

AGENDA

Traffic Committee Meeting

April 13, 2016 – 7:30 P.M.

Lower Level Conference Room – Troy City Hall, 500 West Big Beaver Road

1. Roll Call
2. Minutes – March 16, 2016

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 5213 Somerton – Sidwell #88-20-10-451-013
4. Request for Sidewalk Waiver – 5201 Somerton – Sidwell #88-20-10-451-014
5. Public Comment
6. Other Business
7. Adjourn

cc: Item 3 & 4: Kevin Baird, 720 Kimberly Drive, Troy, MI 48098
Properties within 300'

Traffic Committee Members
Captain Robert Redmond & Sgt. Mike Szuminski, Police Department
Lt. Eric Caloia, Fire Department
William J. Huotari, Deputy City Engineer/Traffic Engineer

TRAFFIC COMMITTEE

MESSAGE TO VISITORS, DELEGATIONS AND CITIZENS

The Traffic Committee is composed of seven Troy citizens who have volunteered their time to the City to be involved in traffic and safety concerns. The stated role of this Committee is:

- a. To give first hearing to citizens' requests and obtain their input.
- b. To make recommendations to the City Council based on technical considerations, traffic surveys, established standards, and evaluation of citizen input.
- c. To identify hazardous locations and recommend improvements to reduce the potential for traffic crashes.

Final decisions on sidewalk waivers will be made by the Committee at this meeting.

The recommendations and conclusions arrived at on regular items this evening will be forwarded to the City Council for their final action. Any citizen can discuss these recommendations before City Council. The items discussed at the Traffic Committee meeting will be placed on the City Council Agenda by the City Manager. The earliest date these items might be considered by City Council would normally be 10 days to 2 weeks from the Traffic Committee meeting. If you are interested, you may wish to contact the City Manager's Office in order to determine when a particular item is on the Agenda.

Persons wishing to speak before this Committee should attempt to hold their remarks to no more than 5 minutes. Please try to keep your remarks relevant to the subject at hand. Please speak only when recognized by the Chair. These comments are made to keep this meeting moving along. Anyone wishing to be heard will be heard; we are here to listen and help in solving or resolving your particular concerns.

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 5213 Somerton – Sidwell #88-20-10-451-013

Kevin Baird requests a sidewalk waiver for the sidewalk at 5213 Somerton (Sidwell #88-20-10-451-013). Mr. Baird states *“Due to current grading characteristics of the land and surrounding properties we are requesting to deviate from installing sidewalks for the proposed property due to the recent parcel split. The initial development was never designed to have designated sidewalks and currently there are no sidewalks servicing this community or any surrounding areas. By installing sidewalks along the parameter of this lot it would make it dissimilar from all other lots and affect the way all surrounding lots are designed to drain surface tension watersheds. With this being stated we are requesting to not construct sidewalks surrounding said lot”*.

The Department of Public Works (DPW) recommends approving this waiver request per the attached memo and not installing the sidewalk along Somerton or Trinway.

SUGGESTED RESOLUTIONS:

- 1. **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, Kevin Baird has requested a waiver of the requirement to construct sidewalk based on the lack of sidewalk in the area and drainage concerns; 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 at 5213 Somerton (Sidwell #88-20-10-451-013).

- 2. **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 5213 Somerton (Sidwell #88-20-10-451-013).

4. Request for Sidewalk Waiver – 5201 Somerton – Sidwell #88-20-10-451-014

Kevin Baird requests a sidewalk waiver for the sidewalk at 5201 Somerton (Sidwell #88-20-10-451-014). Mr. Baird states *“Due to current grading characteristics of the land and surrounding properties we are requesting to deviate from installing sidewalks for the proposed property due to the recent parcel split. The initial development was never designed to have designated sidewalks and currently there are no sidewalks servicing this community or any surrounding areas. By installing sidewalks along the parameter of this lot it would make it dissimilar from all other lots and affect the way all surrounding lots are designed to drain surface tension watersheds. With this being stated we are requesting to not construct sidewalks surrounding said lot”*.

The Department of Public Works (DPW) recommends approving this waiver request per the attached memo and not installing the sidewalk along Somerton or Trinway.

SUGGESTED RESOLUTIONS:

1. **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, Kevin Baird has requested a waiver of the requirement to construct sidewalk based on the lack of sidewalk in the area and drainage concerns; 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 at 5201 Somerton (Sidwell #88-20-10-451-014).

2. **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 5201 Somerton (Sidwell #88-20-10-451-014).

5. Public Comment

6. Other Business

7. Adjourn

A regular meeting of the Troy Traffic Committee was held Wednesday, March 16, 2016 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
Mitch Huber
Al Petrusis
Cynthia Wilsher
Pete Ziegenfelder
Katie Regan (Student Representative)

Absent: David Easterbrook
Richard Kilmer

Also present: Robert Tourtillott, 5900 Adams
Vijay Shenoy, 30078 Schoenherr
William Peludat, 43425 Dequindre
Sgt. Mike Szuminski, Police Department
Lt. Eric Caloia, Fire Department
Bill Huotari, Deputy City Engineer/Traffic Engineer

2. Minutes – January 20, 2016

Resolution # 2016-03-05
Moved by Petrusis
Seconded by Brandstetter

To approve the January 20, 2016 minutes as printed.

Yes: Brandstetter, Huber, Petrusis, Wilsher, Ziegenfelder
No: None
Absent: Easterbrook, Kilmer

MOTION CARRIED

PUBLIC HEARINGS

Resolution # 2016-03-06
Moved by Wilsher
Seconded by Petrusis

To consider items #3 – #6 as one (1) item.

Yes: Brandstetter, Huber, Petrusis, Wilsher, Ziegenfelder
No: None
Absent: Easterbrook, Kilmer

3. Request for Sidewalk Waiver – 43637 Dequindre – Sidwell #88-20-01-430-038

Artil Leo requests a sidewalk waiver for the sidewalk at 43637 Dequindre (Sidwell #88-20-01-430-038). Mr. Leo states “*New Roadway/In Right of Way. Scheduled*”.

No public was present at the meeting to discuss this item.

Ms. Wilsher discussed that sidewalk should be installed along all major roads. The builder should be required to provide the sixty (60) foot right-of-way or pay a cash fee.

Mr. Brandstetter asked if the widening project was contingent on acquisition of right-of-way at this location. It was discussed that right-of-way acquisition will take place for all necessary property for the widening and reconstruction of Dequindre Road and if property is not dedicated as part of the sidewalk waiver request then it will be acquired at a later time as part of the road project.

Mr. Huber asked if the waiver for the sidewalk is temporary. The waiver is not temporary as the sidewalk is required and will need to be constructed as part of the new home construction or deferred to be constructed as part of the road construction. The Dequindre project will provide for a complete sidewalk network along the west side of Dequindre in the project area.

Resolution # 2016-03-07

Moved by Brandstetter

Seconded by Wilsher

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, Artil Leo has requested a waiver of the requirement to construct sidewalk based on the Dequindre widening and reconstruction project, anticipated in 2017; 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 43637 Dequindre (Sidwell #88-20-01-430-038) contingent

upon the submittal of a cash payment by the applicant or conveyance of the right-of-way to the sixty (60) foot line.

Yes: Brandstetter, Huber, Petrulis, Wilsher, Ziegenfelder
No: None
Absent: Easterbrook, Kilmer

MOTION CARRIED

4. Request for Sidewalk Waiver – 43623 Dequindre – Sidwell #88-20-01-430-039

Artil Leo requests a sidewalk waiver for the sidewalk at 43623 Dequindre (Sidwell #88-20-01-430-039). Mr. Leo states “*New Roadway/In Right of Way. Scheduled*”.

No public was present at the meeting to discuss this item.

Ms. Wilsher discussed that sidewalk should be installed along all major roads. The builder should be required to provide the sixty (60) foot right-of-way or pay a cash fee.

Mr. Brandstetter asked if the widening project was contingent on acquisition of right-of-way at this location. It was discussed that right-of-way acquisition will take place for all necessary property for the widening and reconstruction of Dequindre Road and if property is not dedicated as part of the sidewalk waiver request then it will be acquired at a later time as part of the road project.

Mr. Huber asked if the waiver for the sidewalk is temporary. The waiver is not temporary as the sidewalk is required and will need to be constructed as part of the new home construction or deferred to be constructed as part of the road construction. The Dequindre project will provide for a complete sidewalk network along the west side of Dequindre in the project area.

Resolution # 2016-03-08
Moved by Brandstetter
Seconded by Wilsher

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, Artil Leo has requested a waiver of the requirement to construct sidewalk based on the Dequindre widening and reconstruction project, anticipated in 2017; 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 43623 Dequindre (Sidwell #88-20-01-430-039) contingent upon the submittal of a cash payment by the applicant or conveyance of the right-of-way to the sixty (60) foot line.

Yes: Brandstetter, Huber, Petrulis, Wilsher, Ziegenfelder
No: None
Absent: Easterbrook, Kilmer

MOTION CARRIED

5. Request for Sidewalk Waiver – 43609 Dequindre – Sidwell #88-20-01-430-040

Artil Leo requests a sidewalk waiver for the sidewalk at 43609 Dequindre (Sidwell #88-20-01-430-040). Mr. Leo states “*New Roadway/In Right of Way. Scheduled*”.

No public was present at the meeting to discuss this item.

Ms. Wilsher discussed that sidewalk should be installed along all major roads. The builder should be required to provide the sixty (60) foot right-of-way or pay a cash fee.

Mr. Brandstetter asked if the widening project was contingent on acquisition of right-of-way at this location. It was discussed that right-of-way acquisition will take place for all necessary property for the widening and reconstruction of Dequindre Road and if property is not dedicated as part of the sidewalk waiver request then it will be acquired at a later time as part of the road project.

Mr. Huber asked if the waiver for the sidewalk is temporary. The waiver is not temporary as the sidewalk is required and will need to be constructed as part of the new home construction or deferred to be constructed as part of the road construction. The Dequindre project will provide for a complete sidewalk network along the west side of Dequindre in the project area.

Resolution # 2016-03-09
Moved by Brandstetter
Seconded by Wilsher

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, Artil Leo has requested a waiver of the requirement to construct sidewalk based

on the Dequindre widening and reconstruction project, anticipated in 2017; 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 43609 Dequindre (Sidwell #88-20-01-430-040) contingent upon the submittal of a cash payment by the applicant or conveyance of the right-of-way to the sixty (60) foot line.

Yes: Brandstetter, Huber, Petrusis, Wilsher, Ziegenfelder
No: None
Absent: Easterbrook, Kilmer

MOTION CARRIED

6. Request for Sidewalk Waiver – 43595 Dequindre – Sidwell #88-20-01-430-041

Artil Leo requests a sidewalk waiver for the sidewalk at 43595 Dequindre (Sidwell #88-20-01-430-041). Mr. Leo states “*New Roadway/In Right of Way. Scheduled*”.

No public was present at the meeting to discuss this item.

Ms. Wilsher discussed that sidewalk should be installed along all major roads. The builder should be required to provide the sixty (60) foot right-of-way or pay a cash fee.

Mr. Brandstetter asked if the widening project was contingent on acquisition of right-of-way at this location. It was discussed that right-of-way acquisition will take place for all necessary property for the widening and reconstruction of Dequindre Road and if property is not dedicated as part of the sidewalk waiver request then it will be acquired at a later time as part of the road project.

Mr. Huber asked if the waiver for the sidewalk is temporary. The waiver is not temporary as the sidewalk is required and will need to be constructed as part of the new home construction or deferred to be constructed as part of the road construction. The Dequindre project will provide for a complete sidewalk network along the west side of Dequindre in the project area.

Resolution # 2016-03-10

Moved by Brandstetter
Seconded by Wilsher

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, Artil Leo has requested a waiver of the requirement to construct sidewalk based on the Dequindre widening and reconstruction project, anticipated in 2017; 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 43595 Dequindre (Sidwell #88-20-01-430-041) contingent upon the submittal of a cash payment by the applicant or conveyance of the right-of-way to the sixty (60) foot line.

Yes: Brandstetter, Huber, Petrusis, Wilsher, Ziegenfelder
No: None
Absent: Easterbrook, Kilmer

MOTION CARRIED

7. Request for Sidewalk Waiver – 5990 Adams – Sidwell #88-20-07-101-001

Edward Mancini requests a sidewalk waiver for the sidewalk at 5990 Adams (Sidwell #88-20-07-101-001). Mr. Mancini states *“Since additional plantings were provided for the Sunoco pipeline area, there are space restrictions to accommodate the public sidewalk for Arlund Way. Also since the sidewalk was waived for the Sussex road, the Arlund Way sidewalk will not connect to a paved road or a sidewalk that is accessible by anyone. There is also concern with the storm water flow in that area if the existing culvert and ditch is relocated”*.

Traffic Engineering received an email from Terry and Sandy Adams of 5970 Sussex Drive supporting the sidewalk waiver. They state that the sidewalk would be of no use.

The Planning Director provided an email that discussed the history of the site, the Sunoco Pipeline and work with area residents to provide a buffer of landscaping to shield the pipeline

facilities.

Mr. Vijay Shenoy was in attendance at the meeting representing the owner of the property. Mr. Shenoy explained that the sidewalk along Arlund Way would not provide a pedestrian path to any sidewalk off the site and would require that existing landscaping be removed. An existing culvert would also need to be relocated potentially causing drainage concerns and impacting the existing landscaping.

Mr. Robert Tourtillott of 5900 Adams was in attendance and spoke in favor of a sidewalk waiver. Mr. Tourtillott stated that residents in this area do not want sidewalk along Arlund Way as it is not needed and does not connect to any other sidewalk.

Mr. Brandstetter discussed that the existing sidewalk on the site already covers most of the area along Square Lake Road and Arlund Way. Pedestrians should cross at the signalized intersection at Square Lake and Adams.

Ms. Wilsher stated that sidewalk and pedestrian movement in this area is confusing. There is no place to go.

Mr. Brandstetter asked if there was additional landscaping proposed on the site. The developer's representative answered that no additional landscaping was proposed.

Mr. Petruilis agreed that sidewalk was not necessary in this area as there would never be a time that sidewalk would be constructed in this area unless there was a massive development that took place.

Resolution # 2016-03-11
Moved by Brandstetter
Seconded by Wilsher

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, Edward Mancini has requested a waiver of the requirement to construct sidewalk on Arlund Way based on space restrictions due to landscaping associated with the Sunoco Pipeline MLV site, no connection to other sidewalks and storm water flow; 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 5990 Adams (Sidwell #88-20-07-101-001), along Arlund Way, as part of the Oakland Troy Senior Facility at the corner of Adams and Square Lake Road.

Yes: Brandstetter, Huber, Petrulis, Wilsher, Ziegenfelder
No: None
Absent: Easterbrook, Kilmer

MOTION CARRIED

8. Public Comment

Mr. William Peludat of 43425 Dequindre discussed concerns about drainage of his property relative to the 2017 Dequindre widening and reconstruction project. He stated that his property is two (2) feet lower than the road and is concerned that the road reconstruction and sidewalk will create additional drainage concerns. The Dequindre project is under the jurisdiction of the Road Commission for Oakland County (RCOC) and as such design work is being performed by the RCOC. The Traffic Engineer will contact the RCOC design staff and forward Mr. Peludat’s concerns so that they can be discussed during the design phase.

9. Other Business

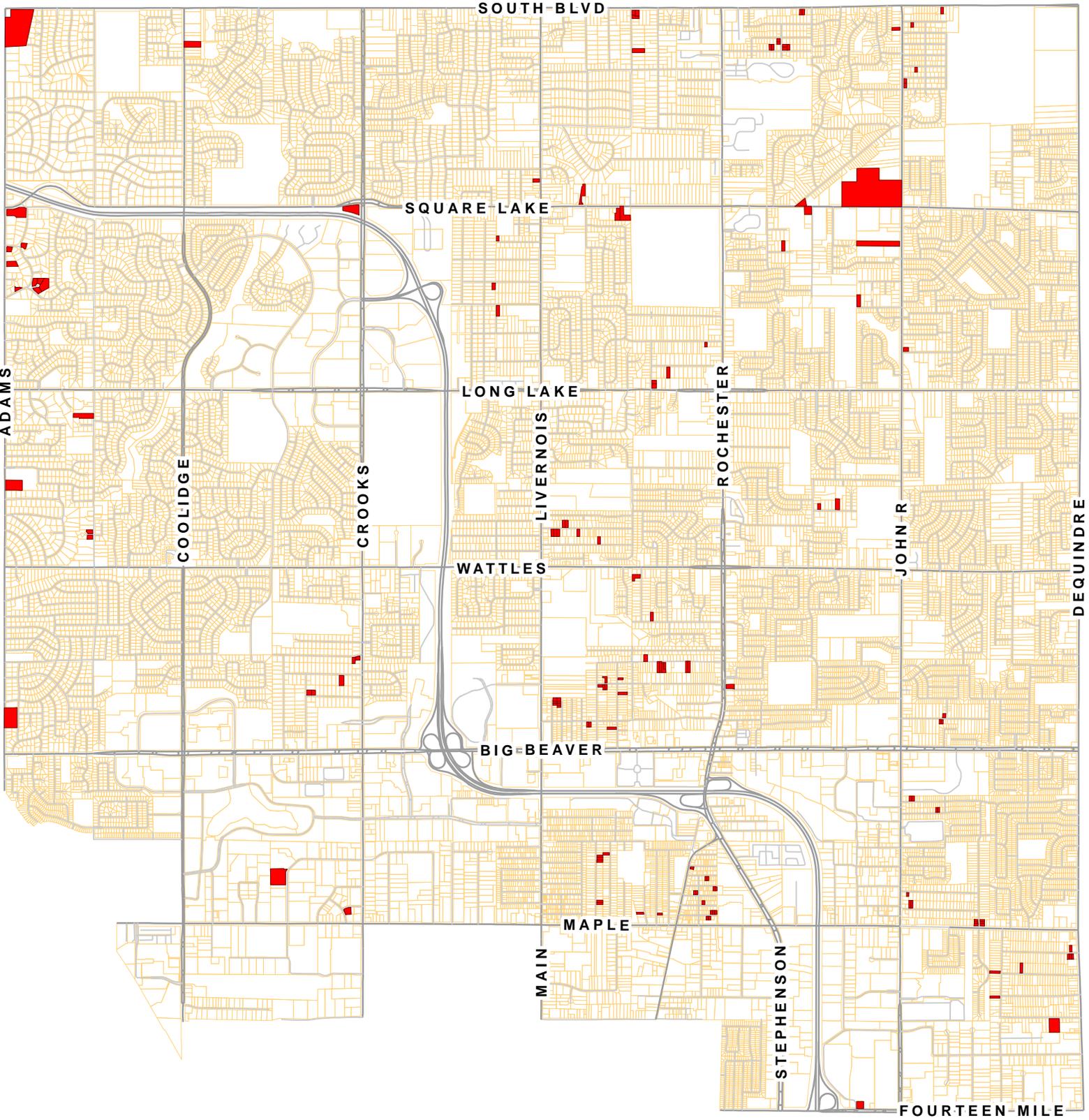
There was general discussion regarding the Big Beaver, Adams to Woodward closure and I-75 reconstruction.

10. Adjourn

The meeting adjourned at 8:17 p.m.

Pete Ziegenfelder, Chairperson

Bill Huotari, Deputy City Engineer/Traffic Engineer



Legend

 Parcels with Sidewalk Waiver

Road Centerline

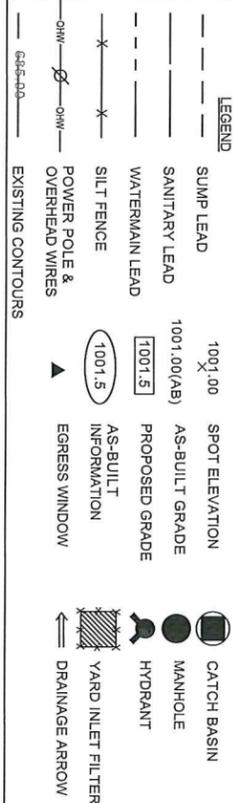
-  All Others
-  Major Road
-  State Road

Sidewalk Waivers



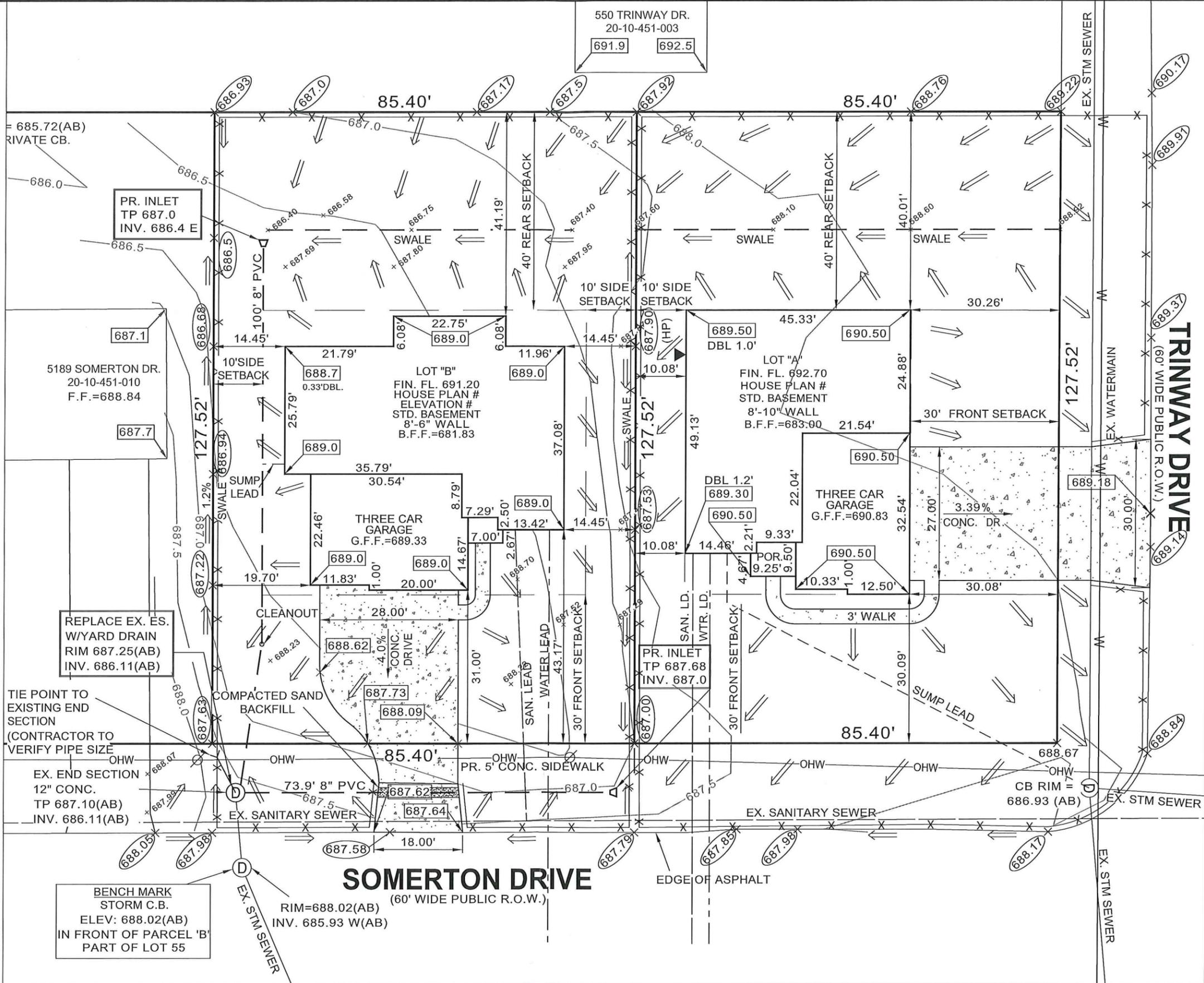


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



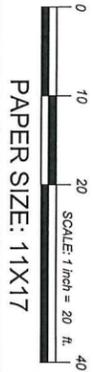
NOTE: BUILDING CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION MEASURES PER CITY OF TROY STANDARDS. THROUGHOUT CONSTRUCTION, SILT FENCE SHALL BE PLACED ALONG SIDE YARD LINES AS NECESSARY TO PROTECT EXISTING LAWN AND LANDSCAPING ON ADJACENT PROPERTIES. *THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.

LEGAL DESCRIPTION:
THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 55 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", PART OF SECTION 10, T24N-R1E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 29, PAGE 32 OF PLATS, OAKLAND COUNTY RECORDS.



NOTE: THIS SITE PLAN CONFORMS WITH THE APPROVED ENGINEERING/GRADING PLAN FOR THIS DEVELOPMENT.

NOTE: DIFFIN - UMLOR & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR DRIVEWAY PLACEMENT. CLIENT MUST VERIFY ALL DIMENSIONS AND DRIVEWAY PLACEMENT PRIOR TO CONSTRUCTION. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. BEFORE BEGINNING CONSTRUCTION VERIFY AS-BUILT HOME LEAD LOCATION WITH MUNICIPALITY. NO FIELD WORK HAS BEEN DONE AT THIS TIME.



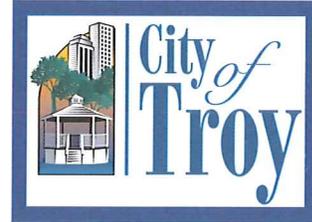
Diffin-Umlor & ASSOCIATES
Civil Engineering • Surveying • Landscaping • Construction Services
53115 GRAND RIVER AVE, NEW HUDSON, MI 48165
PH: (248) 437-7803, FAX: (866) 690-4307



PLAT PLAN FOR PARCEL "A" & "B"
TRINWAY DR/SOMERTON DR
CRYSTAL SPRINGS
SUBDIVISION NO. 1

SE 1/4 SECTION 10,
TOWN 2 NORTH, RANGE 11 EAST
OAKLAND COUNTY, MICHIGAN

Date: 02-17-2016
Project No.: 150502



February 29, 2016

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director 
Kurt Bovensiepe, Public Works Manager 
Ashely Levin, Project Manager 

SUBJECT: Request for Waiver of Sidewalk Requirement
Sidwell Number 88-20-10-451-013

Per the attached waiver form, Kevin Baird, is requesting a waiver for the sidewalk on the property located at 5213 Somerton Drive, 88-20-10-451-013.

Chapter 34 City of Troy Sidewalks and Driveway Approaches Ordinance # 34-07 requires, all owners of lots and premises abutting dedicated streets open to the public shall be required to construct sidewalks and driveway approaches at the time of construction of any new buildings or structures, or additions to buildings or structures, or at the time a nonconforming use changes to a permitted use in the Zoning District. No occupancy permit shall be issued until such time as the owners of said property have complied with the requirements of this provision provided only that the Director of Building and Zoning may extend the time for completion of the required sidewalks and driveway approaches in accordance with established procedure.

City of Troy Sidewalks and Driveway Approaches Ordinance # 34.07.01 also requires that a sidewalk be installed in conjunction with the development of a parcel due to a recent lot split, combination of parcels or a re-platting.

Please be advised that there is currently no sidewalk in this area, along Trinway or Somerton.

We recommend that the sidewalk not be installed as per ordinance #34.07. Due to the lack of sidewalk on the surrounding streets a sidewalk at this location would provide no pedestrian connections. If the sidewalk requirements were to be waived, we recommend the approval be subject to the execution and recording of an "Agreement for Irrevocable Petition for Sidewalk", or the submission of a cash deposit for future construction to assure consent and participation in any future sidewalk installation.



City of Troy
Mr. Timothy L. Richnak
Public Works Director
4693 Rochester Road
Troy, MI 48098

Mr. Richnak,

I am/we are the owner(s) of the property at 5213 Somerton Dr

Lot number A

Subdivision Name Crystal Springs Subdivision No. 1

Sidewell Number 20-10-451-013

I/we would like to request a sidewalk variance for the following reasons:

Due to current grading characteristics of the land and surrounding properties we are requesting to deviate from installing sidewalks for the proposed property due to the recent parcel split. The initial development was never designed to have designated sidewalks and currently there are no sidewalks servicing this community or any surrounding areas. By installing sidewalks along the parameter of this lot it would make it dissimilar from all other lots and affect the way all surrounding lots are designed to drain surface tension watersheds. With this being stated we are requesting to not construct sidewalks surrounding said lot.

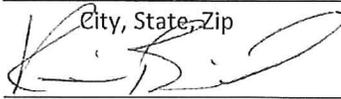
See attached plan/sketch.

I/We can be contacted at 248-709-2792
Phone Number

Kevin Baird
Name

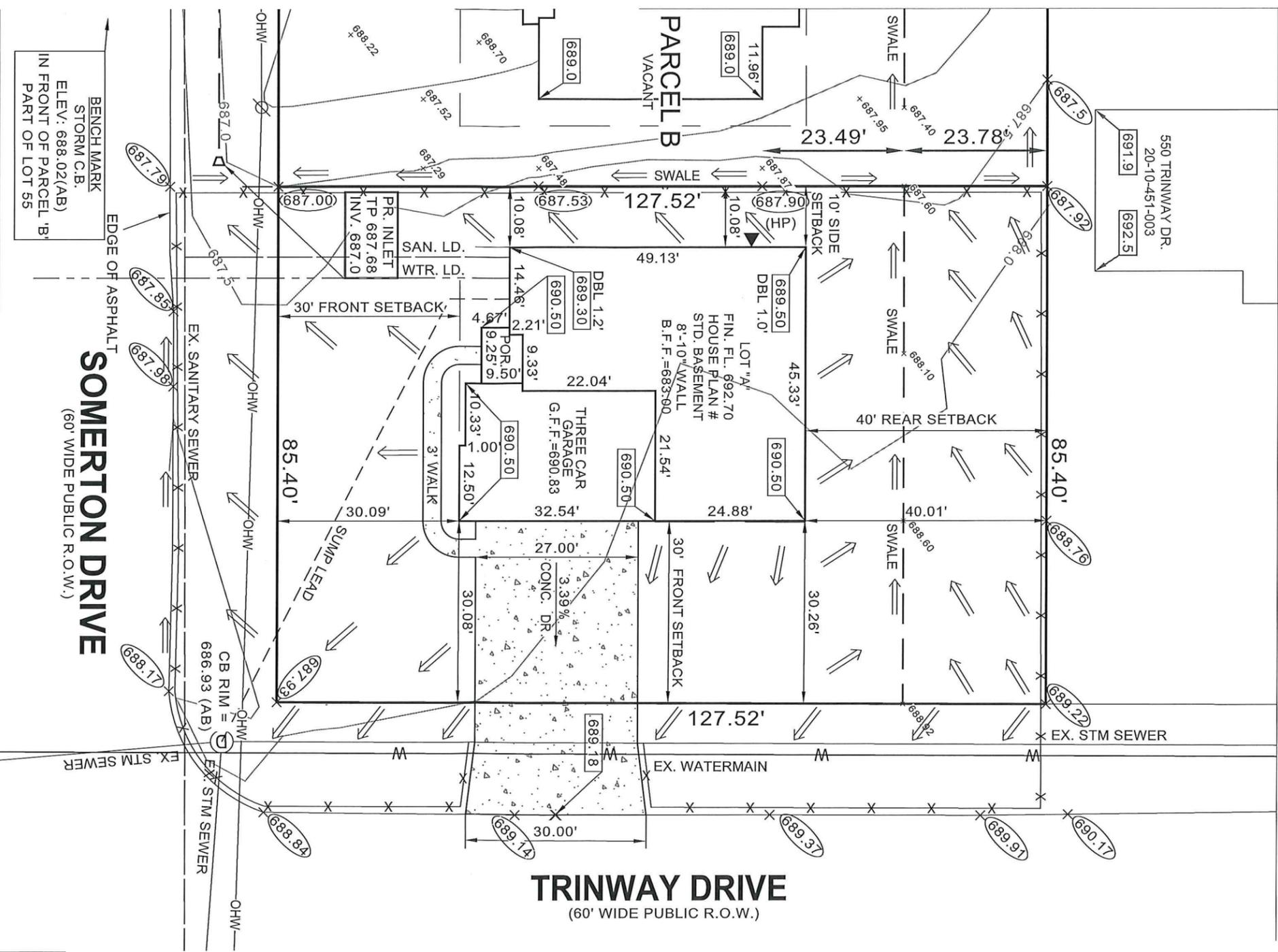
720 Kimberly Dr
Address

Troy, MI 48098
City, State, Zip


Signature

LEGEND

- SUMP LEAD
- SANITARY LEAD
- WATERMAIN LEAD
- SILT FENCE
- POWER POLE & OVERHEAD WIRES
- EXISTING CONTOURS
- 1001.00 SPOT ELEVATION
- 1001.00(AB) AS-BUILT GRADE
- 1001.5] PROPOSED GRADE
- 1001.5 AS-BUILT INFORMATION
- ▲ EGRESS WINDOW
- CATCH BASIN
- MANHOLE
- HYDRANT
- ▭ YARD INLET FILTER
- ⇨ DRAINAGE ARROW



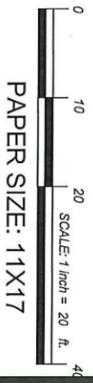
NOTE: THIS SITE PLAN CONFORMS WITH THE APPROVED ENGINEERING/GRADING PLAN FOR THIS DEVELOPMENT.

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 55 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", PART OF SECTION 10, T2N-R1E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 29, PAGE 32 OF PLATS, OAKLAND COUNTY RECORDS.

NOTE: BUILDING CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION MEASURES, PER CITY OF TROY STANDARDS, THROUGHOUT CONSTRUCTION, SILT FENCE SHALL BE PLACED ALONG SIDE YARD LINES AS NECESSARY TO PROTECT EXISTING LAWN AND LANDSCAPING ON ADJACENT PROPERTIES. *THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.

NOTE: DIFFIN - UMLOR & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR DRIVEWAY PLACEMENT PRIOR TO CONSTRUCTION. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. BEFORE BEGINNING CONSTRUCTION VERIFY AS-BUILT HOME LEAD LOCATION WITH MUNICIPALITY. NO FIELD WORK HAS BEEN DONE AT THIS TIME.



Diffin-Umlor & ASSOCIATES
Civil Engineering • Surveying • Landscaping • Construction Services

53115 GRAND RIVER AVE, NEW HUDSON, MI 48165
PH: (248) 437-7803, FAX: (866) 690-4307

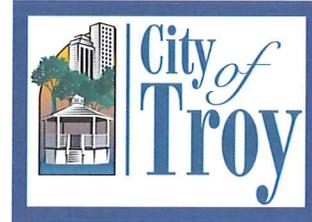


PLOT PLAN FOR PARCEL "A" - PART OF LOT 55

576 TRINWAY DR
CRYSTAL SPRINGS
SUBDIVISION NO. 1

SE 1/4 SECTION 10,
TOWN 2 NORTH, RANGE 11 EAST
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

Date: 02-17-2016
Project No.: 150502



February 29, 2016

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director
Kurt Bovensiepe, Public Works Manager 
Ashely Levin, Project Manager 

SUBJECT: Request for Waiver of Sidewalk Requirement
Sidwell Number 88-20-10-451-014

Per the attached waiver form, Kevin Baird, is requesting a waiver for the sidewalk on the property located at 5201 Somerton Drive, 88-20-10-451-014.

Chapter 34 City of Troy Sidewalks and Driveway Approaches Ordinance # 34-07 requires, all owners of lots and premises abutting dedicated streets open to the public shall be required to construct sidewalks and driveway approaches at the time of construction of any new buildings or structures, or additions to buildings or structures, or at the time a nonconforming use changes to a permitted use in the Zoning District. No occupancy permit shall be issued until such time as the owners of said property have complied with the requirements of this provision provided only that the Director of Building and Zoning may extend the time for completion of the required sidewalks and driveway approaches in accordance with established procedure.

City of Troy Sidewalks and Driveway Approaches Ordinance # 34.07.01 also requires that a sidewalk be installed in conjunction with the development of a parcel due to a recent lot split, combination of parcels or a re-platting.

Please be advised that there is currently no sidewalk in this area, along Trinway or Somerton.

We recommend that the sidewalk not be installed as per ordinance #34.07. Due to the lack of sidewalk on the surrounding streets a sidewalk at this location would provide no pedestrian connections. If the sidewalk requirements were to be waived, we recommend the approval be subject to the execution and recording of an "Agreement for Irrevocable Petition for Sidewalk", or the submission of a cash deposit for future construction to assure consent and participation in any future sidewalk installation.



City of Troy
Mr. Timothy L. Richnak
Public Works Director
4693 Rochester Road
Troy, MI 48098

Mr. Richnak,

I am/we are the owner(s) of the property at 5201 Somerton Dr

Lot number B

Subdivision Name Crystal Springs Subdivision No. 1

Sidewell Number 20-10-451-014

I/we would like to request a sidewalk variance for the following reasons:

Due to current grading characteristics of the land and surrounding properties we are requesting to deviate from installing sidewalks for the proposed property due to the recent parcel split. The initial development was never designed to have designated sidewalks and currently there are no sidewalks servicing this community or any surrounding areas. By installing sidewalks along the parameter of this lot it would make it dissimilar from all other lots and affect the way all surrounding lots are designed to drain surface tension watersheds. With this being stated we are requesting to not construct sidewalks surrounding said lot.

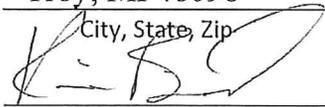
See attached plan/sketch.

I/We can be contacted at 248-709-2792
Phone Number

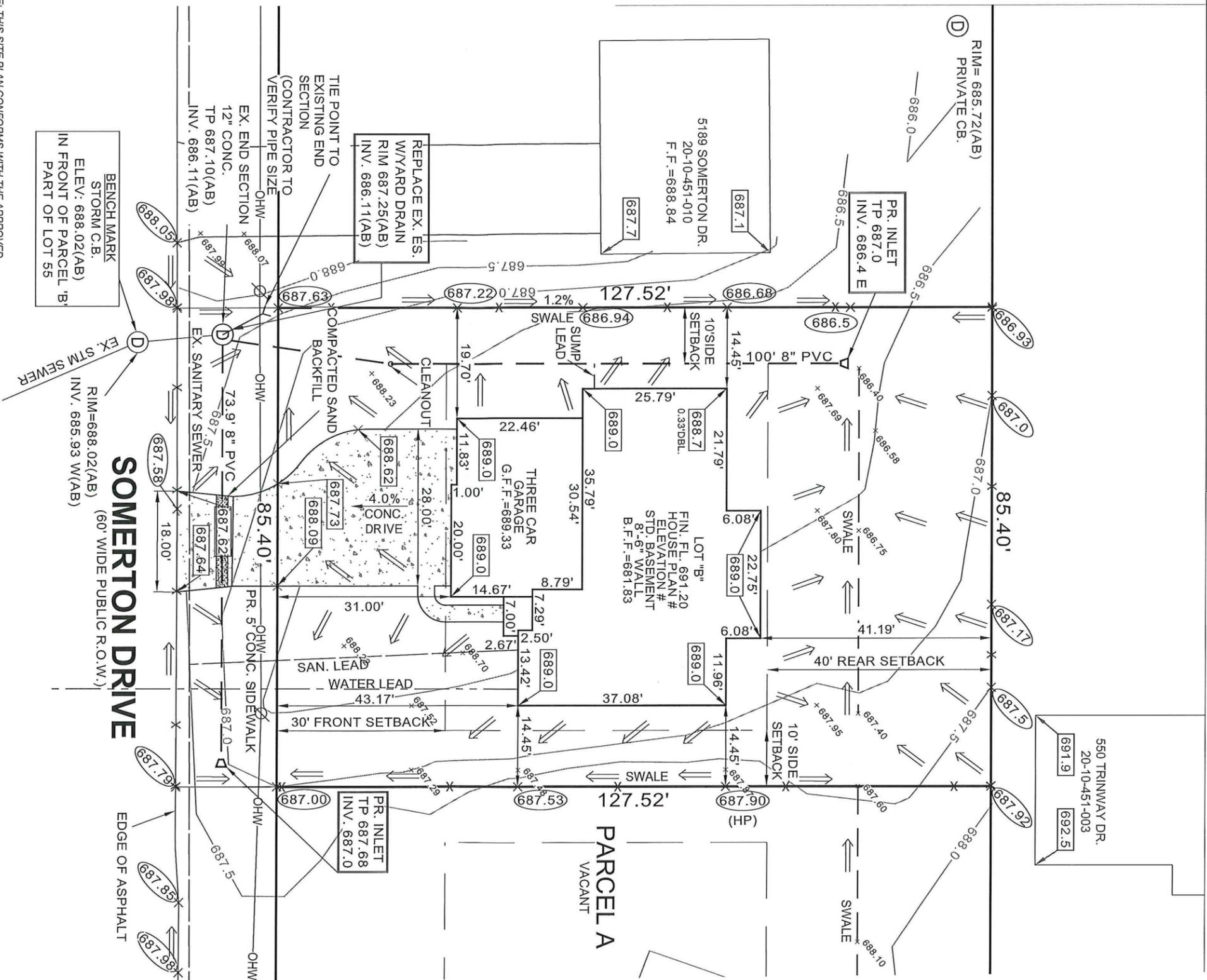
Kevin Baird
Name

720 Kimberly Dr
Address

Troy, MI 48098
City, State, Zip


Signature

LEGEND	
1001.00	SPOT ELEVATION
1001.00(AB)	AS-BUILT GRADE
1001.5	PROPOSED GRADE
1001.5	AS-BUILT INFORMATION
1001.5	EGRESS WINDOW
685.00	EXISTING CONTOURS
—	SUMP LEAD
—	SANITARY LEAD
—	WATERMAIN LEAD
—	SILT FENCE
—	POWER POLE & OVERHEAD WIRES
—	EXISTING CONTOURS
●	CATCH BASIN
●	MANHOLE
●	HYDRANT
▭	YARD INLET FILTER
↔	DRAINAGE ARROW



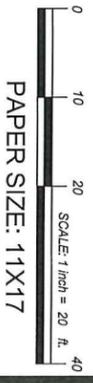
NOTE: THIS SITE PLAN CONFORMS WITH THE APPROVED ENGINEERING/GRADING PLAN FOR THIS DEVELOPMENT.

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 55 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", PART OF SECTION 10, T2N-R1E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 29, PAGE 32 OF PLATS, OAKLAND COUNTY RECORDS.

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PLOT PLAN FOR PARCEL "B" - PART OF LOT 55
SOMERTON DR
CRYSTAL SPRINGS
SUBDIVISION NO. 1
SE 1/4 SECTION 10,
TOWN 2 NORTH, RANGE 11 EAST
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Date: 02-17-2016
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