



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

May 20, 2019

To: Mayor and City Council Members

From: Mark F. Miller, City Manager
Drew Benson, Assistant to the City Manager

Subject: Questions & Answers – 5.20.19

The following are communications that City Administration would like Council to be made aware of. For questions or comments initiated by citizens, the answers provided in this document have also been sent to the citizens directly.

From: "Dave Henderson" <davehend61@outlook.com>
Date: Sat, May 18, 2019 at 12:54 PM -0400
Subject: E2
To: "Mark F Miller" <Mark.Miller@troymi.gov>

Mark,

How many homes can Mondrian build on this parcel by right, as compared with the ask for 35 using provisions of the cluster ordinance?

Thank You

Dave Henderson
248-321-0151
Troy City Councilman
Real Estate One

Answers: **Brent Savidant, Planning Director**

The Parallel Plan indicates the by-right number of units is 33. The applicant proposes to develop an additional 2 units and in return is preserving 42% open space, including 5.4 acres of wetlands.

On Sun, May 19, 2019 at 7:25 PM -0400, "David Hamilton" <David.Hamilton@troymi.gov> wrote:

J-02A - Agenda - On the vote for the budget, I believe the Mayor voted no, for a 6-1 vote. It is listed as a 7-0 vote in the meeting minutes.

P-02A - How many commercial parcels are rented homes or apartments or other non-owner occupied homes? I remember Nino said residential doesn't include apartments.

David Hamilton
Troy City Council Member

J-02A - Agenda - On the vote for the budget, I believe the Mayor voted no, for a 6-1 vote. It is listed as a 7-0 vote in the meeting minutes. **Answers: Aileen Dickson, City Clerk:**

[We will have corrected minutes as a yellow item for the table tonight.](#)

P-02A - How many commercial parcels are rented homes or apartments or other non-owner occupied homes? I remember Nino said residential doesn't include apartments. **Answers: Nino Licari, City Assessor:**

[There are 6,425 Apartments in Troy \(listed under Multiple and Multiple Senior\). There are an additional 300 units governed by a PILOT \(Payment in Lieu of Taxes\) ordinance. That means there are 6,725 current apartments in Troy \(with at least 3 new developments that have not started construction yet.](#)

[There are 2,192 residences that do not have Principal Residence Exemptions on them, and an additional 910 Condominiums that are also Non-Homestead \(3,102 total\).](#)

[I have no way to determine if they are all rental properties, but I have to assume that 85 – 90% of them are rentals. \(Some folks have 2 homes, and it is financially best to not have the Homestead in Michigan\).](#)

[Of the 27,182 Residentially Zoned parcels in the City, a maximum of 11.4% might be rentals.](#)

From: Edna Abraham
Sent: Monday, May 20, 2019 12:32 PM
To: Mark F Miller <Mark.Miller@troymi.gov>
Subject: Questions on the 5/20 Agenda

Mark,

Please see below for my questions on today's agenda.

Thanks,
Edna

E-01 / CDBG

- When is the work on the barn forecasted to be completed?

E-02 / West Troy Meadows

- Given the amount of wetlands on the property, what would the % of open space be with the parallel plan?

- Because of the wetland condition, would those 6.14 acres be preserved anyway?

- Does the parallel plan also allow for 8,067in of tree preservation?

- On page 5 of the CWA report, it indicates that the lot sizes vary from 8250 to 20,000 sq ft. The table on page 7 indicates a range of 15,000-20,000 sq ft for the cluster option. Can you clarify?

- Is it possible for the larger colonial (3490 sq ft) be built on the smallest parcel in the development?

- Have other cluster projects had a front setbacks at 20-ft? Rear at 25 ft? Side at 7.5 ft? Would these be the shortest setbacks of all the cluster projects approved to date?

E-03 / Chadbury Place

- Does the parallel plan 160 inches of tree replacement or does it require additional tree replacement?

E-01 / CDBG - **Answers: Kurt Bovensiep, Public Works Director**

[The barn is scheduled to be completed by June 30, 2019. It appears they will meet this schedule.](#)

E-02 / West Troy Meadows - **Answers: Brent Savidant, Planning Director**

- Given the amount of wetlands on the property, what would the % of open space be with the parallel plan?

[Approximately 20% open space.](#)

- Because of the wetland condition, would those 6.14 acres be preserved anyway?

[No. The Parallel Plan indicates 3.17 acres of wetlands would be preserved.](#)

- Does the parallel plan also allow for 8,067in of tree preservation?

[Tree replacement data is not required nor was it provided for the Parallel Plan. Therefore I am unable to accurately answer this question. It appears that significantly more trees would be removed under the Parallel Plan.](#)

- On page 5 of the CWA report, it indicates that the lot sizes vary from 8250 to 20,000 sq ft. The table on page 7 indicates a range of 15,000-20,000 sq ft for the cluster option. Can you clarify? Sheet P-3 Preliminary Site Plan indicates the minimum lot size is 8,250 square feet with average lot size of 10,912 square feet. Sheet CSP-1 Parallel Plan indicates a range in lot size from 15,000 square feet to 20,844 square feet. Therefore, the statement on Page 5 of the report is correct and the Table on page 7 of the report is incorrect.

- Is it possible for the larger colonial (3490 sq ft) be built on the smallest parcel in the development?

Yes. A 60' foot wide home will fit on a 75'-wide lot with 7.5' side yard setbacks.

- Have other cluster projects had a front setbacks at 20-ft? Rear at 25 ft? Side at 7.5 ft? Would these be the shortest setbacks of all the cluster projects approved to date?

Whispering Park One Family Cluster (under construction) had the exact same setbacks.

E-03 / Chadbury Place - **Answers: Brent Savidant, Planning Director**

- Does the parallel plan 160 inches of tree replacement or does it require additional tree replacement?

Tree replacement data is not required nor was it provided for the Parallel Plan. Therefore I am unable to accurately answer this question. Having said that, it appears that the trees required to be removed are comparable for both layouts. So it appears that the Parallel Plan would require roughly the same number of inches of tree replacement.

From: "Ellen C Hodorek" <HodorekEC@troymi.gov>

Date: Mon, May 20, 2019 at 1:02 PM -0400

Subject: Question for Council Agenda

To: "Mark F Miller" <Mark.Miller@troymi.gov>

E-02 PRELIMINARY SITE PLAN REVIEW (FILE NO SP JPLN2018-0013) - PROPOSED WEST TROY MEADOWS, SECTION 16

On a previous cluster decision, the wetland on that property was better protected in the long run by going with the cluster option for development. Is that the case here? Or are the wetlands protected equally whether by right or cluster?

Ellen C. Hodorek

Troy City Council

500 W. Big Beaver, Troy, MI 48084

248.524.3500 ext. 4

ellen.hodorek@troymi.gov

Answers: **Brent Savidant, Planning Director**

The Parallel Plan indicates 3.17 acres of wetlands would be preserved. The proposed One-Family Cluster preserves 5.4 acres of wetlands.

Letter from a concerned Citizen regarding agenda item E-02

To the Mayor and Council Members:

Re: West Troy Meadows E-02

My husband and I have lived at 80 Hart Ave for 24+ yrs.
The new sub will have in and out access from Webb and Hart. PLEASE reconsider. Hart is a very narrow street and it's also the home for the Troy school buses. It's already very busy. You are more than welcome to visit our little corner of Troy.

Sincerely,

Bill & Sue Miller
