

AGENDA
TRAFFIC COMMITTEE MEETING
JANUARY 19, 2005 - 7:30 P.M.
LOWER LEVEL CONFERENCE ROOM
TROY CITY HALL
500 W. BIG BEAVER ROAD

1. Roll Call
2. Minutes – November 17, 2004

PUBLIC HEARINGS

3. Request for Sidewalk Waiver at 1257 Hartwig
4. Request for Sidewalk Waiver at 1271 Hartwig
5. Request for Sidewalk Waiver at 533 East Wattles

REGULAR BUSINESS

6. Replace YIELD sign with STOP sign on Buckingham at Brentwood
Requested by John Ballantine, Northfield Hills Condominium Association
7. Replace YIELD sign with STOP sign on Breeze Hill at Brentwood
Requested by John Ballantine, Northfield Hills Condominium Association
8. Visitors' Time
9. Other Business
10. Adjourn

cc: Traffic Committee Members, Including Ex-Officio Members
Captain Ed Murphy, Police Department
Lt. Scott McWilliams, Police Department
Lt. Robert Matlick, Fire Department
John K. Abraham, Traffic Engineer

and cc: Item 3 Residents within 300 feet of 1257 Hartwig
Mike Johnson, 422 E. Square Lake
Item 4 Residents within 300 feet of 1271 Hartwig
Mike Johnson, 422 E. Square Lake
Item 5 Residents within 300 feet of 533 East Wattles
Tony Gee, PO Box 356, Bloomfield Hills, MI 48303

Items 6 & 7 John Ballantine, Northfield Hills Condo Assoc., 1750 Brentwood, 48098

TRAFFIC COMMITTEE

MESSAGE TO VISITORS, DELEGATIONS AND CITIZENS

The Traffic Committee is composed of seven Troy citizens who have volunteered their time to the City to be involved in traffic and safety concerns. The stated role of this Committee is:

- a. To give first hearing to citizens' requests and obtain their input.
- b. To make recommendations to the City Council based on technical considerations, traffic surveys, established standards, and evaluation of citizen input.
- c. To identify hazardous locations and recommend improvements to reduce the potential for traffic accidents.

Final decisions on sidewalk waivers will be made by the Committee at this meeting.

The recommendations and conclusions arrived at on regular items this evening will be forwarded to the City Council for their final action. Any citizen can discuss these recommendations before City Council. The items discussed at the Traffic Committee meeting will be placed on the City Council Agenda by the City Manager. The earliest date these items might be considered by City Council would normally be 10 days to 2 weeks from the Traffic Committee meeting. If you are interested, you may wish to contact the City Manager's Office in order to determine when a particular item is on the Agenda.

Persons wishing to speak before this Committee should attempt to hold their remarks to no more than 5 minutes. Please try to keep your remarks relevant to the subject at hand. Please speak only when recognized by the Chair. These comments are made to keep this meeting moving along. Anyone wishing to be heard will be heard; we are here to listen and help in solving or resolving your particular concerns.

AGENDA EXPLANATION
TRAFFIC COMMITTEE MEETING

JANUARY 19, 2005

1. **Roll Call**
2. **Minutes – November 21, 2004**

PUBLIC HEARINGS

3. **Request for Sidewalk Waiver – 1257 Hartwig**

Mike Johnson is requesting a waiver for the sidewalk at 1257 Hartwig. The sidewalk ordinance requires that sidewalk be installed in conjunction with the development of this parcel due to a recent lot split, combined and replatted. The Public Works Department recommends denial of this waiver request. Petitioner has signed an “Agreement for Irrevocable Petition for Sidewalks.”

Petitioner states that there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing.

SUGGESTED RESOLUTIONS:

1. WHEREAS, City of Troy Ordinances, Chapter 34, Section 8(D) allows the Traffic Committee to grant temporary waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Mike Johnson has requested a temporary waiver of the requirement to construct a sidewalk on the property because there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing; and

WHEREAS, the Traffic Committee has determined the following:

- a. A variance will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk on the property line would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a ____-year waiver of the sidewalk requirement for the property at 1257 Hartwig, which is owned by Mike Johnson.

- 2. WHEREAS, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee denies a waiver of the sidewalk requirement for the property at 1257 Hartwig, which is owned by Mike Johnson.

4. Request for Sidewalk Waiver – 1271 Hartwig

Mike Johnson is requesting a waiver for the sidewalk at 1271 Hartwig. The sidewalk ordinance requires that sidewalk be installed in conjunction with the development of this parcel due to a recent lot split, combined and replatted. The Public Works Department recommends denial of this waiver request. Petitioner has signed an “Agreement for Irrevocable Petition for Sidewalks.”

Petitioner states that there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing.

SUGGESTED RESOLUTIONS:

- 1. WHEREAS, City of Troy Ordinances, Chapter 34, Section 8(D) allows the Traffic Committee to grant temporary waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Mike Johnson has requested a temporary waiver of the requirement to construct a sidewalk on the property because there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing; and

WHEREAS, THE Traffic Committee has determined the following:

- a. A variance will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk on the property line would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a ____-year waiver of the sidewalk requirement for the property at 1271 Hartwig, which is owned by Mike Johnson.

- 2. WHEREAS, the Traffic Committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee denies a waiver of the sidewalk requirement for the property at 1271 Hartwig, which is owned by Mike Johnson.

5. Request for Sidewalk Waiver – 533 East Wattles

Tony Gee is requesting a waiver for the sidewalk at 533 East Wattles. The sidewalk ordinance requires that sidewalk be installed in conjunction with the development of this parcel due to a recent lot split, combined and replatted. The Public Works Department recommends denial of this waiver request. Petitioner has signed an “Agreement for Irrevocable Petition for Sidewalks.”

Petitioner states that there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing. A sidewalk would require removal of an existing 40-foot tall tree that adds to the natural features of the lot.

SUGGESTED RESOLUTIONS:

- 1. WHEREAS, City of Troy Ordinances, Chapter 34, Section 8(D) allows the Traffic Committee to grant temporary waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Tony Gee has requested a temporary waiver of the requirement to construct a sidewalk on the property because there are no other sidewalks in the area, the sidewalk would lead nowhere and connect to nothing; and

WHEREAS, THE Traffic Committee has determined the following:

- a. A variance will not impair the public health, safety or general welfare of the inhabitants of the City and will not unreasonably diminish or impair established property values within the surrounding area, and
- b. A strict application of the requirements to construct a sidewalk would result in practical difficulties to, or undue hardship upon, the owners, and
- c. The construction of a new sidewalk on the property line would lead nowhere and connect to no other walk, and thus will not serve the purpose of a pedestrian travel-way.

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a _____-year waiver of the sidewalk requirement for the property at 533 E. Wattles, which is owned by Tony Gee.

- 2. WHEREAS, the Traffic committee has determined, after a public hearing, that Petitioner failed to establish the standards justifying the granting of a waiver,

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee denies a waiver of the sidewalk requirement for the property at 533 East Wattles, which is owned by Tony Gee.

REGULAR BUSINESS

6. Replace YIELD sign with STOP sign on Buckingham Place at Brentwood

(This item was considered by the Traffic Committee at the October 20th meeting. No one appeared to address this matter and the committee recommended no changes at the intersection)

John Ballantine, Northfield Hills Condominium Association, requests a STOP sign instead of the YIELD sign on Buckingham Place at Brentwood. Mr. Ballantine reports that even though there is a YIELD sign on Buckingham Place at Brentwood, motorists do not always yield to traffic, and he has seen many close calls at this intersection

This is a 3-way intersection, with a YIELD sign on Buckingham Place at Brentwood. Sight distance studies show that there are no major sight obstructions at this intersection. Brentwood runs from Long Lake to Northfield Parkway; Buckingham Place is a dead end street.

Brentwood carries around 1100 vehicles in a day and caters mostly to the condominium development. Buckingham Place carries around 680 vehicles per day. There was one rear-end-type crash in the past three years at this intersection.

SUGGESTED RESOLUTIONS:

- a. Recommend replacing YIELD sign with a STOP sign on Buckingham Place at Brentwood.
- b. Recommend no changes.

7. Replace YIELD sign with STOP sign on Breeze Hill Place at Brentwood

(This item was considered by the traffic committee at the October 20th meeting. No one appeared to address this matter and the committee recommended no changes at the intersection)

John Ballantine, Northfield Hills Condominium Association, requests a STOP sign instead of the YIELD sign on Breeze Hill Place at Brentwood. Mr. Ballantine reports that even though there is a YIELD sign on Breeze Hill Place at Brentwood, motorists do not always yield to traffic, and that he has seen many close calls at this intersection

This is a 3-way intersection, with a YIELD sign on Breeze Hill Place at Brentwood. Sight distance studies show that there are no major sight obstructions at this intersection. Brentwood runs from Long Lake to Northfield Parkway, Breeze Hill Place is a dead end street.

Brentwood carries around 1100 vehicles in a day, while Breeze Hill carries around 630 vehicles per day. There were no reported crashes at this intersection in the past three years.

SUGGESTED RESOLUTIONS:

- a. Recommend replacing YIELD sign with a STOP sign on Breeze Hill at Brentwood.
- b. Recommend no changes.

8. Visitors' Time

Items not on the agenda.

9. Other Business

Items not on the agenda which Traffic Committee members may wish to discuss.

10. Adjourn