

**Traffic Committee Minutes – April 13, 2016****FINAL**

A regular meeting of the Troy Traffic Committee was held Wednesday, April 13, 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  
Al Petrusis  
Cynthia Wilsher  
Pete Ziegenfelder  
Katie Regan (Student Representative)

Absent: David Easterbrook  
Mitch Huber  
Richard Kilmer

Also present: Sgt. Mike Szuminski, Police Department  
Bill Huotari, Deputy City Engineer/Traffic Engineer

**2. Minutes – March 16, 2016**

Resolution # 2016-04-12  
Moved by Petrusis  
Seconded by Wilsher

To approve the March 16, 2016 minutes as printed.

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

**MOTION CARRIED****PUBLIC HEARINGS**

Resolution # 2016-04-13  
Moved by Brandstetter  
Seconded by Petrusis

To consider items #3 – #4 as one (1) item.

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

**MOTION CARRIED**

**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”*.

No public was present at the meeting to discuss this item. The applicant was not present at the meeting.

Traffic Engineering did receive one (1) email in support of sidewalk installation.

Mr. Ziegenfelder asked about a cash deposit as although the immediate area where the sidewalk waiver is requested does not have sidewalk, the existing subdivision immediately to the west has a very significant sidewalk network that could be connected to in the future.

Ms. Wilsher supported installation of sidewalks as she is in favor of sidewalks at all locations.

Mr. Brandstetter asked for clarification on the cash deposit.

Ms. Wilsher pointed out that these lots are close to a large subdivision to the west that would be a desirable sidewalk network to connect to at some time.

Mr. Brandstetter discussed drainage concerns and felt that they could be mitigated with grading as part of the new home construction.

Ms. Regan asked when sidewalk would be installed that would connect these lots to the subdivision to the west. No time frame is established as a sidewalk program would involve a Special Assessment District paid for by the residents.

Ms. Wilsher discussed that this is the best time to install sidewalk as these are new homes and the developer can grade the lots to make the sidewalk fit.

Mr. Petrucci questioned the aesthetics of how a sidewalk would look as there is no other sidewalk around it. He agrees that it is desirable to have sidewalk, but is unsure of when or if a sidewalk would connect to the existing sidewalks to the west.

Mr. Ziegenfelder said he supports sidewalk throughout the city.

Ms. Wilsher said that we need to start somewhere and made a motion to deny the sidewalk waiver, but no second was offered by another member.

Mr. Brandstetter said that installing sidewalk now does not seem right due to the nature and

character of the area, but the lots are so close to the large sidewalk network in the subdivision to the west that it is very likely that sidewalk will be installed at some time in the future. It would not be fair to a future resident of these homes to have to pay for sidewalk when it is a requirement and should be paid for, if not installed, by the current builder/developer.

Resolution # 2016-04-14  
Moved by Brandstetter  
Seconded by Petrulis

**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 at 5213 Somerton (Sidwell #88-20-10-451-013) contingent upon the receipt of a cash deposit commensurate with the cost of sidewalk construction.

Yes: Brandstetter, Petrulis, Ziegenfelder  
No: Wilsher  
Absent: Easterbrook, Huber, Kilmer

**MOTION CARRIED**

**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”.*

No public was present at the meeting to discuss this item. The applicant was not present at the meeting.

Traffic Engineering did receive one (1) email in support of sidewalk installation.

Mr. Ziegenfelder asked about a cash deposit as although the immediate area where the sidewalk waiver is requested does not have sidewalk, the existing subdivision immediately to the west has a very significant sidewalk network that could be connected to in the future.

Ms. Wilsher supported installation of sidewalks as she is in favor of sidewalks at all locations.

Mr. Brandstetter asked for clarification on the cash deposit.

Ms. Wilsher pointed out that these lots are close to a large subdivision to the west that would be a desirable sidewalk network to connect to at some time.

Mr. Brandstetter discussed drainage concerns and felt that they could be mitigated with grading as part of the new home construction.

Ms. Regan asked when sidewalk would be installed that would connect these lots to the subdivision to the west. No time frame is established as a sidewalk program would involve a Special Assessment District paid for by the residents.

Ms. Wilsher discussed that this is the best time to install sidewalk as these are new homes and the developer can grade the lots to make the sidewalk fit.

Mr. Petruilis questioned the aesthetics of how a sidewalk would look as there is no other sidewalk around it. He agrees that it is desirable to have sidewalk, but is unsure of when or if a sidewalk would connect to the existing sidewalks to the west.

Mr. Ziegenfelder said he supports sidewalk throughout the city.

Ms. Wilsher said that we need to start somewhere and made a motion to deny the sidewalk waiver, but no second was offered by another member.

Mr. Brandstetter said that installing sidewalk now does not seem right due to the nature and character of the area, but the lots are so close to the large sidewalk network in the subdivision to the west that it is very likely that sidewalk will be installed at some time in the future. It would not be fair to a future resident of these homes to have to pay for sidewalk when it is a requirement and should be paid for, if not installed, by the current builder/developer.

Resolution # 2016-04-15

Moved by Brandstetter

Seconded by Petruilis

**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 at 5201 Somerton (Sidwell #88-20-10-451-014) contingent upon the receipt of a cash deposit commensurate with the cost of sidewalk construction.

Yes: Brandstetter, Petrulis, Ziegenfelder  
No: Wilsher  
Absent: Easterbrook, Huber, Kilmer

**MOTION CARRIED**

**5. Public Comment**

Mr. Brandstetter asked about the removal of the 2<sup>nd</sup> set of stop bars on southbound Stephenson, north of 14 Mile, near the new hotels. The DO NOT BLOCK INTERSECTION signs were removed some time ago when the old driveway was removed, but the stop bars at that location were left in place. It can create some minor confusion for drivers in the area. The Traffic Engineer will forward the request to DPW and have them add the area to the pavement marking list.

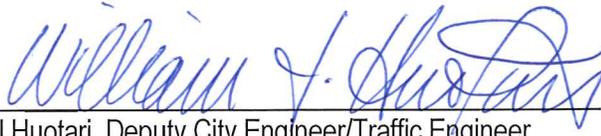
**6. Other Business**

There was no other business.

**7. Adjourn**

The meeting adjourned at 8:07 p.m.

  
Pete Ziegenfelder, Chairperson

  
Bill Huotari, Deputy City Engineer/Traffic Engineer