

AGENDA

Regular Meeting of the

CITY COUNCIL OF THE CITY OF TROY

OCTOBER 25, 2004

CONVENING AT 7:30 P.M.

**Submitted By
The City Manager**

TO: The Honorable Mayor and City Council
Troy, Michigan

FROM: John Szerlag, City Manager

SUBJECT: Background Information and Reports

Ladies and Gentlemen:

This booklet provides a summary of the many reports, communications and recommendations that accompany your Agenda. Also included are suggested or requested resolutions and/or ordinances for your consideration and possible amendment and adoption.

Supporting materials transmitted with this Agenda have been prepared by department directors and staff members. I am indebted to them for their efforts to provide insight and professional advice for your consideration.

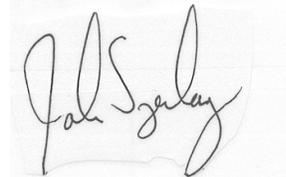
Identified below are goals for the City, which have been advanced by the governing body; and Agenda items submitted for your consideration is on course with these goals.

Goals

1. Minimize cost and increase efficiency of City government.
2. Retain and attract investment while encouraging redevelopment.
3. Effectively and professionally communicate internally and externally.
4. Creatively maintain and improve public infrastructure.
5. Protect life and property.

As always, we are happy to provide such added information as your deliberations may require.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Szerlag", is written over a light gray rectangular background.

John Szerlag, City Manager



CITY COUNCIL

AGENDA

October 25, 2004 – 7:30 PM
Council Chambers
City Hall - 500 West Big Beaver
Troy, Michigan 48084
(248) 524-3317

CALL TO ORDER: **1**

INVOCATION & PLEDGE OF ALLEGIANCE: Pastor Dan Lewis-Troy Christian Chapel **1**

ROLL CALL: **1**

CERTIFICATES OF RECOGNITION: **1**

A-1 Presentations: No Presentations or Certificates of Recognition 1

CARRYOVER ITEMS: **1**

B-1 No Carryover Items 1

PUBLIC HEARINGS: **1**

C-1 Parking Variance Request – 4832 Rochester Road – Bank’s Vacuum 1

C-2 Parking Variance Request – 5027-5137 Rochester Road – Meadowbrook Plaza 3

C-3 Request for Rezoning (Z-696) – West Side of Rochester Road, North of Square Lake – Section 3 – R-1B to R-1T 4

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D-2 City Council Appointment to the Liquor Advisory Committee 5

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E-1b Address of “E” Items Removed for Discussion by City Council and/or the Public 6

E-2 Minutes: Regular Meeting of October 18, 2004 6

E-3 Proposed City of Troy Proclamations: No City of Troy proclamations proposed. 6

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F-1 Appointments to Boards and Committees: No appointments to Boards and Committees scheduled. 7

F-2 Wyngate of Troy Subdivision – East Side of Coolidge Highway – North of Square Lake Road – Section 5 – R-1B 7

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G-1 Announcement of Public Hearings: No Public Hearing announcements 7

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a) Multi-Use Facility on Civic Center Site..... 7

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Transportation Riders United 8

J-7 Correspondence, Re: Big Beaver Corridor from Behr America, Inc. 8

J-8 *Detroit News* Article, Re: “Troy Aspires to Become a World-Class City” –
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CALL TO ORDER:**INVOCATION & PLEDGE OF ALLEGIANCE:** Pastor Dan Lewis-Troy Christian Chapel**ROLL CALL:**

Mayor Louise E. Schilling
Robin Beltramini
Cristina Broomfield
David Eisenbacher
Martin F. Howrylak
David A. Lambert
Jeanne M. Stine

CERTIFICATES OF RECOGNITION:

A-1 **Presentations:** No Presentations or Certificates of Recognition

CARRYOVER ITEMS:

B-1 No Carryover Items

PUBLIC HEARINGS:

C-1 **Parking Variance Request – 4832 Rochester Road – Bank’s Vacuum**

City Management requests a 5-minute presentation regarding this item.

Suggested Resolution

Resolution #2004-10-

Moved by

Seconded by

(a) Proposed Resolution A for Approval

WHEREAS, Articles XLIII and XLIV (43.00.00 and 44.00.00) of the Zoning Ordinance provide that the City Council may grant variances from the off-street parking requirements of the Zoning Ordinance upon general findings that:

1. The variance would not be contrary to public interest or general purpose and intent of the Zoning Ordinance.
2. The variance does not permit the establishment of a prohibited use as a principal use within a zoning district.
3. The variance does not cause an adverse effect to properties in the immediate vicinity or zoning district.
4. The variance relates only to property described in the application for variance; and

WHEREAS, Article XLIII (43.00.00) requires that in granting, the City Council shall find that the practical difficulties justifying the variances are:

- A. That absent a variance, no reasonable use can be made of the property; or
- B. That absent a variance, a significant natural feature would be negatively affected or destroyed; or
- C. That absent a variance, public health, safety and welfare would be negatively affected; or
- D. That literal enforcement of the Zoning Ordinance precludes full enjoyment of the permitted use and makes conforming unnecessarily burdensome. In this regard, the City Council shall find that a lesser variance does not give substantial relief, and that the relief requested can be granted within the spirit of the Ordinance, and within the interests of public safety and welfare; and

WHEREAS, The City Council finds the above-stated general conditions to be present and finds the practical difficulty stated above to be operative in the appeal;

NOW, THEREFORE, BE IT RESOLVED, That the request from Mr. Kenneth Bank for waiver of 9 parking spaces at the development at 4832 Rochester Road be **APPROVED**.

OR

(b) Proposed Resolution B for Denial

WHEREAS, Articles XLIII and XLIV (43.00.00 and 44.00.00) of the Zoning Ordinance provide that the City Council may grant variances from the off-street parking requirements of the Zoning Ordinance upon general findings that:

1. The variance would not be contrary to public interest or general purpose and intent of the Zoning Ordinance.
2. The variance does not permit the establishment of a prohibited use as a principal use within a zoning district.
3. The variance does not cause an adverse effect to properties in the immediate vicinity or zoning district.
4. The variance relates only to property described in the application for variance; and

WHEREAS, Article XLIII (43.00.00) requires that in granting, the City Council shall find that there are practical difficulties justifying the variances; and

WHEREAS, City Council has not found that the requirements of Articles XLIII and XLIV (43.00.00 and 44.00.00) of the Zoning Ordinance have been met

NOW, THEREFORE, BE IT RESOLVED, That the request from Mr. Kenneth Bank for waiver of 9 parking spaces at the development at 4832 Rochester Road be **DENIED**.

Yes:

No:

C-2 Parking Variance Request – 5027-5137 Rochester Road – Meadowbrook Plaza

City Management requests a 5-minute presentation regarding this item.

Suggested Resolution

Resolution #2004-10-

Moved by

Seconded by

(a) Resolution A for Approval

WHEREAS, Articles XLIII and XLIV (43.00.00 and 44.00.00) of the Zoning Ordinance provide that the City Council may grant variances from the off-street parking requirements of the Zoning Ordinance upon general findings that:

1. The variance would not be contrary to public interest or general purpose and intent of the Zoning Ordinance.
2. The variance does not permit the establishment of a prohibited use as a principal use within a zoning district.
3. The variance does not cause an adverse effect to properties in the immediate vicinity or zoning district.
4. The variance relates only to property described in the application for variance; and

WHEREAS, Article XLIII (43.00.00) requires that in granting, the City Council shall find that the practical difficulties justifying the variances are:

- A. That absent a variance, no reasonable use can be made of the property; or
- B. That absent a variance, a significant natural feature would be negatively affected or destroyed; or
- C. That absent a variance, public health, safety and welfare would be negatively affected; or
- D. That literal enforcement of the Zoning Ordinance precludes full enjoyment of the permitted use and makes conforming unnecessarily burdensome. In this regard, the City Council shall find that a lesser variance does not give substantial relief, and that the relief requested can be granted within the spirit of the Ordinance, and within the interests of public safety and welfare; and

WHEREAS, The City Council finds the above-stated general conditions to be present and finds the practical difficulty stated above to be operative in the appeal;

NOW, THEREFORE, BE IT RESOLVED, That the request from Thi Nguyen for waiver of 132 additional parking spaces at the development at 5027-5137 Rochester Road be **APPROVED**.

OR

(b) Resolution B for Denial

WHEREAS, Articles XLIII and XLIV (43.00.00 and 44.00.00) of the Zoning Ordinance provide that the City Council may grant variances from the off-street parking requirements of the Zoning Ordinance upon general findings that:

1. The variance would not be contrary to public interest or general purpose and intent of the Zoning Ordinance.
2. The variance does not permit the establishment of a prohibited use as a principal use within a zoning district.
3. The variance does not cause an adverse effect to properties in the immediate vicinity or zoning district.
4. The variance relates only to property described in the application for variance; and

WHEREAS, Article XLIII (43.00.00) requires that in granting, the City Council shall find that there are practical difficulties justifying the variances; and

WHEREAS, City Council has not found that the requirements of Articles XLIII and XLIV (43.00.00 and 44.00.00) of the Zoning Ordinance have been met.

NOW, THEREFORE, BE IT RESOLVED, That the request from Thi Nguyen for waiver of 132 additional parking spaces at the development at 5027--5137 Rochester Road be **DENIED**.

Yes:

No:

C-3 Request for Rezoning (Z-696) – West Side of Rochester Road, North of Square Lake – Section 3 – R-1B to R-1T

City Management requests a 5-minute presentation regarding this item.

Suggested Resolution

Resolution #2004-10-

Moved by

Seconded by

RESOLVED, That the R-1B to R-1T rezoning request, located on the west side of Rochester Road, north of Square Lake Road, Section 3, being 2 acres in size, is hereby **GRANTED**, as recommended by Planning Commission and City Management.

Yes:

No:

POSTPONED ITEMS:

D-1 Request for Proposal for Big Beaver Corridor Study

Resolution

Moved by Stine

Seconded by Beltramini

RESOLVED, That City Council **DIRECTS** City Administration to proceed with the Big Beaver Corridor Study and to send out for Request for Proposals (RFP's).

Yes:

No:

D-2 City Council Appointment to the Liquor Advisory Committee

Resolution #2004-10-

Moved by Beltramini

Seconded by Stine

RESOLVED, That the following person is hereby **APPOINTED BY THE CITY COUNCIL** to serve on the Boards and Committees as indicated:

Liquor Advisory Committee

Appointed by Council (7) – 3 years

Patrick C. Hall

Term expires 09/20/2007

Yes:

No:

CONSENT AGENDA:

Public comment is limited to not more than twice nor longer than five (5) minutes on any item, unless so permitted by the Chair, in accordance with the Rules of Procedure of the City Council, Article 15, as amended May 3, 2004. City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.

E-1a Approval of "E" Items NOT Removed for DiscussionSuggested Resolution

Resolution #2004-10-

Moved by

Seconded by

RESOLVED, That all items as presented on the Consent Agenda are hereby **APPROVED** as presented with the exception of Item(s) _____, which shall be considered after Consent Agenda (E) items, as printed.

Yes:

No:

E-1b Address of "E" Items Removed for Discussion by City Council and/or the Public

E-2 Minutes: Regular Meeting of October 18, 2004Suggested Resolution

Resolution #2004-10-

RESOLVED, That the Minutes of the 7:30 PM Regular Meeting of October 18, 2004 be **APPROVED** as submitted.

E-3 Proposed City of Troy Proclamations: No City of Troy proclamations proposed.

E-4 State of Michigan Election Law Provision for Receiving Teams on Election NightSuggested Resolution

Resolution #2004-10-

RESOLVED, That the Troy City Council hereby **APPROVES** the usage of Receiving Teams as outlined in the Memorandum from the City Clerk dated October 18, 2004.

PUBLIC COMMENT: Limited to Items Not on the Agenda

Public comment is limited to not more than twice nor longer than five (5) minutes on any item, unless so permitted by the Chair, in accordance with the Rules of Procedure of the City Council, Article 15, as amended May 3, 2004. City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.

REGULAR BUSINESS:

Persons interested in addressing the City Council on items, which appear on the printed Agenda, will be allowed to do so at the time the item is discussed upon recognition by the Chair during the Public Comment section under item 12. "F" of the agenda. Other than asking questions for the purposes of gaining insight or clarification, Council shall not interrupt or debate with members of the public during their comments. For those addressing City Council, petitioners shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of Council and all other interested people, their time may be limited to not more than twice nor longer than five (5) minutes on any item, unless so permitted by the Chair, in accordance with the Rules of Procedure of the City Council, Article 15, as amended May 3, 2004. Once discussion is brought back to the Council table, persons from the audience will be permitted to speak only by invitation by Council, through the Chair.

F-1 Appointments to Boards and Committees: No appointments to Boards and Committees scheduled.

F-2 Wyngate of Troy Subdivision – East Side of Coolidge Highway – North of Square Lake Road – Section 5 – R-1B

Suggested Resolution

Resolution #2004-10-

Moved by

Seconded by

RESOLVED, That Final Plat Approval for Wyngate of Troy Subdivision, seventy-one (71) lots, located on the east side of Coolidge Highway and north of Square Lake Road in Section 5, is hereby **GRANTED**, as recommended by City Management.

BE IT FURTHER RESOLVED, That City Management is **AUTHORIZED** to enter the liber and page number of the recorded wetlands preservation easement, on the approved Final Plat for the Wyngate of Troy Subdivision.

Yes:

No:

MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

G-1 Announcement of Public Hearings: No Public Hearing announcements

G-2 Green Memorandums:

a) Multi-Use Facility on Civic Center Site

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

H-1 No Council Referrals advanced

COUNCIL COMMENTS:

I-1 No Council Comments advanced

REPORTS:

J-1 **Minutes – Boards and Committees:** None presented

J-2 Department Reports:
a) September 30, 2004 Quarterly Financial Report

J-3 **Letters of Appreciation:** None presented

J-4 **Proposed Proclamations/Resolutions from Other Organizations:** None proposed

J-5 **Calendar**

J-6 **Correspondence, Re: Ride the Bus Week October 24-30, 2004 from Transportation Riders United**

J-7 **Correspondence, Re: Big Beaver Corridor from Behr America, Inc.**

J-8 ***Detroit News* Article, Re: “Troy Aspires to Become a World-Class City” – “Downtown Authority Envisions an Elegant Big Beaver Corridor”**

J-9 **Memorandum, Re: Piscopo Garage**

STUDY ITEMS:

K-1 No Study Items presented

PUBLIC COMMENT: Address of “K” Items

Public comment is limited to not more than twice nor longer than five (5) minutes on any item, unless so permitted by the Chair, in accordance with the Rules of Procedure of the City Council, Article 15, as amended May 3, 2004. City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.

CLOSED SESSION:

L-1 Closed Session – No Closed Session requested

RECESSED

RECONVENED

ADJOURNMENT

Respectfully submitted,

John Szerlag, City Manager

DATE: October 19, 2004

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Mark Stimac, Director of Building and Zoning

SUBJECT: Agenda Item Public Hearing
Parking Variance Request
4832 Rochester Road
Bank's Vacuum

We have received an application from Mr. Kenneth Bank, owner of the existing commercial building at 4832 Rochester Road, to construct an addition on the rear of the building. The addition would result in a total building area of 5,400 square feet. Section 40.21.41 of the Zoning Ordinance requires that a minimum of 27 parking spaces be provided on the site. The plans submitted with the application indicate that there would be only 18 parking spaces available on the site. In response to our denial of the building permit, the applicant has filed an appeal for the deficiency of the 9 spaces.

A Public Hearing has been scheduled for your meeting of October 25, 2004, in accordance with Section 44.01.00.

We have enclosed copies of the petitioner's application and supporting documentation as well as a copy of the site plan of the facility for your reference. We will be happy to provide additional information regarding this request if you desire.

Attachments:

PARKING VARIANCE APPLICATION
FOR PUBLIC HEARING BEFORE CITY COUNCIL
CITY OF TROY

RECEIVED

SEP 14 2004

BUILDING DEPARTMENT

TO TROY CITY COUNCIL

DATE:

9/8/04

Request is hereby made for a variance to modify the parking provisions of the Zoning Ordinance enacted by the City Council or contrary to a decision rendered by the Building Official in denying an application for a permit.

Applicant: Ken Bank, President Bank's Vacuum Corporation Phone: 248 528 1366

Address: 4732 ROCHESTER ROAD TROY 48085

Address of Property: SAME

Lot # 41 Subdivision: ROCHESTER ROAD FARMS

Zoning District: B1 Sidwell # 20-14-102-001

Owner of Property: SAME Phone: SAME

Address: SAME

This appeal is made on a determination by the Director of Building & Zoning, in the enforcement of the Zoning Ordinance, in a letter dated: 9/8/04

Has there been a previous appeal involving this property? NO If Yes, state date _____ and particulars _____

REASON FOR VARIANCE:

Dimension of Stall? _____	Parking Spaces Required: <u>27</u>
Number of Stalls? _____	Parking Spaces Provided: <u>18</u>
Other Dimensions? _____	Variance Requested: <u>9</u>

Outline your appeal, listing sections of the ordinance from which relief is sought and also outline your proposals, indicating your hardships. (continued on back of page)

I AM REQUESTING RELIEF OF PARKING REQUIREMENTS SET FORTH IN SECTION 40.21.41 WHICH ESTABLISHES AN APPROPRIATE NUMBER OF PARKING SPACES PER SQUARE FOOTAGE OF THE BUILDING ON A COMMERCIAL B-1 LOT. (cont.)

THE REAR LOT (BEHIND THE BUILDING) IS RARELY UTILIZED. THE 12 SPACES ARE ALMOST ALWAYS VACANT EXCEPT WHEN A VENDOR OR DELIVERY TRUCK PARKS THERE TEMPORARILY. THE PROPOSED BUILDING WOULD MEET ALL EXISTING SET-BACK REQUIREMENTS AND WOULD SIMPLY TAKE 4-6 OF THE 12 REAR SPACES THAT ARE NOT BEING USED NOW. WE STILL HAVE 12 SPACES IN THE FRONT OF THE BUILDING 6-8 OF WHICH ARE ALSO RARELY USED.

PLOT PLAN OF SITE ATTACHED HERETO

STATE OF MICHIGAN)
COUNTY OF _____)

I HEREBY DISPOSE AND SAY THAT ALL THE ABOVE STATEMENTS, AND INFORMATION IN THE ATTACHED PAPERS AND SITE PLANS SUBMITTED ARE TRUE AND CORRECT.

Date: 9/13/04 Kim Bank Kim Bank
(Signature of Applicant)

Signed and Sworn to before me this 14th day of September 2004

Pamela R Pasternak
Notary Public

PAMELA R. PASTERNAK
Notary Public, State of Michigan, County of Macomb
My Commission Expires September 1, 2007
Acting in the County of Oakland

My Commission Expires: _____

Filing Fee \$200.00 Date Paid 9-14-04

ROCHESTER ROAD 150' WIDE

65' CONCRETE PVT. & CONCRETE CURBS

E. LONG LAKE ROAD

GLASER AVENUE 60' WIDE

23' ASPHALT PAVEMENT

LOT 45

#1060 EXISTING HOUSE

LOT 42

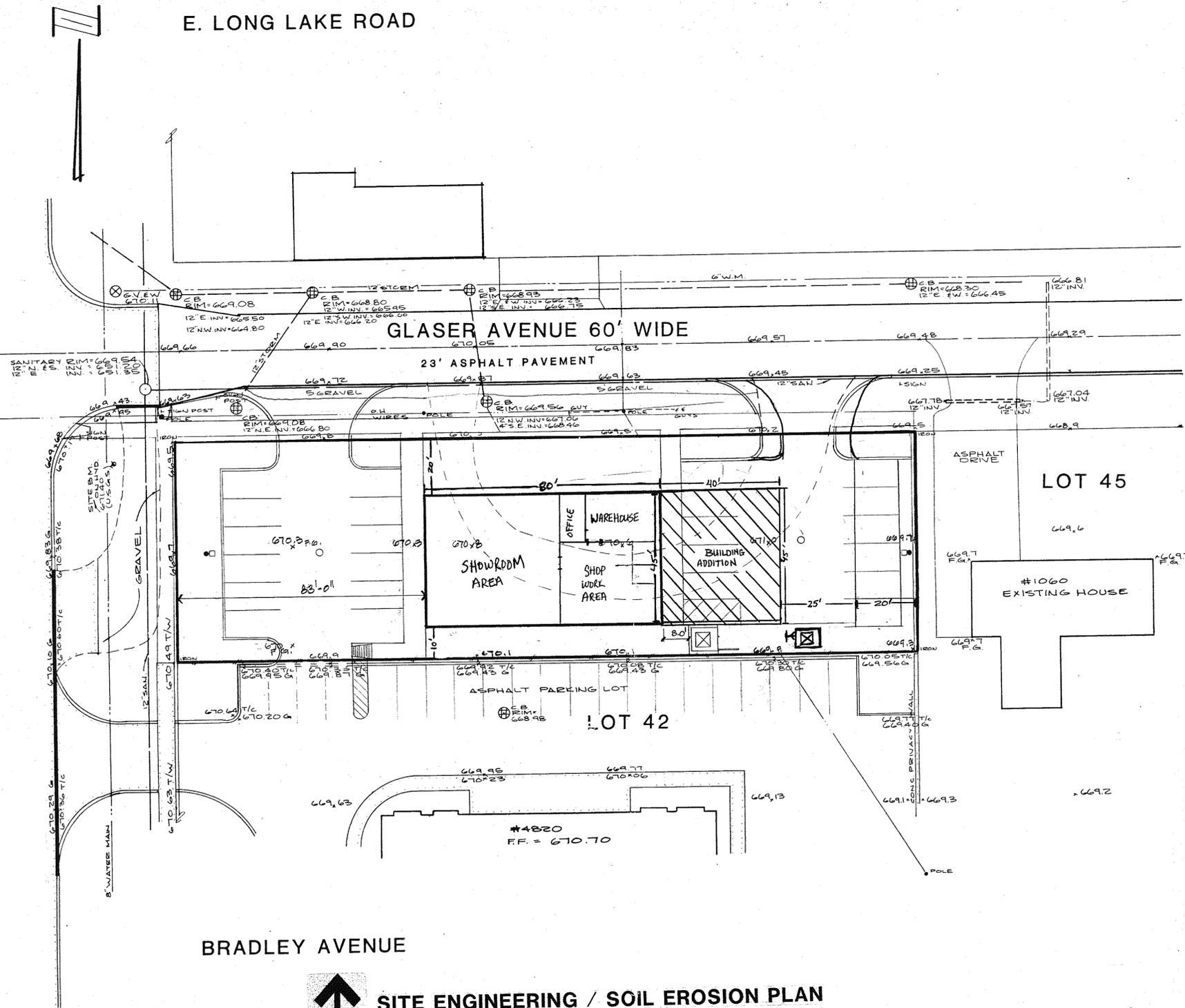
#4820
FF = 670.70

BRADLEY AVENUE



SITE ENGINEERING / SOIL EROSION PLAN

SCALE 1" = 20.0'



The information indicated on these drawings may not be reproduced without the consent of Guido Associates Inc.
All dimensions are to rough framing unless otherwise noted.
Do not scale drawings. Use figured dimensions only.

revised

issued

drawn

checked

date

Guido Associates Inc
Architects / Planners
4050 Orchard Lane, Suite 101
Bloomington, IL 61710

Project Name: TERRY VACUUM
BANKS TRACT, ROCHESTER RD
TERRY, MI
SITE ENGINEERING

Job No: 9112

Sheet No: 3 of 3

RECEIVED
SEP 14 2004
BUILDING DEPARTMENT



15' get back

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

BANKS IS AN UNIQUE STORE AND SERVES
THE PUBLIC IN A KIND & SERVICE AIMED
BUSINESS.

THE PARKING SPACES, 18, WILL BE MORE
THAN AMPLE, FOR THE PEOPLE SEEKING
THE SERVICES OF BANKS.

RECEIVED
OCT 20 2004
BUILDING DEPARTMENT

NAME:

JOAN B BROOKS

ADDRESS OR PROPERTY DESCRIPTION

1095 BRADLEY
TROY MICHIGAN
48085

DATE: October 19, 2004

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Mark Stimac, Director of Building and Zoning

SUBJECT: Agenda Item –Public Hearing
Parking Variance Request
5027 – 5137 Rochester Road
Meadowbrook Plaza

We have received an application from Thi Nguyen representing “Jazzy Java” proposing to locate a new restaurant in an existing tenant space at the Meadowbrook Shopping Plaza at 5027 – 5137 Rochester Road. Specifically, they are proposing to occupy the space at 5071 Rochester for a 2,200 square foot, 37 seat, restaurant. Considering this proposed use as well as the other existing uses in the center, a total of 527 parking spaces are required by Section 40.21.01 of the Troy Zoning Ordinance. Based upon a variance for 76 spaces granted by City Council in 1998, this required parking has been reduced to 451 spaces. The plans submitted with the application and a review of the site indicates that only 319 parking spaces are available. The permit application for this tenant alteration has been denied. In response, the petitioners have filed an appeal of the parking requirement of the 132 additional spaces.

A Public Hearing has been scheduled for your meeting of October 25, 2004, in accordance with Section 44.01.00.

We have enclosed copies of the petitioner’s application and supporting documentation as well as a copy of the site plan of the facility for your reference. We will be happy to provide additional information regarding this request if you desire.

Attachments:

PARKING VARIANCE APPLICATION
FOR PUBLIC HEARING BEFORE CITY COUNCIL
CITY OF TROY

TO TROY CITY COUNCIL

DATE: OCTOBER 4, 2004

Request is hereby made for a variance to modify the parking provisions of the Zoning Ordinance enacted by the City Council or contrary to a decision rendered by the Building Official in denying an application for a permit.

Applicant: Thi Nguyen Phone: 248 853-4855

Address: 5143 Shady Creek Drive

Address of Property: 5071 Rochester Rd

Lot # _____ Subdivision: _____

Zoning District: B-2 Sidwell # 88-20-10-477-049

Owner of Property: IRVIN F. SWIDER Phone: 248 588-1060

Address: 885 N. Rochester Rd CLAWSON MI 48017

This appeal is made on a determination by the Director of Building & Zoning, in the enforcement of the Zoning Ordinance, in a letter dated: SEPTEMBER 20, 2004

Has there been a previous appeal involving this property? YES If Yes, state date 1998

and particulars VARIANCE WAS GRANTED FOR 76 SPACES

REASON FOR VARIANCE:

Dimension of Stall? 9 x 18

Parking Spaces Required: 451

Number of Stalls? _____

Parking Spaces Provided: 319

Other Dimensions? _____

Variance Requested: 132

Outline your appeal, listing sections of the ordinance from which relief is sought and also outline your proposals, indicating your hardships. (continued on back of page)

September 27, 2004

CITY OF TROY

RE: Parking Variance

In 2004 the current parking requirements are 527 of parking spaces for the 57,272 sq ft. Provisions of section 40.21.31 (A), 40.21.46

In 1970 Meadowbrook Plaza was built and opened for business. 57,272 sq ft. with 334 parking spaces.

From 1970 thru 1998 Meadowbrook Plaza had 100% occupancy with an abundance of parking spaces readily available. (Parking was never a problem even during holidays)

From 1998 to July 2004 over 36,000 sq ft. or over 2/3 of the center has been vacant. This has been a tremendous financial burden to its landlord an economic loss to current tenants who have been most patient waiting for it to fill up and lastly the lost tax revenue to the city of Troy and the blight on our community.

Currently Asia Mart a new tenant to Meadowbrook Plaza has taken 20,000 sq ft. leaving 16,000 sq ft. or 1/3 of the shopping center still vacant.

Jazzy Java a coffee shop applied for a building permit for 2,200 sq ft. and was denied due to lack of parking. They would require 25 parking spaces for seating for 37. Any less seating would not allow them to generate enough income to make it a profitable enterprise.

Mr. Nguyen and Meadowbrook Plaza are asking the city of Troy council to grant a parking variance relief on this matter.

Sincerely,

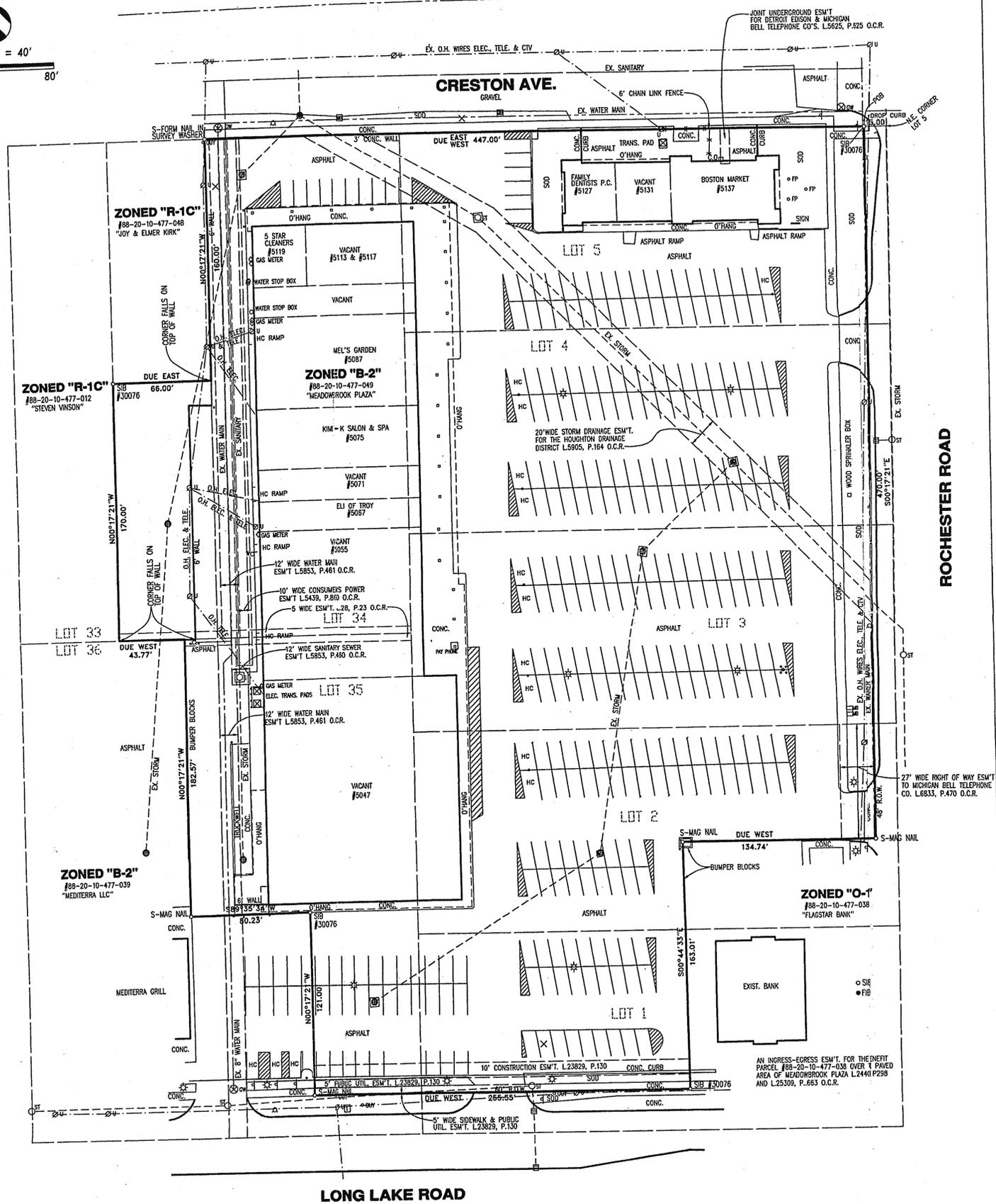
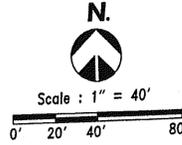
Irvin J. Swider
Meadowbrook Plaza

Mr. Thi Nguyen
Jazzy Java

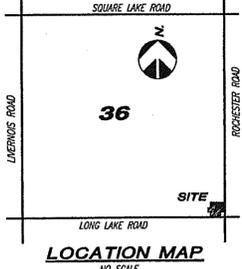
ALTA/ACSM LAND TITLE SURVEY PART OF THE S.E. 1/4 OF SECTION 10 T.2N., R.11E., CITY OF TROY OAKLAND COUNTY, MICHIGAN

ADDITIONS AND/OR REVISIONS DATE 03/03/09-6730 Job No. Date 04-28-03 Scale 1"=40' Drawn CWR Check W.C.A. Sheet 1 of 1 Pld. BK.

PHONE 888 731-8030 FAX 888 731-2605 URBAN LAND CONSULTANTS CIVIL ENGINEERS PLANNERS LAND SURVEYORS 8800 23 MILE ROAD SHELBY TWP., MI 48316-4516



- NOTES: BEARINGS IN RELATION TO PLAT OF RECORD. THIS PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE AS SHOWN ON FEDERAL INSURANCE RATE MAP #260180 0004 C, EFFECTIVE DATE: MAY 2, 1983. THE BUILDING AND ALL IMPROVEMENTS HAVE BEEN FULLY CONSTRUCTED. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. THERE ARE A TOTAL OF 334 PARKING SPACES WITH 14 OF THOSE BEING HANDICAPPED SPACES.



Contractor Note: The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

The location of utilities shown on this survey, both above ground and below ground, are shown from information of record supplied to the surveyor and a visual inspection of the premises; no guarantee is given as to the completeness and accuracy thereof. Exact location should be verified in the field with the utility company prior to any construction which may affect the utility.

- SETBACK REQUIREMENTS PER ORDINANCE: R-1C A) FRONT-30' STREET SIDE B) REAR-40' C) SIDE-10' WITH TOTAL OF 20' D) BUILDING HEIGHT-25(12 STORES) B-2 A) FRONT-75' STREET SIDE B) REAR-30' C) SIDE-20' WITH TOTAL OF 40' D) BUILDING HEIGHT-30(12 STORES) O-1 A) FRONT-30' STREET SIDE B) REAR-20' C) SIDE-20' WITH TOTAL OF 40' D) BUILDING HEIGHT-36(3 STORES)

EASEMENTS OF RECORD AS SHOWN IN TITLE INFORMATION REPORT BY PHILIP R. SEAVER TITLE INSURANCE CO., FILE NO. 310961-0 DATED MARCH 8, 2003.

10' PUBLIC EASEMENT SHOWN ON THE "CRYSTAL SPRINGS SUBDIVISION" HAS BEEN VACATED L.4853, P.270 O.C.R.

LEGEND table with symbols for Water Main, Storm Sewer, Sanitary Sewer, Easement, Ex. U.G. Elec., Ex. O.H. Wires, Ex. U.G. Tele., Ex. U.G. Gas.

LEGEND table with symbols for Electrical Riser, Telephone Riser, Cable TV Riser, Mail Box, Gate Valve, Hydrant, Gate Well, Valve, Light Pole, Meter Pit, Sprinkler, Utility Pole, Sign, Storm Manhole, Round Catch Basin, Square Catch Basin, Sanitary Manhole, Concrete, Conc. Concrete, 610# RIF Finished Floor, Set Iron Bar, Found Iron Bar.

Property Description:

A parcel of land consisting of part of Lots 1 thru 5 and part of Lots 33 thru 36 of "Crystal Springs Subdivision" part of the S.E. 1/4 of Section 10, T.2N., R.11E., Troy Township (now the City of Troy), Oakland County, Michigan is described as: Commencing at the N.E. corner of Lot 5 "Crystal Springs Subdivision"; thence Due West, 15.00 feet to a point on the forty-eight foot (48') Right of Way line of Rochester Road and the Point of Beginning; thence along said Right of Way line S.00°17'21"E., 470.00 feet; thence Due West, 134.74 feet; thence S.00°44'33"E., 183.01 feet to a point on the Northernly sixty foot (60') Right of Way line of Long Lake Road; thence along said Right of Way line Due West, 255.55 feet; thence N.00°17'21"W., 121.00 feet; thence S.89°35'34"W., 80.23 feet; thence Due N.00°17'21"W., 182.57 feet to a point on the North line of Lot 36; thence along said line Due West; 43.77 feet; thence N.00°17'21"W., 170.00 feet; thence Due East, 66.00 feet to a point on the East line of Lot 33; thence along said line N.00°17'21"W., 160.00 feet to a point on the South line of Creston Avenue, thence along said line Due East, 447.00 feet to the Point of Beginning and containing 6.184 acres. Subject to all easements both recorded and unrecorded.

Surveyors Certificate I do hereby certify to Irvin F. Swider, as Trustee under Declaration of Trust by Irvin F. Swider dated January 21, 1972, to Meadowbrook Plaza L.L.C. and to Philip R. Seaver Title Insurance Company; that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirement for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ASCM and NSPS in 1999. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ASCM and in effect on the date of this certification. Undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Warren C. Avey Licensed Land Surveyor No. 30076 Date 6-1-03

Meadowbrook Plaza - Parking Analysis

Address (Rochester)	Tenant	Area (s.f.)	Parking Factor	Req'd Parking
5017-5119	Shopping Center Main Bldg (gross sq. ft.)	52,272	1/170 G.S.F. (= 307 spaces)	307
5127-5137	Shopping Center 2 nd Bldg (gross sq. ft.)	5,608	1/170 G.S.F. (= 33 spaces)	33
		TOTAL 57,880		340
5047	Asia Market	19,272	1/200 G.S.F.	96
5055	Vacant	11,200	1/200 G.S.F.	56
5067	Eli's Menswear of Troy	2,200	1/200 G.S.F.	11
5071	Proposed Jazzy Java	(37 seats) 2,200	1:2+1:10	23
5075	Kimi K Salon	(30 chairs) 4,400	3:2 chairs + 1-1/2:1 chairs	48
5087	Mels Garden	(250 seats) 6,600	1:2+1:10	150
5107	Vacant	2,200	1/200 G.S.F.	11
5117	Mayur Indian Restaurant	(120 seats) 2,940	1:2+1:10	72
5119	5-Star Cleaners	1,260	1/200 G.S.F.	6
Total		52,272		473
5127	Medical Office (Dental Office)	1,467	85%/100	12
5131	Vacant	1,280	1/200 G.S.F.	6
5137	Boston Market	(60 seats) 2,861	1:2+1:10	36
Total		5,608		54
TOTAL REQUIRED PARKING				527
REDUCTION BY PREVIOUS VARIANCE				-76
REQUIRED PARKING				451
AVAILABLE PARKING				319
VARIANCE REQUEST				132

RECEIVED

OCT 18 2004

BUILDING DEPARTMENT

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

VACANCIES ARE ABUNDANT @ THIS ADDRESS
(AS WELL AS SURROUNDING BUSINESSES) WOULD
BENEFIT FROM SUCH A TENANT!

NAME: MAT VIVONA / MVM PROPERTIES OF TROY

ADDRESS OR PROPERTY DESCRIPTION 5032 ROCHESTER RD
SITE #100

October 19, 2004

TO: John Szerlag, City Manager

FROM: Douglas J. Smith, Real Estate & Development Director
Mark F. Miller, Planning Director

SUBJECT: Agenda Item: PUBLIC HEARING – West Side of Rochester Road, North of Square Lake, Section 3 – R-1B to R-1T (Z 696)

RECOMMENDATION

The proposed R-1T One Family Attached District is consistent with the Future Land Use Plan. The R-1T Zoning District is an appropriate buffer between a major thoroughfare and a single-family residential district. The application is compatible with the abutting uses and zoning districts.

The Planning Department encourages acquisition of and consolidation with the 5 single-family residential lots to the south, between the strip mall and the subject property. Acquisition of property to the west to increase the depth of the proposed R-1T District is also encouraged. However, this cannot be required since the applicant meets the criteria in both the Future Land Use Plan and the Zoning Ordinance.

The Planning Department recommended approval of the rezoning application following a public hearing at the September 14, 2004 Regular Meeting. City Management agrees with the Planning Commission recommendation.

GENERAL INFORMATION

Name of Owner / Applicant:

The owner is Percy Peters. The applicant is Chary, LLC.

Location of Subject Property:

The property is located on the west side of Rochester Road, north of Square Lake, in Section 3.

Size of Subject Parcel:

The parcel is comprised of lots 27 through 30 of Golf Estates Subdivision. The parcel is approximately 2 acres in area.

Current Use of Subject Property:

Two single-family residences were recently demolished on the property.

Current Zoning Classification:
R-1B One Family Residential District.

Proposed Zoning of Subject Parcel:
R-1T One Family Attached District.

Proposed Uses and Buildings on Subject Parcel:
The application indicates that the applicant is proposing to develop a 12-unit residential development, comprised of 3 buildings with 4 attached units per building.

Current Use of Adjacent Parcels:
North: Single family residential.

South: Single family residential.

East: Single family residential.

West: Single family residential.

Zoning Classification of Adjacent Parcels:
North: R-1B One Family Residential District.

South: R-1B One Family Residential District.

East: R-1D One Family Residential District.

West: R-1B One Family Residential District.

ANALYSIS

Range of Uses Permitted in Proposed Zoning District and Potential Build-out Scenario:

PRINCIPAL USES PERMITTED:

All principal uses permitted and as regulated in the nearest R-1A through R-1E One Family Residential Districts.

Two family dwellings developed in accordance with the provisions of the Condominium Act, MCL 559.1, et seq.

One family attached dwellings as defined in sub-Section 04.20.44 developed in accordance with the provisions of the Condominium Act, MCL 559.1, et seq.

Accessory buildings and uses customarily incidental to the above principal uses.

USES PERMITTED SUBJECT TO SPECIAL USE APPROVAL:

Churches and other facilities normally incidental thereto.

Schools.

Child care centers.

Utility and public service buildings and uses.

Vehicular and Non-motorized Access:

The parcel fronts on Rochester Road.

Potential Storm Water and Utility Issues:

The applicant will be required to provide on-site storm water detention.

Natural Features and Floodplains:

The Natural Features Map indicates there are no significant natural features located on the property.

Compliance with Future Land Use Plan:

The Future Land Use Plan classifies the property as Medium Density Residential. The Medium Density Residential classification correlates with the R-1T Zoning District in the Plan. The application is therefore consistent with the Future Land Use Plan.

Compliance with Location Standards

Article 12.40.01 states that the R-1T (One-family Attached Residential) District may be applied to property when one or more of the following conditions prevail:

- (A) When the application of such a classification is consistent with the intent of the Master Land Use Plan, and therefore involves areas indicated as medium density or high density residential.
- (B) When the application of such a classification would be an integral part of a planned residential development approach, such as a planned neighborhood development (34.50.00), wherein the overall density is consistent with the intent of the Master Land Use Plan.

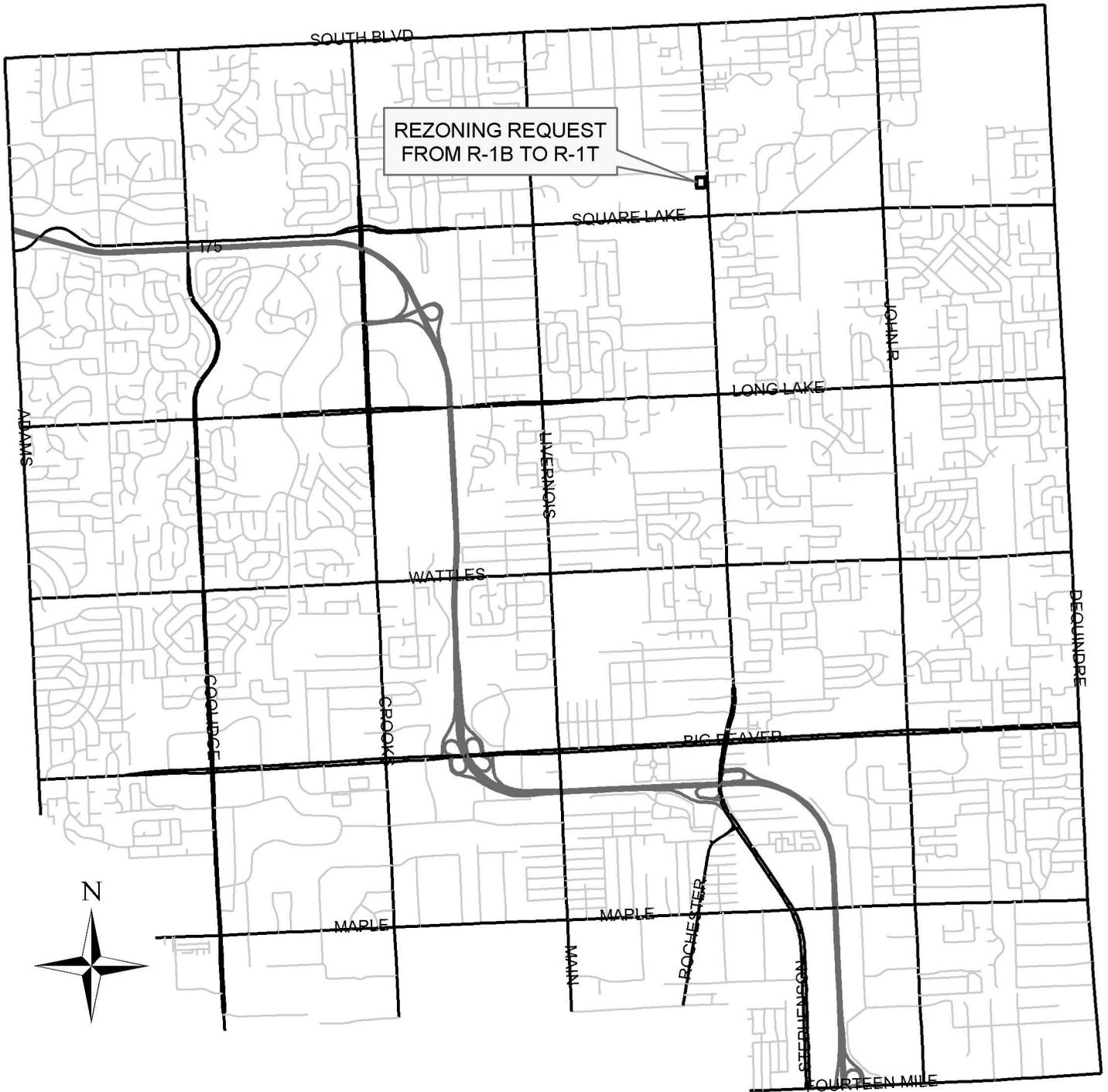
The application meets the standard of (A) above and therefore meets the Location Standards of the R-1T District.

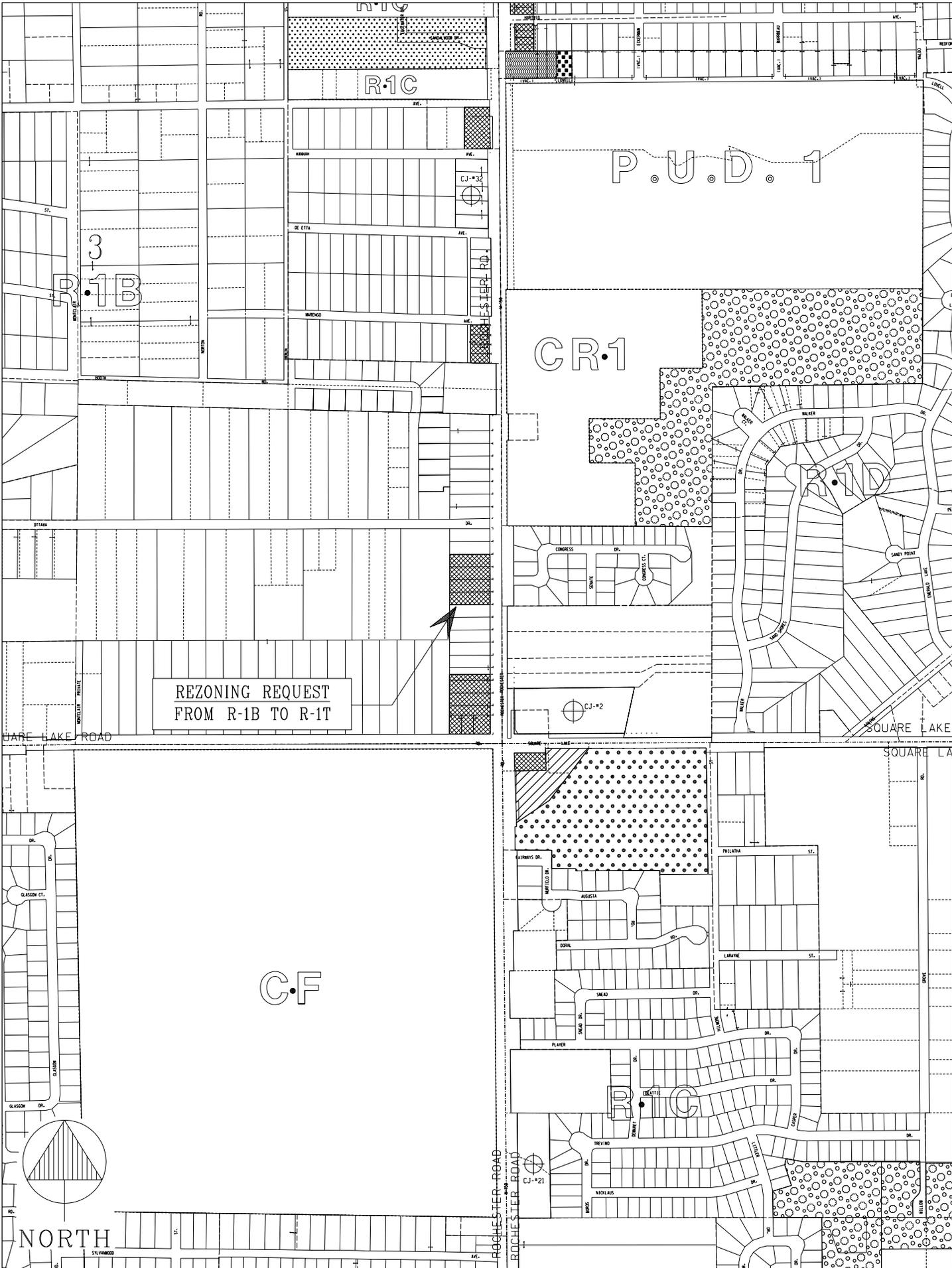
Attachments:

1. Maps
2. Letter from applicant, dated August 16, 2004
3. E-mail Letter in opposition of rezoning, dated September 14, 2004
4. Minutes from September 14, 2004 Planning Commission Regular Meeting

cc: Applicant
File (Z 696)

CITY OF TROY





R1C

P.U.D. 1

R1B

CR1

REZONING REQUEST
FROM R-1B TO R-1T

CF

NORTH

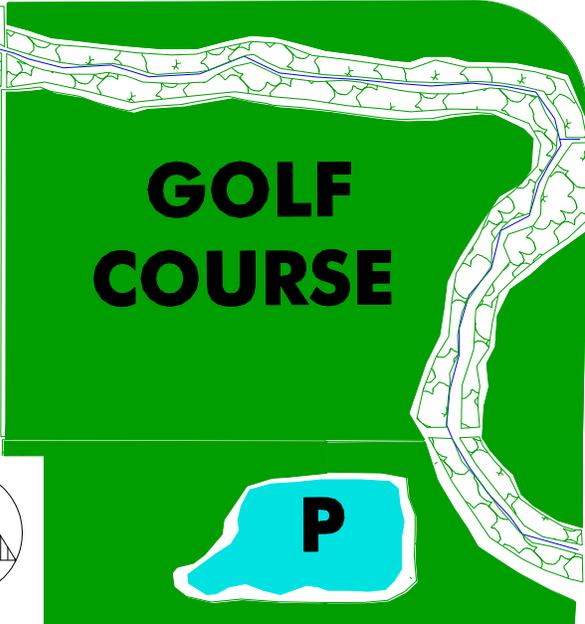
3



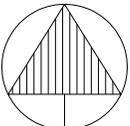
R-1D



REZONING REQUEST
FROM R-1B TO R-1T



R-1C



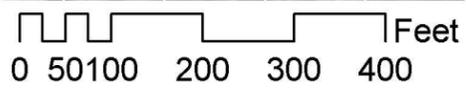
NORTH



REZONING REQUEST
PROPOSED CHARY VILLA CONDOMINIUMS
FROM R-1B TO R-1T
NORTH OF SQUARE LAKE, WEST SIDE OF ROCHESTER RD.
SEC. 3 (Z-696)



REZONING REQUEST
FROM R-1B TO R-1T



APEX
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE
SHELBY TOWNSHIP, MI 48317

TELEPHONE: 586-739-5200
FACSIMILE: 586-254-5314

August 16, 2004

Mark F. Miller, AICP, PCP
Planning Director
Planning Department
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

Re: Proposed Rezoning for R-1B to R-1T
Lots 27-30, Golf Estates Subdivision
Section 3, City of Troy

Dear Mr. Miller:

The enclosed plans and application package are being submitted in conjunction with a petition to rezone four (4) lots on the west side of Rochester between Square Lake Road and Ottawa Avenue in the southeast quarter of Section 3.

The lots are currently zoned R-1B, One-Family Residential and when combined have 320 feet of frontage along Rochester Road and are approximately 272 feet deep and contain 2.00 acres. The petition as submitted asks to rezone all of the parcels from R-1B to R-1T, One-Family attached.

The subject lots sit amongst a setting of a mixture of land uses in the Rochester Road corridor. There are office, retail sites, condominiums, churches, golf courses and single family developments in a quarter mile radius of the site.

A Feasibility Plan has been included in the submittal to demonstrate the intent if successfully rezoned. Because this use is more intense than the abutting use of single-family residential to the west, screening and landscaped buffers will be introduced to soften the transition from the more intensive uses associated with the Rochester Road corridor.

Multiple Family designations are commonly used as a traditional buffer to the larger, single family lots, similar to those along Ottawa Avenue. It is becoming more difficult to market newer single family residences that front on major travel corridors.

The Master Plan designates medium density Multiple Family areas within the Rochester Road corridor. The city has also been addressing a need for greater density, Multiple-Family classifications in specific areas were more intense uses abut single-family areas.

August 16, 2004
Page 2

Multiple-Family attached developments are becoming more desirable as the population ages. People like to keep the comforts of their single-family homes and leave the traditional maintenance items of lawn care, painting and snow removal to the responsibility of an association. Attached condominium developments are the current trend of growth. Alternate forms of affordable home ownership should always be an available option. Younger couples and older individuals generally would like to stay in areas that they have family and friends in Condominium ownership fulfills that need.

Your consideration of the rezoning petition is greatly appreciated. Please contact our office if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "W E Mosher".

William E. Mosher, P.E.

Enclosures

cc. Chary L.L.C.

Paula P Bratto

From: Crowe, Anthony [Anthony.Crowe@pmpltd.com]
Sent: Tuesday, September 14, 2004 12:09 PM
To: planning@ci.troy.mi.us
Subject: Rezoning of Lots 27 through 30 of Golf Estates Subdivion (September 14th meeting)

To Whom It May Concern,

My vote is against the rezoning of the subject properties (lots 27 through 30 of Golf Estates Subdivision).

I live three lots south of the property in question. I purchased my home approximately eight years ago. Over the last one to two years with the addition of condominiums/apartments further north on Rochester Road, I have had increased problems with traffic, littering, loitering, and property damage. The rezoning of this property will only add to these problems. I know my neighbors have had similar issues and I hope the Planning Commission listen to its residents and not the prospect of additional tax dollars through over populating this area. I like living in Troy very much and do not want to see it turn into another "Southfield" via over development and populating with an endless number of condominiums, townhouses and apartments.

Thank You,

Anthony J. Crowe
6119 Rochester Rd.

Thank You,
Anthony J. Crowe

Progressive Moulded Products
1950 Crooks Road
Troy, MI 48084
Office: 248-269-0610 x29
Fax 1: 905-706-3306 (Computer)
Fax 2: 248-269-8735 (Office)
Pager: 888-692-0279

REC'D

SEP 13 2004

PLANNING DEPT.

REZONING REQUEST

6. PUBLIC HEARING - PROPOSED REZONING (Z 696) – Proposed Chary Villas, West side of Rochester Road, North of Square Lake, Section 3 – From R-1B (One Family Residential) to R-1T (One Family Attached)

Mr. Savidant presented a summary of the Planning Department report for the proposed rezoning. Mr. Savidant pointed out the only negative associated with the application is that it involves four parcels to the south that have not been acquired by the petitioner, which creates a pocket of single family residential between commercial uses on the corner and medium-density residential to the north. The City cannot require it, but the petitioner has been encouraged to consolidate the parcels so there is consistent density along the frontage. Mr. Savidant said that based on discussion with the petitioner, it appears the petitioner has acquired the two parcels to the north between Ottawa and the northernmost parcel. Mr. Savidant stated that the two additional parcels are not a part of the application and should not be a consideration in the review and approval of the application before the Commission tonight. Mr. Savidant reported that it is the recommendation of the Planning Department to approve the rezoning application.

Mr. Schultz asked how many homes could be built on the 2-acre parcel that is zoned R-1B.

Mr. Savidant responded that it appears that approximately 4 units could be built on the parcel.

There was a very brief discussion on a specific property located on Rochester Road with respect to its Consent Judgment.

Bill Mosher of Apex Engineering Group, 47745 Van Dyke, Shelby Township, was present on behalf of the petitioner. Mr. Mosher stated that the applicant does have an agreement to purchase the first two lots north of Ottawa. Mr. Mosher would like to receive a favorable recommendation on the four lots and come back in the future for the two additional lots. Mr. Mosher said the application meets the intent of the Future Land Use Plan. He said it is becoming difficult to market and sell single family residential homes located on busy corridors such as Rochester Road, but the growth trend is condominium living. Mr. Mosher said additional landscaping and screening would be implemented in the future development to provide a traditional buffer between the higher intensity uses along the Rochester Road corridor and the single family residential on Ottawa.

Mr. Savidant reported that the Planning Department received one letter of opposition to the proposed rezoning, a copy of which has been provided to the Commission.

PUBLIC HEARING OPENED

Gerald Peacock of 6355 Rochester Road, Troy, was present. Mr. Peacock asked questions with respect to the type of residential homes planned; i.e., size of lots, square footage of homes, subsidized housing development, price range, etc. Mr. Peacock said that all of Rochester Road should be commercial. He is not opposed to the proposed development; he just does not want to see any junk. Mr. Peacock said he is not too happy with the development across the street from him.

Chair Waller replied that the physical structure of the development is not germane to the rezoning consideration in front of the Commission. He suggested that Mr. Peacock talk with the petitioner to obtain answers to his questions.

Mr. Savidant said that should the rezoning be approved, the petitioner would be required to come back for Site Plan Approval, at which time the physical aspects of the development could be discussed.

Joanne Stephenson of 6141 Rochester Road, Troy, was present. Ms. Stephenson lives next to the two houses that were demolished on the subject site. Ms. Stephenson is in favor of the rezoning. She said she would rather see something built there instead of looking at property that has not been taken care of for the past 5 years.

PUBLIC HEARING CLOSED

Discussion followed on the consideration of the rezoning request after consolidation of all 6 parcels.

Mr. Motzny said consideration of the item would be at the discretion of the Planning Commission.

Mr. Mosher said the matter of timing is unfortunate, and requested action be taken on the rezoning request for the 4 parcels because of due diligence time constraints. Mr. Mosher said all 6 lots would be inclusive of the Site Plan Approval process.

Resolution # PC-2004-09-104

Moved by: Littman

Seconded by: Schultz

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1B to R-1T rezoning request, located on the west side of Rochester Road and north of Square Lake Road, within Section 3, being approximately 2 acres in size, be granted.

Yes: All present (8)
No: None
Absent: Chamberlain

MOTION CARRIED

October 13, 2004

TO: The Honorable Mayor and City Council Members

FROM: John Szerlag, City Manager

SUBJECT: Request for Proposal for Big Beaver Corridor Study Which Will be Addressed at the October 25th, 2004 Council Meeting

As you know, the above referenced study is slated to be decided at the October 25th, 2004 Council meeting. And at this time I would like to make some comments relative to how I perceive this project flowing.

We already have a short list of firms from the request for qualifications (RFQs) who will be interviewed by the committee.

The next step in our process will be to assemble the management review committee which would also include councilman David Eisenbacher, Al Kiriluk of the DDA, Dave Waller of the Planning Commission and Planning Consultant Dick Carlisle. In addition to myself, management members will include Doug Smith, Brian Murphy and Mark Miller. The reason for assembling this committee will be to draft specific desirable components, which will be included in the request for proposals (RFP's). Two key facets of this RFP follow:

1. The Civic Center site will not be revisited as the Civic Center Task Force has already made a recommendation for this site, and the Troy voters did not want a conference center. As such, the existing plan for the Civic Center will be made part of the proposed corridor plan.
2. Endorsement of the corridor plan by various facets of the community is critical if this plan is to evolve into a real outcome. Therefore, a public forum will be incorporated in the development of the corridor methodology. Succinctly, this forum will be an open meeting whereby input is received by people having an interest in the corridor study. I believe that finding commonalities among interested parties is key to the advancement of a civic infrastructure which will define a clear, community driven vision of what we want. And City Council has sole discretion as to how and when the Civic Center site is developed.

As always, please feel free to call should you have any questions.

c: Dick Carlisle, Planning Consultant
David Eisenbacher, Council Member
Al Kiriluk, DDA
Mark Miller, Planning Director
Brian Murphy, Assistant City Manager/Services
Doug Smith, Real Estate and Development Director
Dave Waller, Planning Commission

October 20, 2004

TO: John Szerlag, City Manager

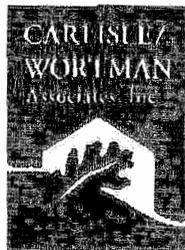
FROM: Douglas J. Smith, Real Estate and Development Director
Mark F. Miller, Planning Director

SUBJECT: Agenda Item: Big Beaver Corridor Study

Pursuant to City Council's request, City Management has assembled additional information regarding corridor studies. Please keep in mind that each planning study is unique. A city and its planning team develop a scope of services to address individual conditions within an identified budget. Therefore, it is difficult to find a city similar to Troy with a corridor study similar to Big Beaver. Ultimately, City Management and City Council with input from a consultant team will be responsible to develop a scope of services that address the unique characteristics of Big Beaver Road. Finally, the results of a plan are directly related to the commitment of a city's civic infrastructure to implement the plan recommendations.

Attached to this correspondence are the following:

1. Memorandum dated October 13, 2004, from Richard Carlisle, City Planning Consultant, addressing his firm's experience with corridor studies throughout southeastern Michigan.
2. Cover sheet and table of contents of the Novi Road Corridor Plan, City of Novi, Michigan. The complete plan is available digitally and is included on the City Council agenda CD, provided to City Council members.
3. Memorandum dated September 28, 2004, from John Szerlag, City Manager.



Community Planners Landscape Architects
605 S. Main, Suite 1 Ann Arbor, MI 48104 734-662-2200 fax 734-662-1935
6401 Citation Dr., Suite E Clarkston, MI 48346 248-625-8480 fax 248-625-8455

October 13, 2004

Mark Miller, Planning Director
City of Troy
500 West Big Beaver
Troy, MI 48084

Re: Corridor Studies

Dear Mark:

I understand that Council would like more information regarding the scope and results of corridor planning.

We have been involved in a number of corridor studies throughout southeastern Michigan. Since I am more comfortable speaking about results of work with which I am familiar, I have provided a brief summary of various corridor plans we have prepared. I have also provided general background about corridor planning.

Corridor Plans

The scope of road corridor studies will vary based upon the nature of the problem(s), characteristics of both the corridor and the community, and the goals of the community. Some studies emphasize traffic movement and access management, while others focus upon aesthetics and beautification. Therefore, it is difficult, if not impossible, to make an "apples to apples" comparison between Big Beaver and other corridor studies on which we are familiar.

However, I can say that the more successful efforts we have conducted have been comprehensive in scope. In other words, these studies did not solely concentrate on beautification or traffic management but took a much broader view of the relationship of land use to issues such as economic vitality, appearance, traffic management, and pedestrian walkability. Furthermore, successful studies have taken a critical look at implementation, including recommended ordinance amendments.

Mr. Mark Miller
October 13, 2004
Page 2

Specific Plans

On the following pages are more specific descriptions of several of the corridor studies we have prepared.

I look forward to further discussions with Council. Please let me know if you have any questions.

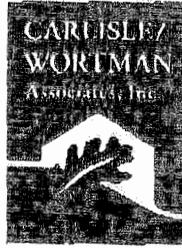
Sincerely,

CARLISLE/WORTMAN ASSOCIATES, INC.



Richard K. Carlisle, PCP, AICP

225-01-2401



Community Planners Landscape Architects
605 S. Main, Suite 1 Ann Arbor, MI 48104 734-662-2200 fax 734-662-1935
6401 Citation Dr., Suite E Clarkston, MI 48346 248-625-8480 fax 248-625-8455

Name: *East Grand River Corridor Study*

Community: City of Brighton

Scope/Purpose: As a "gateway" into the City which imparts a lasting impression on those who travel through it, the City of Brighton adopted a Strategic Plan for the East Grand River Corridor which creates an attractive, identifiable and desirable place. The Corridor is currently a linear collection of loosely related land uses developed during different eras under different conditions and regulations.

The Plan is divided into several sections with the focus being on future land uses, zoning, site design guidelines and access management. Goal statements, objectives and implementation strategies provide specific direction to achieve the following:

1. Promote unifying design elements and land use patterns.
2. Promote improved pedestrian use
3. Improved access management.

Results: Plan has just recently been adopted.

Name: *Lotz Corridor Development Plan and Corporate Park Overlay District*

Community: Canton Township

Scope/Purpose: The Lotz Corridor encompasses the area at the Ford Road/Lotz Road intersection and I-275 interchange. The Corridor Plan provided a detailed concept for land use and the basis for development regulations which deal with vehicular and pedestrian circulation, parking design and layout of sites, streetscape standards, landscaping, signs, lighting and architectural standards. Regulations are based upon the principal goal of the Plan to mandate that new development utilize consistent site design standards and compatible architectural design within a park-like setting which emphasizes the preservation of open space and sensitivity to natural features.

The Corporate Park Overlay District regulations are the means of implementing the goals and recommendations of the Corridor Plan. The Overlay District supersedes the underlying zoning district regulations by providing unified control over future development within the corridor. The regulations also provide strategies which prevent

hodge-podge development and results in the potential for unification both functionally and aesthetically.

Results: The Corporate Park Overlay District regulations were adopted by the Township Board. The Plan and Overlay District regulations have brought a cohesive development concept to an area that has been characterized by "hodge-podge" land uses.

Name: *Michigan Avenue Gateway Strategic Plan*

Community: City of Saline

Scope/Purpose: The Gateway Strategic Plan was prepared in response to the City's desire to improve the "gateway" into the community. Through the use of a professional design team and representation from key members of the community, the Plan focused on a number of elements. The first element was to inventory and analyze the existing land uses as a means of understanding the dynamics within the corridor. Subsequently, transportation issues were studied to evaluate access, function, capacity and roadway cross-sections. Several alternative roadway plans were also evaluated. Based upon the land use analysis and transportation studies, project design goals were development which also incorporated the results from several public involvement workshops. The design goals translated into an identification of unifying elements, including landscaping, signage, site lighting and architecture. The culmination of the project included implementation recommendations which addressed access management, pedestrian access, design elements, roadway improvements, and priorities and responsibilities.

Results: The Plan has been highly successful in advancing a unified design theme throughout the corridor. All new development projects and many existing developments have implemented components of the unified design themes. The Plan has also been instrumental in promoting access management.

Name: *Sashabaw Road Corridor Target Plan*

Community: Independence Township

Scope/Purpose: Sashabaw Road is a major north-south artery in northwest Oakland County. Over the past twenty (20) years, a number of planning studies were conducted but they lacked a comprehensive, central focus. Based upon the Township's desire to promote the Sashabaw Road Corridor as a core for economic development and community identity, the Plan was formulated to implement and create a well planned area with an identifiable community image. The Target Plan identified a Town Center concept based upon mixed uses, unifying design themes, unique architecture and coordinated access. Central to the Plan was the implementation of several key infrastructure elements, including a boulevard design for Sashabaw Road and a regional

drainage system. The Township also planned and developed a wetland bank as a means of mitigating the loss of wetlands as a result of development activity.

Results: The Plan has been the key to a number of implementation activities. The Sashabaw boulevard, regional drain system, and wetland bank are nearing completion. Initial phases of the Town Center have either been completed or are underway.

Name: *Ann Arbor Road Corridor Plan*

Community: City of Plymouth and Plymouth Township

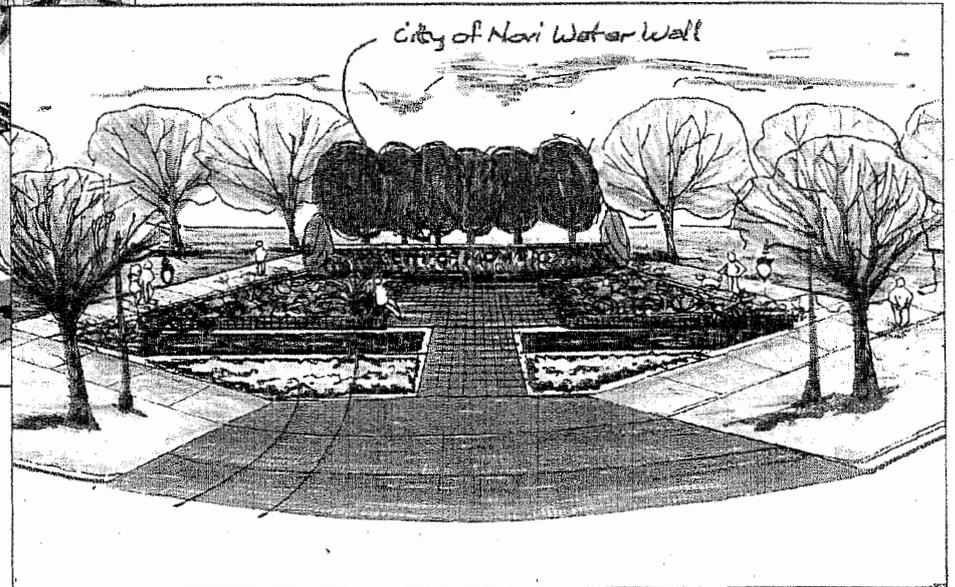
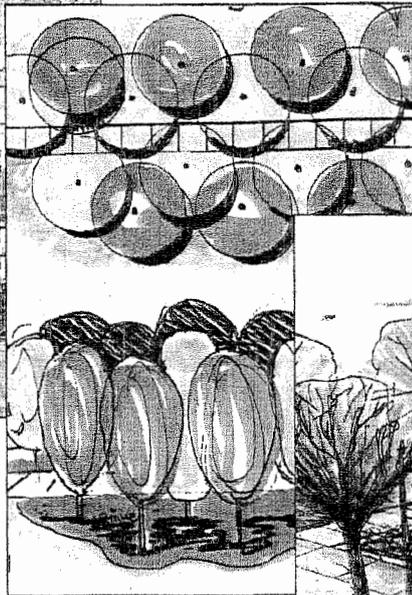
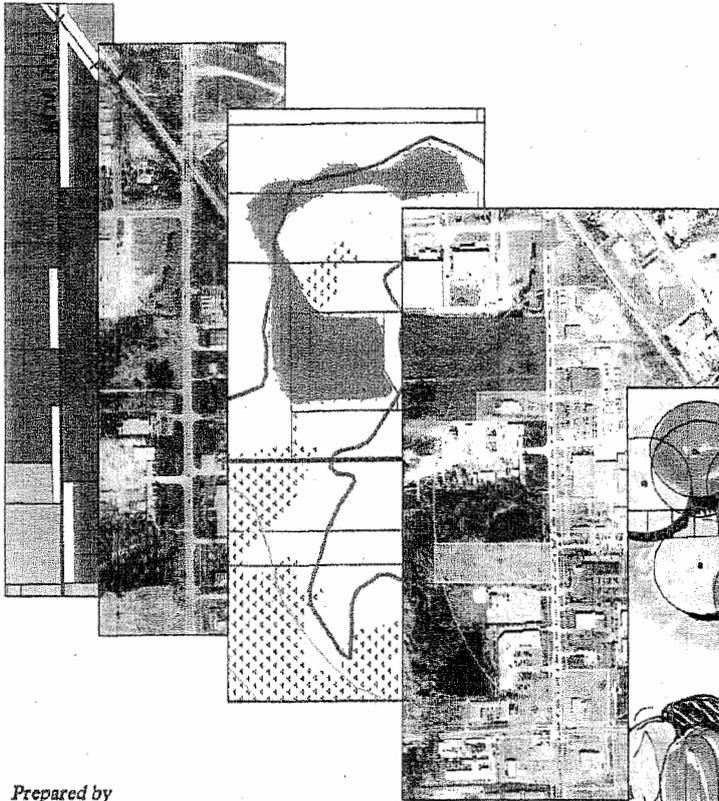
Scope/Purpose: As the boundary between Plymouth Township and the City of Plymouth, Ann Arbor Road is the gateway into both communities. Through a joint planning and design effort which involved several design charrettes and other means of public involvement, the Plan provided realistic short and long term goals, priorities and solutions for improving the aesthetic quality of the corridor.

The approach to the overall aesthetic goals included linking physical elements through landscaping, streetscape and other physical improvements particular to the circumstances of that area. Implementation of these goals was determined to be vital to sustaining the momentum and enthusiasm generated by the project. As a result, the Plan identified immediate and long-range goals, and the mechanism for achieving them.

Results: Plymouth and Plymouth Township agreed upon unified design themes and access management strategies for the corridor. An overlay district was developed and adopted by both communities. Individual properties are beginning to implement recommended improvements.

NOVI ROAD CORRIDOR PLAN

CITY OF NOVI, MICHIGAN



Prepared by

City of Novi Planning Commission
45175 W. Ten Mile Road
Novi, Michigan 48375

Assisted by

Birchler Arroyo Associates, Inc.
Planning Communities & Transportation Systems

Linda C. Lemke & Associates
Woodlands and Landscape Consultants

JCK & Associates, Inc.
Engineering and Environmental Consultants



July 11, 2001

NOVI ROAD CORRIDOR PLAN

CITY OF NOVI, MICHIGAN



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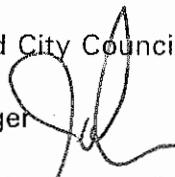
JCK & Associates, Inc.
Engineering and Environmental Consultants

July 11, 2001

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September 28, 2004

TO: The Honorable Mayor and City Council Members
FROM: John Szerlag, City Manager 
SUBJECT: Request for Proposal for Big Beaver Corridor Study

At the joint meeting between City Council and the Downtown Development Authority (DDA) we achieved concurrence that we have a challenge to maintain our status as a City in which people aspire to live and work. Of salience to this objective is development of a "civic infrastructure" whereby partnerships are formed with various facets of the community, i.e., Council/Manager, DDA, Planning Commission, Brownfield Redevelopment Authority, homeowners associations, Chamber of Commerce, Oakland County government, the school district, Automation Alley, Beaumont Hospital, State of Michigan, and private sector businesses.

This civic infrastructure will frame a preferred future, but Council alone is the navigator.

At our joint session I also indicated that Troy is an aging community, and without a positive direction there is an angle of repose to decline, which causes blight and other problems. And one way to achieve a preferred future is development of corridor studies which will define the optimum long-term economic uses along the Big Beaver Corridor, Maple Road, and Stephenson Highway. So too, there is a need to update the Master Plan to retain and attract development.

The first step we spoke about at our joint meeting is continuing with the request for proposals for the Big Beaver Corridor. This study would generally incorporate the following work items:

Inventory and analysis with respect to streetscape:

- Pedestrian Environment
- Vehicular Environment
- Existing Land Uses
 - ~ Right of Way Improvements
 - ~ Adjacent Private Property
- Brainstorming Session
- Streetscape Design Goals
- Concept Plan
 - ~ Streetscape Plan
 - ~ Transportation Plan
 - ~ Landscape Plan
 - ~ Lighting Plan
 - ~ Gateway Plan

The Honorable Mayor and City Council Members -
Request for Proposal for Big Beaver Corridor Study
September 28, 2004
Page Two

- Implementation Plan
 - ~Zoning tools
 - ~Economic Development tools

It is the intention of the DDA to coordinate its efforts with City Council and the Planning Commission throughout the planning process. The final document is expected to impact land use policies and will be forwarded to the Planning Commission to consider as possible amendments to the Future Land Use Plan.

Under normal circumstances I would select some staff members to assist me in interviewing firms that are submitting proposals, and then recommend the top rated firm to perform the work. However, I would like to have this project also be one of our initial steps in developing a civic infrastructure. As such, I recommend that a member of City Council, a member of the DDA, and a member of the Planning Commission assist staff and myself in interviewing and recommending the consultant to perform the above scope of work. This process can be as informal as me asking a member of each group to join me; it can be semi-formal where either the Mayor or Chair appoints someone to join me; or it can be as formal as passing a resolution appointing a member to join me.

Please know that our rough cost estimate to perform the study will be in the area of \$100,000. And if we select a consultant by Thanksgiving, the work could be completed by summer 2005. Funds are available in the 2004-05 DDA budget.

As always, please feel free to contact me should you have any questions.

JS/mr\AGENDA ITEMS\2004\10.04.04 – RFP for Big Beaver Corridor Study

c: Lori Bluhm, City Attorney
John Lamerato, Assistant City Manager/Finance
Mark Miller, Planning Director
Brian Murphy, Assistant City Manager/Services
Douglas J. Smith, Real Estate and Development Director
Downtown Development Authority
Planning Commission

September 28, 2004

TO: John Szerlag, City Manager

FROM: Doug Smith, Real Estate and Development Director *DS*
Mark Miller, Planning Director *MM*

SUBJECT: Request for Proposal for Big Beaver Corridor Study

In response to Councilman Eisenbacher's inquiry regarding other corridor studies, staff has assembled a sample list of the corridor studies that have been conducted by the firms that were "short listed" in the RFQ process. Central to the RFQ process is to identify firms that have successfully conducted corridor studies in other communities. In addition, a search of the Internet produced other types of corridor studies that have been done, not only in Michigan, but in the region, this includes a Langworthy, Strader, LeBlanc and Associates list of corridor studies that they have conducted over the years and sample recent corridor studies by Novi, Houghton and Washtenaw county. Again, we would emphasize the point that this entire process will include a review of the experience of the teams in corridor studies to determine how appropriate their experience is to Troy and the Big Beaver corridor.

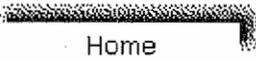
Summary of Corridor Studies

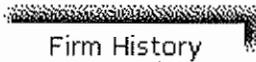
1. Pikes Peak Avenue, Colorado Springs, Colorado
2. 28th Street Central Corridor Planning Study, Boulder Colorado
3. Project Pegasus, Dallas, Texas
4. Orchard Lake Corridor Study, Oakland County, Michigan
5. Harper Avenue Corridor Study, St. Clair Shores, Michigan
6. Cross Street Neighborhood Improvement Plan, Ypsilanti, Michigan
7. Motor Cities, Automobile National Heritage Area, Detroit Michigan
8. Central Avenue Streetscape and Gateway Design, Lancaster, New York
9. Central Business District Revitalization Strategy, Lancaster Village Partnership
10. Lauderdale-By-The-Sea Town Master Plan, Florida
11. Waterfront Revitalization Program, City of Yonkers, New York
12. State Street Streetscape Design, Madison, Wisconsin
13. Washington Avenue Loft District, St. Louis, Missouri
14. Mission Street Corridor Urban Design Study, Santa Cruz, California
15. Irving Citywide Corridors Plan, Irving, Texas
16. Research Triangle Park Visual Identity Program
Raleigh/Durham/Chapel Hill, North Carolina
17. Candler Road Corridor Revitalization Plan, DeKalb County, Georgia

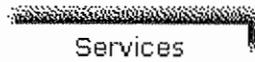
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LANGWORTHY
STRADER
LEBLANC &
ASSOCIATES, INC.

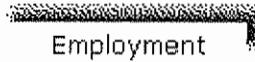
Planning In Our Communities

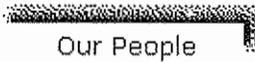

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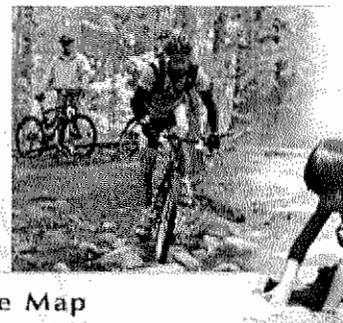

 Our People

Corridor Plans and Transportation Planning

- Sheridan Road/M-13 Corridor Plan, Clayton Township
- Leroy Street Corridor Plan, City of Fenton
- Northwestern Highway Connector Corridor Evaluation, West Bloomfield Township and City of Farmington Hills (team member)
- Huron-Whittaker Corridor Plan (team member) five Ypsilanti area communities
- St. Clair County Transportation Plan
- Grand Blanc Community Transportation Plan (w/ Parsons/Brinckerhoff)
- I-96 Kent County Airport Area Access Study (w/ HNTB)
- "Managing Traffic In Your Community" - Handbook and Seminar, MSPO
- M-59 Corridor Right-Of-Way Preservation Study and draft legislation (co-author), MDOT
- "Evaluating Traffic Impact Studies, A Recommended Practice for Mich. Communities," Handbook, SEMCOG, Tri-County Regional Planning Commission
- Traffic Impact Ordinance Requirements, numerous communities
- M-59 Corridor Plan, (four Livingston County communities and MDOT with DLZ Corp.)
- Roads and Driveways Ordinance, Grosse Ile Township, Wayne County
- Pathways Plan, Grand Blanc Charter Township/ City of Grand Blanc, Genesee County
- Street and Driveways/Ordinance, Goodrich
- Access Management Standards/Ordinances, Fenton
- M-120 Corridor Study, Muskegon County
- Maple Island Road Corridor Study, Egelston Township, Muskegon County
- Corridor Plan, Seven Mile Road, Northville Township, Wayne County
- Private Road Ordinances, Northville Township, Genoa Township, Grand Blanc Township, and Grosse Ile Twp.
- East Howell/I-96 Access Enhancement, Major Investment Study and Environmental Impact Statement, SEMCOG/MDOT/Livingston Co. Road Comm.(w/ HNTB & JJR)
- Haggerty Road Corridor Plan, Northville Township, Wayne County
- Corridor Plan, Grand River Ave., Genoa Township
- U.S. 31/M-451 Corridor Study and Overlay Zoning District, Grand Haven Twp.
- West Oakland County Corridor Study with Parson Brinckerhoff team
- Huron-Whittaker Corridor Plan, Ypsilanti Township
- Range Road Corridor Plan, City of Marysville
- Michigan/Ecorse Avenue Corridor Plan, Ypsilanti Township
- M-15 Corridor Plan, Village of Goodrich



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- Doing Business in Novi



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 - [Grand River Corridor Study](#)
 - ▶ [Novi Road](#)
 - [Novi Road Corridor Plan](#) ▪ [Novi Road Corridor Study](#)

Novi Road Corridor Study

Purpose

The purpose of this study is to identify improvements and possible land use recommendations for the Novi Road Corridor. Corridor planning is a tool that permits the City to closely examine an area that is in need of a more intense planning focus.

Novi Road, which is a major north-south arterial, links Eight Mile Road to the commercial center of the City, as well as I-96 and beyond. Much attention has been focused in the past on the regional shopping center and Main Street areas; however, the focus of this study is from Main Street south to the City's southern limits. This corridor presents unique planning challenges and deserves special attention due to the following factors:

- Novi Road is planned for widening to five lanes from Ten Mile Road north to Grand River Avenue in the next few years, including a grade-separated crossing over the railroad.
- The segment of Novi Road north of Ten Mile is a major entryway into the heart of the City. Drivers exiting I-96 and driving south to residential areas, the Novi Civic Center, the Novi Ice Arena, Powers Park or other destinations pass through this important road segment.
- The segment from Ten Mile Road south to the City limits includes a wide range of land uses including commercial, single- and multiple-family residential, industrial and office.
- The Novi / Ten Mile and Novi / Nine Mile intersections are important and visible nodes in the community that deserve special attention from a design and land use perspective.

Novi



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News

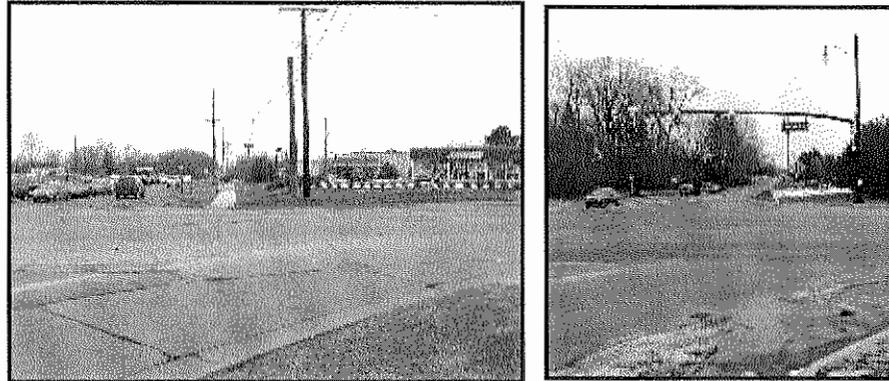
- New water of I-96 act MORE
- Temporary 96 exit ran Road to e Twelve Mi open.
- Mayor Csc hold office 10/2. Regi scheduled 10:00am t
- RRRASOC its 10 year MORE
- Taft Road complete. your patier reconstruc
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Calendar Weather

The City of Novi, Michigan
45175 West 10 Mile Road
Novi, Michigan 48375
248-347-0456

In the City's continued effort to implement its Master Plan for Land Use, the Novi Road Corridor Study documents the corridor's existing conditions with regard to the existing land use, infrastructure, and natural features. This study will examine the anticipated impacts of planned road improvements Novi Road in the corridor and offer recommendations for access management techniques and the future arrangement of land uses. In addition, the study will include a corridor enhancement program component, which provides recommendations for improved lighting, enhanced landscaping and special intersection treatments.

Road. Bu
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in Road C
News!](#)



Two of the Corridor's major intersections differ significantly in appearance and traffic volumes. Facing east at the Nine Mile Road intersection (above); facing east at the Ten Mile Road intersection (below).

Land Use and Zoning

Introduction

The following provides a brief overview of existing land use and zoning of the Novi Road area.

General topics and recommendations from the recently amended Master Plan have been included to provide a background to the direction that the City would like development occur in the corridor.

Historical and archeological sites have also been identified.

Existing Land Use

The current land use make-up of the corridor consists of the following:

[Click to see
Existing La
\(approximate\)](#)

- Nearly 28% of the land area in the corridor is being used for light and medium industrial uses;
- Both heavy and light industrial uses such as Michigan CAT, Cummins uses along Trans-X Drive have existed along Novi Road for decades;
- There are some commercial uses at the 10 Mile Road and Novi Road consisting of more auto-oriented uses such as gas stations and Walgreens drive-through window;
- Single and multiple family residential uses are more dominant in the corridor south of Ten Mile Road;
- There are some industrial and commercial sites located on the southern side of the study area near the CSX railroad;

- 16% of the land area in the corridor is currently vacant;
- Residential subdivisions are well established in the south segment of the corridor and are separated from more intense uses by Novi Road;

Zoning

Click to see
Zoning Map
(approximately
the corridor)

The major zoning classifications for properties along Novi Road are as follows:

- Residential zoning districts in the corridor include single family R-A through R-3 districts.
- Both B-1, Local Business and B-2, General Business districts are present along Novi Road south of Nine Mile and at Ten Mile roads.
- Both of the City's Multiple Family districts are present in the corridor. Few multiple family properties exist between Ten Mile and Nine Mile Road, east of Novi Road. A multiple family property north on Trans-X was recently rezoned to RM-2.
- General and Light Industrial (I-2 and I-1) districts are also prevalent throughout the study area.

Master Plan Recommendations

Click to see the
Master Plan for
Map
(approximately
the corridor)

A recent amendment to the City's Master Plan for Land Use included some recommendations for land use changes along Novi Road. These included adding more local commercial at the southeast corner of Ten Mile and Novi Road and office use along Novi Road.

Novi Road was also designated as a Special Treatment Corridor within the City's Master Plan. Specifically, the corridor was viewed as an Entrance Corridor to the City. The Master Plan states that improvement of the visual quality of Entrance Corridors is key and recommendations include:

- Providing varied landscape materials in planned patterns;
- Utilize standards for street and site lighting;
- Eliminate overhead utilities;
- Provide special treatments at intersections such as landscaping and signage;
- Highlight and direct travelers to key destinations; consider way-finding places.

Historical and Archeological Features

There are a few sites of historical and archeological significance within the Novi Road Corridor 1. These include the following:

- Robert and Joseph Yerkes homes are located south on Eight Mile Road. The Yerkes family was among Novi's first settlers, arriving from New York in 1825. A large subdivision was developed later in the area near the original homesite of the Yerkes family.
- Knapps Cemetery is located on Nine Mile Road. Named after a large family from Novi's history, Mariah Knapp (who died in 1837) has the oldest grave in the cemetery.
- The Novi Cemetery is along Novi Road south of Grand River Avenue. Many of the early settlers of Novi are buried here including many revolutionary war veterans.

The State of Michigan also lists an Archeological site within the corridor. This site is located within Section 26; however, in order to protect the site, its exact location has not been disclosed by the State.

1 Images of America – Novi; Barbara G. Louie with Samuel D. Popkin; 1998. Publishing.

Natural Features

Introduction

The following overview of natural features located within the Novi Road Corridor includes a brief description of the existing condition of wetlands, woodlands, and wildlife habitat. In addition, potential impacts of planned Novi Road improvements or other features are described. Finally, a summary of existing environmental conditions is discussed which highlights potentially contaminated sites in the Corridor.

Wetlands

North of Ten Mile Road, there are two watercourses that cross Novi Road: the Walled Lake Branch of the Rouge River and Munro Creek. In addition, two wetlands are present along the Novi Road frontage. One is an unmapped open water wetland with a forested edge and the other is part of a much larger wetland complex that extends to the south and west. This wetland system consists primarily of open water with an emergent and scrub-shrub wetland system.

Click to see
Wetlands Map
(approximate)

Two other watercourses occur in the Corridor between Nine and Ten Mile Roads: Chapman and Miller Creeks. Both of these stream sections contain a forested edge. Evidence of erosion exists along the banks of the Chapman Creek. This erosion also exists within this portion of the study area. All three watercourses are primarily permanent open water areas with intermittent forested / scrub-shrub wetland areas.

The southernmost mile of the Corridor, between Eight and Nine Mile Roads, contains an open water wetland with emergent vegetation. The only watercourse in this section is the Walled Lake Branch of the Rouge River as it leaves the City of Novi flowing west towards Northville. This portion of the Walled Lake Branch is the least disturbed of all along the Novi Road frontage.

With the proposed expansion of Novi Road, a number of wetlands and watercourses will be impacted. These wetlands vary in quality and in the amount of potential impact. Impacts of the planned road improvements may limit wildlife utilization and the quality of many of these areas. A high incidence of invasive species in some potentially impacted wetlands is another issue that needs to be addressed. In addition to direct impacts, wetland buffer areas will be eliminated around many of the wetlands. This will ultimately lead to greater pollution and degradation of such wetlands.

Woodlands

In progress.

Click to see
Woodlands Map
(1 meg)

Wildlife Habitat

In progress.

Click to see
Map (approximate)

Existing Environmental Conditions

A search of available federal and state environmental records was conducted by Environmental Data Resources, Inc. As indicated on the Existing Environment Map, this search resulted in 44 total sites of possible contamination located within the Novi Road Corridor.

Infrastructure

Introduction

The following provides a brief overview of the existing infrastructure within the Novi Road Corridor study area. Water and sewer utilities, public right-of-way, daily traffic volume, and surface water drainage are all discussed as part of an analysis of the existing conditions within the Corridor.

Utilities

Along the Novi Road Corridor from Grand River to the CSX Railroad tracks, there are various utilities along both sides of the road. The majority of both the sanitary and water utilities run along the west side of Novi Road; while in the south segment, both utilities run along the east side.

The Corridor is primarily served by an 8" sanitary line; however, in a few places there are also 10" and 15" pipes. The watermain line along Novi Road varies in size within the study area. North of Ten Mile Road, a 16" pipe runs between Nine and Ten Mile, and a 12" pipe runs between Ten Mile and Grand River. Both the sewer and water lines provide taps to other lines outside the Corridor.

Streets and Rights-of-Way

The width of the existing public right-of-way varies slightly along Novi Road within the study area. Most of Novi Road, between Grand River Avenue and the CSX Railroad tracks, is located within a 60-foot half right-of-way; however, there are portions within the Corridor with a 33-foot half right-of-way.

As indicated on the Daily Traffic Volume Map, Novi Road north of Ten Mile is the most heavily traveled portion of street within the Corridor. Based on July 2000 count data, this segment of Novi Road carries over 25,000 vehicles per day. Ten Mile Road carries over 20,000 vehicles per day between Meadowbrook and Taft, as well as Novi Road between Nine and Ten Mile. Grand River also carried over 20,000 vehicles per day.

Click to see
Daily Traffic
Volume Map
(approximate)

Drainage

There are five major drainage areas that cross through the Novi Road Corridor:

- The C & O District is located in the north segment of the Corridor from the south side of Main Street to Ten Mile Road.
- The Munro District borders the western edge of Novi Road, about half the distance between the CSX Railroad tracks and Ten Mile Road.
- The Orchard Ridge District crosses Novi Road from the west to the east side of the Ten Mile and Novi Road intersection.

- The Chapman District is along both sides of Novi Road south of Ten Mile approximately one-half mile long.
- The Dunbarton District is in the south segment between the Chapman southern boundary of the City.

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The City of Novi, Michigan
45175 West 10 Mile Road
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This page last updated on Monday, September 27, 2004
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Houghton Road Corridor Study

[Environmental Planning](#)

The Houghton Road Corridor Study is being undertaken by ADOT in cooperation with PAG, the City of Tucson, and Pima County. Several planning efforts are currently underway in the Houghton Rd. Corridor.

[Population](#)
[Regional Data Center](#)

Recent development in the area along Houghton Road, particularly south of Golf Links Road, has accelerated, generating concerns about traffic congestion. As density increases in the area, the urgency to plan future roadway improvements also increases. The purpose of the Houghton Road Corridor Study is to develop a long-range transportation plan that area planners, residents and jurisdictions agree will meet the traffic needs of the roadway over the next twenty to thirty years or until the area is fully developed.

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The study team, headed by AMEC Infrastructure Division and the Arizona Department of Transportation (ADOT), will evaluate current conditions along the Houghton Road Corridor from its northern boundary at Tanque Verde Road to its southern boundary at Sahuarita Road, as well as along the loop linking Houghton Road, Golf Links, Alvernon and I-10. The study team will then formulate and analyze several alternatives for future improvements to the roadway, create an access control plan, and ultimately decide on a recommended corridor configuration. The study is expected to be complete in January of 2004.

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Major Steps:

Inventory of Existing Conditions

An initial task of the study is to obtain a clear picture of the corridor as it exists today. That entails an inventory of current roadway facilities, a study of traffic conditions, an overview of the environment, and existing and planned land uses.

Projecting Future Corridor Needs

The information obtained in the inventory phase will be combined with traffic counts in a computer model that will project what future roadway improvements will be necessary.

Developing and Analyzing Alternatives Once a comprehensive picture of the future corridor needs has been developed, alternatives for the configuration of the roadway will be generated. These alternatives will be analyzed, presented in public forums and narrowed to the ones most feasible and appropriate.

Recommendations

In this task, concepts and cost estimates will be developed for the recommended alternative. Recommendations will also be developed for interim improvements.

The estimated project time-frame is 18 months beginning in September 2002 through March 2004.

For more information please visit the project website below.

[Houghton Road Corridor Study](#)



State Road Corridor Study

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STATE ROAD CORRIDOR STUDY GENERAL INFORMATION



LOCATION: State Road, from Ellsworth south to Bemis in Pittsfield Township

GENERAL DESCRIPTION: This project studies possible transportation improvements for Road Corridor. Study elements include:

- ◆ Establishment of Goals and Objectives
- ◆ Existing Corridor Context and Needs Assessment
- ◆ No-Build and Build (year 2025) Future Assessment of Intersection, Road, Transit or Motorized Operations
- ◆ Corridor Alternatives Analysis
- ◆ Recommendation of a Preferred Alternative
- ◆ Draft and Final Plans Documenting Study Results

In addition to the elements noted above, an extensive public/stakeholder outreach program included as part of the project.

MISSION: To create a visually memorable State Road corridor that balances safe and efficient vehicular and pedestrian needs and opportunities for transit with aesthetic design that complements the character of the natural and built environment.

DURATION: The project began in April 2004 and will be completed by approximately January 2005.

PROJECT MANAGER: Ken Reiter, Washtenaw County Road Commission, Phone: (734) 769-1234

CONSULTANTS: Parsons Brinckerhoff Michigan, Inc.; LSL Planning, Inc.

[View the Project Team](#)

What's New

Project Partners Work Session #1 will be held on August 11, 2004 at Pittsfield Township H 3:00-5:00 PM. [Click here to view the Meeting Notice.](#)

A Regular Meeting of the Troy City Council was held Monday, October 18, 2004, at City Hall, 500 W. Big Beaver Road. Mayor Schilling called the Meeting to order at 7:31 PM.

Pastor Marvin Walker of Faith Apostolic Church gave the Invocation and the Pledge of Allegiance to the Flag was given.

ROLL CALL

PRESENT: Mayor Louise E. Schilling
Robin E. Beltramini
Cristina Broomfield (Absent)
David Eisenbacher
Martin F. Howrylak (Absent)
David A. Lambert
Jeanne M. Stine

Resolution to Excuse Council Members Broomfield and Howrylak

Resolution #2004-10-545
Moved by Stine
Seconded by Eisenbacher

RESOLVED, That Council Members Broomfield and Howrylaks' absence at the Regular City Council meeting and the Closed Session of Monday, October 18, 2004 **BE EXCUSED** due to being out of the city.

Yes: All-5
No: None
Absent: Broomfield, Howrylak

CERTIFICATES OF RECOGNITION:

A-1 **Presentations:** Mayor Schilling presented a Proclamation on behalf of the City of Troy recognizing Stu Redpath as 2004 Michigan Principal of the Year

CARRYOVER ITEMS:

B-1 No Carryover Items presented

PUBLIC HEARINGS:

C-1 No Public Hearings presented

POSTPONED ITEMS:

D-1 No Postponed Items presented

CONSENT AGENDA:

E-1a Approval of "E" Items NOT Removed for Discussion

Resolution #2004-10-546

Moved by Stine

Seconded by Lambert

RESOLVED, That all items as presented on the Consent Agenda are hereby **APPROVED** as presented with the exception of Item E-14 which shall be considered after Consent Agenda (E) items, as printed.

Yes: All-5

No: None

Absent: Broomfield, Howrylak

E-1b Address of "E" Items Removed for Discussion by City Council and/or the Public

E-2 Minutes: Regular Meeting of September 27, 2004 and Regular Meeting of October 4, 2004

Resolution #2004-10-546-E-2

RESOLVED, That the Minutes of the 7:30 PM Regular Meeting of September 27, 2004 be **APPROVED** as corrected and the Minutes of the 7:30 PM Regular Meeting of October 4, 2004 be **APPROVED** as submitted.

E-3 City of Troy Proclamation:

Resolution #2004-10-546-E-3

RESOLVED, That the following City of Troy Proclamation be **APPROVED**:

a) Proclamation to Honor Stu Redpath – 2004 Michigan Principal of the Year

E-4 Correction to: Resolution #2004-09-506 Zoning Ordinance Text Amendment (ZOTA 200) for Article 34.70.00 – One Family Cluster Option

NOTE: There was an error made in the original resolution submittal for the above agenda item for the Regular City Council Meeting scheduled on Monday, September 27, 2004. The agenda item was subsequently postponed to the Regular City Council meeting scheduled for Monday, November 29, 2004.

Resolution #2004-10-546-E-4

RESOLVED, That ~~Article XII (R-1T One Family Attached Residential District) and Article XXXIV (Residential Development Options), Article IV (Definitions) and Article X (One Family Residential Districts)~~ Zoning Ordinance Text Amendment (ZOTA 200) for Article 34.70.00 – One Family Cluster Option of the City of Troy Zoning Ordinance, be **POSTPONED** until the Regular City Council meeting scheduled for Monday, November 29, 2004 and **REFERRED** to City Management for further revision.

E-5 Correction to: Standard Resolution 9: Membership Renewal – Macomb County Criminal Justice Training Consortium and Approval to Use Training Services and the Macomb Police Academy

NOTE: There was a typographical error made in the original resolution for the above agenda item for the Regular City Council Meeting scheduled on Monday, September 13, 2004.

Resolution #2004-10-546-E-5

WHEREAS, Macomb Community College has provided the City of Troy Police Department with training at their Criminal Justice Training Facility.

WHEREAS, It is desirable to continue all standardized reduced cost training services that result from this membership for the Macomb Police Academy, and in-service and specialized training programs such as re-certification of police officers in Emergency Vehicle Operations and utilize the state of the art Computerized Simulated Shooting Scenario System and Crime Lab.

NOW, THEREFORE, BE IT RESOLVED, That a one-year membership renewal is hereby **APPROVED** with the Macomb Community College to become a member of the Macomb County Criminal Justice Training Consortium at an annual fee of ~~\$21,400.00~~ **\$21,440.00** and approval is hereby **GRANTED** to use the Macomb Police Academy and all other training services provided through consortium membership on a reduced cost or no cost basis.

E-6 Oakland County Animal Shelter Services

Resolution #2004-10-546-E-6

RESOLVED, That the Animal Care Center Services and Disposal Interlocal Agreement by and between Oakland County and the City of Troy effective October 1, 2004, is hereby **APPROVED**; the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the documents; and a copy shall be **ATTACHED** to the original Minutes of this meeting.

E-7 Standard Purchasing Resolution 1: Award to Low Bidder – Pavement Seam and Fracture Sealing Program

Resolution #2004-10-546-E-7

RESOLVED, That a contract to complete the Pavement Seam and Fracture Sealing Program with an option to renew for two (2) additional one-year periods is hereby **AWARDED** to the low bidder, Scodeller Construction, Inc., P.O. Box 448, South Lyon, MI 48178 for an estimated total cost of \$657,500.00, at unit prices contained in the bid tabulation opened September 29, 2004; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; and

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon contractor submission of properly executed bid and contract documents, including bonds, insurance certificates and all other specified requirements; and if changes in the quantity of work is required either additive or deductive, such changes are authorized in an amount not to exceed 25% of the total project cost and within budgetary limitations.

E-8 Approval of Relocation Claim – William Franklin Asbury – 2956 Sparta – Sidwell #88-20-25-203-001 – Project No. 01.105.5 – Big Beaver Road Improvements – Rochester to Dequindre

Resolution #2004-10-546-E-8

RESOLVED, That as required by Michigan Laws and Federal Regulations, the City Council of the City of Troy hereby **APPROVES** the Relocation Claim from William Franklin Asbury pertaining to the City of Troy's acquisition of his property at 2956 Sparta, having Sidwell #88-20-25-203-001, and **AUTHORIZES** payment in the amount of \$23,603.00.

E-9 Approval of Relocation Claim – Louis and Diana Thomas – 2863 Thames – Sidwell #88-20-25-226-007 – - Project No. 01.105.5 - Big Beaver Road Improvements – Rochester to Dequindre

Resolution #2004-10-546-E-9

RESOLVED, That as required by Michigan Laws and Federal Regulations, the City Council of the City of Troy hereby **APPROVES** the Relocation Claim from Louis and Diana Thomas pertaining to the City of Troy's acquisition of their property at 2863 Thames, having Sidwell #88-20-25-226-007, and **AUTHORIZES** payment in the amount of \$27,586.40.

E-10 Approval of Private Road Agreement and Acceptance of Permanent Easements for Sussex Site Condos from Freund Four, L.L.C. – Project No. 02.924.3 – Sidwell #88-20-07-151-036 and -037

Resolution #2004-10-546-E-10

RESOLVED, That the Private Road Agreement from Freund Four, L.L.C., owner of property in the northwest ¼ of Section 7, having Sidwell #88-20-07-151-036 and -037 is hereby **APPROVED** and the Mayor and City Clerk are **AUTHORIZED** to sign said Agreement; and

BE IT FURTHER RESOLVED, That Permanent Easements for Water Main, Storm Drainage, Sanitary Sewer, and Public Utilities, Storm Drains, Storm Sewers, Detention Pond and

Emergency Ingress/Egress and Police/Fire Protection also from Freund Four, L.L.C., for property having Sidwell #88-20-07-151-036 and -037 are hereby **ACCEPTED**; and

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

E-11 Private Agreement for Foot Specialty Clinic – Project No. 04.902.3

Resolution #2004-10-546-E-11

RESOLVED, That the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Dr. Nasrin Oveys is hereby **APPROVED** for the installation of water main, paving and sidewalk on the site and in the adjacent right-of-way, and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the documents; a copy of which shall be attached to the original Minutes of this meeting.

E-12 Approval of Purchase Agreement – Barbara A. Stimac Revocable Trust – 2827 Thames – Sidwell #88-20-25-226-004 – Project No. 01.105.5 – Big Beaver Road Improvements – Rochester to Dequindre

Resolution #2004-10-546-E-12

RESOLVED, That the Agreement to Purchase between The Barbara A. Stimac Revocable Trust and the City of Troy, having Sidwell #88-20-25-226-004, for the acquisition of property at 2827 Thames is hereby **APPROVED**; and

BE IT FURTHER RESOLVED, That authorization is hereby **GRANTED** to purchase the property in the Agreement referenced above in the amount of \$173,000.00 plus closing costs.

E-13 2005 City Council Meetings

Resolution #2004-10-546-E-13

RESOLVED, That City Council shall hold Regular meetings according to the following schedule at 7:30 p.m.:

Monday,	January 10 & 24
Monday,	February 7, 21 & 28
Monday,	March 7, 21 & 28
Monday,	April 4, 18 & 25
Monday,	May 9, 16 & 23
Monday,	June 6 & 20
Monday,	July 11 & 18
Monday,	August 1 & 15
Monday,	September 12, 19 & 26
Monday,	October 3, 17 & 24

Monday, November 14, 21 & 28
Monday, December 5 & 19 (two meetings due to end of month holidays)

Liquor Violation Hearings:

Wednesday, February 16 at 7:30 pm
Wednesday, February 23 at 7:30 pm

BE IT FURTHER RESOLVED, That Study meetings may be scheduled as needed.

E-15 Park and Ride Agreement with Royal Transportation and the City of Troy

Resolution #2004-10-546-E-15

RESOLVED, That City Council hereby **APPROVES** the Agreement between the City of Troy and Royal Transportation for a Park and Ride lot for GM employees and **AUTHORIZE** the Mayor and Clerk to sign said Agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-16 Private Agreement for Westin Downs Condominiums – Project No. 01.912.3

Resolution #2004-10-546-E-16

RESOLVED, That the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Mondrain Properties, is hereby **APPROVED** for the installation of sanitary sewer, storm sewer, water main, sidewalks and paving on the site and in the right-of-way, and the Mayor and City Clerk are **AUTHORIZED** to **EXECUTE THE DOCUMENTS**; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

E-17 Standard Purchasing Resolution 1: Award to Low Bidder – Tee Shirt Contract

Resolution #2004-10-546-E-17

RESOLVED, That a one-year contract, with an option to renew for one additional year, to provide Parks and Recreation Tee shirts (various types) is hereby **AWARDED** to the low bidder, Kel Graphics of Cadillac, Michigan, for an estimated total cost of \$27,153.00 at unit prices contained in the bid tabulation opened October 8, 2004; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

ITEM TAKEN OUT OF ORDER

E-14 Implementation of Display Policy for Troy City Plaza

Resolution #2004-10-547
Moved by Beltramini
Seconded by Stine

RESOLVED, That the City Administration recommended editorial revisions to the display policy as attached to the City Council Packet of October 18, 2004 are hereby **ADOPTED** with the **INSERTION** of "or buried" in Section 4.7 after "driven" and the inclusion of the change in law that could require a thirty-day notice of insurance requirement change.

Yes: Eisenbacher, Lambert, Stine, Beltramini

No: Schilling

Absent: Broomfield, Howrylak

MOTION CARRIED

PUBLIC COMMENT: Limited to Items Not on the Agenda

Vote on Resolution to Permit Councilman Eisenbacher to Abstain from Voting

Resolution #2004-10-548

Moved by Beltramini

Seconded by Lambert

RESOLVED, That City Council hereby **AGREES** to Council Member Eisenbacher's request to abstain from voting on Agenda Item F-3, Local Match for a Michigan Economic Growth Alliance (MEGA) Retention Incentive Package due to possible conflict of interest.

Yes: All-5

No: None

Absent: Broomfield, Howrylak

F-3 Local Match for a Michigan Economic Growth Alliance (MEGA) Retention Incentive Package

Resolution #2004-10-549

Moved by Beltramini

Seconded by Lambert

RESOLVED, That the Troy City Council hereby **APPROVES** the road repairs on Stephenson Hwy. of at least \$100,000.00 in the 2005-2006 fiscal year as a match for a Michigan Economic Growth Alliance incentive package for TG North America for the 1400 Stephenson Building.

Yes: Stine, Schilling, Beltramini, Lambert

No: None

Abstain: Eisenbacher

Absent: Broomfield, Howrylak

MOTION CARRIED

F-5 Troy Art Project

Resolution #2004-10-550

Moved by Lambert
Seconded by Stine

RESOLVED, That the Troy City Council hereby **APPROVES** the Troy Art Project as recommended by City Management.

Yes: All-5
No: None
Absent: Broomfield, Howrylak

REGULAR BUSINESS:

F-1 Appointments to Boards and Committees: (a) Mayoral Appointments: 1. Downtown Development Authority and 2. Economic Development Corporation; (b) City Council Appointments: 1. Advisory Committee for Senior Citizens; 2. Parks and Recreation Board

Appointments Carried-Over as Item F-1 on the Next Regular City Council Meeting Agenda Scheduled for Monday, November 8, 2004:

(a) Mayoral Appointments

Resolution #2004-10-551
Moved by Schilling
Seconded by Lambert

RESOLVED, That the following persons are hereby **APPOINTED BY THE MAYOR** with **COUNCIL APPROVAL** to serve on the Boards and Committees as indicated:

Downtown Development Authority Mayor, Council Approval (13) – 4 years

Michael W. Culpepper Term expires 09-30-2008

Alan M. Kiriluk Term expires 09-30-2008

Louise E. Schilling Term expires 09-30-2008

G. Thomas York Term expires 09-30-2008

Economic Development Corporation Mayor, Council Approval (9) – 6 years

Barbara Knight Term expires 04-30-2009

Yes: All-5
No: None
Absent: Broomfield, Howrylak

(b) City Council Appointments

Resolution
Moved by Beltramini
Seconded by Stine

RESOLVED, That the following persons are hereby **APPOINTED BY THE CITY COUNCIL** to serve on the Boards and Committees as indicated:

Advisory Committee for Senior Citizens
Appointed by Council (9) – 3 years

James Berar (Steven Banch resigned) **Unexpired term expires 04/30/2007**

Liquor Advisory Committee
Appointed by Council (7) – 3 years

Patrick C. Hall **Term expires 09/20/2007**

Parks and Recreation Board
Appointed by Council (10) – 3 years

Tod Gazetti **Term expires 9/30/2007**

Vote on Resolution to Postpone

Resolution #2004-10-552
Moved by Lambert
Seconded by Beltramini

RESOLVED, That the appointment to the Liquor Advisory Committee be **POSTPONED** until the Regular City Council Meeting scheduled for Monday, October 25, 2004.

Yes: All-5
No: None
Absent: Broomfield, Howrylak

(b) City Council Appointments

Resolution #2004-10-553
Moved by Beltramini
Seconded by Stine

RESOLVED, That the following persons are hereby **APPOINTED BY THE CITY COUNCIL** to serve on the Boards and Committees as indicated:

Advisory Committee for Senior Citizens

Appointed by Council (9) – 3 years

James Berar (Steven Banch resigned)

Unexpired term expires 04/30/2007

Parks and Recreation Board

Appointed by Council (10) – 3 years

Tod Gazetti

Term expires 9/30/2007

Yes: All-5

No: None

Absent: Broomfield, Howrylak

**Appointments Carried-Over as Item F-1 on the Next Regular City Council Meeting
Agenda Scheduled for Monday, November 8, 2004:**

(a) **Mayoral Appointments**

Downtown Development Authority

Mayor, Council Approval (13) – 4 years

Term expires 07-01-2005 (Student)

(b) **City Council Appointments**

Advisory Committee for Persons with Disabilities

Appointed by Council (9) – 3 years

Term expires 09/20/2007

Animal Control Appeal Board

Appointed by Council (5) – 3 years

Term expires 09/20/2007

Term expires 09/30/2007

Traffic Committee

Appointed by Council (7) – 3 years

Term expires 07/01/2005 Student

F-2 Purchasing Renovation

Resolution #2004-10-554

Moved by Stine

Seconded by Lambert

RESOLVED, That City Staff is hereby **AUTHORIZED** to renovate office space for the Purchasing Department, as outlined in Detailed Cost Estimates listed in Appendix C, for an estimated total project cost of \$35,850.00, utilizing in-house personnel, approved contracts, and standard purchasing procedures.

Yes: All-5

No: None

Absent: Broomfield, Howrylak

F-4 Purchase of Ten Ellipticals for the Troy Community Center

Resolution #2004-10-555

Moved by Beltramini

Seconded by Stine

WHEREAS, The City has expanded the useable space at the Troy Community Center due to high demand to all recreation areas of the facility.

WHEREAS, The City has concluded that additional fitness equipment needs to be installed in the newly expanded space.

WHEREAS, The Troy Community Center currently has four (4) Precor Ellipticals in use with less downtime for repair than the other fitness equipment.

WHEREAS, Precor Ellipticals have a patented ramp design, are used by a wider range of physiques and strongly recommended by patrons of the facility because of ease of use and providing a total body workout in less time.

NOW, THEREFORE, BE IT RESOLVED, That formal bidding procedures are hereby waived and a contract to purchase ten (10) Ellipticals for the Troy Community Center is hereby **APPROVED** to All-Pro Exercise, Inc. of Farmington Hills, Michigan, the only authorized Precor dealer in Michigan at an estimated total cost of \$43,300.00, which includes a three-year maintenance agreement for parts and labor.

Yes: All-5

No: None

Absent: Broomfield, Howrylak

MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

G-1 Announcement of Public Hearings:

- a) Community Development Block Grant (CDBG) 2005 Application - **Scheduled for November 8, 2004**
- b) Parking Variance Request – 5027-5137 Rochester Road – **Scheduled for October 25, 2004**

Noted and Filed

G-2 Green Memorandums:

- a) Request for Proposal for Big Beaver Corridor Study Which Will be Addressed at the October 25th, 2004 Council Meeting

Noted and Filed

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

H-1 No Council Referrals advanced

COUNCIL COMMENTS:

I-1 Materials Submitted by Council Member Stine Relating to Agenda Item J-07, Memorandum, Re: Authorization for City Manager to Work with the Planning Commission on Neighborhood Compatibility Issues

Resolution
Moved by Stine
Seconded by Lambert

RESOLVED, That City Council hereby **DIRECTS** City Management to direct the Planning Commission to include in future deliberations Dick Carlisle's total assessment and not just his summary memorandum which would require them to look at materials.

Proposed Resolution to Amend by Substitution

Resolution
Moved by Beltramini
Seconded by Stine

RESOLVED, That the proposed resolution be **AMENDED** by **STRIKING** in its entirety and be **SUBSTITUTED** with, "RESOLVED, That City Council hereby **DIRECTS** City Management to include in the packet of materials sent to the Planning Commission's Dick Carlisle's memorandum of July 14, 2004.

Vote on Resolution to Amend Substituted Amendment

Resolution #2004-10-556
Moved by Eisenbacher

Seconded by Stine

RESOLVED, That the Substituted Resolution be **AMENDED** by **INSERTING**, “and all memos and data on this matter” after July 14, 2004.

Yes: All-5

No: None

Absent: Broomfield, Howrylak

Vote on Substituted Amendment as Amended

Resolution #2004-10-557

Moved by Beltramini

Seconded by Stine

RESOLVED, That the proposed resolution be **AMENDED** by **STRIKING** in its entirety and be **SUBSTITUTED** with, “RESOLVED, That City Council hereby **DIRECTS** City Management to include in the packet of materials sent to the Planning Commission's Dick Carlisle's memorandum of July 14, 2004, and all memos and data on this matter”.

Yes: All-5

No: None

Absent: Broomfield, Howrylak

Vote on Resolution as Amended

Resolution #2004-10-558

Moved by Stine

Seconded by Lambert

RESOLVED, That City Council hereby **DIRECTS** City Management to include in the packet of materials sent to the Planning Commission's Dick Carlisle's memorandum of July 14, 2004, and all memos and data on this matter.

Yes: All-5

No: None

Absent: Broomfield, Howrylak

REPORTS:

J-1 Minutes – Boards and Committees:

- a) Youth Council/Final – August 25, 2004
- b) Advisory Committee for Persons with Disabilities/Draft – September 1, 2004
- c) Advisory Committee for Persons with Disabilities/Final – September 1, 2004
- d) Advisory Committee for Senior Citizens/Final – September 2, 2004
- e) Liquor Advisory Committee/Final – September 13, 2004
- f) Planning Commission/Final – September 14, 2004
- g) Board of Zoning Appeals/Draft – September 21, 2004

- h) Youth Council/Draft – September 22, 2004
- i) Planning Commission/Draft – September 28, 2004
- j) Advisory Committee for Senior Citizens/Draft – October 7, 2004
Noted and Filed

J-2 Department Reports:

- a) Permits Issued During the Month of September 2004
- b) Travel Expense Report – Louise Schilling
- c) Travel Expense Report – Dave Lambert
Noted and Filed

J-3 Letters of Appreciation:

- a) Letter from Karen K. Fox, Mothers and More Co-Leader – Oakland County – Chapter 13 to the Troy Fire Department in Appreciation of the Presentation given by the Fire Department at Their Annual Picnic
- b) Letter from Laura A. Fitzpatrick, Director of the 12th Annual Troy Jaycees Troy Daze 5K/10K Race to Chief Craft Thanking Lieutenant Scherlinck and Sergeant Kowalski for their Assistance with Their Annual Race
- c) Letter from Bonita S. Konkel to the Troy Police Department Thanking Officers Dungjen, Giordano and Jones for Their Professional Response to Her 911 Emergency Call
- d) Letter from Natalie Luyckx, Chapter President of the Oakland County Autism Society for Sending Police Personnel to the Dennis Debbaudt Autism Training Session
Noted and Filed

J-4 Proposed Proclamations/Resolutions from Other Organizations:

J-5 Calendar

Noted and Filed

J-6 Memorandum, Re: Michigan Municipal League Annual Convention – September 29 – October 2, 2004 – Submitted by Mayor Pro Tem Robin Beltramini

Noted and Filed

J-7 Memorandum, Re: Authorization for the City Manager to Work with the Planning Commission Regarding Neighborhood Compatibility Issues

Noted and Filed

J-8 International Municipal Lawyers Association – Conferred Upon Lori Grigg Bluhm the Designation of Local Government Fellow – 2004-2009

Noted and Filed

J-9 City of Troy – Retirement System: Summary of Annual Report to Members December 31, 2003

Noted and Filed

J-10 Letter, Re: Proposed I-75/Long Lake Road Interchange Project from Stop Interchange Now-Citizens Coalition Steering Committee

Noted and Filed

STUDY ITEMS:

K-1 No Study Items presented

PUBLIC COMMENT: Address of "K" Items

CLOSED SESSION:

L-1 Closed Session

Resolution #2004-10-559
Moved by Lambert
Seconded by Eisenbacher

BE IT RESOLVED, That the City of Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (e), City of Troy v. Switlicki and Hartzell.

Yes: All-5
No: None
Absent: Broomfield, Howrylak

The meeting **RECESSED** at 8:55 PM

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

The meeting **ADJOURNED** at 9:07 PM.

Louise E. Schilling, Mayor

Tonni L. Bartholomew, MMC
City Clerk



Memorandum

To: John Szerlag, City Manager
From: John M. Lamerato, Assistant City Manager/Finance and Administration
Tonni L. Bartholomew, City Clerk
Date: September 18, 2004
Subject: State of Michigan Election Law Provision for Receiving Teams on Election Night

The State of Michigan enacted a provision in Election Law, which provides for an opportunity for local municipalities to utilize a Receiving Team in the Clerk's Office on election night. This provision was enacted to allow municipalities utilizing optical scan voting systems to receive election results in a similar manner utilized by municipalities utilizing punch card voting systems over the past several decades. The usage of the Receiving Team will facilitate the processing of election results and distribution of election materials to the County.

In order for a municipality to utilize a Receiving Team, the City Council must approve the usage of a Receiving Team by resolution. The Election Commission appoints the Receiving Team, which must be made up with, as nearly as possible, an equal number of Republicans and Democrats. Similarly to the current appointment process of our Precinct Election Inspectors.

It is the belief of the City Clerk's Office that Receiving Teams greatly improve the accuracy of reporting and lessens the burdens of the Chairman on Election night after the close of the polls. Based on that belief, City Management requests the formal approval of City Council to appoint a Receiving Team as part of our Election Day operations.

Should City Council approve the usage of a Receiving Team, a team will be implemented for the November 2, 2004 Presidential Election to facilitate the processing of election results after the close of the polls.

October 18, 2004

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Lori Grigg Bluhm, City Attorney
Douglas J. Smith, Real Estate & Development Director
Steven J. Vandette, City Engineer
Mark F. Miller, Planning Director

SUBJECT: Agenda Item: FINAL PLAT APPROVAL – Wyngate of Troy Subdivision,
East Side of Coolidge Highway, North of Square Lake Road, Section 5 -
R-1B

The Final Plat for Wyngate of Troy consists of 71 lots on a 39.91 acre property. The subject property is on the east side of Coolidge Highway and north of Square Lake Road, in Section 5. The petitioner intends to utilize the regional detention facility located in Firefighter's Park. The detention facility was sized in order to detain water from the subject property. On September 27, 2004, City Council granted Final Approval of the Preliminary Plat for this proposed subdivision. A summary of the plat approval process is enclosed for informational purposes.

The subdivision is under construction and not completed at this time. The Land Division Act permits Final Plat Approval provided the petitioner has provided the appropriate financial guarantees for all public improvements. The petitioner provided the City required escrow deposits, cash fees and deposits before City Council granted Final Approval of the Preliminary Plat.

A Wetland Preservation Easement has been prepared to regulate development on Lot 24, which contains a portion of a State-regulated wetland and is attached for your information.

The City Engineer and the Planning Director reviewed this plat in accordance with Section 3.04 of the Subdivision Control Ordinance. The proposed Final Plat is consistent with the approved Final Preliminary Plat. Therefore, City Management recommends approval of the Final Plat of Wyngate of Troy Subdivision (71 lots).

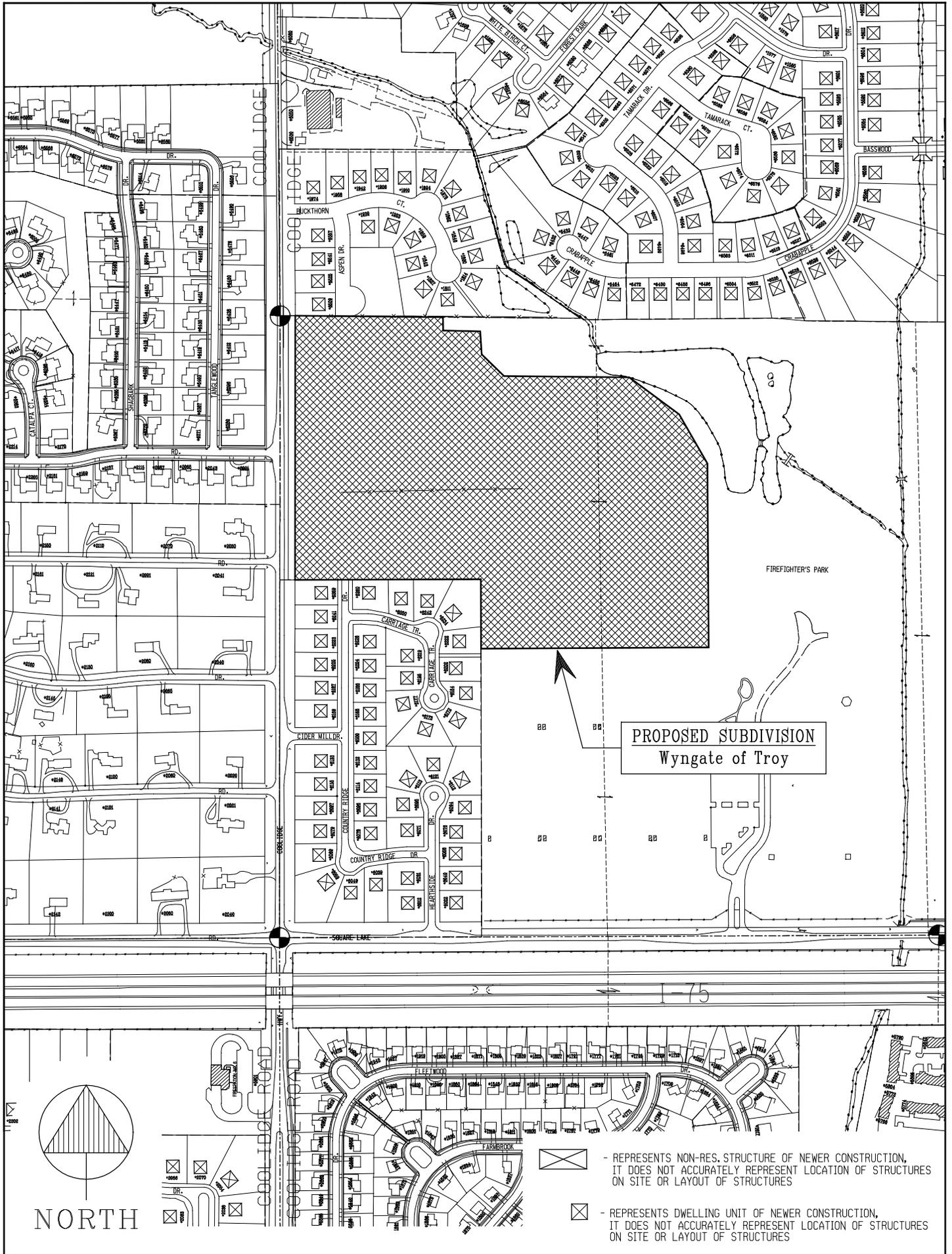
Attachments:

1. Maps
2. Wetland Preservation Easement
3. Platted Residential Development Levels of Approval
4. Comparison Between Site Condominiums and Plats

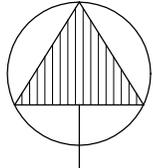
cc: Kevin Christianson, Pulte Homes
File/ Wyngate of Troy

CITY OF TROY

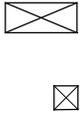




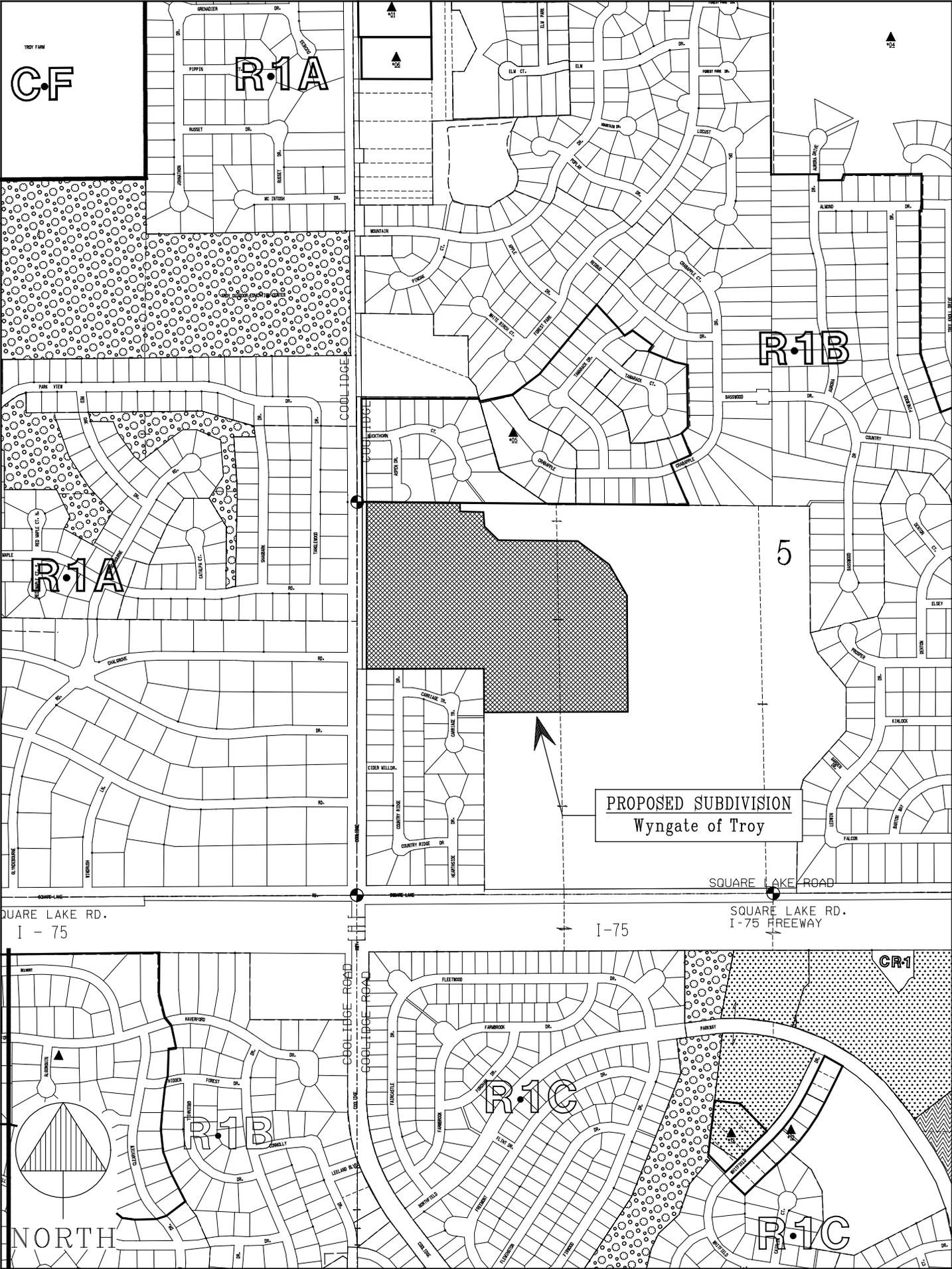
PROPOSED SUBDIVISION
Wyngate of Troy



NORTH



- REPRESENTS NON-RES. STRUCTURE OF NEWER CONSTRUCTION, IT DOES NOT ACCURATELY REPRESENT LOCATION OF STRUCTURES ON SITE OR LAYOUT OF STRUCTURES
- REPRESENTS DWELLING UNIT OF NEWER CONSTRUCTION, IT DOES NOT ACCURATELY REPRESENT LOCATION OF STRUCTURES ON SITE OR LAYOUT OF STRUCTURES



C.F

R-1A

R-1B

R-1A

5

PROPOSED SUBDIVISION
Wyngate of Troy

SQUARE LAKE RD.
I - 75

I-75

SQUARE LAKE RD.
I-75 FREEWAY

R-1B

R-1C

R-1C

CR-1

NORTH

PROPOSED SUBDIVISION
WYNGATE OF TROY
E SIDE COOLIDGE HWY, N OF SQUARE LAKE
SEC. 5 (74 LOTS)



PROPOSED SUBDIVISION
WYNGATE OF TROY

PARK VIEW
GLYNDEBOURNE
RED MAPLE
CATALPA
CHALGROVE
SHAGBARK
TANGLEWOOD
DALESFORD
CHARNWOOD

BUCKTHORN
ASPEN
TAMARACK
CRABAPPLE
CARRIAGE TRAIL
COUNTRY RIDGE
CIDERMILL
HEARTSIDE

COUNTRY
BASSWOOD
PROSPER
GARDEN
LEDWIN
FALCON



**DECLARATION OF PRESERVATION EASEMENT
(WYNGATE OF TROY)**

This Declaration of Preservation Easement is made this _____ day of _____, 2004, by **Pulte Land Company, LLC**, a Michigan limited liability company, the address of which is 26622 Woodward Avenue, Suite 110, Royal Oak, Michigan 48067(hereinafter referred to as "Developer").

RECITALS:

A. Developer is currently the owner of certain real property located in the City of Troy, Oakland County, Michigan. Developer intends to develop this property in accordance with the approved plat, known as Wyngate of Troy Subdivision ("Subdivision").

B. A portion of Lot 24 within the Subdivision contains regulated wetlands, which are subject to the Wetland Protection provisions of the Michigan Natural Resources and Environmental Act, part 303 (MCL 324.30301 et. seq.). The location of Lot 24 and the regulated wetlands thereon are legally described in the attached exhibits.

C. Developer desires to establish an easement for the preservation of the regulated wetlands that are located within Lot 24.

THEREFORE, Developer hereby declares that Lot 24 of Wyngate of Troy Subdivision, which is more particularly described on Exhibit A attached hereto and made a part hereof ("Lot 24") shall be subject to an easement for the preservation of the wetlands which are located within such Lot 24, which easement is described on Exhibit B attached hereto and made a part hereof (the "Preservation Easement").

The Preservation Easement shall be subject to the following terms and provisions:

1. Developer agrees to confine the use of the property designated as a Preservation Easement to activities consistent with the purposes of this Easement and the preservation of conservation values. This commitment

shall also be extended to all subsequent parties who have ownership interests in the property.

2. The land designated in the Preservation Easement shall be preserved in its undisturbed and natural condition. No person or entity shall modify the land designated in the Preservation Easement in any manner, including, but not limited to the following:
 - a.) altering the topography of the designated area;
 - b.) placing fill material in the designated area; dredging,
 - c.) removing or excavating any soil or minerals from the designated area;
 - d.) draining surface water from the designated land constructing or replacing any structure on the designated property,
 - e.) dumping waste, yard debris, or unsightly or offensive material in the designated area;
 - f.) plowing, tilling, cultivating or otherwise altering or developing the wetlands located within the Preservation Easement;
 - g.) cutting of trees except for the removal of trees or vegetation that poses a threat to human life or property,

The only exception to this provision is when all governmental units or agencies having jurisdiction over such wetlands within the designated Preservation Easement have issued a permit for the proposed modification.

3. There shall be no activity within the designated Preservation Easement area, except as permitted by applicable statutes, ordinances, rules and regulations of those governmental units having jurisdiction.
4. Developer shall be responsible for the initial placement of signs or other methods that are acceptable to the City of Troy to delineate the designated Preservation Easement area. Each method must be compliant with the local, state, and federal laws, rules, and regulations. The owner of Lot 24, and all successors in interest to Lot 24, shall be responsible for maintaining, preserving, repairing, and/or replacing the signs or otherwise acceptable methods of delineation of the designated Preservation Easement area.
5. In order to protect the wetlands located within the Preservation Easement, Developer and each subsequent owner of proposed Lot 24, as

a successor in interest, shall refrain from using fertilizer products containing phosphates.

6. The Preservation Easement created herein, as well as the covenants and restrictions set forth above, shall constitute easements, covenants and restrictions running with and binding upon Developer and each subsequent owner of proposed Lot 24, who is a successor in interest and is bound by the terms of the Preservation Easement.
7. This Declaration of Preservation Easement may not be terminated and/or amended except pursuant to a written agreement executed by the current owner of proposed Lot 24, as identified in the attached Exhibit A and the City of Troy, and approved in writing by the Developer, if Developer then continues to own any property within the Subdivision at the time of the proposed termination and/or amendment.
8. No monetary consideration will be provided in exchange for the Preservation Easement.
9. Developer and all successors in interest in proposed Lot 24 agree that the City of Troy shall have the rights to enforce compliance with the terms of this Preservation Easement. A delay in enforcement shall not be construed as a waiver of the City of Troy's right to eventually enforce the terms of this Preservation Easement.
10. This Preservation Easement is binding upon, and inures to the benefit of, Developer's and the City of Troy's successors in interest. All subsequent owners of the proposed Lot 24, as identified on the attached Exhibit A, are bound to all provisions of this Preservation Easement to the same extent as Developer.

Developer:
PULTE LAND COMPANY, LLC,
a Michigan limited liability company

By: _____

Its: _____

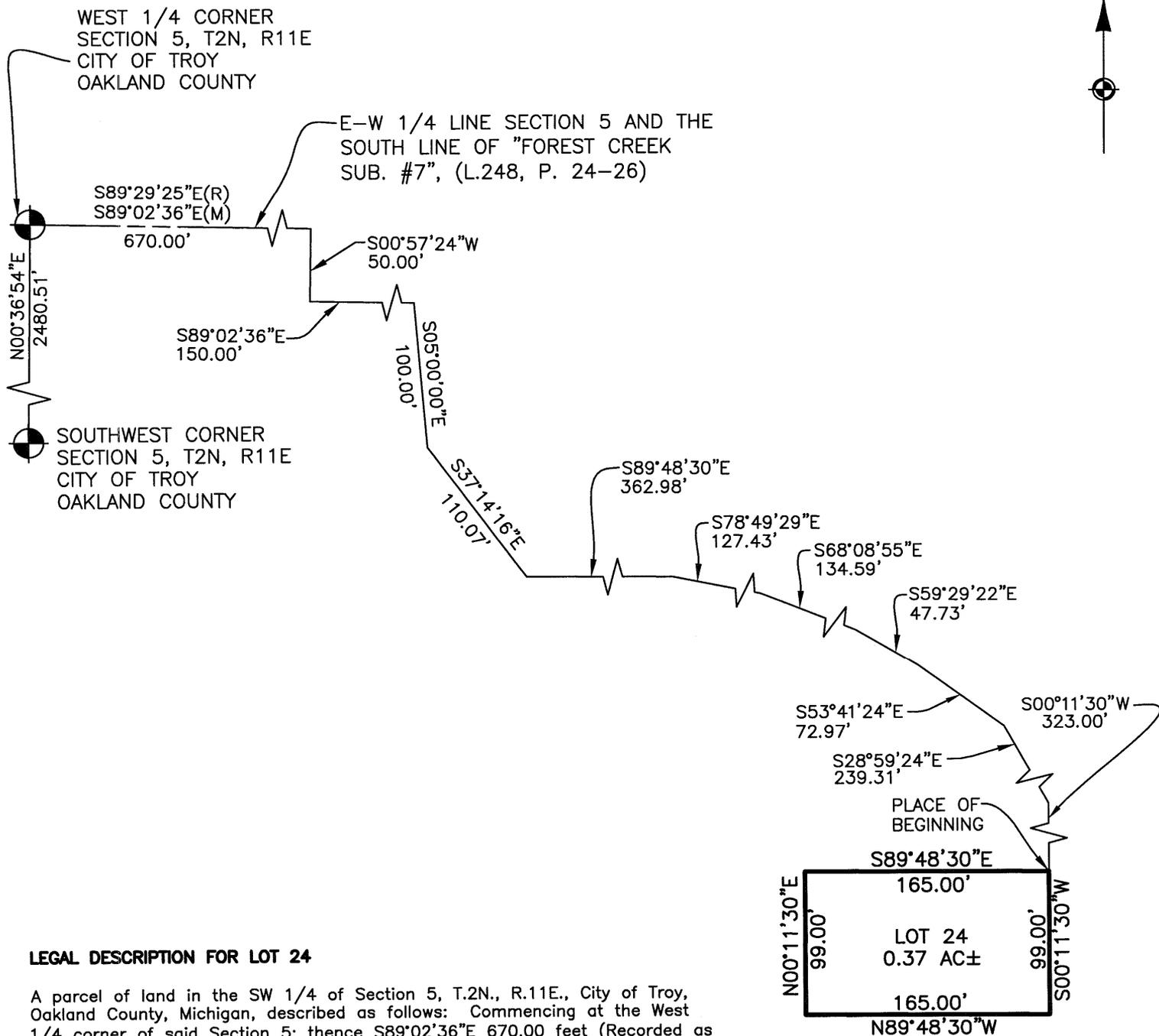
STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

On this _____ day of _____, 2004, before me a Notary Public,
appeared _____, the _____ of Pulte Land Company, LLC, who being by
me duly sworn, did execute the within instrument on behalf of said company.

Notary Public

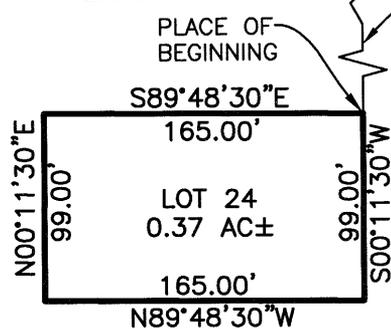
DRAFTED BY AND WHEN
RECORDED RETURN TO:
Mark S. Cohn, Esq.
Seyburn, Kahn, Ginn, Bess & Serlin, P.C.
2000 Town Center, Suite 1500
Southfield, Michigan 48075

EXHIBIT "A"



LEGAL DESCRIPTION FOR LOT 24

A parcel of land in the SW 1/4 of Section 5, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as follows: Commencing at the West 1/4 corner of said Section 5; thence S89°02'36"E 670.00 feet (Recorded as S89°29'25"E) along the East-West 1/4 line of said Section 5 and the South line of "Forest Creek Sub. #7" as recorded in Liber 248, Page 24-26, Oakland County Records; thence S00°57'24"W 50.00 feet; thence S89°02'36"E 150.00 feet; thence S05°00'00"E 100.00 feet; thence S37°14'16"E 110.07 feet; thence S89°48'30"E 362.98 feet; thence S78°49'29"E 127.43 feet; thence S68°08'55"E 134.59 feet; thence S59°29'22"E 47.73 feet; thence S53°41'24"E 72.97 feet; thence S28°59'24"E 239.31 feet; thence S00°11'30"W 323.00 feet for a **PLACE OF BEGINNING**; thence continuing S00°11'30"W 99.00 feet; thence N89°48'30"W 165.00 feet; thence N00°11'30"E 99.00 feet; thence S89°48'30"E 165.00 feet to the Place of Beginning, containing 0.37 acres of land, more or less, being subject to any other easements and restrictions of record, if any.



LEGEND

- (R) RECORDED
- (M) MEASURED

CLIENT PULTE LAND COMPANY, L.L.C.	
WYNGATE OF TROY EXHIBIT "A" LOT 24	
SECTION 5, TOWN 2 NORTH, RANGE 11 EAST CITY OF TROY OAKLAND COUNTY, MICHIGAN	
SCALE:	0 50 100
1 INCH = 100 FEET	

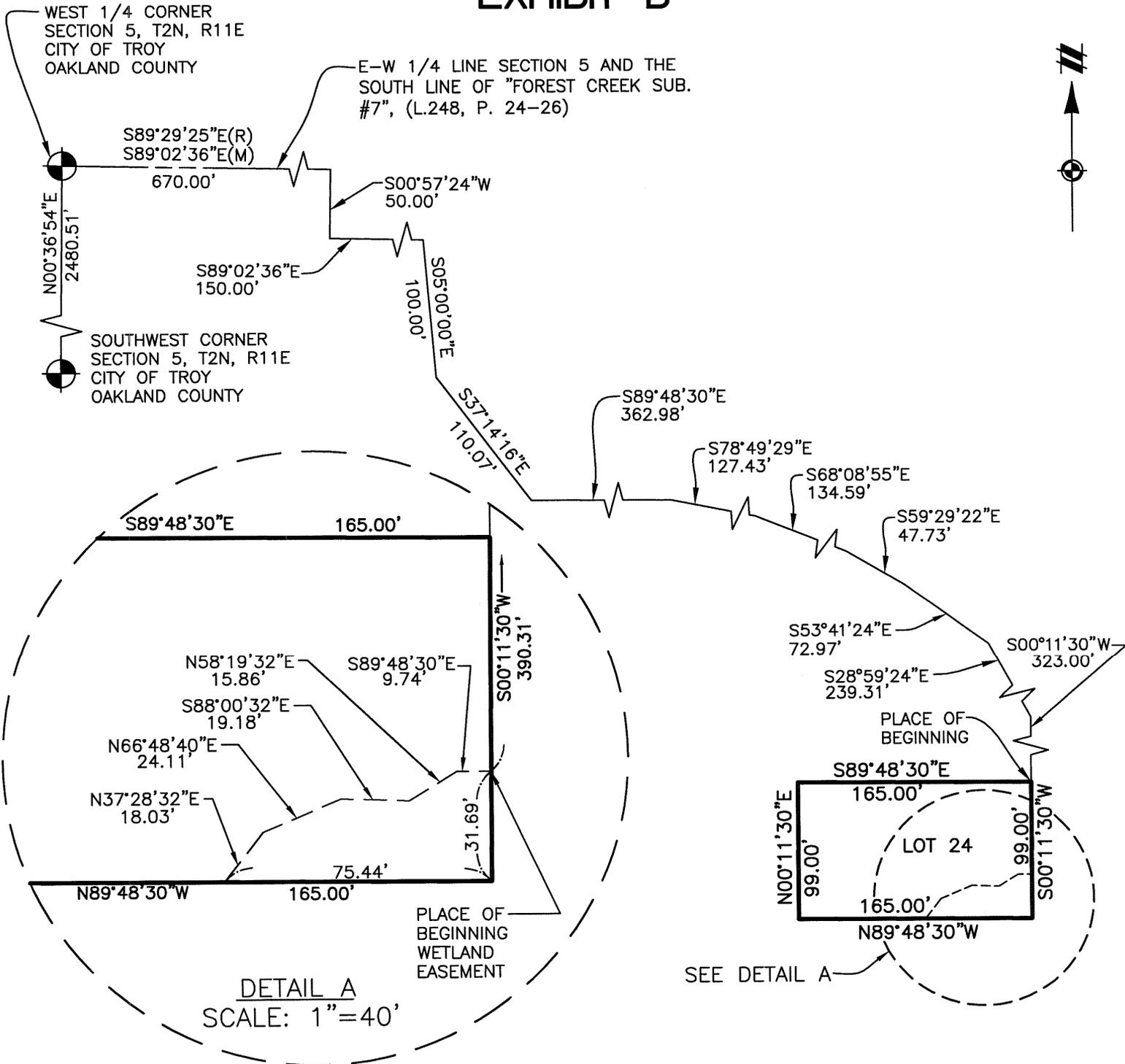
ATWELL-HICKS, INC.

Civil Engineering • Surveying
Planning • Environmental Services
866 850 4200
www.atwell-hicks.com
MICHIGAN ILLINOIS

JOB: 300609	CAD: 300609SU08
DR. CFL	CH. JIF
BOOK	PG.
SHEET 1 OF 3	DATE: 10-20-04
FILE NO. 5102-122-1	

AH

EXHIBIT "B"



DESCRIPTION OF A VARIABLE WIDTH WETLAND EASEMENT

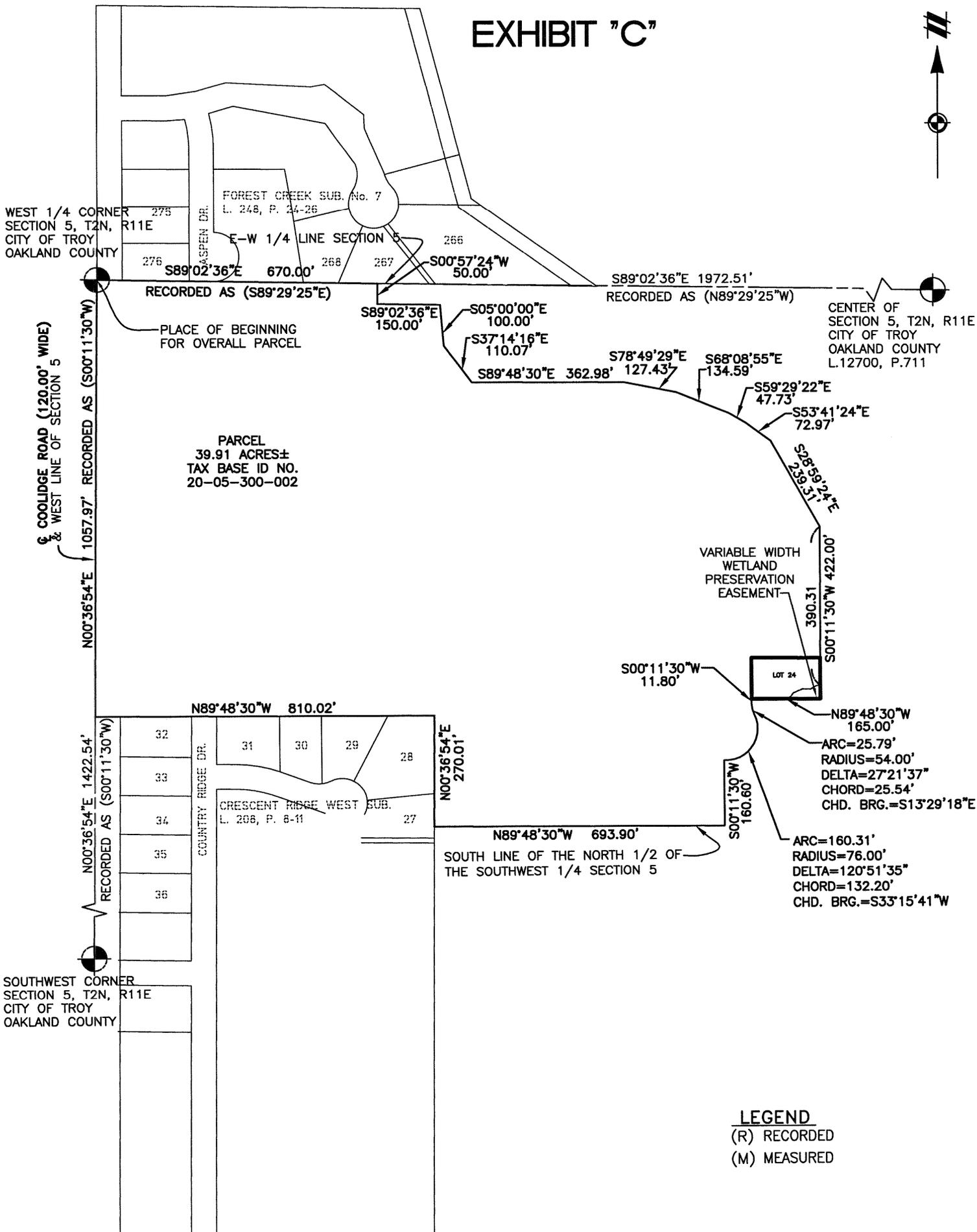
A variable width easement for a wetland located in the Southwest 1/4 of Section 5, T2N, R11E, City of Troy, Oakland County, Michigan, described as: Commencing at the West 1/4 corner of said Section 5; thence S89°02'36"E 670.00 feet (Recorded as S89°29'25"E) along the East-West 1/4 line of said Section 5 and the South line of "Forest Creek Sub. #7" as recorded in Liber 248, Page 24-26, Oakland County Records; thence S00°57'24"W 50.00 feet; thence S89°02'36"E 150.00 feet; thence S05°00'00"E 100.00 feet; thence S37°14'16"E 110.07 feet; thence S89°48'30"E 362.98 feet; thence S78°49'29"E 127.43 feet; thence S68°08'55"E 134.59 feet; thence S59°29'22"E 47.73 feet; thence S53°41'24"E 72.97 feet; thence S28°59'24"E 239.31 feet; thence S00°11'30"W 390.31 for a PLACE OF BEGINNING; thence S00°11'30"W 31.69 feet; thence N89°48'30"W 75.44 feet; thence N37°28'32"E 18.03 feet; thence N66°48'40"E 24.11 feet; thence S88°00'32"E 19.18 feet; thence N58°19'32"E 15.86; thence S89°48'30"E 9.74 feet to the PLACE OF BEGINNING.

LEGEND

- (R) RECORDED
- (M) MEASURED

CLIENT PULTE LAND COMPANY, L.L.C. WYNGATE OF TROY EXHIBIT "B"	ATWELL-HICKS, INC. Civil Engineering • Surveying Planning • Environmental Services 866 850 4200 www.atwell-hicks.com MICHIGAN ILLINOIS										
SECTION 5, TOWN 2 NORTH, RANGE 11 EAST CITY OF TROY OAKLAND COUNTY, MICHIGAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">JOB: 300609</td> <td style="width: 33%;">CAD: 300609SU08</td> </tr> <tr> <td>DR. CFL</td> <td>CH. JIF</td> </tr> <tr> <td>BOOK</td> <td>PG.</td> </tr> <tr> <td>SHEET 2 OF 3</td> <td>DATE: 10-20-04</td> </tr> <tr> <td colspan="2">FILE NO. 5102-122-2</td> </tr> </table>	JOB: 300609	CAD: 300609SU08	DR. CFL	CH. JIF	BOOK	PG.	SHEET 2 OF 3	DATE: 10-20-04	FILE NO. 5102-122-2	
JOB: 300609	CAD: 300609SU08										
DR. CFL	CH. JIF										
BOOK	PG.										
SHEET 2 OF 3	DATE: 10-20-04										
FILE NO. 5102-122-2											
SCALE: 1 INCH = 100 FEET 											

EXHIBIT "C"



LEGEND
 (R) RECORDED
 (M) MEASURED

CLIENT	PULTE LAND COMPANY, L.L.C.		ATWELL-HICKS, INC.	
	WYNGATE OF TROY OVERALL PARCEL		Civil Engineering • Surveying Planning • Environmental Services 8 6 6 8 5 0 4 2 0 0 www.atwell-hicks.com MICHIGAN ILLINOIS	
SECTION 5, TOWN 2 NORTH, RANGE 11 EAST CITY OF TROY OAKLAND COUNTY, MICHIGAN			JOB:	CAD
			300609	300609SU08
			DR. CFL	CH. JIF
			BOOK	PG.
SCALE: 1 INCH = 300 FEET	0 150 300		SHEET 3 OF 3	DATE: 10-20-04
			FILE NO. 5102-122-3	



PLATTED RESIDENTIAL DEVELOPMENT LEVELS OF APPROVAL

Tentative Preliminary Plat Approval

The following items are included in the **Tentative Approval** process:

- Existing Conditions
- Tree Preservation Plan
- Street layout
- Number of lots
- Building setbacks
- Lot dimensions
- Stub Street for possible future developments
- Locations of easements
- The Planning Department analyses the potential future development of the abutting property.
- The developer must provide locations of wetlands and natural features on the property and the method of preservation.
- An environmental impact statement is required if the development consists of 25 lots or more.
- A sign is placed on the property informing the public of the proposed development.
- A notice of the public meeting before Planning Commission is mailed to the abutting property owners.

Final Preliminary Plat Approval

The following items are included in the **Preliminary Plat- Final Approval** process:

- Determine that all city development standards are met and complied with.
- Capacity of sanitary and storm sewers
- Size and location of Water mains
- Size and location of Detention / Retention basins
- Grading and rear yard drainage
- Paving and widening lanes
- Financial guarantees
- Sidewalk and driveway approaches
- Approval from other government agencies involved with the development.
- Verification of wetlands and M.D.E.Q. permit if necessary.
- Agreements, covenants or other documents for the dedication of land for public use or property owners use.

Final Plat Approval

Final Approval checks for conformance with the approved Tentative and Final Preliminary Plats and that all property conveyances such as R.O.W, Easements, Open Space and Parks are in proper order.

COMPARISON BETWEEN SITE CONDOMINIUMS AND PLATS

The site condominium is a form of development that closely resembles the more traditional form of land subdivision known as a “subdivision” or a “plat”. Although both types of development have the same basic characteristics, site condominiums are a newer form of development and are not, therefore, as familiar to homebuyers and neighbors as the more customary plats. An important concept related to any type of condominium development is that condominiums are a form of OWNERSHIP, not a type of physical development.

The following summary is intended to compare and contrast the two types of development.

1. **Comparisons between site condominiums and plats.**
 - a. **Statutory Basis** – Site condominium subdivisions first became possible under the Michigan Condominium Act, which was adopted by the Michigan Legislature in 1978. Plats are created under the Michigan Land Division Act, formerly the Michigan Subdivision Control Act of 1967.
 - b. **Nature and Extent of Property Ownership** – An individual homesite building in a platted subdivision is called a “lot”. In a site condominium, each separate building site or homesite is referred to by the Condominium Act as a “unit”. Each unit is surrounded by “limited common area”, which is defined as common elements reserved in the master deed for the exclusive use of less than all of the co-owners”. The remaining area in the site condominium is “general common area”, defined as the common elements reserved in the master deed for the use of all of the co-owners. The nature and extent of ownership of a platted lot and a condominium unit, with the associated limited common area, are essentially equivalent from both a practical and legal standpoint.
 - c. **Compliance with Zoning Ordinance** – Both site condominiums and subdivisions are required to comply with the minimum requirements of the City of Troy Zoning Ordinance for area and bulk, including minimum lot size, lot width, setbacks and building height. Essentially, site condominiums and subdivisions in Troy must “look” similar.
 - d. **Creation/Legal Document** – A site condominium is established by recording in the records of the county in which the land is located a master deed, bylaws and condominium subdivision plan (“plan”). A platted subdivision is created by the recording of a subdivision plat (“plat”), usually coupled with a declaration of easements, covenants, conditions and restrictions. The plan depicts the condominium units and limited and general common areas, while the plat defines the lots. Both have

substantially the same geometrical appearance and characteristics. The master deed and bylaws on the one hand and the declaration on the other have essentially the same functions with respect to the site condominium or platted subdivision, namely, establishment of: (i) building and use restrictions; (ii) rights of homeowners to use common areas; (iii) financial obligations of owners; and, (iv) procedures for operation of the subdivision.

- e. **Home Maintenance and Real Estate Taxes** – Each unit and lot, as respectively depicted on a condominium plan or subdivision plat, together with any home located thereon, are required to be individually maintained by the owner. Likewise, separate real estate taxes are assessed on each condominium unit or platted lot and paid individually by each homeowner.
- f. **Roads and Utilities** – In most plats, roads are dedicated to the public and maintained by the county road commission or the municipality in which the subdivision is located. Site condominium roads can be either public or private. Sanitary sewer and water supply are public in both. Storm water detention can vary between public and private dedication in both platted and condominium subdivisions.
- g. **Common Areas** – In a site condominium, general common areas, such as open space, entrance areas and storm drainage system, are owned by condominium unit owners in common as an incident of ownership of each unit. In a platted subdivision, legal title to common areas is owned by a homeowners association. In both forms of development, a homeowners association administers the common areas for the benefit of all homeowners equally.
- h. **Homeowners Association** – It is important in both types of development to incorporate a homeowners association comprised of all lot owners or unit owners, as the case may be, to maintain common areas, enforce restrictions and regulations, collect assessments and otherwise administer the common affairs of the development. Because the Condominium Act confers special enforcement powers upon homeowner associations, which are not characteristic of platted subdivision associations, it is generally thought that the condominium form is superior from the standpoint of enforcing rules and regulations of the private community.
- i. **Financial Obligations of Homeowners** – In both types of development, the homeowners association is given the power to assess property owners to pay for maintenance of all common areas and other expenses of administration. Failure to pay give rise to a lien on the defaulting owner's homesite thus providing financial security that the common areas will be properly maintained for the benefit of all homeowners.

- j. **Public Relations** – The same types of public health, safety and welfare regulations apply to both forms of development. Procedurally, the methods of applying for and obtaining plat or condominium plan approval are similar at the municipal level.
- k. **Unique Characteristics of Condominium Unit Purchase** – The Condominium Act provides special benefits for site condominium unit purchasers: (i) a 9-day period after signing a purchase agreement within which a purchaser may withdraw without penalty; and (ii) a requirement that all condominium documents, supplemented by an explanatory disclosure statement, be furnished to all purchasers at the time of entry into a purchase agreement. There are no similar benefits to purchasers provided under the Land Division Act.
- l. **Local and State Review** – Both development types require City Council approval, following a recommendation by the Planning Commission. Unlike subdivisions, site condominiums do not require the review and approval of the Michigan Department of Consumer and Industry Services. For this reason it can sometimes take a substantially shorter period of time to obtain necessary public approvals of site condominiums than platted subdivisions.

2. Reason for choosing one form versus another.

Developers and municipalities often prefer the site condominium approach because of better control of market timing. It should be emphasized that the site condominium choice never sacrifices any public protections that would otherwise be present in the case of a platted subdivision under similar circumstances.

3. Conclusion.

The platted subdivision approach and the newer site condominium technique are two different statutory methods of reaching essentially the same practical and legal result of subdividing real estate into separate residential building sites. Both methods are required to meet substantially the same public health, safety and welfare requirements. The site condominium is sometimes chosen over the platted subdivisions because of perceived benefits to purchasers, homeowners, and developers.

HARD COPIES OF FINAL PLAT INCLUDED IN PACKAGE.

October 19, 2004

To: The Honorable Mayor and City Council Members

From: John M. Lamerato, Acting City Manager
Douglas Smith, Real Estate & Development Director

Subject: Multi-Use Facility on Civic Center Site

City Management has been approached by an organization that would like to construct a multi-use facility including minor league baseball on the Civic Center site. Attached is a general proposal that outlines the many civic uses of such a facility. The concept of such a facility could provide a centerpiece for the overall Civic Center site development by providing family-oriented activities such as minor league baseball, an ice arena, concert venue and a home for the Troy Cowboys among a myriad of other opportunities.

At this time we are seeking City Council's direction to have City Management further negotiate with the organization for a multi-use facility on the Civic Center site.

**CONCEPT REPORT FOR MULTI-PURPOSE FACILITY &
MINOR LEAGUE BASEBALL TEAM IN CITY OF TROY**

TABLE OF CONTENTS

- I. CONCEPT OVERVIEW
- II. MULTI-PURPOSE FACILITY USES & PROGRAMMING OPPORTUNITIES
- III. BENEFITS TO CITY OF TROY
- IV. CIVIC CENTER PRIORITY TASK FORCE REPORT
- V. THE STORY OF MINOR LEAGUE BASEBALL
- VI. THE STORY OF OLDSMOBILE PARK & THE LANSING LUGNUTS

I. CONCEPT OVERVIEW

This report has been prepared for consideration by the Troy City Council of the development of a multi-purpose stadium facility on the Troy Civic Center site that would serve as home to a new minor league baseball team in the metropolitan Detroit area, and that also would be designed to accommodate many other possible community uses, including serving as an amphitheater for concerts, an outdoor skating park in the winter months, an outdoor venue for summer movie nights, a site for festivals and outdoor exhibition space and other community events, use by the Troy School District for high school baseball and softball games and for other events like graduation ceremonies and senior night celebrations, use by the Troy Little Leagues and Parks & Recreation Department for games when the minor league team does not have home games, and use by the Troy Cowboys.

The facility would have a seating capacity of approximately 5,000, and would include both permanent seats and lawn seats, picnic areas, a restaurant, suites, concession stands, restrooms, two locker rooms, a team store, children's play areas, and offices for team and management staff. It would be fully lit for nighttime use, and would include a state-of-the-art scoreboard and sound system (specifically designed to direct sound away from area neighborhoods). The facility would be designed with full access for disabled persons (compliant with the Americans with Disabilities Act). Finally, it would be designed in a style reminiscent of a miniature Fenway Park or Wrigley Field, and it would include one or more adjacent plazas, with a fountain and potentially other water features with benches and access to food in the adjacent stadium facility. The facility would be surrounded by beautiful landscaping, so that it would become a part of the landscape of the entire Civic Center area and flow easily into the surrounding green spaces. One potential location for the facility would be at the southeast corner of Town Center and Civic Center Drives (see attached map).

The opportunity to develop year-round programming at the facility would meet with the goals and objectives outlined in the 2004 Civic Center Priority Task Force Report. Both the physical improvements and the programming at the facility would be targeted toward 1) increasing residential and business utilization of the Civic Center; 2) developing a park and campus setting; and 3) immediate implementation with a long-term growth path.

A similar plan was pursued about ten years ago by the City of Lansing when it developed Oldsmobile Park, which is home to minor league baseball's Lansing Lugnuts. Oldsmobile Park and the Lugnuts are two of the best community assets in Lansing, and city officials have attributed much of the resurgence of downtown Lansing to the development of the stadium and the positive impact that the Lugnuts have had on the community. Similar to what has taken place in Lansing, the new facility would present the City of Troy with the opportunity to create year-round programming that would attract all members of the Troy community, from families to youth to seniors of all ethnicities and backgrounds.

Although only very preliminary conversations between Troy city officials and the proposed operator of the minor league baseball team have taken place, at present, the concept does not involve the use of public funds for construction of the facility. The estimated cost of the facility would be between \$17 and \$20 million, although no studies have yet been conducted on the Civic Center site to ascertain existing site and infrastructure conditions. However, if the Troy City Council is interested in this facility then action must be taken expeditiously, as the operator must have a new home for its minor league baseball team completed by May 2006.

In summary, the concept presents the opportunity to begin work immediately on a plan that will accomplish many of the goals and fulfill many of the priorities of the 2004 Civic Center Priorities Task Force Report. This facility can become the cornerstone of the implementation of the Task Force recommendations, and a central gathering place for the entire Troy community. It can accomplish many of the goals and priorities set forth by the Task Force all in one 7 to 8 acre area, while leaving much of the Civic Center green spaces open for future development of more paths and walkways and gardens. This concept is an important opportunity that represents a win-win for Troy residents and businesses, as well as helping to insure that Troy remains a remarkable community for many generations to come.

II. MULTI-PURPOSE FACILITY USES & PROGRAMMING OPPORTUNITIES

The multi-purpose stadium facility would be designed for use in a variety of capacities that would make the facility a major community asset and gathering place. The stadium uses and programming opportunities would include:

A. Minor League Baseball Team – The facility would be designed to accommodate play by a professional minor league baseball team that would become a major community asset and source of terrific, affordable family entertainment. The minor league baseball team would be operated by a locally-based firm with experience in operating sports teams and sports and entertainment facilities. The team would play approximately 50 home baseball games from May through September. Virtually all of the games would take place on evenings and weekends. Furthermore, because minor league baseball games are attended largely by families, minor league games generally do not have the same type of traffic concerns as the major league sports. First, the number of people per car averages four people. So, even for sold-out games, parking for 1300 cars should be sufficient, which means that there is already sufficient parking in the surrounding lots (exclusive of the library parking lot) on the Civic Center site. In addition, because the fan base is mostly families, the fans tend to leave the games in a gradual flow as opposed to a rush at the end of the game. The operator also would allow children to run the bases after each game, which generally results in a further staggering of the departures from the stadium after each game.

B. Amphitheater – The stadium could also serve as a venue for outdoor concerts and other musical or theatrical performances in the summer months.

C. Outdoor Ice Skating Venue – The facility could be used in the winter months as a beautiful outdoor ice skating venue, complete with lights for night-time skating, a sound system for music, locker rooms that could be used by guests for changing into their skates or for warming areas, concession stands for food and warm beverages, rest room facilities, and possibly a restaurant that could be open for lunch and dinner. The venue also could be used by local youth hockey leagues for special outdoor practices or games or for youth hockey tournaments.

D. Outdoor Summer Movie Venue – The facility could be used for summer movie nights outdoor at the stadium, similar to the “Park After Dark” summer movie night series held at Oldsmobile Stadium in Lansing.

E. Fall / Halloween Celebration – A Fall/Halloween themed experience could be created at the stadium to bring families, youth and other area residents to the Civic Center in the fall. The experience could include a Haunted House similar to the “Fright Night” Haunted House that is created each year at Oldsmobile Park in Lansing.

F. Venue for Troy Fourth of July Celebration – In years when the minor league baseball team is on the road, a musical and fireworks celebration to commemorate the Fourth of July could be held at the facility. Similar celebrations are held at almost every minor league baseball park across the country, include in Lansing and in other venues across the Midwest, such as Battle Creek, Grand Rapids, Toledo, Fort Wayne and Indianapolis.

G. Venue for Use by Troy Parks & Recreation Department – The facility could be used by the Troy Parks & Recreation Department to schedule as many community recreational uses at the stadium as possible, including usage by the Troy Little Leagues.

H. Venue for Use by Troy School District – The Troy School District could schedule many school district uses at the stadium, including usage by the high school baseball and softball teams, senior night celebrations and graduation ceremonies. In addition, the minor league baseball team would work closely with area schools to develop programs that encourage educational excellence, with the rewards for academic achievement including tickets to the minor league team’s games and school visits from the team’s players and mascot.

I. Venue for Use by Other Troy Community Organizations such as Troy Cowboys – Other Troy Community Organizations, such as the Troy Cowboys, could use the facility for their programs. Furthermore, the minor league team would host events with various community organizations at the stadium, such as annual Boy Scout and Girl Scout Overnight Campouts on the field at the stadium.

J. Youth and Disabled Person Baseball & Softball Clinics – The minor league team would conduct regular youth and disabled person baseball and softball clinics featuring instruction by members of the minor league team’s coaching staff.

K. Venue for Senior Programs – The facility could be a site for programs designed specifically to meet the needs of area seniors, such as a morning walking program around the stadium’s warning track.

L. Venue for Festivals and Outdoor Exhibits – The facility would be a perfect venue for outdoor festivals and exhibits.

M. Venue for Charity Events – Local charity organizations would be able to use the facility as a venue for fundraising events. In addition, the minor league team would have a charity fund and would help to raise charitable dollars or in-kind donations for many area charities.

N. Venue for Meetings – The facility’s restaurant could be designed for possible use as a meeting space for business or community groups.

O. Adjacent Plazas and Fountain Serve as Community Gathering Place – The facility would have a fountain plaza adjacent to the exterior of the stadium that would include benches and possibly access to food from the stadium restaurant that could help to create a natural community gathering place even on days when there are no major events taking place at the stadium. The fountain also could serve as a charity fundraising mechanism, with the change collected from the fountain being put in a charity fund and dispersed out to local charities.

P. Cornerstone for Beautiful Campus Setting – The proposed multi-purpose stadium facility could serve as the crown jewel of the Civic Center campus, and as a cornerstone of future continued development of a beautiful campus setting, while also satisfying many of the goals and priorities set forth in the 2004 Civic Center Priority Task Force Report. This concept also leaves open many green spaces on the Civic Center land for future development of paths and gardens.

III. BENEFITS TO CITY OF TROY

Overall Benefits:

- The existence of a first-class stadium facility and a minor league baseball team operated by a first-class management group would attract thousands of additional people, including thousands of families, to Troy's Civic Center campus every year, which would significantly increase the profile of the City of Troy both regionally and nationally, and which would help to make Troy an even more desirable community for families.
- Visitors to the minor league team's games would enjoy a Disney-like experience in every way, from the friendliness of the game day staff (many of whom would be local high school and college students) to the incredible family entertainment experience that would be created for each of the minor league baseball team's home games.
- The stadium facility would be designed specifically for providing wholesome family entertainment.
- The minor league baseball team would launch a major publicity campaign surrounding the facility and the team that would generate national exposure for the City of Troy, and the local press coverage of the facility and the minor league baseball team would bring strong additional attention to Troy.
- The existence of the new facility on the Civic Center campus would attract thousands of families to the campus and add to the overall family-oriented atmosphere of the city. It also would be consistent with the city's recent selection in 2004 as the *Sports Illustrated* "SportsTown" for the State of Michigan.
- Many other cities across the country have demonstrated that minor league baseball can be a city's best community asset, and a gathering place for the entire community. In our own State of Michigan, minor league baseball is thriving as a huge community asset in cities like Lansing, Grand Rapids, Battle Creek and Kalamazoo.
- The minor league baseball team's executives would promote the City of Troy throughout Michigan and across the country.
- The new stadium would help to foster continued strong feelings of pride about the City of Troy among current residents and prospective new residents.
- Attracting local fans and families to the Troy Civic Center campus provides the city with the opportunity to market itself to a whole new group of potential future residents who are currently not aware of the many benefits of living in the city and its many programs for residents. The city would receive this marketing opportunity without additional investments of its marketing budget.

Other Community and Parks & Recreation Department Benefits:

- While the new stadium facility would be designed and built for minor league baseball, the facility also would be designed to accommodate many other community uses, as outlined in Section II above.

Civic & Academic Benefits to City of Troy:

- The minor league baseball team staff would work actively with the Troy community to get kids and families involved in the team and to come out to the stadium for games and other events throughout the year. The minor league team would institute a Reading Club Program with local schools, where kids would receive a ticket to one of the minor league team's games for every 10 books they read. The minor league team also would work with many other area organizations to involve families and children in the minor league team's operations and to bring them to the stadium on a regular basis. For example, the minor league team would offer regular baseball clinics and camps for area youth with the team's coaches; would host outings at the stadium like an annual Boy Scouts and Girl Scouts sleep over outside on the field at the stadium; and, would partner with various local charities on fundraising initiatives.
- Discounted tickets for Troy residents to select minor league baseball team home games.
- The minor league baseball team would provide jobs and internships for area high school and college students, especially for game-day staffing positions during the summer baseball season.
- By developing a strong relationship with the minor league baseball team and the proposed operator, young people looking for careers in sports also would have opportunities to seek out entry-level positions with professional sports teams across the country.

IV. 2004 CIVIC CENTER PRIORITY TASK FORCE REPORT

The multi-purpose stadium facility, with the minor league baseball team and other potential programming elements outlined in this proposal, could accomplish a significant number of the goals and priorities set forth in the 2004 Civic Center Priority Task Force Report. First, it could help to satisfy at least some part of all three Civic Center goals outlined at the beginning of the Task Force Report:

“Goal 1 – Increase the residential and business utilization of the Civic Center.” The narrative with this goal stated . . . “[t]he Civic Center must be brought to life. It should be a vibrant place that is used by all members of our community. . . . [o]ur primary goal is to create a Civic Center that benefits and is utilized by all segments of Troy’s residential and business community.” The concept proposed in this report would accomplish the goal of bringing the Civic Center to life, especially with the addition of the minor league baseball team, but also through the possibility of concerts, movie nights, ice skating, festivals, a fountain plaza, and possibly a restaurant for use by residents and businesses. It would be a true win-win for both residents and businesses.

“Goal 2 – Develop park and campus setting.” The multi-purpose stadium facility could be the cornerstone of further development on the Civic Center campus, and because it could accomplish many priorities of the Task Force Report in one location, it would leave open many green spaces for the development of more tranquil gardens and pathways.

“Goal 3 – Immediate implementation with a long-term growth path.” This project could help to begin implementation of the Task Force Report goals and priorities immediately by creating a world-class facility but also leaving open much of the Civic Center site for future development. The concept report proposes that if City Council is interested in the development of the multi-purpose stadium facility and the minor league baseball team, that action be taken immediately to move forward on this matter. The operator of the minor league baseball team must have a completed stadium ready for play by May of 2006.

In addition to these three goals, the Task Force Report highlighted a number of priorities for development at the Civic Center. While this stadium concept would not satisfy every one of the priorities, it could be used to address many of the stated priorities, including: an outdoor amphitheater-type setting for concerts, theatrical performances; an outdoor exhibition space; a winter outdoor ice skating venue (with warming areas, concessions, restrooms, lights, music, and a restaurant with windows to see out to the skating area); a fountain plaza with seating areas around it; a possible restaurant to attract residents and a business lunch crowd; a venue for showing outdoor movies at night; a venue designed for ease of access for all residents, including the disabled; a community gathering place (including usage by Little Leagues, Troy Parks & Recreation Programs, Troy School District, Troy Cowboys, seniors, youth, and most of all, families); and, a possible venue for seasonal programming to attract area residents and businesses to the Civic Center year-round.

In sum, we believe the concept of building this multi-purpose stadium facility, together with the introduction of the minor league baseball team and the other programming possibilities outlined in this report, would begin the immediate implementation of the very ambitious plan outlined in the Task Force Report. This initiative would leave a true legacy for many generations to come. It would help to insure that Troy remains a remarkable community.

V. THE STORY OF MINOR LEAGUE BASEBALL

In this era of cell phones and email, wireless Internet and instant messaging, Blackberrys and pagers, technology has forced most of us to work virtually 24 hours-a-day. People are so overwhelmed with their everyday life that they hardly have time to build relationships with their families, let alone their customers, business colleagues and employees. When people have free time today, they look for entertainment options that allow them to involve their entire family. This need for great, wholesome family entertainment is a big reason why minor league baseball has grown and become so popular over the last decade. Minor league baseball has been the fastest growing segment of the sports industry over the past 10 years. It is baseball in its purest form, played “under the stars”, where the players care about the game and are on a 0-for-10 streak away from their next occupation. It’s all about wholesome, affordable family entertainment.

To date, no one has brought minor league baseball to the Detroit area, and more specifically to Oakland County. Oakland County includes many families who are living the fast-paced, 24-hour-a-day life of today’s world. The parents of these families are the prototype of people who don’t have time to do anything outside of their regular business responsibilities unless it involves their families. This environment makes Oakland County the perfect location for a minor league baseball team designed to appeal to family entertainment. There will be no better way for these families to spend time together than through an experience centered on minor league baseball.

Furthermore, minor league baseball is unique among sports options, as the sport of baseball holds a special status within American heritage. It is a source of great commonality between generations. In this era of email and the Internet, the bat, the ball, and the baseball glove remain a solid link between parents and their children. The experience of attending a minor league baseball game is among the most intimate of any form of entertainment – the ballparks are small, the players are in close proximity to every seat, and the atmosphere is informal and choreographed for constant fun. **It is Americana at its best!**

Minor league baseball has undergone explosive growth over the last 30 years and that growth is expected to continue. In 2003, almost 40 million Americans attended minor league baseball games.

Fan-tastic	
Attendance figures since 1970	
1970	11 million
1980	12 million
1990	25 million
2000	38 million
2003	40 million

VI. THE STORY OF OLDSMOBILE PARK & THE LANSING LUGNUTS

In 1996, the City of Lansing opened Oldsmobile Park, the home of the Lansing Lugnuts of Minor League Baseball's Midwest League, to much acclaim and success. Oldsmobile Park has been called the city's "crown jewel", and the stadium and the Lugnuts have been credited with helping to revitalize downtown Lansing. The Lugnuts have become a much beloved fabric of the city, with a loyal and very diverse fan base that includes all races, ethnicities and age groups, as well as area businesses. The Lugnuts offer the type of fun and affordable family entertainment that wins over every demographic.

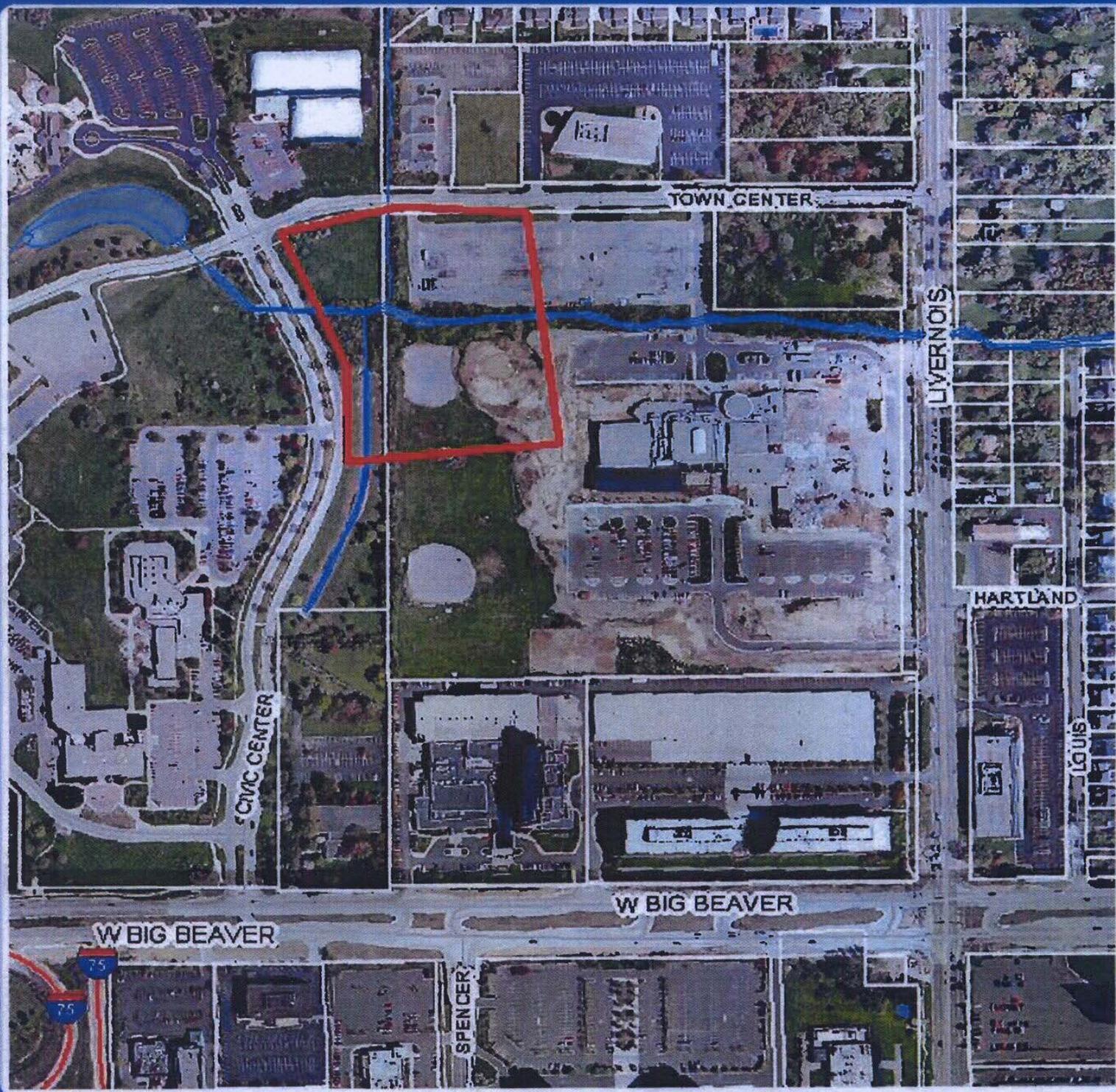
The stadium has approximately 6500 seats, 26 suites, concession stands and vendors, a team store, an interactive water fountain for kids to play in, training and locker room facilities for the minor league teams (home and visiting), on-site office space for team and management personnel, a state-of-the-art scoreboard and sound system, stadium lights, and complete accessibility for the disabled. The stadium was constructed in only one year by local contractors.

In addition to Lugnuts' games, Oldsmobile Park is used for a number of other public events, including concerts, festivals, charity events, a summer movie series called "Park After Dark", a "Symphony in the Park" series featuring the Greater Lansing Symphony Orchestra followed by fireworks, a Halloween "Fright Night" Haunted House, and a winter ice skating rink. In addition, the Lugnuts Charities is a charitable fund that the team has created to support existing programs and to create new opportunities to benefit youth in the greater Lansing community. Since its inception in 1996, Lugnuts Charities has contributed more than \$75,000 to programs and projects in the Lansing community. Each year, a very special night at the ballpark is held, called Lugnut Charities Night, to help raise funds for Lugnut Charities, and Lugnut Charities also collects funds from Lugnut Fountain to give back to local charities. The Lugnuts also have developed a number of programs that involve area schools and encourage academic excellence, including "*Grand Slam School Day*" and the "*ok kids program*".

Overall, Oldsmobile Park and the Lugnuts organization have been a huge boost to the Lansing area community. The stadium and the team are arguably two of the city's biggest community assets. In just the first five years of operation, Oldsmobile Park brought more than 1,200 part time and full time jobs to the downtown area. It is just this type of scenario that this Concept Report would like to recreate. This is a tremendous opportunity to create something truly wonderful for the entire community.



Geographical Information Systems Online



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.



HARD COPIES OF THREE (3) RENDERINGS
AND A VIDEO TAPE ARE ATTACHED TO
THE AGENDA PACKET

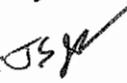


TO: Mayor and Members of Troy City Council
FROM: Lori Grigg Bluhm, City Attorney
DATE: October 20, 2004
SUBJECT: Legal Options for Minor League Baseball Facility

The City of Troy has received a request to develop a multi-purpose stadium facility on the Troy Civic Center site that would serve as the home to a new minor league baseball team AND would also accommodate many civic and community events. If City Council chooses to further explore this proposal, there are a number of legal methods that can be pursued for this project. The City of Lansing used the installment contract option for Oldsmobile Park, which is authorized by MCL 123.721 et. seq.. I briefly discussed this financing method with Attorney Joel Piell (Miller Canfield), who assisted the City of Lansing with this development. According to Piell, the City Council chose this installment option, rather than a long- term lease or the sale of property. The two options are distinguishable in several respects, but most notably the installment contract statute imposes a maximum fifteen- year term for financing. According to Piell, there are many other municipalities who have used a statutory installment contract to obtain property or goods or services for public purposes. Additional details about these options would be presented if Council decides to move forward with the proposal.

As always, if you have any questions concerning the above, please let me know.

TO: The Honorable Mayor and City Council

FROM: John Szerlag, City Manager 
John M. Lamerato, Assistant City Manager-Finance and Administration 

RE: September 30, 2004 Quarterly Financial Report

DATE: October 19, 2004

Please find attached the Quarterly Financial Report for the Three Months Ended September 30, 2004.

If you have any questions, please feel free to call.

CITY OF TROY
QUARTERLY FINANCIAL REPORT
FOR THE THREE MONTHS ENDED SEPTEMBER 30, 2004

- QUARTER END HIGHLIGHTS
- STATEMENT OF REVENUES AND EXPENDITURES - BUDGET AND ACTUAL
- INVESTMENT LISTING (TYPE, LOCATION, RATE, MATURITY DATE)
- INVESTMENT FUND PORTFOLIO - COST VS. MARKET VALUE
- BANK BALANCES (LOCATION, FUND, BALANCE)

QUARTER END HIGHLIGHTS (SEPTEMBER 30, 2004)

GENERAL FUND

- REVENUE AND EXPENDITURES IN TOTAL APPEAR IN LINE WITH BUDGET ESTIMATES
- STATE SHARED REVENUE IS PROJECTED AT \$7.0 MILLION VS \$6.5 BUDGETED
- INVESTMENT INCOME CONTINUES TO LAG BEHIND PROJECTIONS
- BUILDING PERMT ACTIVITY IS UP \$22,000 COMPARED TO LAST YEAR

SYLVAN GLEN GOLF COURSE

REVENUES ARE DOWN \$26,000 AND EXPENSES ARE DOWN \$39,000 COMPARED TO LAST YEAR

AQUATIC CENTER

REVENUES WERE UP \$10,000 WHILE EXPENSES REMAINED THE SAME COMPARED TO LAST YEAR

DEPARTMENT HIGHLIGHTS

- PASSPORT ACTIVITY – 250 TRANSACTIONS 64 PHOTOS GENERATING \$8,140 IN REVENUE.
- NEW RESIDENT PACKET DISTRIBUTION JULY – SEPT. – 358
BREAKDOWN: 14 OUT OF COUNTRY
 30 OUT OF STATE
 92 TROY TO TROY
 197 IN STATE
 25 REALTORS

CITY OF TROY
 Monthly Financial Report
 General Fund
 For the Period Ending September 30, 2004

CITY OF TROY GENERAL FUND

Description	Last Year Actual	2004-05 Budget	Current Month	Year To Date	%
GENERAL FUND REVENUES					
TAXES	30,985,388	31,996,690	79,383	32,269,324	100.85
BUSINESS LICENSES & PERMITS	39,557	37,000	1,701	5,183	14.01
NON-BUS. LICENSES & PERMITS	1,610,428	1,480,000	149,383	447,589	30.24
FEDERAL GRANTS	100,354	22,000	0	0	.00
STATE AGENCIES	7,295,363	6,645,000	1,291,745	1,294,250	19.48
CONTRIBUTIONS-LOCAL	162,365	135,000	2,500	4,750	3.52
CHARGES FOR SERVICES - FEES	1,209,542	1,156,600	22,957	67,971	5.88
CHARGES FOR SERVICES - REND.	1,600,633	1,677,500	197,687	314,963	18.78
CHARGES FOR SERVICES - SALES	305,582	147,000	8,948	15,444	10.51
CHARGES FOR SERVICES - REC	2,857,298	2,742,500	377,765	767,281	27.98
FINES & FORFEITS	960,250	975,000	59,047	122,371	12.55
INTEREST AND RENTS	865,998	954,000	53,437	149,365	15.66
OTHER REVENUE	439,460	450,110	116,012	123,529	27.44
OTHER FINANCING SOURCES	9,434,778	10,654,450	0	0	.00
TOTAL GENERAL FUND REVENUE	57,866,996	59,072,850	2,360,565	35,582,020	60.23
EXPENDITURES					
LEGISLATIVE	1,926,046	2,025,620	137,670	406,728	20.08
FINANCE	4,331,477	4,840,690	359,326	994,526	20.55
OTHER GEN GOVERNMENT	2,471,227	2,619,120	230,590	488,151	18.64
POLICE	20,543,113	22,059,220	1,661,391	4,613,923	20.92
FIRE	3,732,506	3,899,000	1,030,738	1,372,077	35.19
BUILDING INSPECTION	1,926,514	2,075,770	152,554	448,574	21.61
STREETS	4,678,297	5,412,320	313,638	945,172	17.46
ENGINEERING	2,766,755	3,013,880	224,529	632,853	21.00
RECREATION	7,797,872	8,208,820	679,862	2,068,535	25.20
LIBRARY	4,547,589	4,908,410	471,109	991,148	20.19
TRANSFERS OUT	678,000	10,000	0	0	.00
TOTAL GEN FUND EXPENDITURES	55,399,396	59,072,850	5,261,407	12,961,687	21.94

CITY OF TROY
Monthly Financial Report
Refuse Fund
For the Period Ending September 30, 2004

REFUSE FUND

Description	Last Year Actual	2004-05 Budget	Current Month	Year To Date	%
REVENUES					
TAXES	3,886,715	3,967,000	0	4,057,657	102.29
CHARGES FOR SERVICES - REND.	152,700	0	0	0	.00
CHARGES FOR SERVICES - SALES	1,348	1,000	67	314	31.40
INTEREST AND RENTS	38,942	40,000	6,657	12,380	30.95
OTHER FINANCING SOURCES	455,230	451,180	0	0	.00
TOTAL REVENUE	4,534,935	4,459,180	6,724	4,070,351	91.28
EXPENDITURES					
CONTRACTORS SERVICE	4,300,686	4,280,000	337,199	795,891	18.60
OTHER REFUSE EXPENSE	34,903	51,180	7,507	7,507	14.67
RECYCLING	96,612	128,000	10,227	29,232	22.84
TOTAL EXPENDITURES	4,432,201	4,459,180	354,933	832,630	18.67

CITY OF TROY
 Monthly Financial Report
 Capital Fund
 For the Period Ending September 30, 2004

CAPITAL FUND

Description	Last Year Actual	2004-05 Budget	Current Month	Year To Date	%
REVENUES					
TAXES	7,586,118	8,938,000	0	9,141,951	102.28
FEDERAL GRANTS	1,965	0	0	863	.00
STATE AGENCIES	3,016,325	4,267,750	0	0	.00
CHARGES FOR SERVICES - REND.	1,611,639	140,000	372	10,920	7.80
INTEREST AND RENTS	339,025	325,000	45,488	97,226	29.92
OTHER REVENUE	680,280	0	1,460	1,750	.00
OTHER FINANCING SOURCES	14,608,910	14,738,780	0	0	.00
TOTAL REVENUE	27,844,262	28,409,530	47,320	9,252,710	32.57
EXPENDITURES					
FINANCE	9,827	55,000	2,463	2,463	4.48
OTHER GEN GOVERNMENT	4,830,407	3,714,000	7,227	360,923	9.72
POLICE	184,126	487,120	2,400	16,071	3.30
FIRE	50,298	447,500	0	1,415	.32
BUILDING INSPECTION	56,212	20,000	112	1,215	6.08
STREETS	9,396,123	17,132,000	1,428,436	2,387,915	13.94
ENGINEERING	21,604	17,000	0	0	.00
RECREATION	2,403,981	3,971,000	46,702	206,076	5.19
LIBRARY	213,622	0	0	0	.00
MUSEUM	1,460,743	247,000	2,661	27,143	10.99
STORM DRAINS & RET PONDS	644,502	1,512,890	120,419	170,066	11.24
INFORMATION TECHNOLOGY	93,214	806,020	0	0	.00
TOTAL EXPENDITURES	19,364,659	28,409,530	1,610,420	3,173,287	11.17

CITY OF TROY
 Monthly Financial Report
 Sanctuary Lake Golf Course
 For the Period Ending September 30, 2004

SANCTUARY LK GOLF COURSE FUND

Description	Last Year Actual	2004-05 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - SALES	2,164	50,000	7,543	15,152	30.30
CHARGES FOR SERVICES - REC	78,976	1,675,400	161,854	412,791	24.64
INTEREST AND RENTS	79	61,000	32	135	.22
OTHER REVENUE	51	0	23	21	.00
OTHER FINANCING SOURCES	0	0	0	0	.00
TOTAL REVENUE	81,270	1,786,400	169,452	428,099	23.96
EXPENDITURES					
SANCTUARY LAKE GREENS	2,501	752,160	94,944	301,180	40.04
SANCTUARY LAKE PRO SHOP	44,575	876,260	32,021	91,644	10.46
SANCTUARY LAKE CAPITAL	0	88,500	0	0	.00
TOTAL EXPENDITURES	47,076	1,716,920	126,965	392,824	22.88

CITY OF TROY
Monthly Financial Report
Golf Course
For the Period Ending September 30, 2004

SYLVAN GLEN GOLF COURSE FUND

Description	Last Year Actual	2004-05 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - SALES	44,907	50,000	4,802	15,376	30.75
CHARGES FOR SERVICES - REC	1,102,938	1,214,410	144,813	511,242	42.10
INTEREST AND RENTS	117,318	85,000	26,126	42,276	49.74
OTHER REVENUE	292	0	1	179-	.00
OTHER FINANCING SOURCES	11,530	185,520	0	0	.00
TOTAL REVENUE	1,276,985	1,534,930	175,742	568,715	37.05
EXPENDITURES					
SYLVAN GLEN GREENS	822,466	899,600	64,087	195,814	21.77
SYLVAN GLEN PRO SHOP	364,887	316,330	37,002	89,709	28.36
SYLVAN GLEN CAPITAL	146,550	319,000	13,694	18,524	5.81
TOTAL EXPENDITURES	1,333,903	1,534,930	114,783	304,047	19.81

CITY OF TROY
 Monthly Financial Report
 Aquatic Center
 For the Period Ending September 30, 2004

AQUATIC CENTER FUND

Description	Last Year Actual	2004-05 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - REC	344,233	420,000	12,301	137,154	32.66
INTEREST AND RENTS	26,053	28,300	734	9,242	32.66
OTHER REVENUE	30-	0	0	40-	.00
TOTAL REVENUE	370,256	448,300	13,035	146,356	32.65
EXPENDITURES					
AQUATIC CENTER	541,886	595,460	44,604	210,532	35.36
CAPITAL	17,399	50,000	0	0	.00
TOTAL EXPENDITURES	559,285	645,460	44,604	210,532	32.62

CITY OF TROY
Monthly Financial Report
Sewer Fund
For the Period Ending September 30, 2004

SEWER FUND

Description	Last Year Actual	2004-05 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - FEES	202,124	200,000	12,362	63,067	31.53
CHARGES FOR SERVICES - REND	9,710,263	9,870,000	1,094,685	422,171	4.28
INTEREST AND RENTS	208,707	210,000	24,598	53,121	25.30
OTHER REVENUE	0	0	0	0	.00
TOTAL REVENUE	10,121,094	10,280,000	1,131,645	538,359	5.24
EXPENDITURES					
ADMINISTRATION	8,640,930	8,324,640	757,219	1,690,481	20.31
MAINTENANCE	1,527,109	1,484,540	61,044	194,030	13.07
CAPITAL	507,522	2,294,600	0	0	.00
TOTAL EXPENDITURES	10,675,561	12,103,780	818,263	1,884,511	15.57

CITY OF TROY
 Monthly Financial Report
 Water Fund
 For the Period Ending September 30, 2004

WATER FUND

Description	Last Year Actual	2004-05 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - FEES	1,068,683	850,000	107,512	269,637	31.72
CHARGES FOR SERVICES - SALES	9,967,814	12,301,000	1,391,489	875,737	7.12
INTEREST AND RENTS	314,382	296,000	18,941	38,742	13.09
OTHER REVENUE	0	0	0	0	.00
TOTAL REVENUE	11,350,879	13,447,000	1,517,942	1,184,116	8.81
EXPENDITURES					
ADMINISTRATION	8,783,787	11,083,430	2,306,605	2,614,934	23.59
TRANS AND DISTRIBUTION	210,016	206,340	3,041	12,566	6.09
CUSTOMER INSTALLATION	32,750	108,570	5,594	15,908	14.65
CONTRACTORS SERVICE	172,722	210,650	12,709	47,484	22.54
MAIN TESTING	69,635	196,130	3,638	11,433	5.83
MAINTENANCE OF MAINS	298,021	354,570	40,826	115,644	32.62
MAINTENANCE OF SERVICES	203,269	201,510	9,801	34,176	16.96
MAINTENANCE OF METERS	231,710	220,410	18,361	46,675	21.18
MAINTENANCE OF HYDRANTS	250,020	339,420	7,222	32,336	9.53
METERS AND TAP-INS	263,186	339,560	15,743	59,321	17.47
WATER METER READING	79,236	86,630	13,264	43,421	50.12
ACCOUNTING AND COLLECTING	53,133	54,030	16,849	40,084	74.19
CAPITAL	2,042,382	5,534,400	262,516	446,151	8.06
TOTAL EXPENDITURES	12,689,867	18,935,650	2,716,169	3,520,133	18.59

CITY OF TROY
Monthly Financial Report
Motor Pool
For the Period Ending September 30, 2004

MOTOR POOL FUND

Description	Last Year Actual	2004-05 Budget	Current Month	Year To Date	%
REVENUES					
CHARGES FOR SERVICES - REND	0	5,000	0	0	.00
INTEREST AND RENTS	3,537,634	3,635,000	261,873	1,001,344	27.55
OTHER REVENUE	330,513	142,800	10,690	41,206	28.86
OTHER FINANCING SOURCES	1,422,810	1,573,410	0	0	.00
TOTAL REVENUE	5,290,957	5,356,210	272,563	1,042,550	19.46
EXPENDITURES					
ADMINISTRATION	468,897	519,080	45,329	106,936	20.60
OPERATION AND MAINTENANCE	2,874,935	3,095,630	188,845	601,364	19.43
DPW FACILITY MAINTENANCE	318,617	365,200	38,333	52,979	14.51
CAPITAL	630,232	1,376,300	2,877	2,877	.21
TOTAL EXPENDITURES	4,292,681	5,356,210	275,384	764,156	14.27

Fund	Mat Yr.	Mat Mo.	Mat Day	Type	Loc	Pur Yr.	Pur Mo.	Pur Day	Rate	Name	Face	Accrue 6/30	Book
112	2004	10	1	7	HUNT BANK	2004	6	11	1.450	CD	2,030,384	1,553.63	2,030,383.66
	2004	10	1	7	FLAGSTAR	2004	7	2	1.750	CD	2,020,950		2,020,950.47
	2004	10	7	9	ML	2004	7	29	1.000	TBILL	2,501,000		2,494,532.14
	2004	10	8	7	FLAGSTAR	2004	7	9	1.730	CD	2,021,940		2,021,940.22
	2004	10	8	7	FLAGSTAR	2004	7	16	1.630	CD	3,029,710		3,029,709.81
	2004	10	14	9	ML	2004	8	5	1.340	TBILL	2,242,000		2,236,245.53
	2004	10	15	7	FLAGSTAR	2004	8	6	1.750	CD	3,055,539		3,055,538.74
	2004	10	15	7	FITB	2004	9	15	1.720	CD	10,000,000		10,000,000.00
	2004	10	15	7	FLAGSTAR	2004	9	15	1.930	CD	10,000,000		10,000,000.00
	2004	10	21	9	ML	2004	8	12	1.410	TBILL	2,010,000		2,004,567.42
	2004	10	22	7	FLAGSTAR	2004	8	13	1.770	CD	2,058,476		2,058,476.35
	2004	10	22	7	INDEP BANK	2004	9	17	1.700	CD	1,014,962		1,014,962.13
	2004	10	22	7	REPUBLIC	2004	9	17	1.750	CD	2,026,079		2,026,078.72
	2004	10	25	7	STAND FED	2004	7	26	1.200	MM/CD	4,695,345		4,695,344.52
	2004	10	28	9	ML	2004	8	19	1.390	TBILL	3,100,000		3,091,741.94
	2004	10	29	7	FLAGSTAR	2004	8	20	1.820	CD	3,069,734		3,069,734.13
	2004	11	4	9	ML	2004	8	26	1.440	TBILL	2,139,000		2,133,093.98
	2004	11	5	7	FLAGSTAR	2004	8	20	1.820	CD	3,047,915		3,047,915.00
	2004	11	12	7	FLAGSTAR	2004	8	27	1.850	CD	2,011,041		2,011,040.56
	2004	11	12	9	ML	2004	9	3	1.460	TBILL	2,183,000		2,176,866.38
	2004	11	19	7	IND BANK	2004	8	27	1.700	CD	2,027,118		2,027,117.68
	2004	11	23	7	HUNT BANK	2004	9	24	2.000	CD	2,008,458		2,008,458.33
	2004	11	24	7	REPUBLIC	2004	9	3	1.700	CD	1,042,686		1,042,686.10
	2004	11	24	7	HUNT BANK	2004	9	10	1.840	CD	2,000,000		2,000,000.00
	2004	11	30	7	FLAGSTAR	2004	8	31	1.910	CD	2,000,000		2,000,000.00
	2004	12	3	7	FLAGSTAR	2004	8	26	1.910	CD	2,000,000		2,000,000.00
	2004	12	9	9	ML	2004	9	10	1.620	TBILL	2,527,000		2,516,892.00
	2004	12	10	7	FLAGSTAR	2004	9	3	1.950	CD	2,007,840		2,007,840.00
	2004	12	10	7	FLAGSTAR	2004	9	10	2.010	CD	2,000,000		2,000,000.00
	2004	12	16	9	ML	2004	9	16	1.650	TBILL	3,699,000		3,683,759.09
	2004	12	17	7	FLAGSTAR	2004	9	3	1.950	CD	2,026,341		2,026,340.74
	2004	12	17	7	FLAGSTAR	2004	9	10	2.010	CD	2,000,000		2,000,000.00
	2004	12	23	7	FLAGSTAR	2004	9	10	2.010	CD	2,000,000		2,000,000.00
	2004	12	30	8	NATL CITY	2003	6	30	1.050	FHLE	1,000,000		1,000,000.00
	2004	12	30	8	FITB	2003	7	30	3.600	FHR03 2640	900,000		870,695.08
	2004	12	30	8	FITB	2003	7	30	5.000	FNR03 79WE	1,500,000		474,555.87
	2004	12	30	8	FITB	2003	10	30	5.000	FNR03 97CB	2,000,000		42,418.69
	2004	12	30	8	FITB	2004	1	27	5.500	FNR 55YA	500,000		381,309.92
	2004	12	30	8	FITB	2004	1	30	4.250	FHR 2537LA	2,000,000		808,673.95
	2004	12	30	8	FITB	2004	1	30	4.000	FHR 2535LK	3,500,000		3,500,000.00
	2004	12	30	8	FITB	2004	2	25	2.000	FHR03 2602	800,000		45,188.22
	2004	12	30	8	FITB	2004	3	25	4.500	FHR 2669DT	700,000		704,500.00
	2004	12	30	7	FLAGSTAR	2004	9	10	2.010	CD	2,000,000		2,000,000.00
	2005	1	6	9	ML	2004	9	23	1.720	TBILL	2,113,000		2,102,584.66
	2005	1	7	7	FLAGSTAR	2004	9	10	2.010	CD	2,039,126		2,039,126.44
	2005	1	12	9	ML	2004	9	30	1.970	TBILL	2,986,000		2,971,106.67
	2005	1	14	7	FLAGSTAR	2004	9	15	2.030	CD	2,028,476		2,028,476.45

7 = CD 8 = Paper 9 = T-Bills

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10/14/04

T-Bills, Commercial Paper, C.D. etc.

Ref.: INVQY012
Page: 2

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Fund	Mat Yr.	Mat Mo.	Mat Day	Type	Loc	Pur Yr.	Pur Mo.	Pur Day	Rate	Name	Face	Accrue 6/30	Book
112	2005	3	1	8	FITB	2002	10	9		KENT DTAN	209,000		209,000.00
	2005	5	30	8	FITB	2003	5	19	5.000	FHLMC95237	1,000,000		763,877.02
	2005	6	30	8	FITB	2003	2	27	.900	MAX SAVER	6,549,257		6,549,256.68
	2005	6	30	8	NAT CITY	2004	1	1	1.000	DREYFUS MM	34,294		34,294.44
	2005	6	30	8	FITB	2004	1	1	1.000	MONEY FUND	5,114,764		5,114,763.91
	2005	6	30	8	FITB	2004	4	23	3.000	FHLB	1,000,000		996,562.50
	2005	6	30	8	FITB	2004	7	26	1.200	FNR03 24GA	550,000		483,069.00
	2005	6	30	8	HUNT BANK	2004	8	27	2.630	MM 3471	517,939		517,939.24
	2005	6	30	8	FITB	2004	9	13	2.500	FHR03 2589	693,000		693,933.33
	2005	9	29	8	NATL CITY	2004	3	29	1.500	FHLB	1,000,000		1,000,000.00
	2005	12	22	8	NATL CITY	2004	3	22	2.030	FHLB	1,025,000		1,025,000.00
	2009	4	23	8	FITB	2003	7	23	2.140	FHLB	1,700,000		1,700,000.00
										TOTAL		1,553.63	129,588,547.71
591	2004	11	29	7	REPUBLIC	2004	8	30	1.750	CD	138,499		138,498.98
	2005	1	3	7	HUNT BANK	2004	8	27	1.850	CD	150,847		150,847.08
	2005	3	4	8	NATL CITY	2004	3	25	1.200	FNMA	1,500,000		1,483,803.33
	2005	6	30	7	COMERICA	1997	7	1	1.184	GOV'T POOL	1,842,074		1,842,074.60
	2005	6	30	8	STAND FED	2003	2	20	.980	M MKT	2,693,294		2,693,293.72
	2005	6	30	8	FITB	2003	11	25	1.000	GOVT M MKT	20,343		20,343.09
	2005	6	30	8	NATCITY	2004	3	25	1.000	DREYFUS MM	20,046		20,046.34
	2005	6	30	8	FITB	2004	4	14		FHLB	1,000,000		994,062.50
	2027	1	25	8	FITB	2004	2	2	3.750	FNR03 24MN	1,015,000		1,015,000.00
										TOTAL			8,357,969.64
688	2005	6	30	7	BANK ONE	1997	7	1	1.370	GOV'T POOL	1,304,218		1,304,218.63
										TOTAL			1,304,218.63
										TOTAL	1,553.63		139,250,735.98

*** END OF REPORT ***

7 = CD 8 = Paper 9 = T-Bills

Current Portfolio

Quantity	Security Description	Date Acquired	Adjust/Unit Cost Basis	Total Cost Basis	Estimated Market Price	Estimated Market Value	Unrealized Gain or (Loss)	Estimated Accrued Interest	Estimated Annual Income	Current Yield %
Cash and Money Accounts										
	CASH			893		893				
91	WCMA TREASURY FUND CLASS 4		1.00	91	1.00	91				.8
Total Cash and Money Accounts				984		984				.81

A change in tier assignment will automatically convert the class of WCMA money fund shares held in your account. The WCMA Agreement and Program Description and the WC Fund Prospectus contain more details.

Government and Agency Securities ¹

2,501,000	US TREASURY BILL ZERO% OCT 07 2004	07/29/04	99.74	2,494,532	99.97	2,500,399	N/A			
2,242,000	US TREASURY BILL ZERO% OCT 14 2004	08/05/04	99.74	2,236,245	99.94	2,240,811	N/A			
2,010,000	US TREASURY BILL ZERO% OCT 21 2004	08/12/04	99.72	2,004,567	99.92	2,008,392	N/A			
3,100,000	US TREASURY BILL ZERO% OCT 28 2004	08/19/04	99.73	3,091,741	99.89	3,096,621	N/A			
2,139,000	US TREASURY BILL ZERO% NOV 04 2004	08/26/04	99.72	2,133,093	99.86	2,136,026	N/A			
2,183,000	US TREASURY BILL ZERO% NOV 12 2004	09/03/04	99.71	2,176,866	99.82	2,179,136	N/A			
2,527,000	U.S. TREASURY BILL ZERO% DEC 09 2004	09/09/04	99.60	2,516,892	99.68	2,519,141	N/A			
3,699,000	U.S. TREASURY BILL ZERO% DEC 16 2004	09/16/04	99.58	3,683,759	99.65	3,686,349	N/A			
2,113,000	U.S. TREASURY BILL ZERO% JAN 06 2005	09/23/04	99.50	2,102,584	99.53	2,103,090	N/A			
2,986,000	U.S. TREASURY BILL ZERO% JAN 13 2005	09/30/04	99.50	2,971,107	99.49	2,970,890	N/A			
Total Government and Agency Securities ¹				25,411,390		25,440,858				

August 31, 2004 to
September 30, 2004

Fifth Third Securities, Inc.

38 Fountain Square • MD1 COM13 • Cincinnati, OH 45202
888-889-1025 • 513-534-8820
Internet Address "www.53.com"

YOUR ACCOUNT

30707214

CITY OF TROY - GENERAL ACCOUNT

Your investments — cash account

	Quantity	Price on 9/30/04 (\$)	Value on 9/30/04 (\$)	Est. annual income (\$)	Est. yield (%)
Cash and equivalents					
5/3 INSTL GOVT MM PEF CLASS			5,117,545.23		1.22
Total cash and equivalents			5,117,545.23		
Fixed income — taxable					
Government and federal agency bonds					
FEDERAL HOME LOAN BANK CONS BD CPN RATE 21/4% TO 7/05;THEREAF CALLABLE dDtd 07/23/03 CPN/MATY 2.25% 07/23/09 FC 01/23/04 @ 100 MOODYS Aaa S&P AAA 31339YJ52	1,700,000	99.8750	1,697,875.00	38,250.00	2.25
FEDERAL HOME LN BKS CONS BD CALLABLE CPN RATE = 1.5% TO 10/0 THEREAFTER 3% dDtd 04/23/04 CPN/MATY 1.5% 04/24/07 FC 05/24/04 @ 100 MOODYS Aaa S&P AAA 3133X5Q50	1,000,000	99.7500	997,500.00	15,000.00	1.50
Total government and federal agency bonds			2,695,375.00	53,250.00	1.98
Mortgage & asset-backed securities					
FHLMC PARTN CTF POOL E95237 dDtd 03/01/03 CPN/MATY 5% 03/01/13 FACTOR IS 0.74513 FHLMC E95237	1,000,000	102.3210	762,430.52	37,256.79	4.88
FEDERAL NATL MTG ASSN GTD PASS THRU CTF REMIC 2003 CL 24 GA dDtd 03/01/03 CPN/MATY 3.5% 01/25/27 FACTOR IS 0.64409 FNR03 24GA	750,000	99.5650	480,967.64	16,907.41	3.51
FEDERAL NATL MTG ASSN GTD PASS THRU CTF REMIC 2003 CL 55 YA dDtd 05/01/03 CPN/MATY 5.5% 11/25/31 FACTOR IS 0.76261 FNR03 55YA	500,000	100.2590	382,297.52	20,972.04	5.48
FEDERAL NATL MTG ASSN MULTICLA MTG PARTN CTF REMIC 2003 CL 79 dDtd 07/01/03 CPN/MATY 5% 11/25/32 FACTOR IS 0.33377 FNR03 79WE	1,500,000	99.1390	496,356.74	25,033.37	5.04
FEDERAL HOME LOAN MTG CORP MUL MTG PARTN CTF SER 2002 CL 2537 dDtd 12/01/02 CPN/MATY 4.25% 05/15/30 FACTOR IS 0.36492 FHR02 2537LA	2,000,000	100.5480	733,845.05	31,018.43	4.22
FEDERAL HOME LOAN MTG CORP MUL MTG PARTN CTF SER 2002 CL 2535 dDtd 12/01/02 CPN/MATY 4% 08/15/26 FACTOR IS 1.00000 FHR02 2535LK	3,500,000	100.1050	3,503,675.00	140,000.00	3.99
FEDERAL HOME LOAN MTG CORP MUL MTG PARTN CTF SER 2003 CL 2589 dDtd 03/01/03 CPN/MATY 4% 03/15/26 FACTOR IS 1.00000 FHR03 2589GH	700,000	98.5850	690,095.00	28,000.00	4.05
FEDERAL HOME LOAN MTG CORP MUL MTG PARTN CTF SER 2003 CL 2602 dDtd 04/01/03 CPN/MATY 5.5% 09/15/32 FACTOR IS 0.05648 FHR03 2602JA	800,000	99.8080	45,101.44	2,485.35	5.51
FEDERAL NATL MTG ASSN GTD PASSTHRU CTF REMIC 2003 CL 97 dDtd 09/01/03 CPN/MATY 5% 05/25/18 FACTOR IS 0.02483 FNR03 97CB	2,000,000	99.9400	49,649.23	2,483.95	5.00



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YOUR BROKERAGE ACCOUNT STATEMENT

August 31, 2004 to
September 30, 2004

YOUR ACCOUNT

30707214

CITY OF TROY - GENERAL ACCOUNT

Your investments — cash account cont'd

	Quantity	Price on 9/30/04 (\$)	Value on 9/30/04 (\$)	Est. annual income (\$)	Est. yield (%)
Mortgage & asset-backed securities cont'd					
FEDERAL HOME LN MTG CORP MUTLI MTG PARTN CTF REMIC 2003 CL 26 dDtd 07/01/03 CPN/MATY 3.5% 03/15/33 FACTOR IS 0.67529 FHR03 2640WA	1,300,000	98.1790	861,900.73	30,726.04	3.56
FEDERAL HOME LN MTG CORP MUTLI MTG PARTN CTF REMIC 2003 CL 26 dDtd 08/01/03 CPN/MATY 4.5% 11/15/32 FACTOR IS 1.00000 FHR03 2669DT	700,000	100.1160	700,812.00	31,500.00	4.49
Total mortgage & asset backed securities			8,707,130.87	366,383.38	4.21
Municipal bonds					
KENT CNTY MICH VAR RATE TAXABL TAX NTS BOOK ENTRY ONLY OPT PU 05/16/02 100.000 & EA DAY NOTIF DATES 7 DAYS B4 PUT dDtd 05/10/02 CPN/MATY 0% 03/01/05 FC 07/01/02 @ 100 PRE-REF N MOODYS MIG1 S&P SP1+ 490278P93	209,000	100.0000	209,000.00		
Total municipal bonds			209,000.00		
Total taxable fixed income			11,611,505.87	419,633.38	3.61
Total fixed income			11,611,505.87	419,633.38	3.61
Value of your cash account			16,729,051.10		

Total value of your account

\$16,729,051.10

Activities in your account — cash account

Date	Activity	Details	Quantity	Price (\$)	Amount added to (deducted from) your account(\$)
09/01/04	TAXABLE BND INT	KENT CNTY MICH VAR RATE TAXABL TAX NTS BOOK ENTRY ONLY OPT PU P/D 9/1/04 DIV5 CPN/MATY 0% 03/01/05			270.67
09/02/04	RECEIVED	FEDERAL NATL MTG ASSN GTD PASS THRU CTF REMIC 2003 CL 24MN CSH96 REC FR BONYCUST CPN/MATY 4% 01/25/27	235,000		
09/02/04	DELIVERED	UNITED STATES TREASURY BILL CSH96 DEL TO BONYCUST CPN/MATY 0% 09/30/04	(235,000)		
09/02/04	RECEIVED	UNITED STATES TREASURY BILL DEL DKD 912795RE3 CSH58 CPN/MATY 0% 09/30/04	235,000		
09/02/04	SWEEP	SWEPT TO 5/3 INSTL GOVT MM PR AUTOMATIC PURCHASE			(270.67)
09/03/04	DELIVERED	UNITED STATES TREASURY BILL DEL TO CSH58 CPN/MATY 0% 09/30/04	(235,000)		
09/03/04	TAXABLE BND INT	KENT CNTY MICH VAR RATE TAXABL TAX NTS BOOK ENTRY ONLY OPT PU INT RATE ADJ P/D 05-03-04 DV10 CPN/MATY 0% 03/01/05			(29.42)
09/07/04	SWEEP	SWEPT FR 5/3 INSTL GOVT MM PR			29.42
09/13/04	SELL	FEDERAL HOME LN MTG CORP MULTICLASS MTG PARTN CTF SER CPN/MATY 4% 01/15/27	(2,250,000)	100.0000	2,253,000.00
09/13/04	BUY	FEDERAL HOME LOAN MTG CORP MUL MTG PARTN CTF SER 2003 CL 2589 CPN/MATY 4% 03/15/26	700,000	99.0000	(693,933.33)
09/13/04	SWEEP	SWEPT TO 5/3 INSTL GOVT MM PR AUTOMATIC PURCHASE			(1,559,066.67)

BANK ACCOUNTS
9/30/2004

BANK	FUND	POOLED INVESTMENT BALANCE
Fifth Third	General	\$ 9,088,357.38
Fifth Third	Special Assessment	113,107.06
Fifth Third	Sewer	113,107.06
Fifth Third	Water	1,104,428.46
Fifth Third	Trust & Agency	2,111,986.20
Fifth Third	Employees Retirement	157,502.68
Fifth Third	Investment-MM	5,114,763.91
Standard Federal	Sewer	426,339.96
Standard Federal	Water	2,696,038.52
		<u>\$ 20,925,631.23</u>

October 2004

October 2004							November 2004						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
				October 1	2
					3
					4
7:30pm City Council-Regular (Council Chambers) 7:30pm Tentative Study Session (Council Boardroom)	7:00pm Ethnic Issues Advisory Board (Conference Room C) 7:30pm Planning - Study (Council Boardroom)	8:30am BUILDING CODE BOARD OF APPEALS (Conference Room LL) 7:00pm Persons w/Dis (Conference Room Lower Level)	10:00am Senior Advisory (Community Center)		8
					9
					10
					11
	7:30pm Planning Commission - Reg (Council Chambers)	12:00pm Retirement System Board of Trustees (Conference Room C)	7:30pm Library Adv (Library Conference Room) 7:30pm Parks and Recreation Bd (Community Center)		15
					16
					17
					18
7:30pm City Council-Regular (Council Chambers) 7:30pm Study Session (Council Boardroom)	7:30pm BZA (Chambers) 7:30pm Historic District (Conference Room C) 7:30pm BOARD OF ZONING APPEALS (Council Chambers)	7:30am Updated: DDA Meeting - Craig Bryson presenting from RCOC 645-2000 x2302 (will need scre 7:00pm Cable Adv (Conference Room C)			22
					23
					24
					25
7:30pm City Council-Regular (Council Chambers)	7:30pm Planning-Study (Council Boardroom) 7:30pm Historical Commission (Troy Museum)	7:00pm Troy Youth (Conference Room Lower Level)			29
					30
					31

November 2004

November 2004							December 2004						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6			1	2	3	4	
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	

Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
November 1	2	3	4	5	6
	Election - State General 7:30pm Planning - Study (Council Boardroom)	8:30am BUILDING CODE BOARD OF APPEALS (Conference Room LL) 7:00pm Persons w/Dis (Conference Room Lower Level)	10:00am Senior Advisory (Community Center)		
8	9	10	11	12	13
7:30pm City Council-Regular (Council Chambers) 7:30pm Tentative Study Session (Council Boardroom)	7:30pm Planning Commission - Reg (Council Chambers)	12:00pm Retirement System Board of Trustees (Conference Room C)	7:30pm Library Adv (Library Conference Room) 7:30pm Parks and Recreation Bd (Community Center)		
15	16	17	18	19	20
7:30pm City Council-Regular (Council Chambers) 7:30pm Study Session (Council Boardroom)	7:30pm BZA (Chambers) 7:30pm Historic District (Conference Room C) 7:30pm BOARD OF ZONING APPEALS (Council Chambers)	7:30am DDA Meeting (Conference Room Lower Level) 7:00pm Troy Youth (Community Center)			
22	23	24	25	26	27
	7:30pm Planning-Study (Council Boardroom) 7:30pm Historical Commission (Troy Museum)				
29	30				
7:30pm City Council-Regular (City Council Chambers)					

December 2004

December 2004							January 2005						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4				5	6	7	8
5	6	7	8	9	10	11	9	10	11	12	13	14	15
12	13	14	15	16	17	18	16	17	18	19	20	21	22
19	20	21	22	23	24	25	23	24	25	26	27	28	29
26	27	28	29	30	31		30	31					

Monday	Tuesday	Wednesday	Thursday	Friday	Sat/Sun
		December 1	2	3	4
		8:30am BUILDING CODE BOARD OF APPEALS (Conference Room LL) 7:00pm Persons w/Dis (Conference Room Lower Level)			5
6	7	8	9	10	11
7:30pm City Council-Regular (Council Chambers) 7:30pm Tentative Study Session (Council Boardroom)	7:00pm Ethnic Issues Advisory Board (Conference Room C) 7:30pm Planning - Study (Council Boardroom)	12:00pm Retirement System Board of Trustees (Conference Room C)	7:30pm Library Adv (Library Conference Room) 7:30pm Parks and Recreation Bd (Community Center)		12
13	14	15	16	17	18
	2:00pm Board of Review (Conference Room D) 7:30pm Planning Commission - Reg (Council Chambers)	7:30am DDA Meeting (Conference Room Lower Level) 7:00pm Troy Youth (Community Center)			19
20	21	22	23	24	25
7:30pm City Council-Regular (Council Chambers) 7:30pm Study Session (Council Boardroom)	7:30pm BZA (Chambers) 7:30pm Historic District (Conference Room C) 7:30pm BOARD OF ZONING APPEALS (Council Chambers)				26
27	28	29	30	31	



Transportation Riders United

1150 Griswold Suite 2800 Detroit, MI 48226
(313) 963-8872, Fax (313) 963-8876

John L

J-06

"Moving Us Forward"

www.detroittransit.org

October 8, 2004

RECEIVED
member@ameritech.net

OCT 15 2004

CITY OF TROY
CITY MANAGER'S OFFICE

A. John Szerlag
City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084-5254

Re: Ride the Bus Week October 24-30

Dear A. John Szerlag :

Transportation Riders United (TRU) is committed to improving transportation access and mobility in Greater Detroit. During the week of October 24, 2004, TRU will be promoting the use of our extensive transit assets by encouraging community leaders in Greater Detroit to ride the bus. We hope to highlight the issue of transit and familiarize our community leaders with the benefits of using transit.

As a community leader, you are on the front line of determining the future of our region. You set an example for the rest of the region. Our two transit systems, DDOT (Detroit) and SMART (suburban) currently provide mobility to over 50 million riders each year, but still remain under-utilized. Much of the reason for under-utilization is lack of promotion by our planners and leaders, and subsequent lack of acceptance by the public. Simply riding the bus shows that you support using transit and believe in its importance to the region.

Enclosed are directions for riding the bus, including the DDOT and SMART websites. Please call us if you have questions about how to ride the bus or if you would like a TRU member to ride the bus with you.

We would appreciate a commitment from you to ride the bus sometime during the week of October 24, 2004. We will publish the names of all individuals who have committed to riding the bus during that week and consent to having their names publicized as participating in Ride the Bus Week. Please call us by October 20 to let us know if you will be riding the bus during the week of October 24, and if you would like to have your name publicized.

I look forward to seeing all of you on the bus. Thank you in advance for your participation in Ride the Bus week and your support for transit in Greater Detroit.

Sincerely,

Robert Prud'homme
Robert Prud'homme
President

Officers and Board of Directors:

Thomas Barwin
Lawrence Birchfield
Frank Clark
John DeLora
Patricia Fedewa

Robert Prud'homme-President
Marcia Yakes-Vice President

Lawrence Hands- Treasurer

Francis Grunow
Steven Gutterman
Cheryl Horton
Karen D. Kendrick-Hands
Tommy Meadows



Transportation Riders United

500 Griswold Suite 1650 Detroit, MI 48226
(313) 963-8872, Fax (313) 963-8876

Riding the bus in Greater Detroit

- 1). Obtain a system transit map to determine where the routes are in relation to where you wish to go. Maps are free and can be obtained as follows:
 - For city routes and inner-ring suburban routes, the new DDOT map is best. It contains both DDOT and inner SMART routes. Call DDOT at (313) 933-1300 for map distribution locations.
 - For suburban routes call SMART at (313) 962-5515 or visit SMART's on-line system map at their website at www.smartbus.org

- 2) Obtain individual route schedules for the route(s) you wish to travel by calling DDOT at (313)933-1300 or SMART at (313)962-5515 or by printing them from either website. The DDOT website is www.detroitmi.gov/ddot. SMART's website is www.smartbus.org

- 3) Select a bus stop along the chosen route that meets your needs. If you are traveling on DDOT, buses stop at any marked bus stop along the routes, unless specified otherwise in the schedule. If you are traveling on SMART, be sure to carefully read the stop point details in the schedules, since there may be restrictions. Please call SMART at (313) 962-5515 for clarification if necessary.

- 4) If you need to drive to access a suburban bus stop (for example you live outside of the SMART coverage area), there is ample parking at mall stops.

- 5) Be at the bus stop at least 5 minutes prior to the scheduled bus arrival. Signal the bus like hailing a taxi, to ensure the driver sees you. The bus route number is displayed above the windshield. Also, if you are on a common route used by both agencies, DDOT buses are white with green and yellow striping, and SMART buses are white with red and orange striping.

- 6) Enter the bus and pay the cash fare with EXACT CHANGE ONLY. One-way adult fare is \$1.50 for both agencies. The fare box accepts bills and change like a vending machine. If you will need to transfer to another bus to complete your trip, buy the transfer when you pay the first bus. DDOT and SMART each charge 25 cents for a transfer, which is usable to transfer to both SMART and DDOT buses.

- 7) Use the hand rails while moving to your seat. The front seats (along the windows) are for handicapped, elderly, and mothers with infant children. While riding, observe the dynamics of how the bus fills and empties, especially on local routes.

- 8) Signal for your stop when approximately one block away, and be sure to pull the cord so the bell "dings" and the "stop requested" sign lights up. Be sure to ask the driver to point out where to catch the return bus.

Remember, every rider you saw today was once a first-timer. Congratulations on making your first bus trip!

Monday, October 18, 2004

BEHR

City of Troy
500 West Big Beaver
Troy, MI 48084

RECEIVED

OCT 19 2004

**CITY OF TROY
CITY MANAGER'S OFFICE**

Attention: Louise Schilling

Subject: Big Beaver Corridor

Dear Mrs. Schilling,

As a member of the Troy business community representing Behr America, I am writing in strong support of the proposed Big Beaver Corridor Enhancement Study as proposed by the Troy Downtown Development Authority.

Behr America, with its international headquarters in Stuttgart, Germany, established its North American headquarters in Troy in 2001. We employ over 300 employees at our facilities on and just off Big Beaver Road and our customers arrive at our facilities via the Big Beaver corridor.

The proposed study will establish the necessary roadmap for the future direction of the City of Troy. Currently, Big Beaver has no strong identity, and I believe that the vision generated by such a study will create a sense of presence along the corridor, encouraging new development within an exiting framework. The success of this project will result in lower taxes, due to a larger shared base, high level of service and strong business property value.

The City of Troy is at a crossroads, and this study will provide the necessary direction for the City's continued success. I am hopeful the Troy City Council is expansive in its perspective, and will allow the proposed Big Beaver Corridor Study to proceed.

Best regards



Olaf Maly
Industrial Engineering Manager

J:\MSword\letter\andry_schilling.doc

Behr America, Inc.
2700 Daley Drive
Troy, MI 48083
Tel: (248) 743-3700

Behr America, Inc.
1307 Highview Drive
Webberville, MI 48892
Tel: (517) 521-1910

Behr Climate Systems, Inc.
5020 Augusta Drive
Fort Worth, TX 76106
Tel: (817) 624-7273

Behr Heat Transfer Systems, Inc.
4500 Leeds Avenue
Charleston, SC 29405
Tel: (843) 745-1233

Behr Dayton Thermal Products, LLC
1600 Webster Street
Dayton, OH 45404
Tel: (937) 369-2900

Troy aspires to become a world-class city

Downtown authority envisions an elegant Big Beaver Corridor.

By Shawn D. Lewis
The Detroit News

TROY — City officials and developers have visions of making Big Beaver Road even bigger.

The idea is to create more upscale restaurants, stores, condos and offices to attract more businesses and families. It's to be known as the Big Beaver Corridor.

"We get a lot of international

visitors here, and we want that area to be truly world class," said Alan M. Kiriluk, chairman of the Troy Downtown Development Authority.

The Somerset Collection already is a big draw to the area.

But Kmart's world headquarters may be vacating the premises soon. And city officials say there still is room for additional businesses and residential buildings.

"It is a great market for redevelopment," said Doug Smith, director of real estate and development for the city. "Right now, there are some two- and three-

What's next

The Troy Downtown Development Authority has submitted the plan and request for approval to hire an urban planner. The authority needs approval from the Troy City Council to move forward. The next council meeting is at 7 p.m. Oct. 25 at Troy City Hall, 500 W. Big Beaver.

story buildings. But we have room for five- and six-story buildings. One developer, Joseph Freed Associates, has proposed a 22-story mixed-use

building with residential and retail use."

Smith said it is a 20-year plan that will improve the landscape.

He praised Troy, saying the city already is "blessed with the mall, restaurants, hotel services, a strong residential base and strong schools." He added, "The commercial property taxes pay for 50 percent of the city's operating revenues."

The Downtown Development Authority must now present its request for a planner to further investigate the possibilities to the City Council.

And council members have

some concerns.

"I want to make sure the study will have tangible public benefit — that it will be pedestrian-friendly," council member Dave Lambert said. "And second, we want to make sure it's tied in with the citizen's task force for the civic center."

Kiriluk compares the idea to development in Chicago.

"We'd like people to be able to work, shop and return home all in the same area," he said.

You can reach Shawn D. Lewis at (248) 647-8825 or slewis@detnews.com.

October 14, 2004

TO: John Szerlag, City Manager

FROM: Brian Murphy, Assistant City Manager/Services
Mark Stimac, Building and Zoning Director

SUBJECT: **Agenda Item** – Piscopo Garage

City staff met with Mr. Piscopo on September 22nd to discuss alternatives to the garage currently under construction at 3129 Alpine. As framed previously, the options included:

- 1) Acquisition of Mr. Piscopo's residence.
- 2) Relocation of Mr. Piscopo's equipment off-site and redesign of attached garage to a more traditional balance with the main structure.
- 3) Redesign of Mr. Piscopo's attached garage with on-site functionality.

Mr. Piscopo indicated that his preferred alternate is listed as option number 2, providing the following conditions:

- 1) The City of Troy pay to have the current garage dismantled and a new garage built on the site. The new 1,200 square foot garage would hold his three personal vehicles and two show vehicles. From the street, the garage would have the appearance of a three car garage (two cars deep).
- 2) Reimbursement of his investment into the current structure.
- 3) A 2,000-4,000 square foot, lighted, and partially heated storage facility provided at no cost to him for a period of 25 years, with an option to buy the site after that time.

After the meeting City staff reviewed the proposal and prepared the following valuations for Council's review:

1) Dismantle the existing garage and construct new:	\$ 65,000
2) Reimbursement of investment (per Mr. Piscopo):	\$ 77,000
3) Average Annual rental (range: \$18,000 - \$31,000):	<u>\$ 23,000</u>
First Year Total:	<u>\$165,000</u>
Present Value of Cost over 25 years:	\$717,000

There are no properties for sale that meet the requirements outlined by Mr. Piscopo. The only thing available as of this writing is a lease arrangement. A budget amendment would need to be considered if Council decides to proceed, as funds are not available in the current budget.