs on the second Tuesday of every month. The next event is scheduled for December 10, 2015, from 7:00 PM to 9:30 PM at the Troy Community Center.

Council Member Abraham announced the Tree Lighting Ceremony on Wednesday, December 2, 2015, from 7:00 PM to 8:30 PM in front of City Hall.

P. REPORTS:

P-1 Minutes – Boards and Committees:

- a) Joint Local Development Finance Authority-Draft – October 26, 2015
 - b) Planning Commission-Draft – October 27, 2015
 - c) Planning Commission-Final – October 27, 2015
 - d) Building Code Board of Appeals-Draft – November 4, 2015
Noted and Filed
-

P-2 Department Reports:

- a) Building Department Activity Report – October, 2015
 - b) South Oakland County Resource Recovery Authority (SOCRRA) Quarterly Report – October, 2015
 - c) Application to De-List 3645 Crooks Road
 - d) Troy Nature Society 2015 Annual Report
Noted and Filed
-

P-3 Letters of Appreciation:

- a) Certificate of Appreciation to City of Troy from the Troy Historic Village for Being a Financial Sponsor for the 2015 Troy Traffic Jam Car Show
Noted and Filed
-

P-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted

Q. COMMENTS ON ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):

Josie Lewis – Spoke regarding an ordinance regulating medical marijuana.

The Meeting **RECESSED** at 8:59 PM.

The Meeting **RECONVENED** at 9:06 PM.

R. CLOSED SESSION:

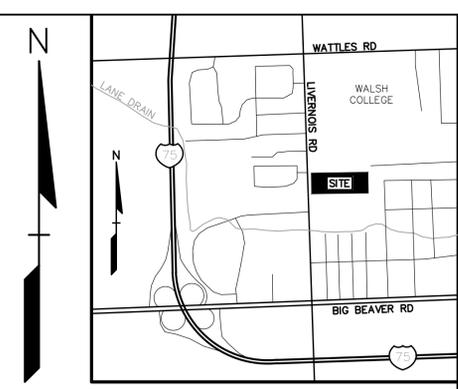
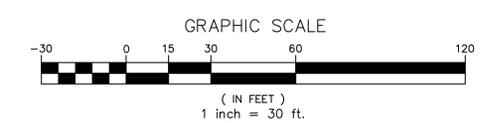
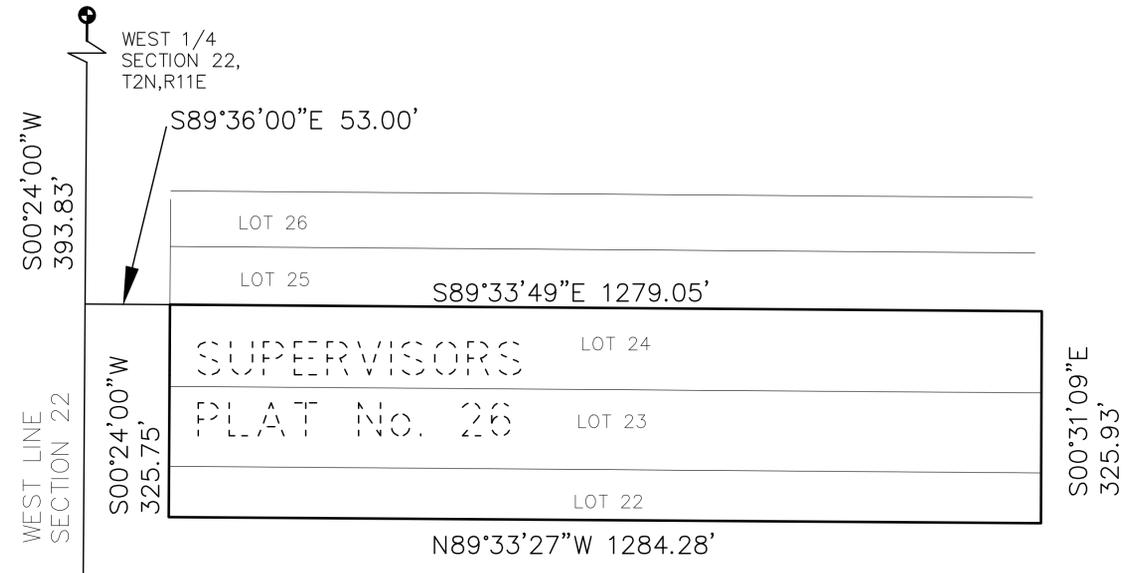
R-1 Closed Session

S. ADJOURNMENT:

The Meeting **ADJOURNED** at 9:23 PM.

Mayor Dane Slater

M. Aileen Dickson, CMC
City Clerk



Legal Description
 (per Arrowhead Surveying, Topographic and Boundary Survey Job# 08-020, February 20, 2008)

Part of the Southwest 1/4 Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan being the North 1/2 of Lot 22 and all of Lots 23-24 of Supervisor's Plat No. 26, as recorded being more particularly described as:

Commencing at the West 1/4 of said Section; Thence S'00°24'00" W 393.83 feet, along the West line of said Section 22; Thence S89°36'00" E 53.00 feet to Northwest corner of Lot 24 of Supervisor's Plat No. 26, as recorded in Liber 57 POINT OF BEGINNING;

Thence S89°33'49" E 1279.05 feet along the North line of said Lot 24; thence S00°31'09" E 325.93 feet along the East line of said Supervisor's Plat No. 26; thence N89°33'27" W 1284.28 feet along the South line of the North 1/2 of Lot 22 of said Supervisor's Plat No. 26; thence N00°24'00" E 325.75 feet along the West line of said Supervisor's Plat No. 26 and the East line of Livernois Road Right-of-way (53ft. half width) to the POINT OF BEGINNING, containing ±9.59 acres of land, subject to easements, conditions, and restrictions, if any.

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊕ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊕ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊕ MEASURED
⊗ NAIL & CAP SET		⊕ CALCULATED

EXISTING

- OH-ELEC—V—C— ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV— UG-CATV
- UG-PHONE— TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC—ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN, METER, WAD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- FINCE
- GUARD RAIL
- STREET LIGHT
- SIGN

PROPOSED

- CONC. CONCRETE
- ASPHL. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND WETLAND

NO.	BY	CHK	DESCRIPTION	DATE

CAUTION!!
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NORTHPOINT DEVELOPMENT
 5015 NW CANAL STREET, SUITE 200
 RIVERSIDE, MD 21150

TOPOGRAPHIC SURVEY STONECREST
 PART OF THE NW 1/4 OF SECTION 22, T. 2N., R. 11E., CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

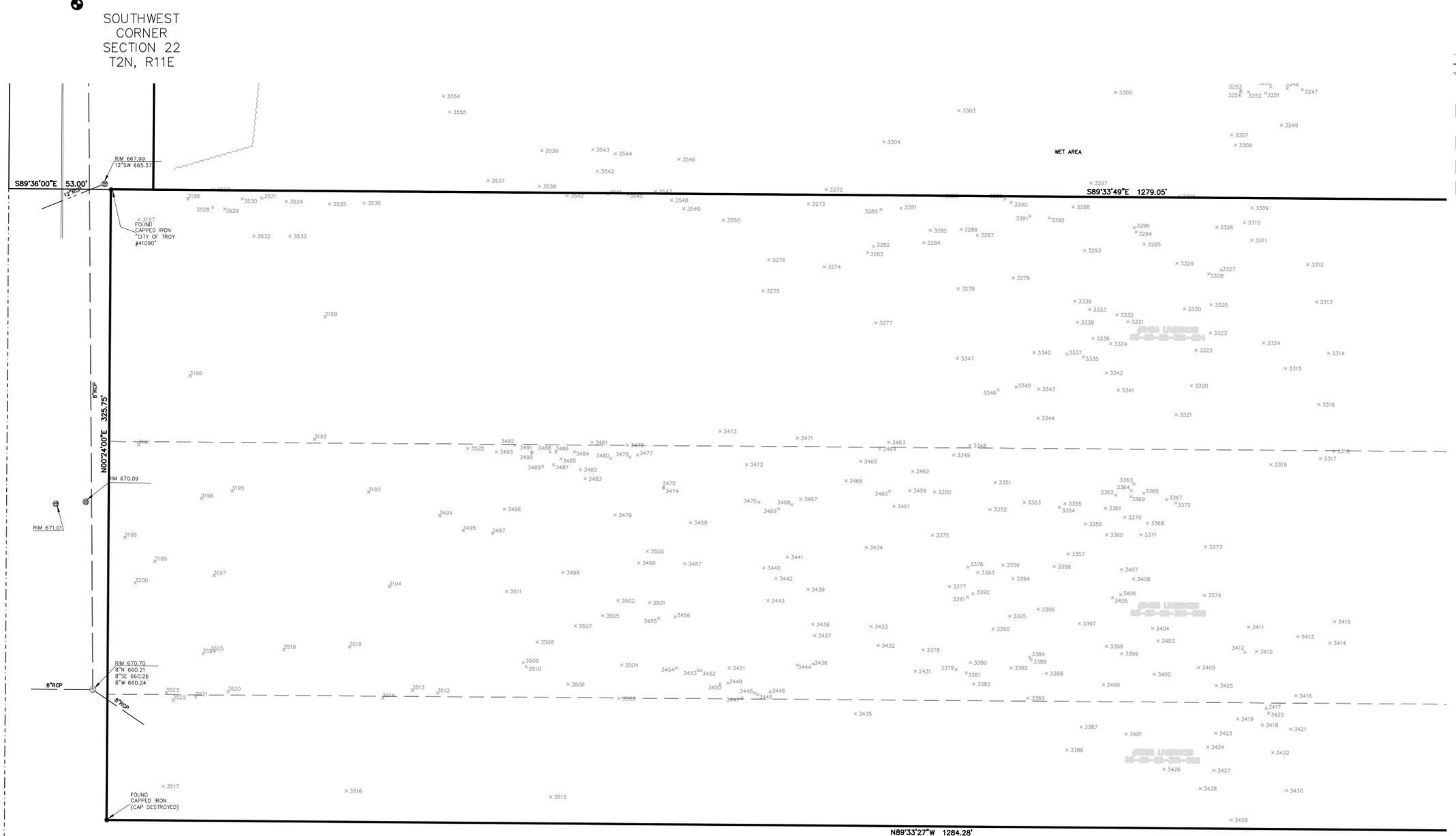
DES. ESB DN. ESB/DRY ISUR. PEA P.M. DNH

ORIGINAL ISSUE DATE:
 JUNE 18, 2015

PEA JOB NO. 2015-141

SCALE: 1"=30'

DRAWING NUMBER:
C-1.0



LIVERNOIS ROAD
 VARIABLE WIDE - PUBLIC

NOT FOR CONSTRUCTION

REF: S:\PROJECTS\2015\2015141\DWG\TOPORBASE-15141.DWG
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