

Beth L Tashnick

To: John Szerlag; John M Lamerato; Brian P Murphy; Honorable Mayor and Council 11.07
Subject: Responses to Council Questions - June 15, 2009

1. Would it be feasible to incorporate our commercial vehicle ordinance into the new property maintenance code?

Outdoor storage commercial vehicles on residential property is currently regulated in the Zoning Ordinance under Section 40.66.00.

The Board of Zoning Appeals does currently have jurisdiction on hearing requests for approval to store vehicles on residential property beyond what is permitted in Section 40.66.00 per the provisions of Section 43.74.00.

Although this issue does, in some cases, have some of the same impacts as other blighting conditions, this really is a question regarding the allowable uses permitted on a residentially zoned piece of property not how the property is maintained. This is correctly left to the jurisdiction of the Zoning Ordinance.

In our preliminary discussions on the comprehensive update to the Zoning Ordinance, there has been some discussion that this matter should actually be converted to a Special Use Approval to be considered by the Planning Commission since we are really looking at the specific conditions of a piece of property when considering whether the approval should be granted for the proposed storage use.

2. E-5 - A 16" pipe is being used to replace the current watermain pipe. What is the size of the current pipe?

There is an existing 8" water main on Park and a 12" water main on Combermere that are being replaced with a 16" water main.

And, is it our goal to replace all pipes with a 16"?

No it is not our plan to replace all mains with a 16" water main. Mains are replaced based on the updated water study that identifies pipe sizes, water usage history and fire flow demand. Industrial areas are typically high water demand areas that require larger mains to provide service.

3. F-6 – In the process of reviewing a non profit organization status application, is office location verified? For example, does Springhill housing corporation have a valid location in Troy?

Yes, a valid location is verified. In this case, Springhill Housing is affiliated with the Community Housing Network which is listed at the same location in Troy. See attached web page information.

Beth Tashnick

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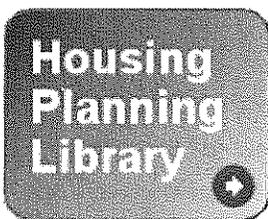
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Home Ownership Program -- From Springhill Housing And CHN

Are you tired of renting? Do you dream of owning your own home? Community Housing Network and Springhill Housing Corporation have programs that can provide substantial down payment assistance for those who qualify. We may be able to make your dream a reality.

Springhill Housing Corporation and CHN are providing funding to assist persons with disabilities and persons of low to moderate income become homeowners. For those that are in the process of repairing credit, we also have the ability to arrange a lease-to-purchase, where the household leases the home for up to three years and then the program participant purchases the home. This gives the household repairing credit a long term plan for home ownership.

Community Housing Network will assist homebuyers in every step of the process. We offer comprehensive home buying counseling.

If you meet the criteria listed below, please e-mail lvelandra@chninc.net or call 1-866-282-3119.

Criteria for Participant Selection

- Have not owned any property within the last 3 years
- A member in the household must have a qualifying disability
- Purchasing a home in Oakland County
- Have an acceptable credit history or int he process of repairing credit
- Have a steady source of income that would meet the criteria necessary to obtain a mortgage. Sources of income may include Social Security, cost sharing arrangements, or earned income.
- The household income cannot exceed the limits listed below:

Family Size Income Limit

1 person	\$39,120
2 persons	\$44,720
3 persons	\$50,320
4 persons	\$55,900
5 persons	\$60,400

You can also download our [homeownership application](#) and return it to CHN by mail:

Community Housing Network, Inc.
 Homeowners Questionnaire
 570 Kirts #231
 Troy MI 48084