

AGENDA

Traffic Committee Meeting

July 17, 2013 – 7:30 P.M.

Lower Level Conference Room – Troy City Hall

500 West Big Beaver Road

1. Roll Call
2. Minutes – June 19, 2013

PUBLIC HEARINGS

3. Request for Sidewalk Waiver on John R Road abutting the property located in the John Arbor Subdivision (Parcel # 88-20-01-112-014)
4. Request for Sidewalk Waiver on John R Road abutting the property located in the John Arbor Subdivision (Parcel # 88-20-01-112-016)
5. Request for No Parking Zone – Beach Road, east side, from the south property line of 2412 Wembley to the north property line of 2412 Wembley
6. Public Comment
7. Other Business
8. Adjourn

- cc: Item 3: Donald Wanner, Wanner Properties LLC, PO Box 81212, Rochester, MI 48308
Properties within 300'
- Item 4: Donald Wanner, Wanner Properties LLC, PO Box 81212, Rochester, MI 48308
Properties within 300'
- Item 5: 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 accidents.

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 on John R Road abutting the property located in the John Arbor Subdivision (Parcel # 88-20-01-112-014)

Donald Wanner requests a waiver of the sidewalk required on John R Road abutting the property located in the John Arbor Subdivision (Parcel #88-20-01-112-014).

The Department of Public Work recommends denial of this waiver request per the attached memo from the Director and Superintendent of Parks, Streets and Drains.

Petitioner states that “since John R will be widened soon to five lanes, the proposed offer is the waiver request. While the sidewalk can be installed with the building of the homes, the road construction on John R may damage, require removal or even change grade in final grading”.

Mr. Wanner, as the builder, is requesting that the sidewalk be waived and he will provide the city a check in the amount of \$5,308.00 for the future construction of the sidewalk. These funds would be transferred to the Capital Fund and applied to the future widening and reconstruction project.

The John R widening and reconstruction project is anticipated to begin in the winter of 2015/16 and will construct a new 5-lane road with eight (8) foot wide sidewalks between Square Lake and South Boulevard.

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, Donald Wanner has requested a waiver of the requirement to construct sidewalk due to the future John R widening project; 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 on John R Road abutting the property located in the John Arbor Subdivision (Parcel #88-20-01-112-014), contingent upon the submittal of cash or a check in the amount of \$5,308.00 by the applicant.

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 the property on John R Road abutting the property located in the John Arbor Subdivision (Parcel #88-20-01-112-014).

4. Request for Sidewalk Waiver on John R Road abutting the property located in the John Arbor Subdivision (Parcel # 88-20-01-112-016)

Donald Wanner requests a waiver of the sidewalk required on John R Road abutting the property located in the John Arbor Subdivision (Parcel #88-20-01-112-016).

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WHEREAS, Donald Wanner has requested a waiver of the requirement to construct sidewalk due to the future John R widening project; 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 on John R Road abutting the property located in the John Arbor

Subdivision (Parcel #88-20-01-112-016), contingent upon the submittal of cash or a check in the amount of \$5,308.00 by the applicant.

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 the property on John R Road abutting the property located in the John Arbor Subdivision (Parcel #88-20-01-112-016).

5. Request for No Parking Zone – Beach Road, east side, from the south property line of 2412 Wembley to the north property line of 2412 Wembley.

The City of Troy Parks Division requests that a No Parking Zone be established along the east side of Beach Road, from the south property line of 2412 Wembley to the north property line of 2412 Wembley (see attached memo from the Superintendent of Parks, Streets & Drains).

The entrance to Schroeder Park is a natural area and not well identified for individuals who may not be familiar with the area. Often cars park along the east side of Beach Road, blocking the entrance to the park which prevents the Parks Division from gaining access.

SUGGESTED RESOLUTIONS:

- a. **RESOLVED**, that the Traffic Committee recommends that a No Parking zone be established on the east side of Beach Road, from the south property line of 2412 Wembley to the north property line of 2412 Wembley.
- b. **RESOLVED**, that no changes be made to the east side of Beach Road.

5. Public Comment

6. Other Business

7. Adjourn

A regular meeting of the Troy Traffic Committee was held Wednesday, June 19, 2013 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: Sarah Binkowski
Ted Halsey
Richard Kilmer
David Ogg
Al Petrusis
Pete Ziegenfelder

ABSENT: None

Also present: Cathy Martin, 2765 English
Amy Lindsay, Oakland University
Bill Huotari, Deputy City Engineer/Traffic Engineer

2. Minutes – April 17, 2013

RESOLUTION # 2013-06-08

Moved by Halsey
Seconded by Kilmer

To approve the April 17, 2013 minutes as printed.

YES: All-6
NO: None
MOTION CARRIED

REGULAR BUSINESS

3. Request for No Parking Zone – 1017 Milverton

This item was withdrawn by the petitioner prior to the meeting.

4. Request for Traffic Control – English at Windmill

Cathy Martin of 2765 English requested that the intersection of English at Windmill be reviewed for the purpose of installing a Stop or Yield sign on the northbound Windmill approach to English. Ms. Martin states that traffic entering from Windmill does not yield or stop at the intersection before proceeding onto English creating a hazardous situation.

Ms. Martin spoke in support of the request at the meeting. She stated that she has been

nearly hit by northbound Windmill traffic two times. Her husband has also been in a close call recently. English is a school route and has a direct connection to Dequindre so it carries the most traffic. Windmill is a dead end. Ms. Martin stated that others in her neighborhood have also had close calls at the intersection.

Mr. Ziegenfelder spoke in support of a Stop sign at this location.

Mr. Halsey stated that the request has merit as he observed traffic at this location and also would support the installation of a Stop sign on the northbound Windmill approach to Windmill.

RESOLUTION # 2013-06-09

Moved by Halsey
Seconded by Kilmer

RESOLVED, that the Traffic Committee recommends that the intersection control be modified from “no traffic control” to a Stop sign on the Windmill Drive northbound approach to English Drive.

YES: All-6
NO: None
MOTION CARRIED

5. Public Comment

There was no additional public comment.

6. Other Business

Mr. Halsey reports that the traffic signal at the cross over on Rochester Road, just north of Big Beaver, is not functioning correctly and is creating backups. Traffic Engineering will forward the concern to the RCOC.

Mr. Halsey requested that the sewer cut on Hartland, west of Rochester Road, be inspected. He is concerned that the temporary pavement repair has settled and needs to be repaired or replaced. Engineering will follow up on this concern.

7. Adjourn

The meeting adjourned at 8:03 p.m.

Pete Ziegenfelder, Chairperson

Bill Huotari, Recording Secretary

ITEM #3

Date: June 13, 2013

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director
Kurt Bovensiepe, Superintendent Parks, Streets, and Drains

SUBJECT: Request for Waiver of Sidewalk Requirement
John Arbor Subdivision- Sidwell Number 88-20-01-112-014

Per the attached letter Mr. Donald Wanner, he is requesting a waiver for the sidewalk on John R Rd abutting the property located at John Arbor Subdivision 88-20-01-112-014

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 this parcel because of a recent lot split, combined and re-platted

Please be advised that John R Road is Oakland County road and it will be widened soon to five lanes.

We recommend that the sidewalk be installed as per ordinance # 34.07 However, 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 if there is future sidewalk installation.

City Of Troy
Mr. Timothy L Richnak,
Public Works Director
4693 Rochester Rd
Troy, MI 48098

approved
6/11/2013
[Signature]

Mr. Richnak,

I am/ we are the owner(s) of the property at GULLIVER

Lot Number 14

Subdivision Name JOHN ARBOR

Sidwell Number 88-20-01-112-014

Is requesting sidewalk variance for the following reasons,
SEE LETTER

See attached Plan/sketch.

We can be contacted at 2484314316
Phone Number

WANNER PROPERTIES LLC
Name

PO Box 81212
Address

ROCHESTER, MI 48308
City, State, Zip

[Signature]
Signature

W

Wanner Properties LLC
P.O. Box 81212
Rochester, MI 48308
248-431-4316
Fax 248-650-0543
wannerproperties@gmail.com

Sidewalk Waiver

June 11, 2013

Dear Troy,

Wanner Properties will be building alongside of John R with abutting lots, one on Alfred and the other on Gulliver. Since John R will be widened soon to five lanes, the proposed offer is the waiver request. While the sidewalk can be installed with the building of the homes, the road construction on John R may damage, require removal, or even change grade in the final grading.

Therefore, as the builder the request is to escrow with the city a check in the amount of construction costs. Then when all the utility poles, water/storm and sewer changes, as well as the road construction is finished the final new sidewalk can be installed.

Attached is a proposal from Thornhill Construction for the eight foot sidewalk install, in which we would be able to deposit with the City.

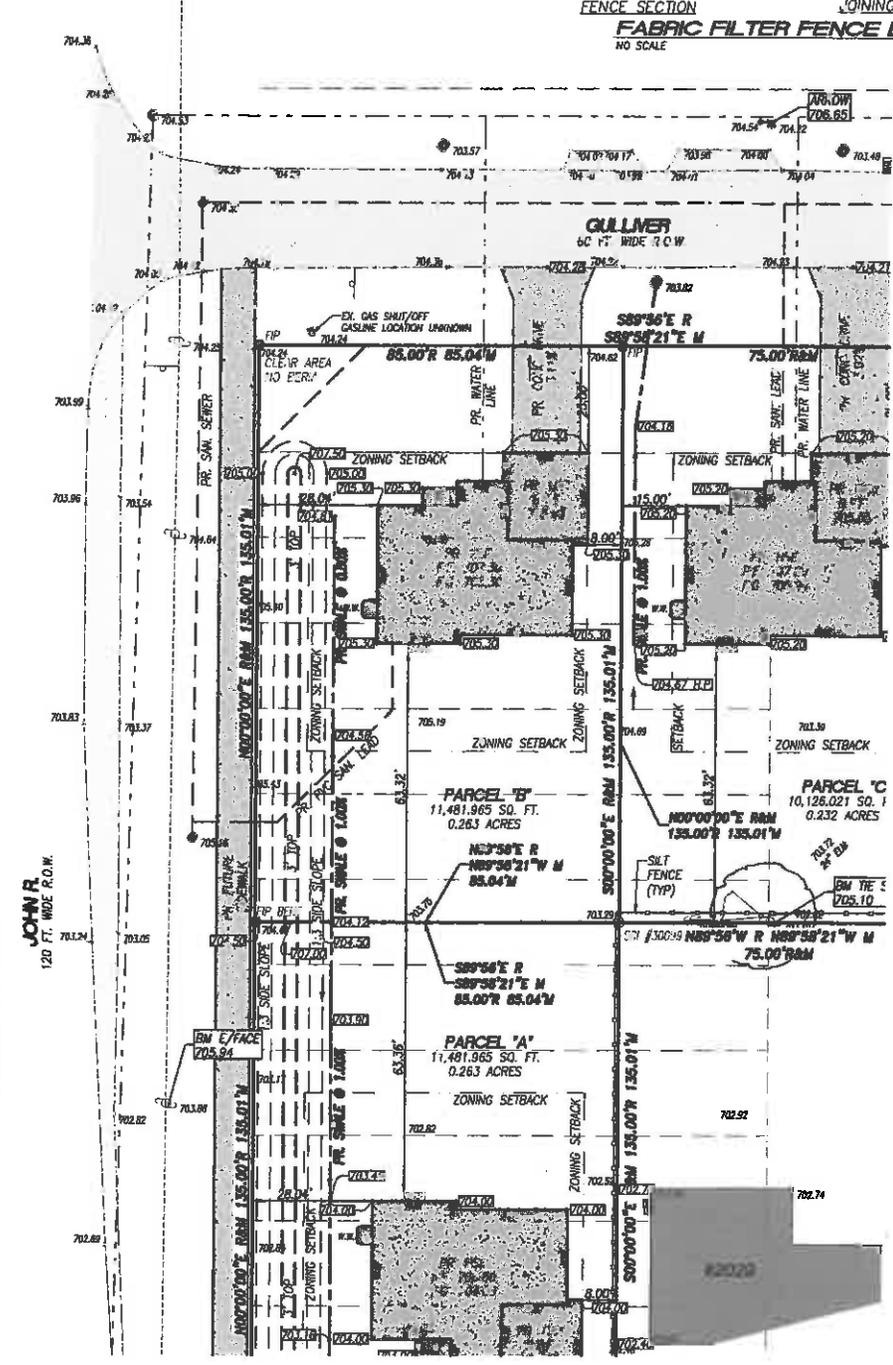
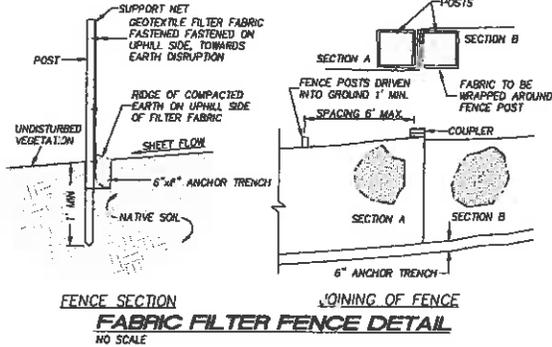
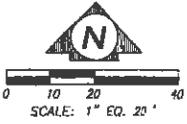
Thank you for your consideration,



F. Donald Wanner, member

PLOT PLAN

PARCEL "B"
 NORTH 1/2 OF WEST 85 FEET OF LOT 7, ALSO WEST 85 FEET OF LOTS 8-13, OF "SUPERVISOR'S PLAT OF JOHN ARBOR SUBDIVISION" A SUBDIVISION OF A PART OF THE N.W. 1/4 OF SECTION 1, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN L. 6 OF PLATS, P. 56, O.C.R.



- BENCHMARKS:**
- JOB BM #1: ARROW ON FLANGE OF HYDRANT AT THE SOUTHEAST CORNER OF ALFRED AND JOHN R. ELEV. 705.47 NAVD 88
 - JOB BM #2: MAG NAIL WITH RSI WASHER IN THE EAST FACE OF POWER POLE LOCATED ON THE WEST SIDE OF PARCEL "A" 75 FEET NORTH OF THE ALFRED R.O.W. ELEV. 705.94 NAVD 88
 - JOB BM #3: BENCH TIE IN THE SOUTH FACE OF POWER POLE LOCATED AT THE MIDDLE REAR PROPERTY LINE OF PARCEL "C" ELEV. 705.10 NAVD 88
 - JOB BM #4: ARROW ON HYDRANT LOCATED ON THE NORTH SIDE OF GULLIVER ACROSS FROM PARCEL "C" ELEV. 706.65 NAVD 88

- LEGEND:**
- FOUND IRON
 - SET IRON
 - R RECORD DISTANCE
 - M MEASURED DISTANCE
 - P PLAT DISTANCE
 - CALC CALCULATED DISTANCE
 - ▭ EXISTING GRAVEL
 - ▨ EXISTING PAVEMENT
 - ▩ EXISTING BUILDING
 - ▧ EXISTING CONCRETE
 - ▦ EXISTING ASPHALT
 - ▤ EXISTING LANDSCAPED AREA
 - ▥ EXISTING STORM SEWER
 - ▧ EXISTING SANITARY SEWER
 - ▨ EXISTING WATERMAIN
 - ▩ EXISTING OVERHEAD WIRES
 - ▭ EXISTING FENCE
 - ▨ EXISTING UTILITY POLE
 - ⊕ EXISTING WATER SHUT OFF
 - ⊗ EXISTING GATE VALVE
 - ⊙ EXISTING HYDRANT
 - ⊚ EXISTING WELL
 - ⊛ EXISTING GAS SHUT OFF
 - ⊜ EXISTING SANITARY STRUCTURE
 - ⊝ EXISTING STORM STRUCTURE
 - ⊞ EXISTING DOWN SPOUT
 - ⊠ EXISTING UTILITY PEDESTAL
 - ⊡ EXISTING BOULDER RET. WALL
 - ⊣ EXISTING GRADE
 - ⊤ PROPOSED GRADE
 - ▭ PROPOSED CONCRETE
 - ▨ PROPOSED BUILDING
 - ▩ PROPOSED SILT FENCE
 - ▧ PROP. DRAINAGE ARROW

D&I REICHERT SURVEYING INC.
 40 LAMBERT LANE
 ROCHESTER MI 48304
 P (248) 651-0292
 F (248) 656-7000
 T (MAIL MAIL)
 REICHERT@DRIVE.MI.GOV

SCALE: 1"=20'	DRAWN: B.G.R.
DATE: 5/31/13	CHECK: C.H.R.
JOB #13-004B	SHEET: 1 OF 1

NO.	DATE	DESCRIPTION	BY	SEAL:

PREPARED FOR:
WANNER PROPERTIES, LLC.
 P.O. BOX 81212
 ROCHESTER, MI 48308
 (248) 431-4316

LEGAL DESCRIPTION:
 NORTH 1/2 OF WEST 85 FEET OF LOT 7, ALSO WEST 85 FEET OF LOTS 8-13, OF "SUPERVISOR'S PLAT OF JOHN ARBOR SUBDIVISION"

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811
 Know what's below
 Call before you dig
 MISS DIG by MI, Inc.
 1-800-482-7171 www.missdig.net

Thornhill Construction Company

2977 Lovington
Troy, MI 48083

Estimate

Date	Estimate #
6/10/2013	488

Name / Address
Wanner Properties L.L.C. P.O. Box 81212 Rochester, Mich. 48308 Job Location : John R Project

			Project
Description	Qty	Cost	Total
City sidewalk 4" 2,160 sq ft		4,968.00	4,968.00
Fuel Surcharge		140.00	140.00
Curing Compound		200.00	200.00
<i>BOTH PROPERTIES</i>			
<i>ALFRED + GULLIVER</i>			
Total			\$5,308.00

Phone #
248-515-9061

34 - Sidewalks and Driveway Approaches

34.06 Ordering Construction

34.06.01 The City Council may require the construction of sidewalks in locations where they declare such construction to be necessary in order to provide a safe and convenient route for pedestrian and non-motorized vehicular traffic.

34.06.02 When construction is determined necessary by City Council, a resolution shall require the owners of lots and premises to build sidewalks or drive approaches in the public streets adjacent to and abutting upon such lots and premises. When the Council resolution is adopted, the City Clerk shall provide notice of the resolution to the owners of such lots or premises in accordance with Chapter 1, Section 1.11 of the Troy City Code. The resolution shall require the owner to construct or rebuild such sidewalks or drive approaches within twenty (20) calendar days of receipt of the resolution.

34.07 Required Construction

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. The Director of Building and Zoning Director may extend the time for completion of the required sidewalk and driveway approaches in accordance with established procedure.

34.07.01 Exceptions

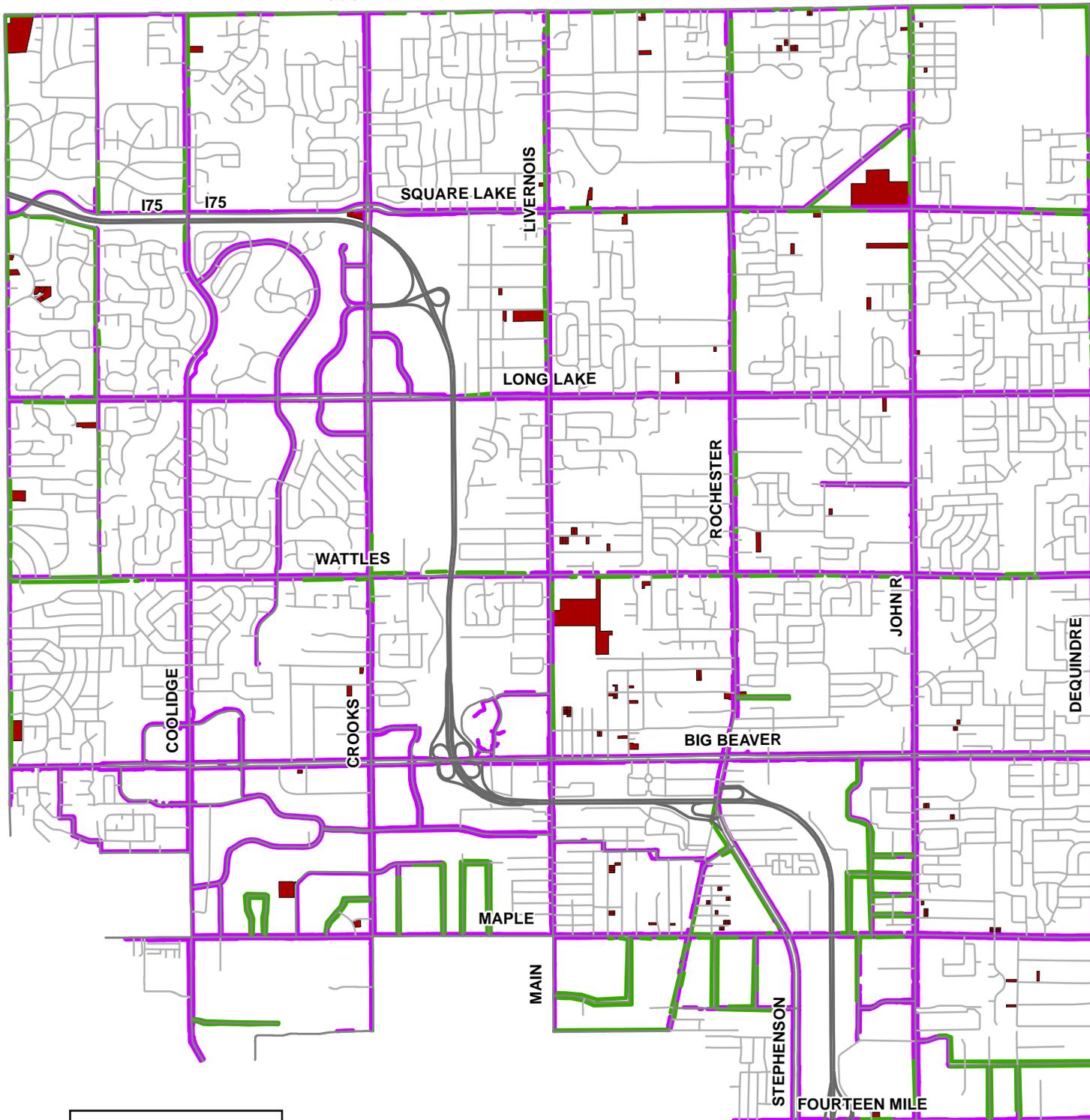
The requirement for the construction of sidewalks and driveway approaches, as stated in Section 34.07, shall apply in conjunction with all construction, with the following exceptions:

- A. the Director of Building and Zoning may extend the time for completion of the required sidewalks and driveway approaches upon submission of an adequate cash bond to the City.
- B. Sidewalk and driveway approaches are not required for the construction of an individual one-family or two-family home, on an acreage parcel or lot on those street frontages which are not major thoroughfares frontages. This exception shall only apply to subdivisions platted prior to January 1, 1990, and shall not apply to one-family or two-family residential construction on properties that have been split, combined, and/or replatted resulting in the possibility, capability, or potential ability to construct two or more new buildings or structures on these pre-existing parcels or lots.
- C. Sidewalk and driveway approaches are not required in conjunction with construction on industrial parcels or lots within industrial subdivisions platted prior to January 1, 1980, when those street frontages which are not major thoroughfare frontages, or do not front on Rankin Drive, Chicago Road or Bellingham Drive.

D. Variances from the requirements of Section 34.07 may be granted by the Traffic Committee, in accordance with the procedure as set forth in Chapter 35.

Sidewalk Location Map

SOUTH BLVD



Legend

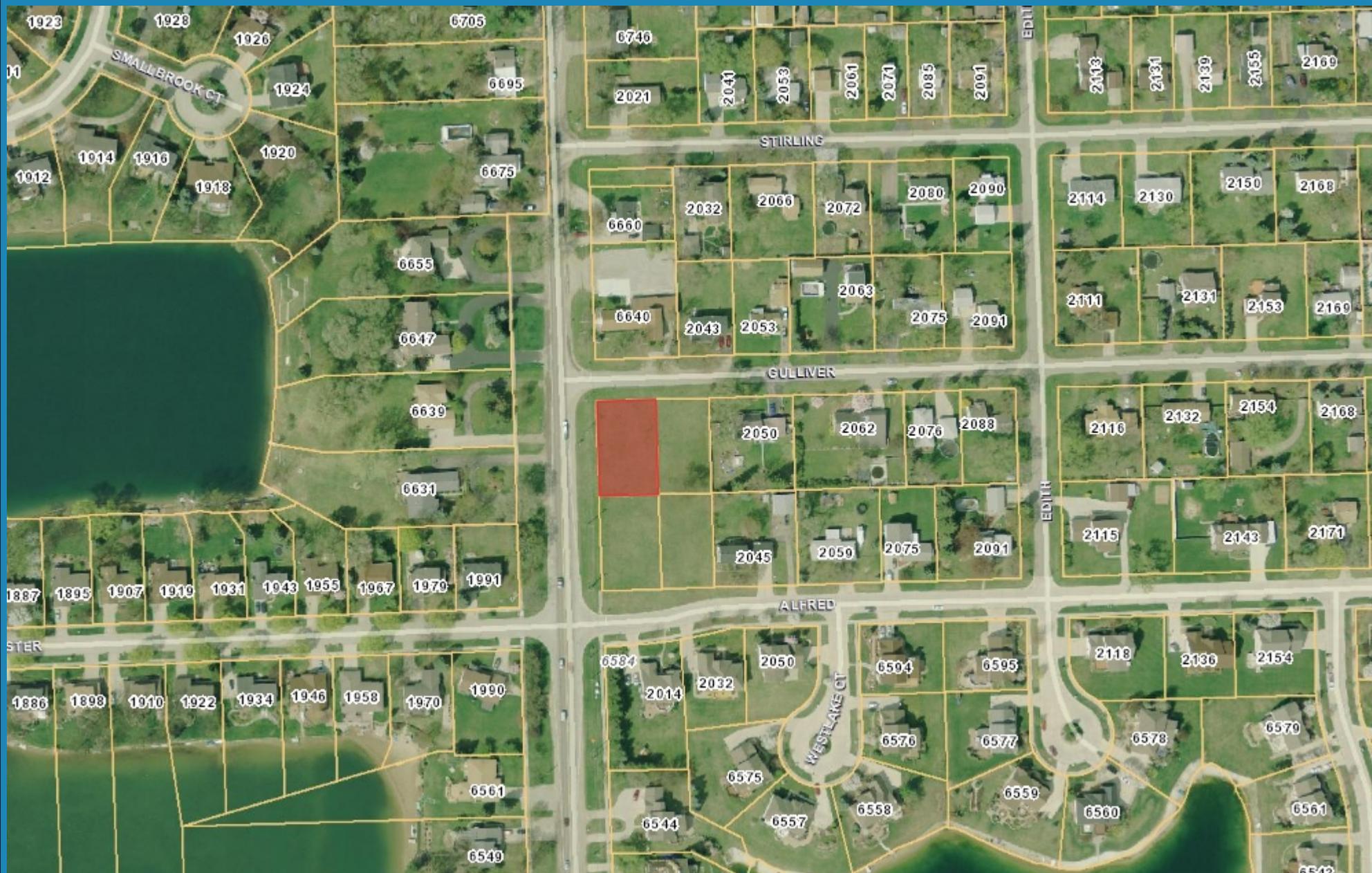
- Sidewalk Absent
- Sidewalk Present
- Parcels with Sidewalk Waiver

ACT51 Streets

- County Primary & City Majors
- State Trunkline
- All Others



April 21, 2010



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.



ITEM #4

Date: June 13, 2013

TO: The City of Troy Traffic Committee

FROM: Timothy Richnak, Public Works Director
Kurt Bovensiep, Superintendent Parks, Streets, and Drains

SUBJECT: Request for Waiver of Sidewalk Requirement
John Arbor Subdivision- Sidwell Number 88-20-01-112-016

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City of Troy Sidewalks and Driveway Approaches Ordinance # 34.07.01 also requires that a sidewalk be installed in conjunction with the development of this parcel because of a recent lot split, combined and re-platted

Please be advised that John R Road is Oakland County road and it will be widened soon to five lanes.

We recommend that the sidewalk be installed as per ordinance # 34.07 However, 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 if there is future sidewalk installation.

City Of Troy
Mr. Timothy L Richnak,
Public Works Director
4693 Rochester Rd
Troy, MI 48098

Approved
6/11/2013
[Signature]

Mr. Richnak,

I am/ we are the owner(s) of the property at Alfred

Lot Number 16

Subdivision Name JOHN AREAR

Sidwell Number 88-20-01-112-016

Is requesting sidewalk variance for the following reasons,

SEE LETTER

See attached Plan/sketch.

We can be contacted at 2484314316
Phone Number

WANWER PROPERTIES LLC
Name

PO Box 81212
Address

Rochester, MI 48308
City, State, Zip

[Signature] member
Signature



Wanner Properties LLC
P.O. Box 81212
Rochester, MI 48308
248-431-4316
Fax 248-650-0543
wannerproperties@gmail.com

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June 11, 2013

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F. Donald Wanner, member

Thornhill Construction Company

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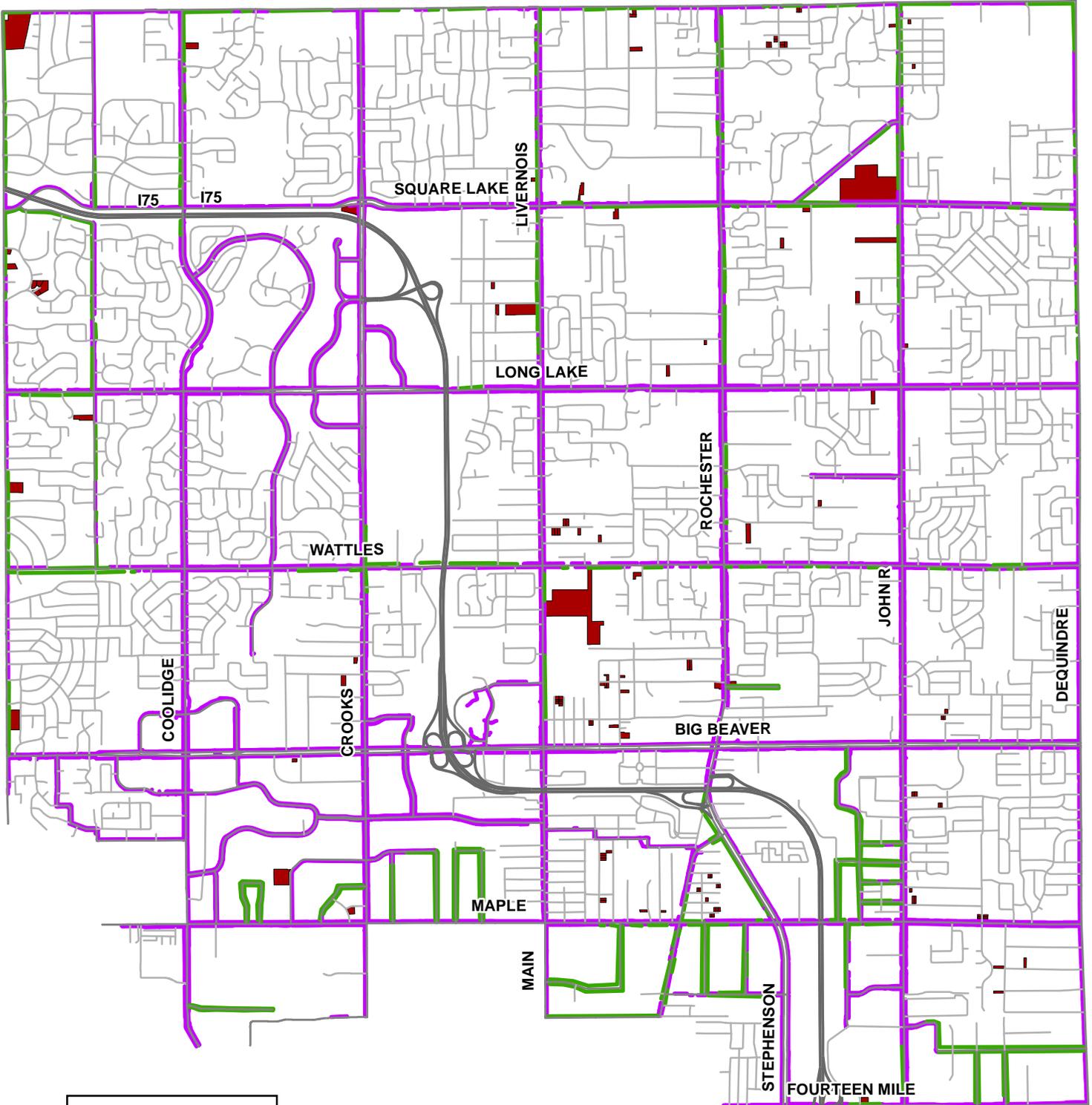
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- C. Sidewalk and driveway approaches are not required in conjunction with construction on industrial parcels or lots within industrial subdivisions platted prior to January 1, 1980, when those street frontages which are not major thoroughfare frontages, or do not front on Rankin Drive, Chicago Road or Bellingham Drive.

D. Variances from the requirements of Section 34.07 may be granted by the Traffic Committee, in accordance with the procedure as set forth in Chapter 35.

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SOUTH BLVD



Legend

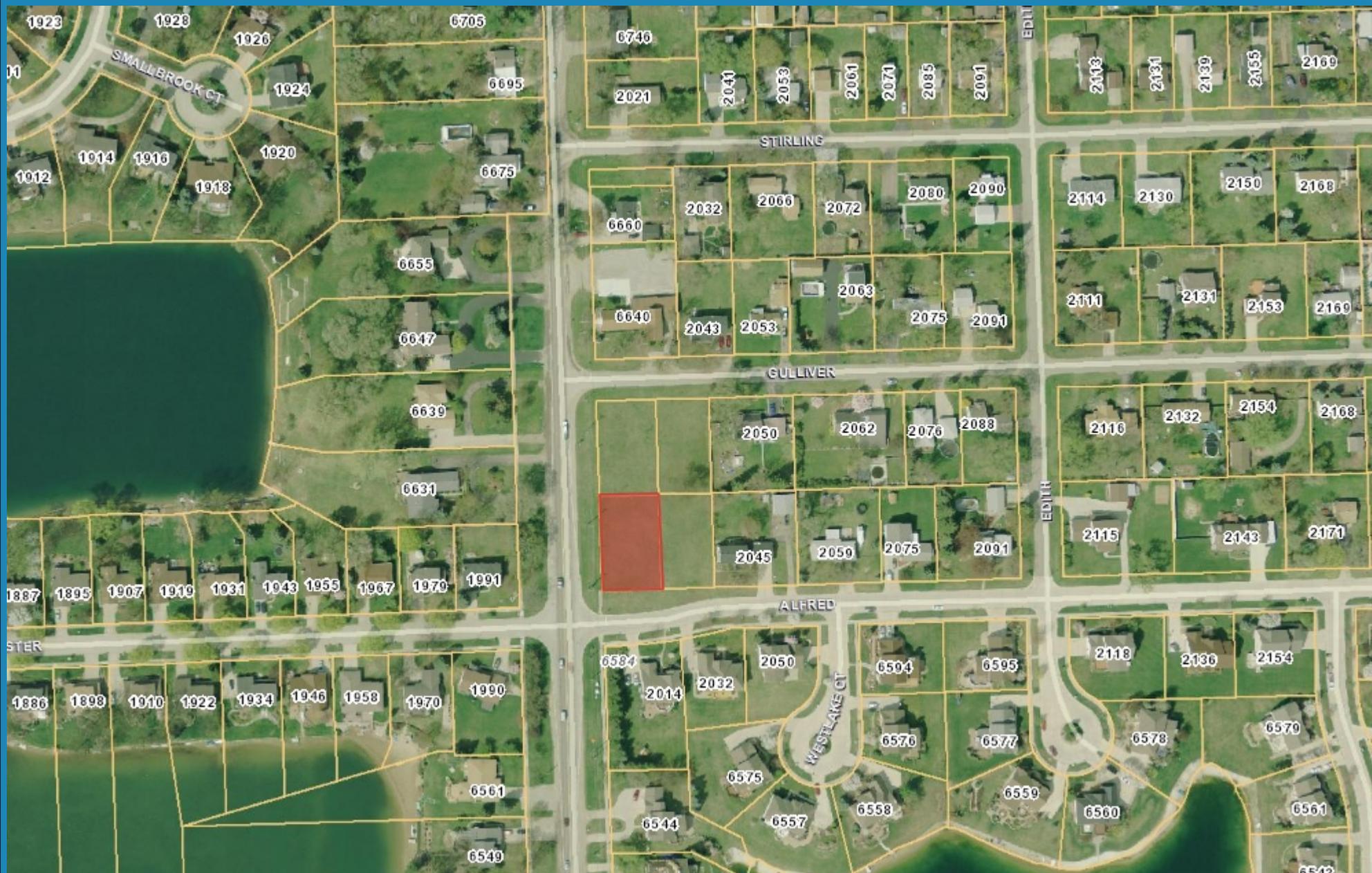
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- All Others



April 21, 2010



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.

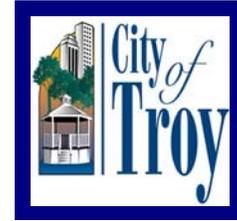


Department of Public Works
4693 Rochester Road
Troy, MI 48085
(248) 524-3370

The City of Tomorrow...

ITEM #5

...Today



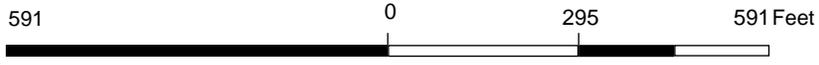
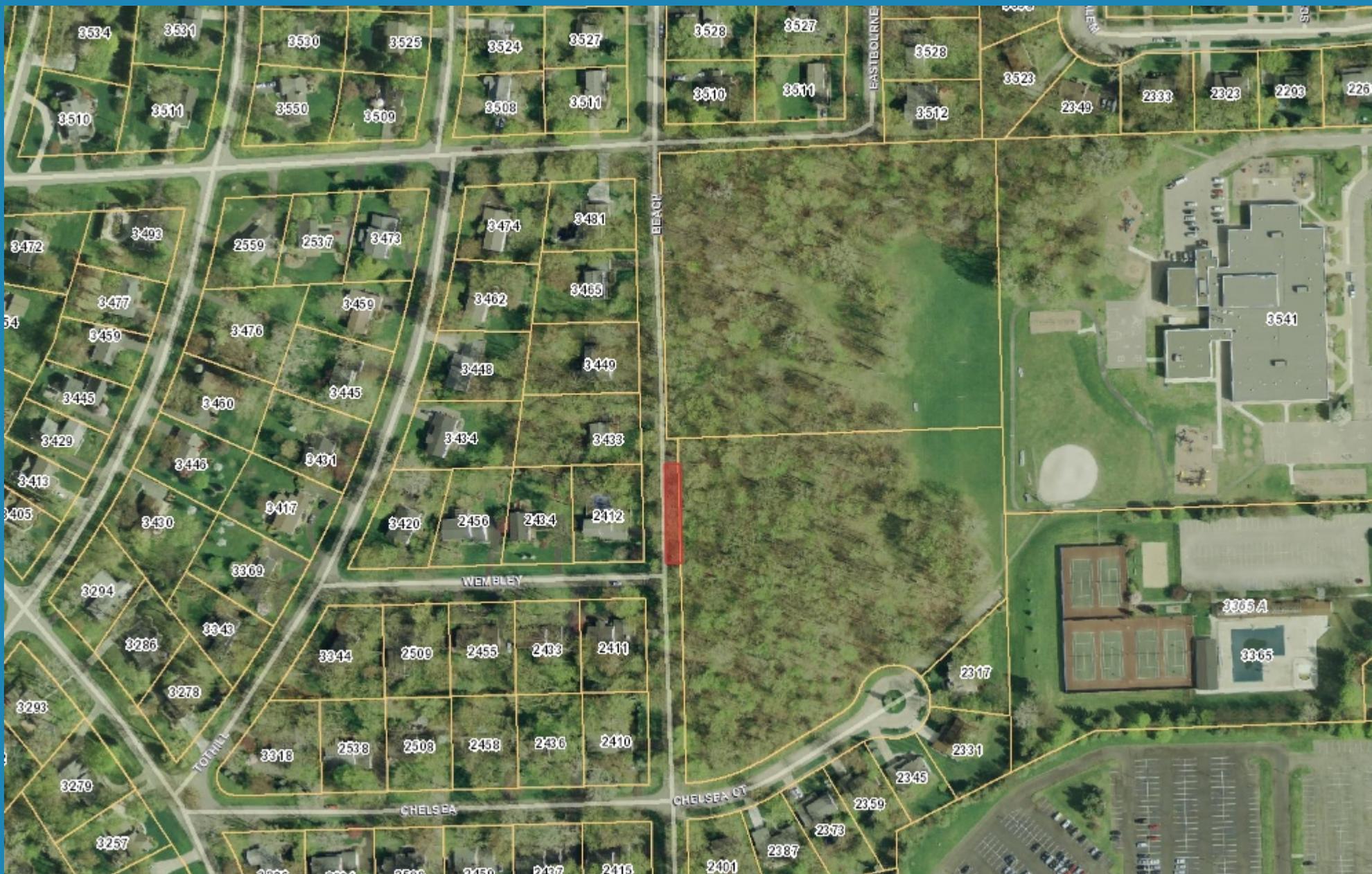
7-3-2013

To: William Huotari, Deputy City Engineer/ Traffic Engineer
From: Kurt Bovensiep, Superintendent Parks, Streets, and Drains
Re: No Parking Request a long Beach Rd. adjacent to Schroeder Park

The Parks Division is responsible for the maintenance of all municipal property including parks. This often requires the division to enter parks with equipment. Schroeder Park is surrounded by designated wet lands and with in this area was a pre-established natural road. The road provides access to the park for maintenance purposes.

Because the maintenance road entrance is a natural area, it is not well identified from individuals who are not familiar with the area. Often cars park along Beach Road blocking the entrance to the park preventing the Parks Division from gaining access.

The Parks Division is requesting a No Parking designation along Beach Road parallel to the south property line of 2412 Wembley to the north property line of 2412 Wembley. This will prevent cars from parking along Beach Road and obstructing the maintenance entrance.



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