

AGENDA

Traffic Committee Meeting

September 18, 2013 – 7:30 P.M.

Lower Level Conference Room – Troy City Hall

500 West Big Beaver Road

1. Roll Call
2. Minutes – July 17, 2013

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 675 Vanderpool.
4. Request for Sidewalk Waiver – 687 Vanderpool.

REGULAR BUSINESS

5. Establish Fire Lanes at 2000-2050 West Big Beaver
6. Establish Fire Lanes at 2001 West Maple Road
7. Establish Fire Lanes at 1305 Stephenson Highway
8. Public Comment
9. Other Business
10. Adjourn

- cc: Item 3: Mike Johnson, 450 East Square Lake, Troy, MI 48085
Properties within 300'
- Item 4: Mike Johnson, 450 East Square Lake, Troy, MI 48085
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 – 675 Vanderpool**

Mike Johnson requests a sidewalk waiver for the sidewalk at 675 Vanderpool. Petitioner states that there is no existing sidewalk on Vanderpool and that it would not connect to any other sidewalk.

The Department of Public Work (DPW) recommends denial of this waiver request per the attached memo from the Director and Superintendent of Parks, Streets and Drains. However, if the sidewalk requirements were to be waived, DPW recommends that an “Agreement for Irrevocable Petition for Sidewalk” be executed and recorded or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.

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, Mike Johnson has requested a waiver of the requirement to construct sidewalk due to the fact that there is no existing sidewalk on Vanderpool and it would not connect to any other sidewalk ; 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 675 Vanderpool.

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 675 Vanderpool.

4. Request for Sidewalk Waiver 687 Vanderpool

Mike Johnson requests a sidewalk waiver for the sidewalk at 687 Vanderpool. Petitioner states that there is no existing sidewalk on Vanderpool and that it would not connect to any other sidewalk.

The Department of Public Work (DPW) recommends denial of this waiver request per the attached memo from the Director and Superintendent of Parks, Streets and Drains. However, if the sidewalk requirements were to be waived, DPW recommends that an “Agreement for Irrevocable Petition for Sidewalk” be executed and recorded or the submission of a cash deposit for future construction to assure consent and participation if there is future sidewalk installation.

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, Mike Johnson has requested a waiver of the requirement to construct sidewalk due to the fact that there is no existing sidewalk on Vanderpool and it would not connect to any other sidewalk ; 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 687 Vanderpool.

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 687 Vanderpool.

REGULAR BUSINESS

5. Establish Fire Lanes at 2000-2050 West Big Beaver

Section 8.28, Chapter 106, Troy City Code, provides for the establishment of fire lanes on private property. The Fire Department recommends that the fire lanes shown on the attached sketch be provided to allow proper deployment of and travel by emergency vehicles (fire, police, medical).

SUGGESTED RESOLUTIONS:

- a. **RESOLVED**, that the Traffic Committee recommends establishing fire lanes at 2000-2050 West Big Beaver Road.

- b. **RESOLVED**, that the Traffic Committee recommends no changes at 2000-2050 West Big Beaver Road.

6. Establish Fire Lanes at 2001 W. Maple Road

Section 8.28, Chapter 106, Troy City Code, provides for the establishment of fire lanes on private property. The Fire Department recommends that the fire lanes shown on the attached sketch be provided to allow proper deployment of and travel by emergency vehicles (fire, police, medical).

SUGGESTED RESOLUTIONS:

- a. **RESOLVED**, that the Traffic Committee recommends establishing fire lanes at 2001 West Maple Road.
- b. **RESOLVED**, that the Traffic Committee recommends no changes at 2001 West Maple Road.

7. Establish Fire Lanes at 1305 Stephenson Highway

Section 8.28, Chapter 106, Troy City Code, provides for the establishment of fire lanes on private property. The Fire Department recommends that the fire lanes shown on the attached sketch be provided to allow proper deployment of and travel by emergency vehicles (fire, police, medical).

SUGGESTED RESOLUTIONS:

- a. **RESOLVED**, that the Traffic Committee recommends establishing fire lanes at 1305 Stephenson Highway.
- b. **RESOLVED**, that the Traffic Committee recommends no changes at 1305 Stephenson Highway.

8. Public Comment

9. Other Business

10. Adjourn

A regular meeting of the Troy Traffic Committee was held Wednesday, July 17, 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
Al Petrusis
Pete Ziegenfelder

ABSENT: Stevan Popovic

Also present: Mary Lynn & Adam M. Bowen, 3888 Gatwick Drive
William & Gail Wilde, 2412 Wembley
Don Wanner, Wanner Prop., LLC, PO Box 81212, Rochester, MI 48308
Bill Huotari, Deputy City Engineer/Traffic Engineer

2. Minutes – June 19, 2013

RESOLUTION # 2013-07-10

Moved by Halsey
Seconded by Kilmer

To approve the June 19, 2013 minutes as printed.

YES: All-5
NO: None
ABSENT: Popovic
MOTION CARRIED

REGULAR BUSINESS

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

Item #3 and #4 were addressed at the same time by the petitioner and the Committee.

Donald Wanner spoke at the meeting and reiterated his request for 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).

Petitioner stated that 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.

Mr. Ziegenfelder reiterated his support for sidewalks at all locations in the City.

Mr. Kilmer asked about the John R schedule and funding. The projects are currently in final design and it is still undecided if both projects will be bid and constructed as one large construction project or if they will be built one mile at a time starting in the winter of 2015. Funding is approved for John R, Long Lake to Square Lake in 2015 and for John R, Square Lake to South Boulevard in 2016.

Mr. Halsey discussed the cash in escrow to be deposited by the builder. The builder will deposit \$5,308.00 with the City and these funds will be transferred to the Capital fund to offset the cost of the sidewalk when built with the road project.

Ms. Binkowski asked about utility relocations. There will be significant utility relocations as part of the road reconstruction and proposed locations have not been identified by the individual utility companies at this time.

General discussion of the sidewalk waiver process followed.

There were no other members of the public that made comments.

RESOLUTION # 2013-07-11

Moved by Halsey
Seconded by Kilmer

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.

YES: All-5
NO: None
ABSENT: Popovic
MOTION CARRIED

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

Item #3 and #4 were addressed at the same time by the petitioner and the Committee.

Donald Wanner spoke at the meeting and reiterated his request for 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).

Petitioner stated that 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.

Mr. Ziegenfelder reiterated his support for sidewalks at all locations in the City.

Mr. Kilmer asked about the John R schedule and funding. The projects are currently in

final design and it is still undecided if both projects will be bid and constructed as one large construction project or if they will be built one mile at a time starting in the winter of 2015. Funding is approved for John R, Long Lake to Square Lake in 2015 and for John R, Square Lake to South Boulevard in 2016.

Mr. Halsey discussed the cash in escrow to be deposited by the builder. The builder will deposit \$5,308.00 with the City and these funds will be transferred to the Capital fund to offset the cost of the sidewalk when built with the road project.

Ms. Binkowski asked about utility relocations. There will be significant utility relocations as part of the road reconstruction and proposed locations have not been identified by the individual utility companies at this time.

General discussion of the sidewalk waiver process followed.

There were no other members of the public that made comments.

RESOLUTION # 2013-07-12

Moved by Halsey
Seconded by Kilmer

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 #88-20-01-112-016), contingent upon the submittal of cash

or a check in the amount of \$5,308.00 by the applicant.

YES: All-5
NO: None
ABSENT: Popovic
MOTION CARRIED

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.

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.

William Wilde of 2412 Wembley spoke in opposition to the change. Mr. Wilde has concerns relative to the use of the park. Ever since the entrance to the park was created there has been an issue with people parking on Beach Road. Mr. Wilde believes that there could be a better entrance to the park for residents as well as the City's tree and grass cutting contractors. Currently, large equipment is brought in to the park site from the end of the cul-de-sac adjacent to the park. He thought that if a No Parking zone was to be established that the entire street should be posted as No Parking to avoid moving the issue further to the north or south.

Mr. Kilmer has been to the site on a few occasions and asked about a red truck that parks in the area (it was identified as a neighbors vehicle).

Mr. Petrusis stated that there are three (3) entrances to the park from Beach and asked why they could not be utilized.

Mr. Halsey asked if DPW could work with the Troy School District to secure access from the school property. Mr. Halsey also asked if the No Parking zone should be for a larger area.

Parks Division representatives were not in attendance at the meeting. Due to the fact that several questions could not be answered and the opposition from Mr. Wilde who is directly across from the requested No Parking Zone, the item was tabled until the September Traffic Committee meeting or until a staff member responsible for the park could be in attendance at a future Traffic Committee meeting.

RESOLUTION # 2013-07-13

Moved by Binkowski

Seconded by Kilmer

RESOLVED, that the Traffic Committee tables the item until the September 18, 2013 meeting or until a staff member responsible for park maintenance can be in attendance.

YES: 5
NO: None
ABSENT: Popovic
MOTION CARRIED

5. Public Comment

Mary Lynn Bowen had questions about various topics including the 7-11 at Crooks and Wattles and Tim Hortons on southbound Rochester, across from Torpey. She did state that the traffic situation on Torpey/Boyd was much improved with the changes made last year. Traffic to and from the International Academy moved efficiently with the time changes and modifications made by the City and school.

6. Other Business

Mr. Kilmer asked about the status of speed limit signs in the Rockfield area. Subsequent to the meeting Traffic Engineering requested that additional speed limit signs be placed on Hamman, Eleanor and Rockfield. DPW has entered a service request and the signs should be in place by early August.

7. Adjourn

The meeting adjourned at 8:10 p.m.

Pete Ziegenfelder, Chairperson

Bill Huotari, Recording Secretary

Date: July 30, 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
675 Vanderpool - Sidwell Number 88-20-22-401-93

Per the attached letter Mr. Mike Johnson, he is requesting a waiver for the sidewalk on 675 Vanderpool, the property located at supervisor's plat # 17 subdivision, 88-20-22-401-93

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 Vanderpool road is already developed with no sidewalks.

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

Mr. Richnak,

I am/ we are the owner(s) of the property at 675 VANDER POOL

Lot Number 15

Subdivision Name SUPERVISORS PLAT # 17

Sidwell Number 20-22-401-093

Is requesting sidewalk variance for the following reasons,
NONE EXISTING AND GOING TO
NO OTHER SIDEWALK

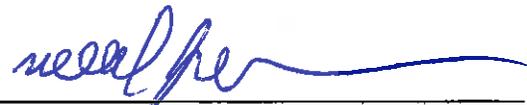
See attached Plan/sketch.

We can be contacted at 248-866-0080
Phone Number

MIKE JOHNSON
Name

450 E. STANNE AVE
Address

TROY MI 48065
City, State, Zip


Signature

PREPARED FOR
 MICHAEL JOHNSON
 450 E. SQUARE LAKE RD
 TROY, MI 48085
 248.866.0080

PARCEL I.D. #20-22-401-093

ASBUILT

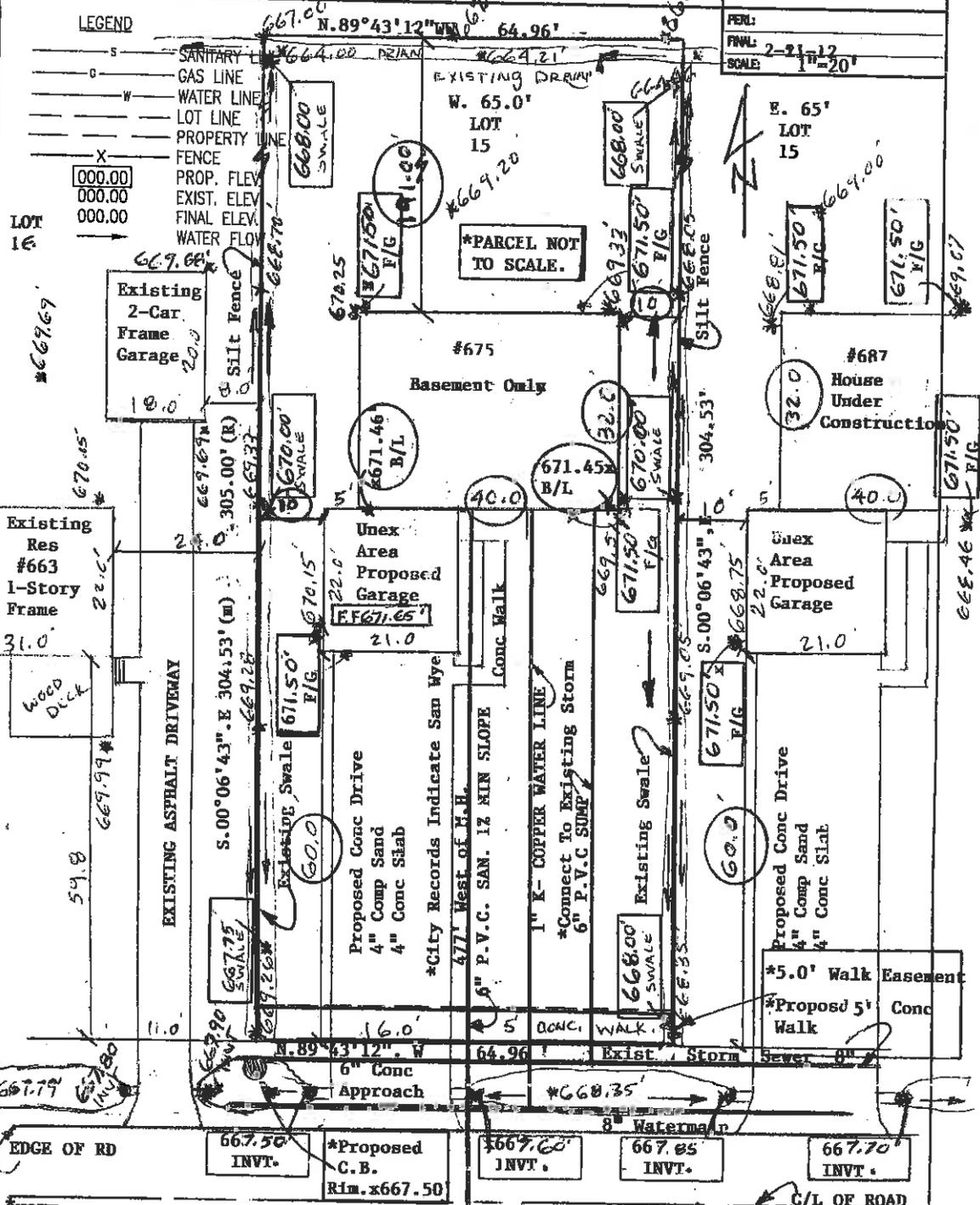
SHEET 1 OF 2

JOB NUMBER
 GL-2012-00126-B.1

PICTURE #:
 REF #:
 CUSTOMER:

*City of Troy File #PB. 2013-0304

PERI:
 FINAL: 2-21-12
 SCALE: 1"=20'



*NOTE:
 See Detail Sheet for Culvert Detail.
 675 VANDERPOOL AVE (50.0' WD)
 20' WD ASPHALT)

12" SANITARY SEWER
 *R.O.W Permit is Required
 To Make Connections,

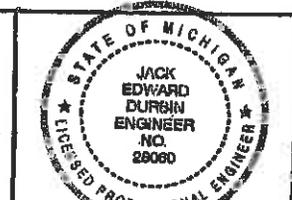
SYSTEM'S SEVEN LLC ENGINEERING

1563 WOODGATE
 TROY, MI 48063

PH: 248/250-6902
 FAX: 248/250-0493

CERTIFIED BY

[Signature]



ORIGINAL R.H. 6-11-13
 REVISED

NOTE: THIS IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE

PREPARED FOR
MICHAEL JOHNSON
450 E. SQUARE LAKE RD
TROY, MI 48085
248.866.0080

ASBUILT

SHEET 2 OF 2

JOB NUMBER
GL-2012-00126-B
PICTURE #:
REF #:
CUSTOMER:

PERM:
FINAL: 2-21-12
SCALE:

LEGAL DESCRIPTION (675 VANDERPOOL)

THE WEST 65 FEET OF LOT 15, **SUPERVISOR'S PLAT No #17**, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 28, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS.

PARCEL I.D.#88-20-22-401-093

ZONING AND SETBACK INFORMATION

ZONING AND SETBACK REQUIREMENTS INFORMATION WAS OBTAINED FROM THE MUNICIPAL OFFICIAL. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT.

***THIS PROPERTY IS ZONED AS:**
(R-1E) SINGLE FAMILY RESIDENTIAL

MINIMUM LOT SIZE PER DWELLING

- AREA SQUARE FEET: (7,500)
- WIDTH IN FEET: (60)

MAXIMUM HEIGHT:

- IN STORIES: (2-1/2)
- IN FEET: (30)

MINIMUM YARD SETBACKS:

- FRONT YARD
- SIDE YARD
ONE SIDE YARD (5' Min)
TOTAL TWO SIDE YARDS (15' Min)
- REAR YARD: (35' Min)

TO BE PROVIDED BY CUSTOMER

- SILT CONSTRUCTION FENCE AROUND PERMETER OF PROPERTY.
- PERMITS FOR DRIVEWAY AND/OR CULVERTS (IF NEEDED)
- ANY SOIL BORING TESTING AND/OR PERMITS (IF NEEDED).

NOTE

SYSTEM'S SEVEN. LLC ASSUMES NO RESPONSIBILITY FOR GIVEN HOUSE DIMENSIONS, CLIENT AND/OR BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
SEE ARCHITECT BLUE PRINTS.

NOTE

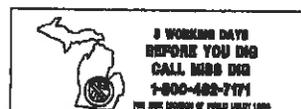
UTILITY INFORMATION WAS OBTAINED FROM THE MUNICIPAL OFFICIAL. NO GUARANTEE CAN BE MADE TO THE COMPLETENESS AND/OR EXACTNESS OF THOSE RECORDS. THE CONTRACTOR MUST VERIFY ALL LOCATIONS OF SIZES OF ALL LEADS AND MAINS BEFORE CONSTRUCTION.

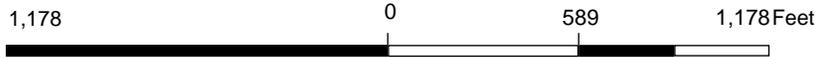
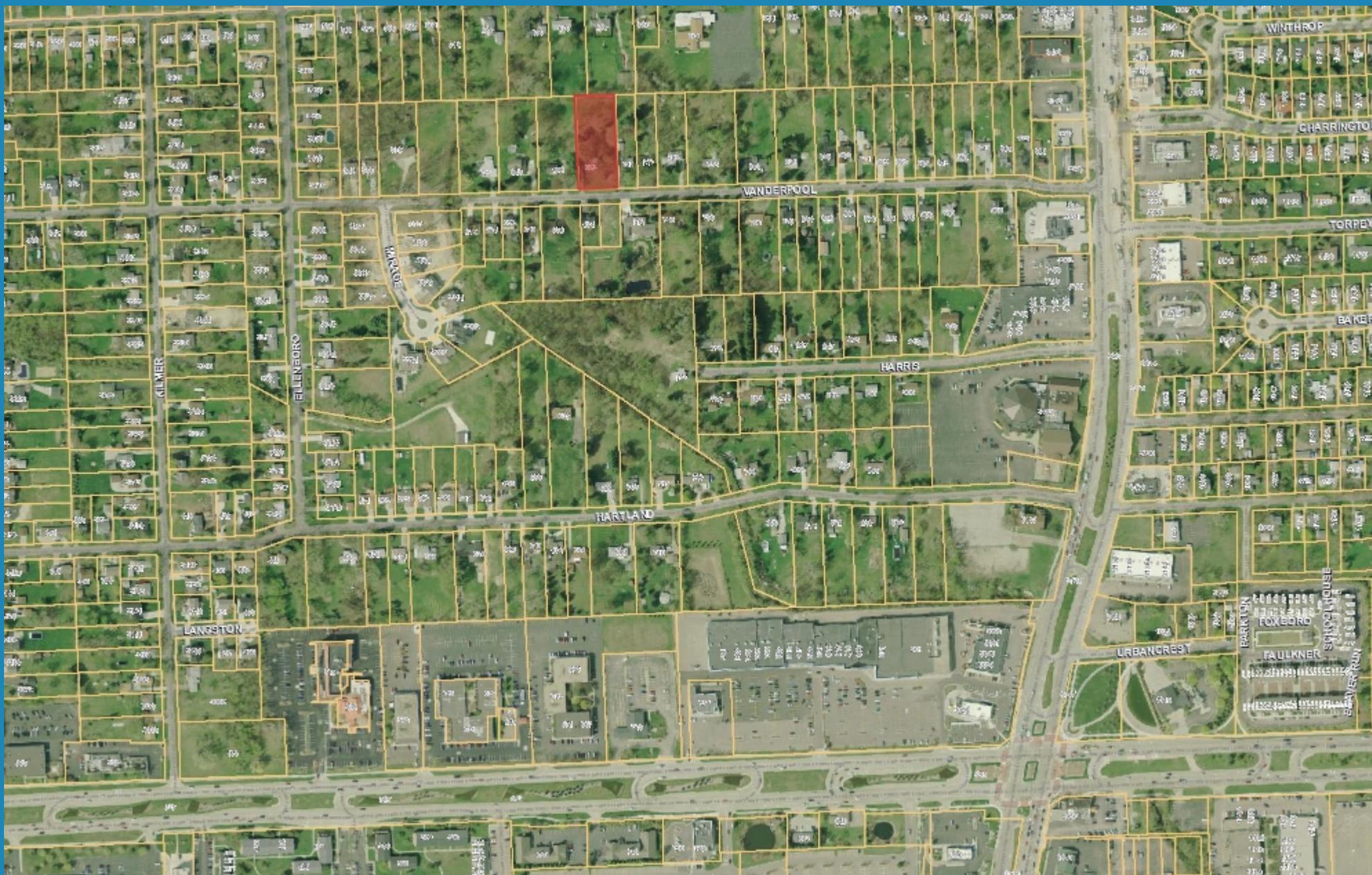
NOTE:

1. THE DEVELOPER IS RESPONSIBLE FOR RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES RESULTING FROM THE DEVELOPERS ACTIVITIES.
2. DOWNSPOUTS SHOULD BE DIRECTED FROM ADJACENT PROPERTIES.

BENCH MARK

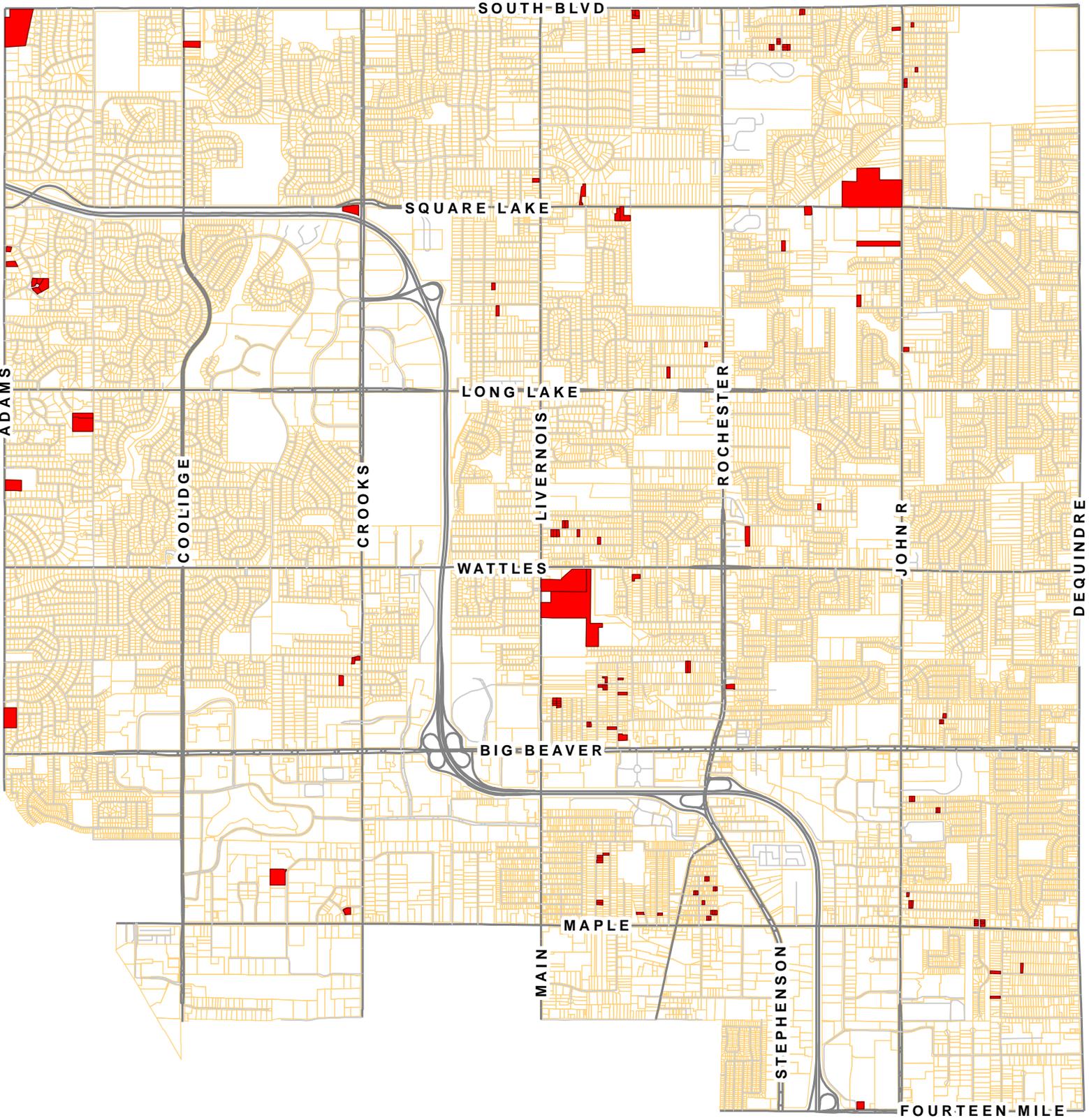
ON NAIL IN NORTH FACE OF POWER POLE AT THE NORTHEAST PROPERTY CORNER #656 VANDERPOOL
ELEV: 671.38' NAVD 88 DATUM





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.





Legend

- Parcels with Sidewalk Waiver
- Road Centerline**
- All Others
- Major Road
- State Road

Sidewalk Waiver Map



Date: July 30, 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
687 Vanderpool - Sidwell Number 88-20-22-401-94

Per the attached letter Mr. Mike Johnson, he is requesting a waiver for the sidewalk on 687 Vander pool, the property located at supervisor's plat # 17 subdivision, 88-20-22-401-94

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 Vanderpool road is already developed with no sidewalks

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

Mr. Richnak,

I am/ we are the owner(s) of the property at 687 VANDERPOOL

Lot Number 15

Subdivision Name SUPERVISORS PLAT #17

Sidwell Number 20-22-401-094

Is requesting sidewalk variance for the following reasons,

none existing and connecting to
no other sidewalks

See attached Plan/sketch.

We can be contacted at 248-866-0080
Phone Number

MIKE JOHNSON
Name

450 E STRONG LN
Address

TROY, MI 48065
City, State, Zip

meel-j
Signature

PREPARED FOR
 MICHAEL JOHNSON
 450 E. SQUARE LAKE RD
 TROY, MI 48085
 248.866.0080

PARCEL I.D.#20-22-401-094

ASBUILT

SHEET 1 OF 2

NOTE:
 EXISTING DITCH
 DRAINS TO CREEK

JOB NUMBER

PICTURE # GL-2012-00126-1

REF #

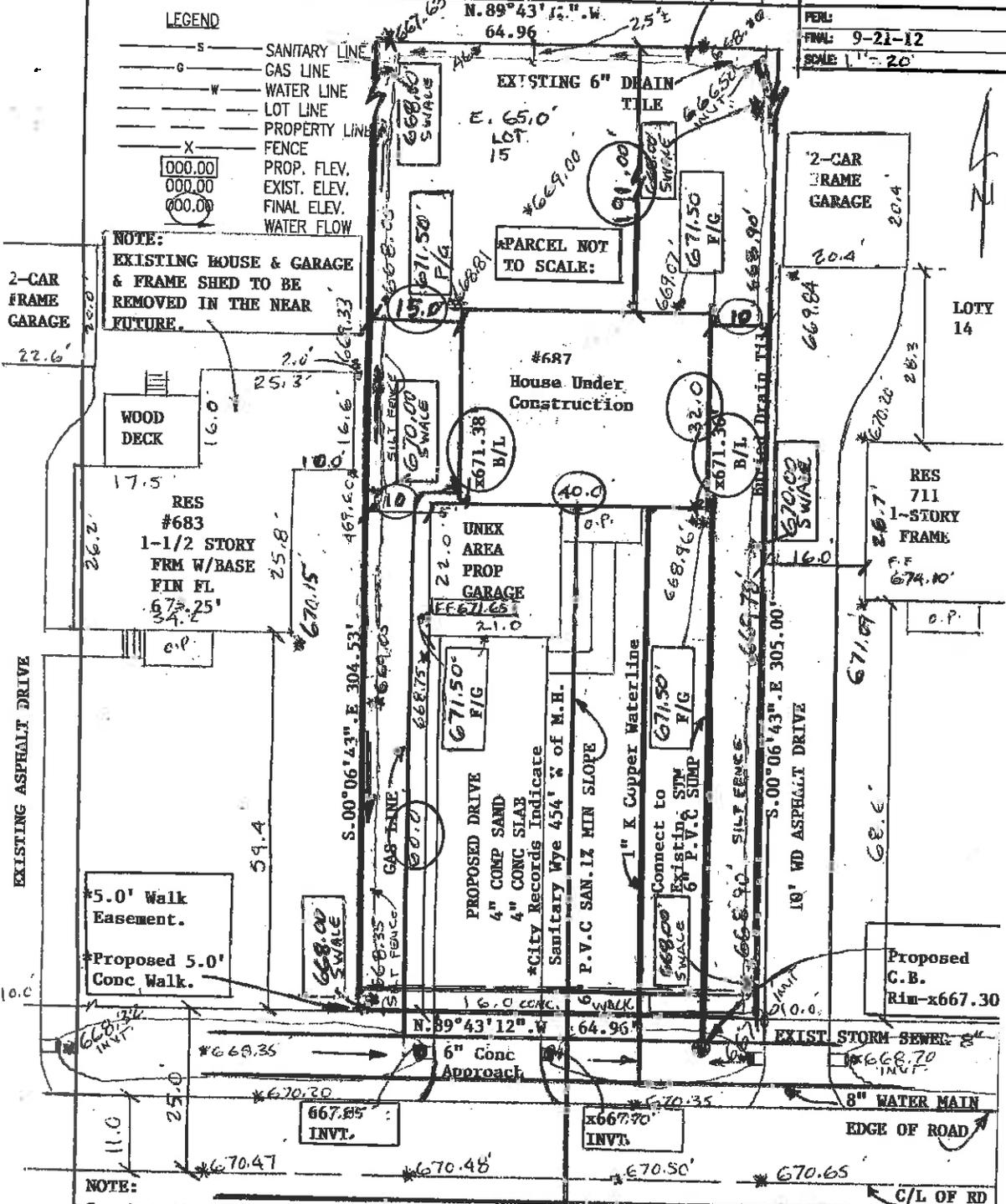
CUSTOMER

*City of Troy File #PB. 2013-0305

LEGEND

- S SANITARY LINE
- G GAS LINE
- W WATER LINE
- LOT LINE
- PROPERTY LINE
- X FENCE
- 000.00 PROP. FLEV.
- 000.00 EXIST. ELEV.
- 000.00 FINAL ELEV.
- WATER FLOW

NOTE:
 EXISTING HOUSE & GARAGE
 & FRAME SHED TO BE
 REMOVED IN THE NEAR
 FUTURE.



NOTE:
 See Detail Sheet For #687 VANDERPOOL AVE (50.0' WD)
 (20' WD ASPHALT) *R.O.W Permit Required

SYSTEM'S SEVEN
 LAND ENGINEERING
 LLC.
 1583 WOODGATE
 TROY, MI 48063
 (O) 248/250-6902
 (F) 248/250-9493

CERTIFIED BY

 VICE PRESIDENT



ORIGINAL R.H. 6-11-13
 REVISED

NOTE THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE

PREPARED FOR
MICHAEL JOHNSON
420 E. SQUARE LAKE RD
TROY, MI 48085
248.866-0080

ASBUILT

SHEET 2 OF 2

SURVEY NUMBER
GL-2012-00126-A-1

PICTURE #:
REF #:
CUSTOMER:

PERL:
FINAL: 9-21-12
SCALE:

LEGAL DESCRIPTION (687 VANDERPOOL)

THE EAST 65 FEET OF LOT 15, SUPERVISOR'S PLAT No # 17, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 28, PAGE 36 OF PLATS, OAKLAND COUNTY RECORDS. PARCEL I.D.#88-20-22-401-094

ZONING AND SETBACK INFORMATION

ZONING AND SETBACK REQUIREMENT INFORMATION WAS OBTAINED FROM THE MUNICIPAL OFFICIAL, IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT.

***THIS PROPERTY IS ZONED AS:**
(R-1E) SINGLE FAMILY RESIDENTIAL

MINIMUM LOT SIZE PER DWELLING

*AREA SQUARE FEET: (7,500)

*WIDTH IN FEET: (60)

MAXIMUM HEIGHT

*IN STORIES: (2 1/2)

*IN FEET: (30)

MINIMUM YARD SETBACKS

*FRONT YARD: (25' Min)

*SIDE YARD:
ONE SIDE YARD: (5' Min)
TOTAL TWO SIDE YARD (15' Min)

*REAR YARD: (35' Min)

TO BE PROVIDED BY CUSTOMER

1. SILT CONSTRUCTION FENCE AROUND PERIMETER OF PROPERTY.
2. PERMITS FOR DRIVEWAY AND/OR CULVERTS (IF NEEDED).
3. ANY SOIL BORING TESTING AND/OR PERMITS (IF NEEDED).

NOTE:

SYSTEM'S SEVEN, LLC ASSUMES NO RESPONSIBILITY FOR GIVEN HOUSE DIMENSIONS, CLIENT AND/OR BUILDER MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

SEE ARCHITECTURAL BLUE PRINT

NOTE:

UTILITY INFORMATION WAS OBTAINED FROM THE MUNICIPAL OFFICIALS. NO NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS THOSE RECORDS. THE CONTRACTOR MUST VERIFY ALL LOCATIONS OF LEAD LOCATIONS AND SIZES OF MAINS BEFORE CONSTRUCTION.

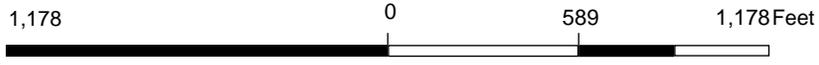
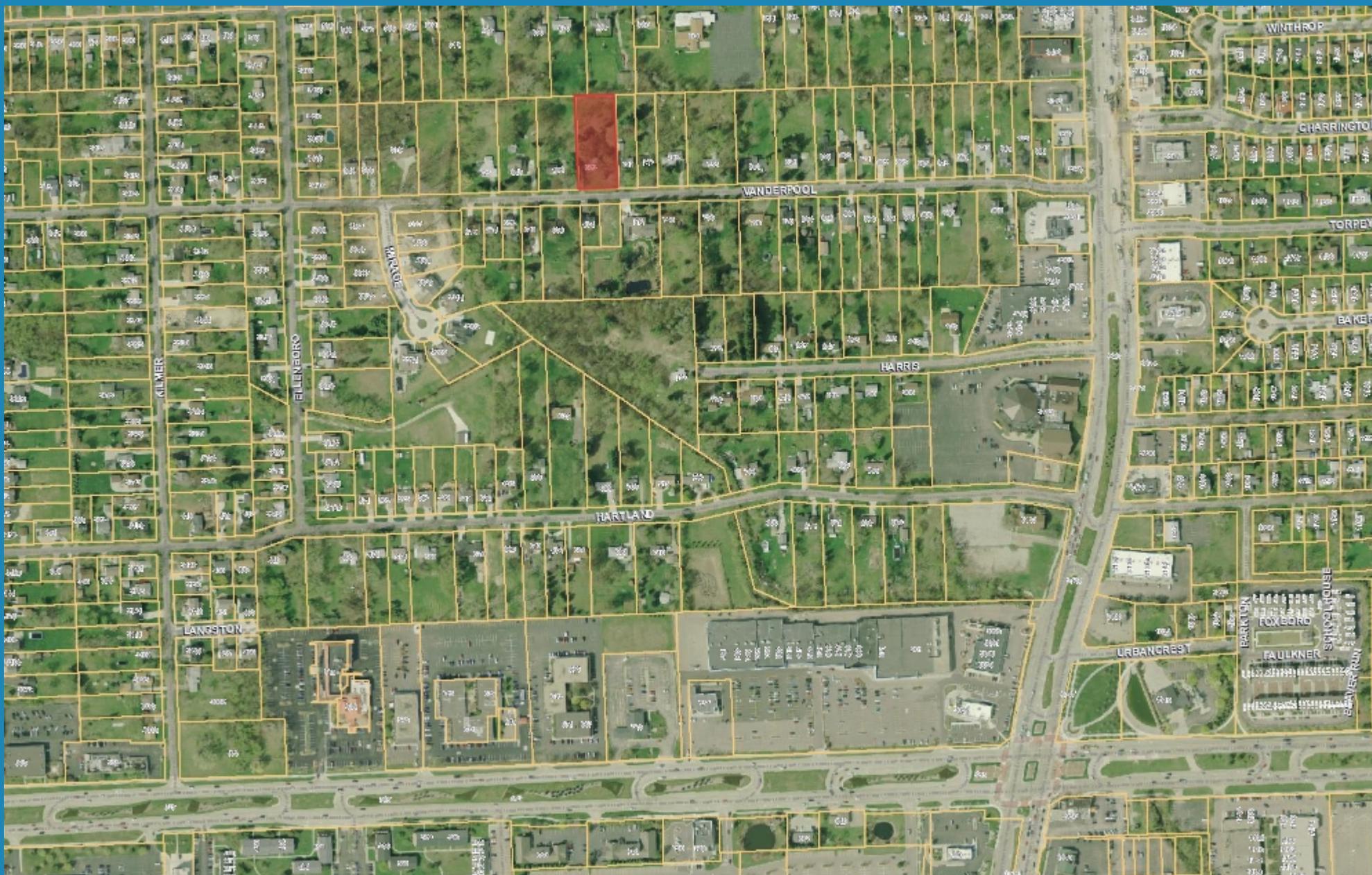
NOTE:

1. THE DEVELOPER IS RESPONSIBLE RESOLVING ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES RESULTING FROM THE DEVELOPERS ACTIVITIES.
2. DOWNSPOUT SHOULD BE DIRECTED AWAY FROM ADJACENT PROPERTIES.

BENCH MARK

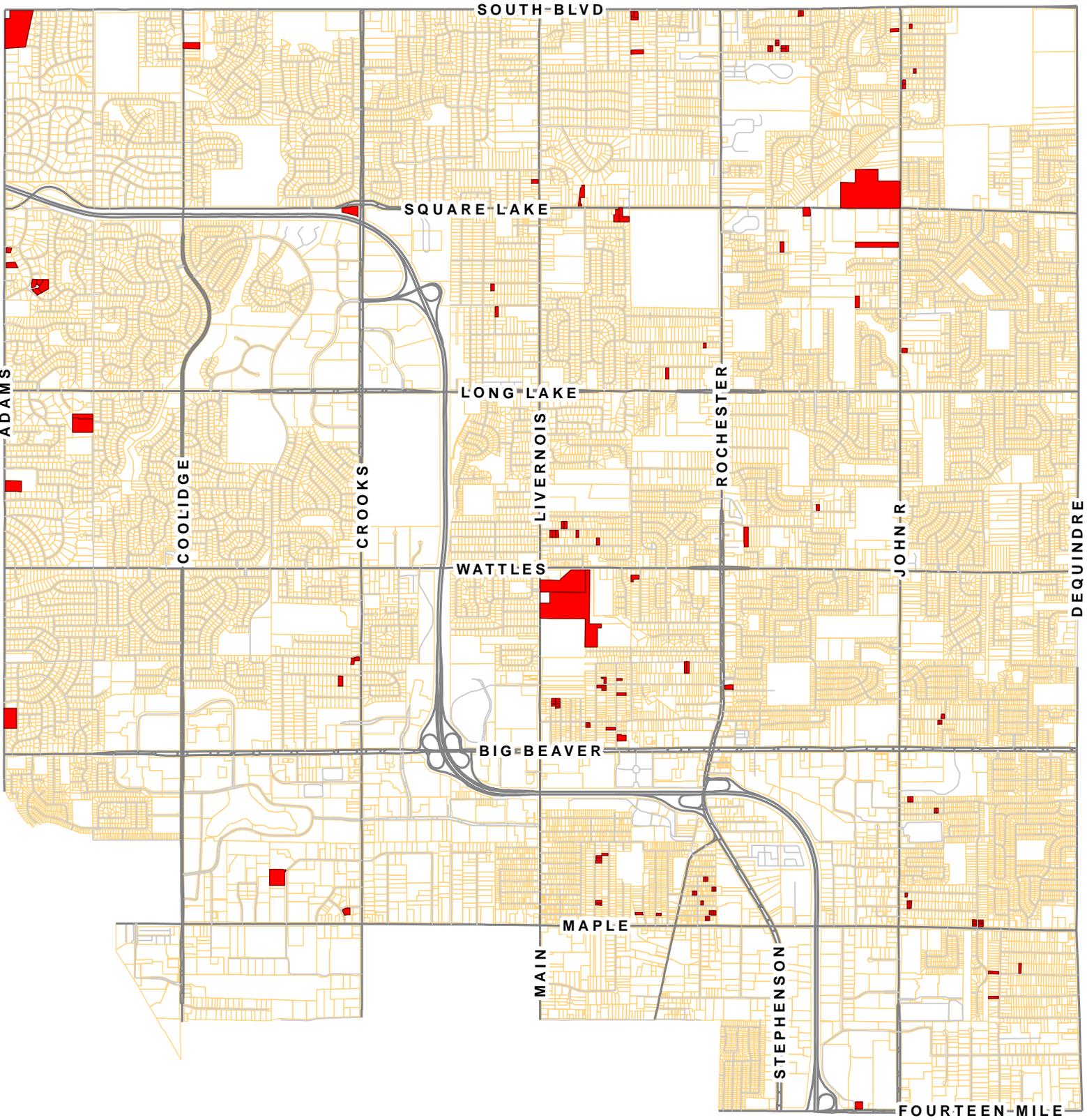
ON NAIL IN NORTH FACE OF POWER POLE AT THE NORTHEAST PROPERTY CORNER #656 VANDERPOOL
ELEV: 671.38' NAVD 88 DATUM





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.





Legend

- Parcels with Sidewalk Waiver
- Road Centerline**
- All Others
- Major Road
- State Road

Sidewalk Waiver Map



August 29, 2013



Fire Department

500 West Big Beaver Road
Troy, Michigan 48084
Phone: 248-524-3419
Fax: 248-689-7520

August 15, 2013

Big Beaver Center LLC
4035 Telegraph Ste 201
Bloomfield Hills MI 48302

Ref: 2000-2050 W. Big Beaver Rd., Troy MI

Dear Owner:

The Troy Fire Department has surveyed the above captioned property for the establishment of fire lanes. This action is pursuant to Section 8.28, Chapter 106 of the Troy City Code, and was recommended by the Fire Department. This recommendation will be presented to the Traffic Committee at their next available meeting.

This letter is to notify you that the installation and maintenance of the fire lane signs is the obligation of the property owner. The fire lane signs are to be installed and maintained in compliance with the criteria as set forth in the Michigan Manual of Uniform Traffic Control Devices.

Some of the criteria as set forth in the Michigan Manual of Uniform Traffic Control Devices are as follows:

1. Signs shall be red on white background and shall read,

**FIRE LANE
NO PARKING
NO STOPPING
NO STANDING
TOW AWAY ZONE**

2. Spaced no further than 100 feet apart.
3. Installed at right angle or 90°.
4. Seven (7) feet from the bottom of sign to grade.
5. Double faced where possibility exists for left wheel to curb parking.

You may purchase the signs at a location of your choice. However, they must accommodate the regulations. For your convenience, the attachment provides you with three companies at which you may purchase the regulatory signs. Ask about installation; most sign companies will install them for you.

It is the requirement of the Troy Fire Department that compliance be attained 30 days of Council approval. A diagram of your property and fire lane sign placement is attached for your reference.

If you have any questions concerning this notice, please contact the Troy Fire Department at 248-524-3419. Thank you for your cooperation in this matter.

The Traffic Committee meets on the third Wednesday of the month, as necessary. The next meeting is scheduled for August 21, 2013, in the Lower Level Conference Room at City Hall at 7:30 p.m. If you have no objections with the posting of the signs, you need not attend this meeting. Please call 248 524-3387 to verify the date of the meeting.

Protectively,

TROY FIRE DEPARTMENT

Eric Caloia
Lieutenant

cc: Bill Huotari
Engineering

McClure

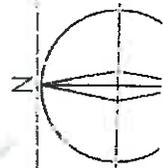
BIG BEAVER CENTER

2050 W. BIG BEAVER

2050

S 00°31'12" W 208.00'

FPK



60.00'

DIVE EAST

2050

PROPOSED RETAIL
24,000 SQUARE FEET
F.F. 733.40

2050

PROPOSED BANK
3,397 SQUARE FEET
F.F. 733.40

2050

DIVE WEST 360.00'

Big Beaver Road (86' Wide)
CONCRETE PAVEMENT W/ CONC. CURBS

REMOVE & REPAIR EXISTING CURBS & CLUTTER (TYP) WITHIN 5' OF PROPOSED PAVEMENT. SEE DETAIL 5.01.

REMOVE & REPAIR EXISTING CURBS & CLUTTER WITHIN 5' OF PROPOSED PAVEMENT. SEE DETAIL 5.01.

PROPOSED RAMP PER ADA REQUIREMENTS

INSTALL 6" CONCRETE CURBS & CLUTTER (TYP) (SEE DETAIL 5.01 & 5.02)

INSTALL 60 LF MOOT DETAIL 'V' (SEE DETAILS 5.03 & 5.04)

INSTALL 6" NON-REINFORCED CONCRETE CURBS PER INTERIOR CURBS (SEE DETAIL 5.02)

PUBLICLY DEDICATED

Alpine Drive (60' Wide)

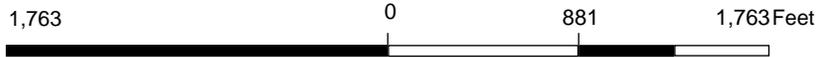
INSTALL 6" CONCRETE CURBS (TYP) (SEE DETAIL 5.01)

INSTALL 20 LF MOOT DETAIL 'W' (SEE DETAIL 5.05)

INSTALL 6" NON-REINFORCED CONCRETE CURBS (SEE DETAIL 5.02)

INSTALL 20 LF NEW CURBS (TYP)

REMOVE & REPAIR EXISTING CURBS WITHIN 5' OF PROPOSED PAVEMENT. SEE DETAIL 5.01.



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.



Fire Department

500 West Big Beaver Road

Troy, Michigan 48084

Phone: 248-524-3419

Fax: 248-689-7520

September 4, 2013

Cambridge Crossing Shops #2 LLC
Kimcc Realty Corp.
5737 Bigger Rd.
Dayton OH 45440

Ref: 2001 W. Maple Rd., Troy MI

Dear Owner:

The Troy Fire Department has surveyed the above captioned property for the establishment of fire lanes. This action is pursuant to Section 8.28, Chapter 106 of the Troy City Code, and was recommended by the Fire Department. This recommendation will be presented to the Traffic Committee at their next available meeting.

This letter is to notify you that the installation and maintenance of the fire lane signs is the obligation of the property owner. The fire lane signs are to be installed and maintained in compliance with the criteria as set forth in the Michigan Manual of Uniform Traffic Control Devices.

Some of the criteria as set forth in the Michigan Manual of Uniform Traffic Control Devices are as follows:

1. Signs shall be red on white background and shall read,

**FIRE LANE
NO PARKING
NO STOPPING
NO STANDING
TOW AWAY ZONE**

2. Spaced no further than 100 feet apart.
3. Installed at right angle or 90°.
4. Seven (7) feet from the bottom of sign to grade.
5. Double faced where possibility exists for left wheel to curb parking.

You may purchase the signs at a location of your choice. However, they must accommodate the regulations. For your convenience, the attachment provides you with three companies at which you may purchase the regulatory signs. Ask about installation; most sign companies will install them for you.

It is the requirement of the Troy Fire Department that compliance be attained 30 days of Council approval. A diagram of your property and fire lane sign placement is attached for your reference.

If you have any questions concerning this notice, please contact the Troy Fire Department at 248-524-3419. Thank you for your cooperation in this matter.

The Traffic Committee meets on the third Wednesday of the month, as necessary. The next meeting is scheduled for September 18, 2013, in the Lower Level Conference Room at City Hall at 7:30 p.m. If you have no objections with the posting of the signs, you need not attend this meeting. Please call 248 524-3387 to verify the date of the meeting.

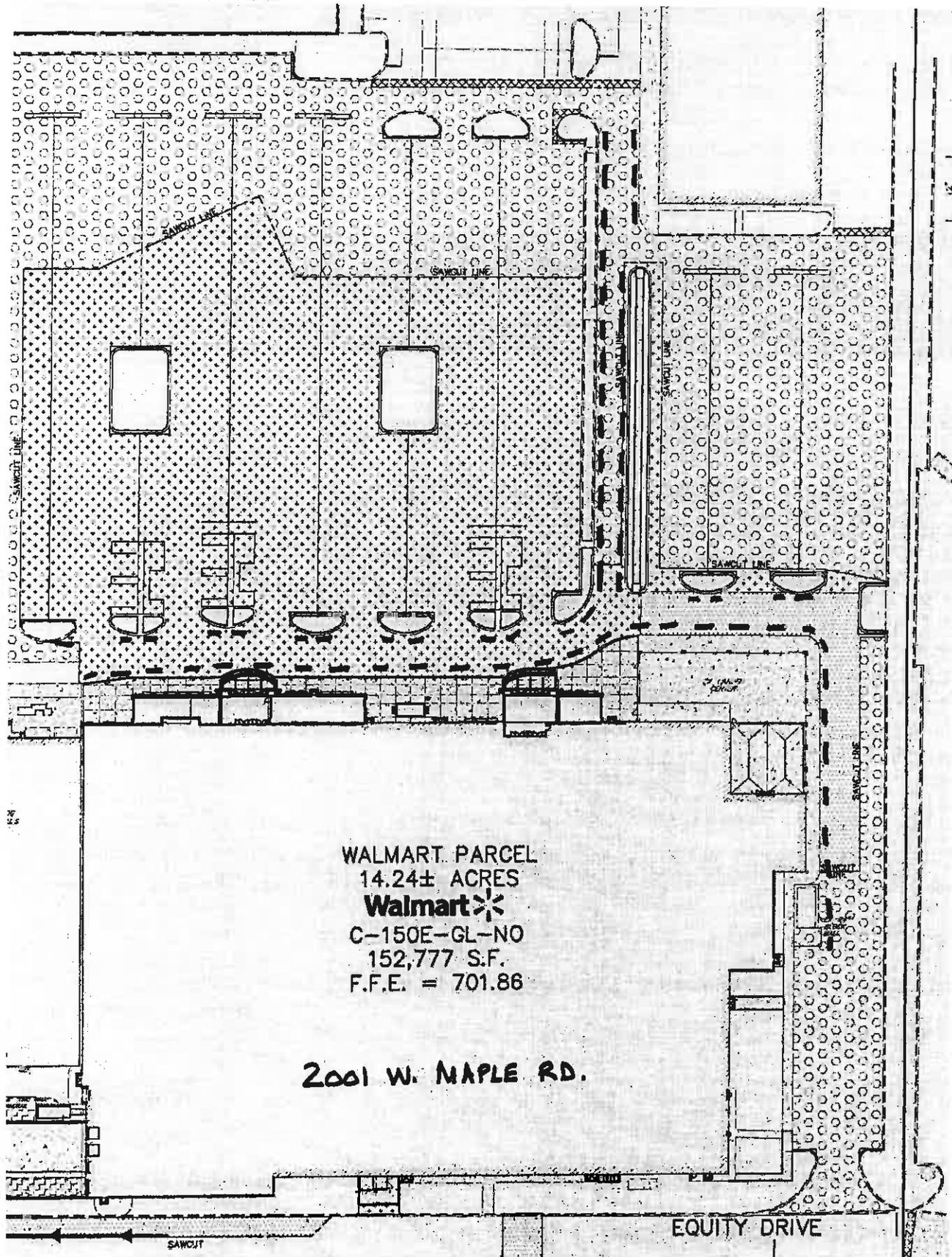
Protectively,

TROY FIRE DEPARTMENT

Eric Caloia
Lieutenant

cc: Bill Huotari
Engineering

AUGUST 2013

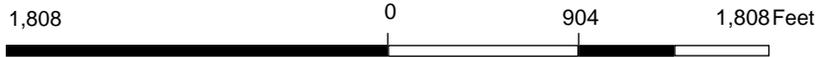


WALMART. PARCEL
14.24± ACRES
Walmart *
C-150E-GL-NO
152,777 S.F.
F.F.E. = 701.86

2001 W. MAPLE RD.

EQUITY DRIVE

--- INDICATES FIRE LANE



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.



Fire Department

500 West Big Beaver Road

Troy, Michigan 48084

Phone: 248-524-3419

Fax: 248-689-7520

September 4, 2013

First Industrial Realty
23042 Commerce Drive
Farmington MI 48335

Ref: 1305 Stephenson Hwy., Troy

Dear Owner:

The Troy Fire Department has surveyed the above captioned property for the establishment of fire lanes. This action is pursuant to Section 8.28, Chapter 106 of the Troy City Code, and was recommended by the Fire Department. This recommendation will be presented to the Traffic Committee at their next available meeting.

This letter is to notify you that the installation and maintenance of the fire lane signs is the obligation of the property owner. The fire lane signs are to be installed and maintained in compliance with the criteria as set forth in the Michigan Manual of Uniform Traffic Control Devices.

Some of the criteria as set forth in the Michigan Manual of Uniform Traffic Control Devices are as follows:

1. Signs shall be red on white background and shall read,

**FIRE LANE
NO PARKING
NO STOPPING
NO STANDING
TOW AWAY ZONE**

2. Spaced no further than 100 feet apart.
3. Installed at right angle or 90°.
4. Seven (7) feet from the bottom of sign to grade.
5. Double faced where possibility exists for left wheel to curb parking.

You may purchase the signs at a location of your choice. However, they must accommodate the regulations. For your convenience, the attachment provides you with three companies at which you may purchase the regulatory signs. Ask about installation; most sign companies will install them for you.

It is the requirement of the Troy Fire Department that compliance be attained 30 days of Council approval. A diagram of your property and fire lane sign placement is attached for your reference.

If you have any questions concerning this notice, please contact the Troy Fire Department at 248-524-3419. Thank you for your cooperation in this matter.

The Traffic Committee meets on the third Wednesday of the month, as necessary. The next meeting is scheduled for September 18, 2013, in the Lower Level Conference Room at City Hall at 7:30 p.m. If you have no objections with the posting of the signs, you need not attend this meeting. Please call 248 524-3387 to verify the date of the meeting.

Protectively,

TROY FIRE DEPARTMENT

Lt. Eric Caloia / AS

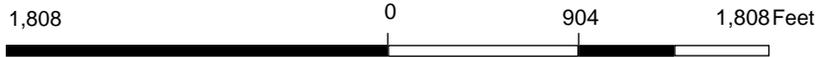
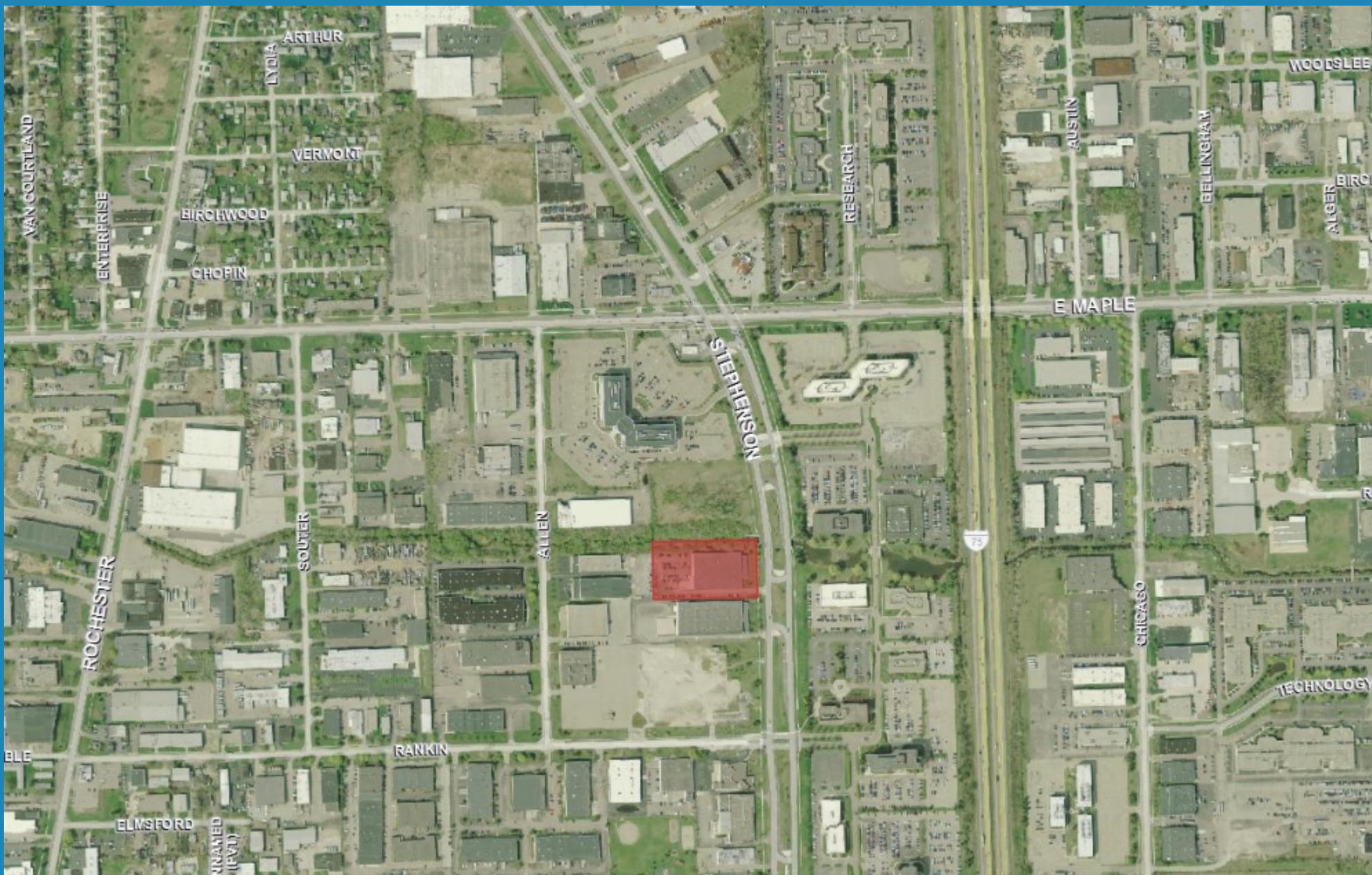
Eric Caloia
Lieutenant

cc: Bill Huotari
Engineering

1305 STEPHENSON
1260



--- INDICATES FIRE LANE



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.