

A regular meeting of the Troy Traffic Committee was held Wednesday, May 17, 2017 in the Lower Level Conference Room at Troy City Hall. Pete Ziegenfelder called the meeting to order at 7:30 p.m.

1. Roll Call

Present: Don Johnson
Richard Kilmer
Cindy Nurak
Al Petrulis
Sunil Sivaraman
Cynthia Wilsher
Pete Ziegenfelder
Muyang Wang (Student Representative)

Also present: Joe Maniaci, Mondrian Properties, 50215 Schoenherr
Sgt. Mike Szuminski, Police Department
Bill Huotari, Deputy City Engineer/Traffic Engineer

2. Minutes – April 19, 2017

Resolution # 2017-05-16

Moved by Petrulis

Seconded by Wilsher

To approve the April 19, 2017 minutes as printed.

Yes: Johnson, Kilmer, Nurak, Petrulis, Sivaraman, Wilsher, Ziegenfelder
No: None

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 4909 Beach (Sidwell #88-20-18-127-008)

Mondrian Properties requests a sidewalk waiver for the sidewalk at 4909 Beach (Sidwell #88-20-18-127-008). Mondrian Properties states *"We would like to preserve trees along both Beach Road and Long Lake Road."*

The Department of Public Works (DPW) recommends approving this waiver request and not requiring the installation of sidewalk *"due to lack of sidewalk on the surrounding parcels, the open drainage ditches and landscaping and grading of the area."*

There is no sidewalk along the west side of Beach or the south side of Long Lake, west of Beach. Three (3) sidewalk waivers were granted in the past for the properties directly south of the subject parcel along the west side of Beach. There is sidewalk along the east side of Beach and the south side of Long Lake, east of Beach.

Traffic Engineering received one (1) letter in support of sidewalk installation along Beach Road.

Mr. Joe Maniaci, representing Mondrian Properties, was in attendance at the meeting and spoke in support of a sidewalk waiver for both Long Lake and Beach Roads. Mr. Maniaci discussed that this site will be the first development approved under the new cluster development option. As part of this development, there is an effort to preserve open space and trees. The request for the sidewalk waivers is to protect and preserve as much of the tree line along Long Lake and Beach as possible.

Mr. Ziegenfelder noted that DPW recommended approving the sidewalk waiver request and not requiring the installation of sidewalk.

Mr. Kilmer noted that there was a letter submitted by a resident on the east side of Beach Road in support of sidewalk installation.

Mr. Johnson had questions about the right-of-way width and an explanation of what it is. He asked about the existing fence along the property.

Mr. Sivaraman discussed the cluster option and that it was unique to Troy. He stated that the builder is trying to protect the natural beauty of the area and the environment around it.

Ms. Wilsher asked if the trees along Long Lake and Beach would be removed if sidewalks were required. Mr. Maniaci replied in the affirmative that many of the trees would need to be removed in order to place sidewalk along Long Lake and Beach Roads. Ms. Wilsher further discussed sidewalk on the interior streets within the development.

Mr. Wang provided his experience running with his high school team in this area. He reported that there are up to fifty high school athletes who run along Beach Road and use the sidewalk along the east side of the road (where it is present). He does not believe a sidewalk is necessary on the west side of Beach Road.

Ms. Wilshire noted that the sidewalk would not go anywhere along Long Lake Road to the west.

Mr. Ziegenfelder asked about tree removal on the site. Mr. Maniaci replied that they will protect trees to the greatest extent possible. There will be tree removals required at the new entrance to Beach Road. Mr. Maniaci stated his goal was to protect and preserve as many trees as possible as they provide a visual buffer between the development, adjacent properties and Long Lake and Beach Roads.

Mr. Petrulis added that Beach Road is one of the most naturally beautiful areas of Troy and it should be protected when possible.

Ms. Wilsher stated that it appears that Mr. Maniaci is doing his part in preserving trees.

Mr. Sivaraman recused himself from the vote as he stated that he has purchased a home within a different Mondrian Properties development.

Resolution # 2017-05-17

Moved by Petrulis

Seconded by Wilsher

WHEREAS, City of Troy Ordinances, Chapter 34, allows the Traffic Committee to grant waivers of the City of Troy Design Standards for Sidewalks upon a demonstration of necessity; and

WHEREAS, Mondrian Properties has requested a waiver of the requirement to construct sidewalk based on the desire to preserve trees along both Beach Road and Long Lake Road; and

WHEREAS, the Traffic Committee has determined the following:

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

NOW THEREFORE, BE IT RESOLVED, that the Traffic Committee **GRANTS** a waiver of the sidewalk requirement for 4909 Beach (Sidwell #88-20-18-127-008), along Long Lake Road and Beach Road, contingent upon the receipt of a cash deposit commensurate with the cost of sidewalk construction.

Yes: Johnson, Kilmer, Nurak, Petrulis, Wilsher, Ziegenfelder

No: None

Recused: Sivaraman

REGULAR BUSINESS

MOTION CARRIED

4. Public Comment

There was no public comment made.

5. Other Business

Ms. Nurak reported that the pavement markings on southbound Dequindre, south of Square Lake have been addressed.

Mr. Wang discussed an issue with an existing sign on the southwest corner of Long Lake and Coolidge that creates a sight distance obstruction for pedestrians crossing Coolidge and right

turn on red traffic from eastbound Long Lake to southbound Coolidge. Traffic Engineering will follow up with Code Enforcement and/or Road Commission for Oakland County (RCOC) to review the corner clearance.

An update on I-75 construction was provided by the Traffic Engineer.

6. Adjourn

The meeting adjourned at 8:11 p.m.


Pete Ziegenfelder, Chairperson


Bill Huotari, Deputy City Engineer/Traffic Engineer

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