

AGENDA
TRAFFIC COMMITTEE MEETING
MAY 19, 2004 - 7:30 P.M.
LOWER LEVEL CONFERENCE ROOM
TROY CITY HALL
500 W. BIG BEAVER ROAD

1. Roll Call
2. Minutes – April 21, 2004

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 834 Trombley
4. Request for Sidewalk Waiver – 846 Trombley
5. Request for Sidewalk Waiver – 2707 Wisconsin
6. Request for Sidewalk Waiver – Wattles Road, across the Sturgis Drain, at the proposed Crestwood Site Condominiums

REGULAR BUSINESS

7. Install Fire Lanes at 1176-1178 East Big Beaver
Requested by Troy Fire Department
8. Install 4-WAY STOP signs at Marcus and Sparta
Requested by Melissa Capolingua, 2923 Sparta
9. Install 4-WAY STOP signs at Dover and Thames
Requested by Abraham Hashem, 2866 Thames
10. Visitors' Time
11. Other Business
12. Adjourn

cc: Traffic Committee Members, Including Ex-Officio Members
Gary A. Shripka, Assistant City Manager/Services
Steven Vandette, City Engineer
Captain Dane Slater, Police Department
Lt. Scott McWilliams, Police Department
Lt. Robert Matlick, Fire Department
Lori Grigg Bluhm, City Attorney
John K. Abraham, Traffic Engineer

and: Items 3, 4, 5 George Tanner, RWT Building, 2065 Livernois

- Item 6 Residents within 300 feet of the proposed Crestwood Site
Condominiums
George Tanner, RWT Building, 2065 Livernois
- Item 7 William Hart, 2835 Daley, Troy 48083
Patrick & Marjorie A. Smith, 1176-1178 East Big Beaver, Troy 48083
- Item 8 Residents within 300 feet of Marcus and Sparta
Melissa Capolingua, 2923 Sparta
- Item 9 Residents within 300 feet of Dover and Thames
Abraham Hashem, 2866 Thames

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**

MAY 19, 2004

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

PUBLIC HEARINGS

Items 3, 4, and 5, were on the April 21, 2004 agenda, but the petitioner did not attend the meeting. The Traffic Committee postponed decisions on those three items until this meeting to allow the petitioner to be present to answer questions.

3. **Request for Sidewalk Waiver – 834 Trombley**

George Tanner, RWT Building, 2065 Livernois, is requesting a waiver for the sidewalk at 834 Trombley. 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.

The Traffic Engineer received an email from the legal advisor of the Troy Church of Christ at 800 Trombley. The church has no objection to the requested waiver.

The office also received a letter from Mr. John Casper of 751 Trombley who is in opposition to the issuance of a waiver. He feels that ensuring proper code enforcement will increase property values and that the City should not compromise on requirements (copy of letter attached).

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, George Tanner 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 834 Trombley, which is owned by George Tanner.

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 834 Trombley, which is owned by George Tanner.

4. **Request for Sidewalk Waiver –846 Trombley**

George Tanner, RWT Building, 2065 Livernois, is requesting a waiver for the sidewalk at 846 Trombley. 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.

The office also received a letter from Mr. John Casper of 751 Trombley who is in opposition to the issuance of a waiver. He feels that ensuring proper code enforcement will increase property values and that the City should not compromise on requirements (copy of letter attached).

The Traffic Engineer received an email from the legal advisor of the Troy Church of Christ at 800 Trombley. The church has no objection to the requested waiver.

SUGGESTED RESOLUTIONS:

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WHEREAS, THE Traffic Committee has determined the following:

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- 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 846 Trombley, which is owned by George Tanner.

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 846 Trombley, which is owned by George Tanner.

5. **Request for Sidewalk Waiver – 2707 Wisconsin**

George Tanner, RWT Building, 2065 Livernois, is requesting a waiver for the sidewalk at 2707 Wisconsin. 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, George Tanner 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 2707 Wisconsin, which is owned by George Tanner.

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 2707 Wisconsin, which is owned by George Tanner.

6. **Request for Sidewalk Waiver – Wattles Road, across the Sturgis Drain, at the Proposed Crestwood Site Condominiums**

George Tanner, RWT Building, 2065 Livernois, is requesting a waiver for the sidewalk at on Wattles Road, across the Sturgis Drain, at the proposed Crestwood Site Condominiums. 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 the sidewalk is unbuildable over most of the area shown, and sidewalk is not practical in this area.

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, George Tanner has requested a temporary waiver of the requirement to construct a sidewalk on the property because the sidewalk is unbuildable over most of the area shown, and

WHEREAS, a sidewalk is not practical in this area.

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. Sidewalk is not practical in this area.

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a _____-year waiver of the sidewalk requirement for the property on Wattles Road across the Sturgis Drain, at the proposed Crestwood Site Condominiums, which is owned by George Tanner.

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 on Wattles Road across the Sturgis Drain, at the proposed Crestwood Site Condominiums, which is owned by George Tanner.

REGULAR BUSINESS

7. **Establish Fire Lanes at 1176-1178 E. Big Beaver**

Section 8.28, Chapter 106, Troy City Code, provides for the establishment of fire lanes on private property. The Fire Department recommends that the fire lanes shown on the attached sketch be provided to allow proper deployment of and travel by emergency vehicles (fire, police, medical).

SUGGESTED RESOLUTION:

- a. Recommend that the fire lanes/tow away zones shown in the attached sketch be established at 1176-1178 E. Big Beaver Road.

8. **Install 4-WAY STOP signs at Marcus and Sparta**

Melissa Capolingua of 2923 Sparta requests that the intersection of Sparta and Marcus be converted to a 4-WAY STOP controlled intersection. Ms. Capolingua indicated that she sees near miss crashes at the intersection on a regular basis. She also said that she was almost hit at the intersection. One of the reasons is that Sparta is a long roadway that runs from Big Beaver south to Athena and it's a straight roadway. She also mentioned that traffic on Sparta moves at high speeds, endangering the safety of residents on the street.

STOP signs, particularly multi-way, are installed after a study is performed to determine if state-mandated thresholds (called warrants) are met for the intersections. Unwarranted STOP signs have not been demonstrated to reduce speed on residential streets, and studies also show that unwarranted STOP signs may cause more crashes and provide a false sense of security to pedestrians using these intersections.

The Michigan Manual of Uniform Traffic Control Devices states that installation of a multi-way STOP would be warranted under one of the following conditions:

- *Where traffic signals are warranted and urgently needed, the multi-way STOP is an interim measure that can be installed quickly to control traffic while arrangements are being made for traffic signal installation.*
- *An accident problem as indicated by five or more reported accidents of the type susceptible to correction by a multi-way STOP during a 12-month period. Such accidents include right and left turn collisions.*
- *Minimum Traffic Volume – The total vehicular volume entering the intersection from all approaches must average at least 500 vehicles per hour for any eight hours of an average day.*

Sparta runs south from Big Beaver Road and Marcus connects the newer Morel East subdivision with the older subdivision on the east. There are YIELD signs on Marcus at the intersection. The northwest and northeast corners have some large trees that may cause a sight distance concern. A traffic crash study shows that there was one broadside crash in 2003 and one crash in 2001 involving a parked vehicle.

Traffic volume studies show that around 1800 vehicles enter the intersection north and south on Sparta and 900 vehicles enter the intersection east and west on Marcus in a day. Traffic volumes show that Sparta carries much higher traffic than Marcus. However, warrants for 4-way STOP signs are not met for this intersection. Traffic volumes on Troy residential streets range between 50-5000 vehicles in a day. None of the all-way STOP warrants are met.

SUGGESTED RESOLUTIONS:

- a. Recommend installing 4-WAY STOP signs at Marcus and Sparta
- b. Recommend replacing the YIELD signs on Marcus at Sparta with STOP signs.
- c. Recommend no changes.

9. Install 4-Way STOP signs at Dover and Thames

Abraham Hashem of 2866 Thames requests that 4-way STOP signs be installed at the intersection of Dover and Thames. Mr. Hashem lives near the intersection and feels that traffic entering Dover comes down at high speeds. He feels that STOP signs at Thames will provide a break in traffic and slow down motorists who turn into Dover from Big Beaver Road.

STOP signs, particularly multi-way, are installed after a study is performed to determine if state-mandated thresholds (called warrants) are met for the intersections. Unwarranted STOP signs have not been demonstrated to reduce speed on residential streets, and studies also show that unwarranted STOP signs may cause more crashes and provide a false sense of security to pedestrians using these intersections.

The Michigan Manual of Uniform Traffic Control Devices states that installation of a multi-way STOP would be warranted under one of the following conditions:

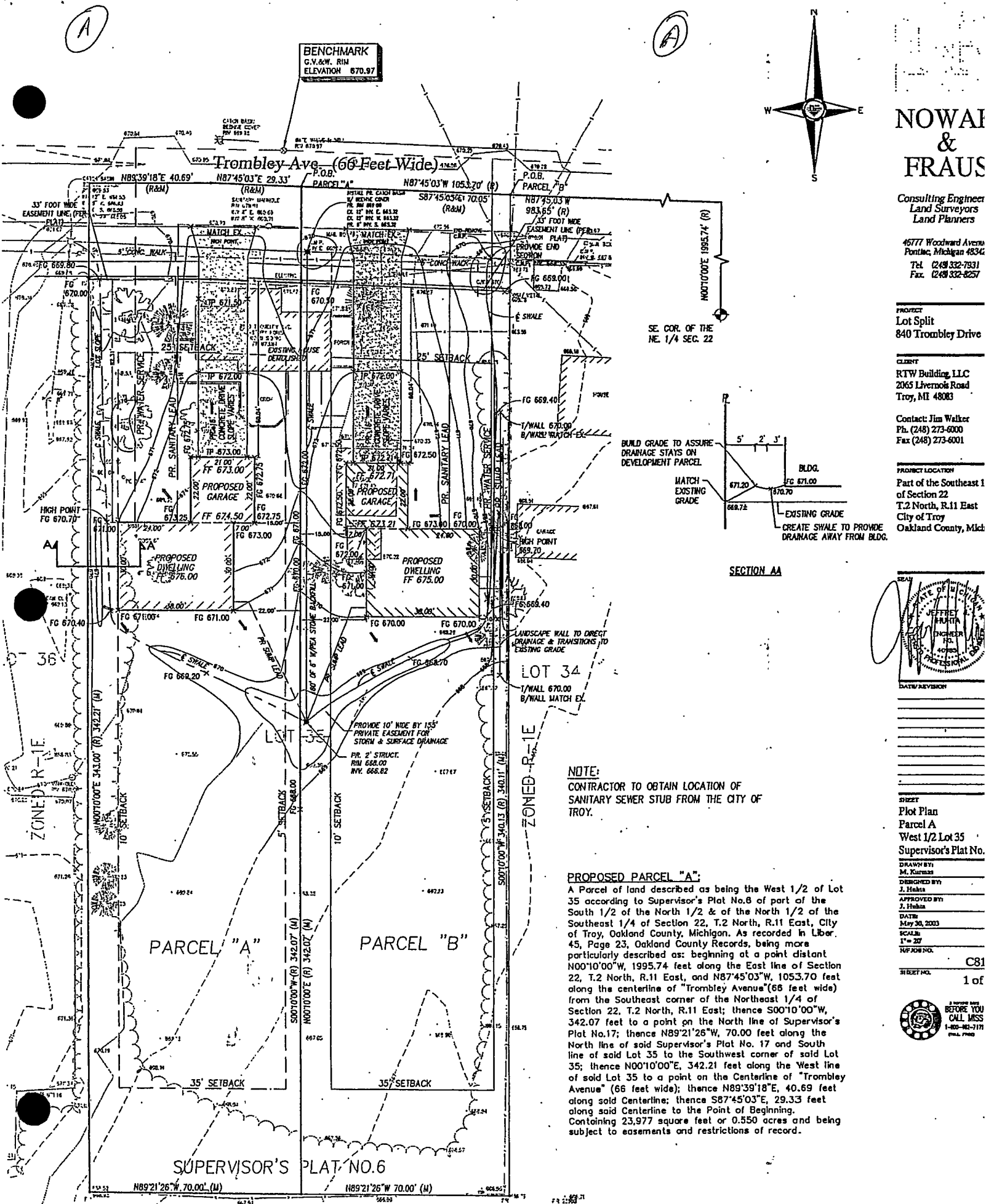
- *Where traffic signals are warranted and urgently needed, the multi-way STOP is an interim measure that can be installed quickly to control traffic while arrangements are being made for traffic signal installation.*
- *An accident problem as indicated by five or more reported accidents of the type susceptible to correction by a multi-way STOP during a 12-month period. Such accidents include right and left turn collisions.*
- *Minimum Traffic Volume – The total vehicular volume entering the intersection from all approaches must average at least 500 vehicles*

Dover runs off Big Beaver and Thames is the first intersecting street around 100 feet south of Big Beaver. Traffic is controlled at the intersection by two YIELD signs on Thames. No significant sight obstructions were observed at the intersection.

A traffic crash study shows that since 2000 there have been no reported traffic crashes at the intersection. Traffic volume studies show that 800 vehicles enter the intersection north and south on Dover and 480 vehicles enter the intersection east and west on Thames in a day. Traffic volumes on Troy residential streets range between 50-5000 vehicles in a day. None of the all-way STOP warrants are met.

SUGGESTED RESOLUTIONS:

- a. Recommend installing 4-way STOP signs at Dover and Thames
 - b. Recommend replacing the YIELD signs on Thames at Dover with STOP signs.
 - c. Recommend no changes
- 10. Visitors' Time
 - 11. Other Business
 - 12. Adjourn



NOWAI & FRAUS

Consulting Engineer
Land Surveyors
Land Planners

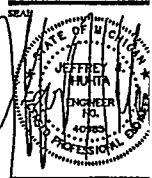
45777 Woodward Avenue
Pontiac, Michigan 48342
Tel. (248) 332-7931
Fax. (248) 332-8257

PROJECT
Lot Split
840 Trombley Drive

CLIENT
RTW Building, LLC
2065 Livernois Road
Troy, MI 48063

Contact: Jim Walker
Ph. (248) 273-6000
Fax (248) 273-6001

PROJECT LOCATION
Part of the Southeast 1/4
of Section 22
T.2 North, R.11 East
City of Troy
Oakland County, Mich



DATE/REVISION

SHEET
Plot Plan
Parcel A
West 1/2 Lot 35
Supervisor's Plat No.

DRAWN BY:
M. KUTWAS
DESIGNED BY:
J. HUBA
APPROVED BY:
J. HUBA
DATE:
May 30, 2003
SCALE:
1" = 20'
NORTH ARROW

C81
1 of



BEFORE YOU
CALL MISS
1-800-882-7171
FRAUS

City of Troy
Traffic Engineering Committee
Attn: John Abraham
500 West Big Beaver
Troy, MI 48084

April 7, 2004

Subject: Request for Waiver of Sidewalk for 846 and 834 Trombly, City of Troy

Dear Mr. Abrahams,

I oppose the issuance of a waiver for the exclusion of sidewalks for both parcels.

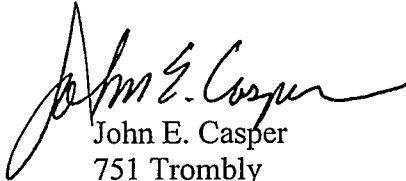
The reason we have planning commissions and city codes is to ensure safety, and protect the integrity of the neighborhood property value. Ensuring proper code enforcement will increase property value and will ensure future tax revenues for the City of Troy. We need to keep pace with the future building codes and requirements and protect residential tax revenue.

Give me one good reason to approve the waiver.

The only reason is the builder wants to subvert the code and avoid the cost. This is of no benefit to anyone except the builder.

I continue to be amazed by the continuance of the commissions of the City of Troy to "Waive", ignore, and continue with the lack of stringent enforcement of city and residential building codes. If the City of Troy continues to compromise their building codes, requirements, and restrictions, we will eventually end up with a city looking like Hazel Park.

Let us not compromise our current City of Troy Codes, they were developed for a reason, and they are essential to our future tax base.


John E. Casper
751 Trombly
Troy, MI 48083

RECEIVED

APR 14 2004

ENGINEERING

141-107

NOWAK
&
FRAUS

**Consulting Engineers
Land Surveyors
Land Planners**

46777 Woodward Avenue
Pontiac, Michigan 48342
Tel. (248) 332-7931
Fax (248) 332-8257

PROJECT
27709 Wisconsin

CLIENT
RTW Building, LLC
4535 Homosita
Orion, MI 48359

CONTACT
Murray Diegel
Tel. 248-362-2850
Fax. 248-391-4419

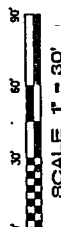
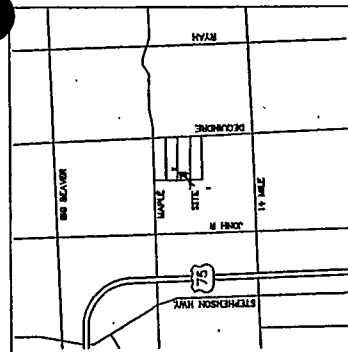
Part of the NE 1/4 -
of Section 36
T. 2 North, R. 11 East
City of Troy
Oakland County, Mich

100

ITEM 5

DESIGNED BY
PK

APPROVED BY
J. Hinder



SCALE 1" = 30'

[illegible]

LEGAL DESCRIPTION:
Part of the N.E. 1/4 of Section 36, T.2N., R.1E., City of Troy, Oakland County, Michigan, being more particularly described as Lot 141 of "Superior's Plat of Plainview Farms" as recorded in Liber 1, P. 28, O.C.R.

James Watson




- THE SURVEY WILL NOT SHOW ALL EASEMENTS OF RECORD UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR BY THE OWNER.
- ALL ELEVATIONS ARE DISTING ELEVATIONS BASED ON THE FELLA (MOMO 1980) DATUM. (1980-00-00)

PROPERTY IS LOCATED PARTIALLY IN ZONE A1 - AREA OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS HOT DETERMINED AND PARTIALLY IN ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 280101-0008 E.

- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM PLANS AND UTILITY COMPANY RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL CONTACT MISS DING 3 WORKING DAYS PRIOR TO CONSTRUCTION.

PAVING LEGEND

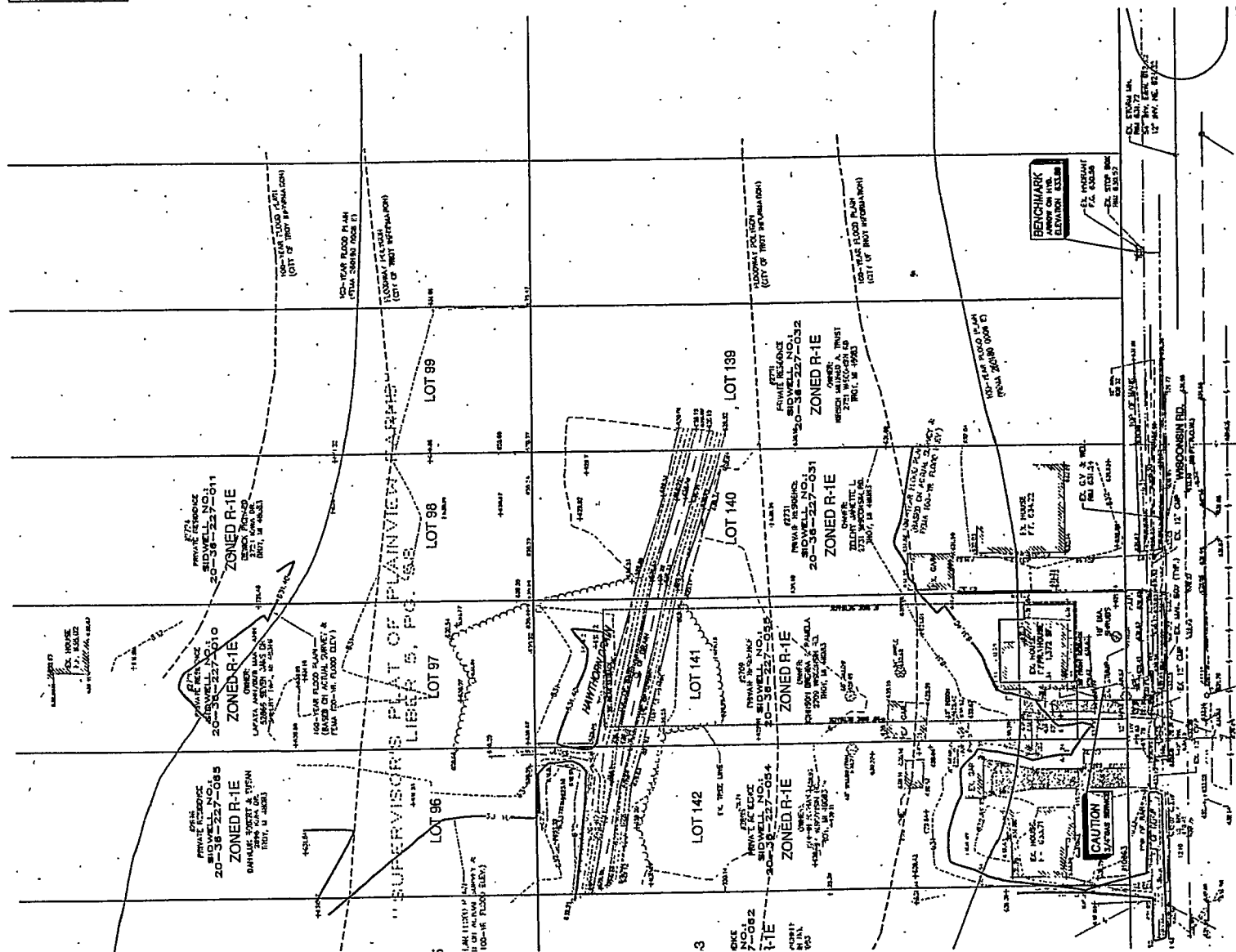
	EX. ASPHALT
	EX. CONCRETE
	EX. GRAVEL

1. Project Name:

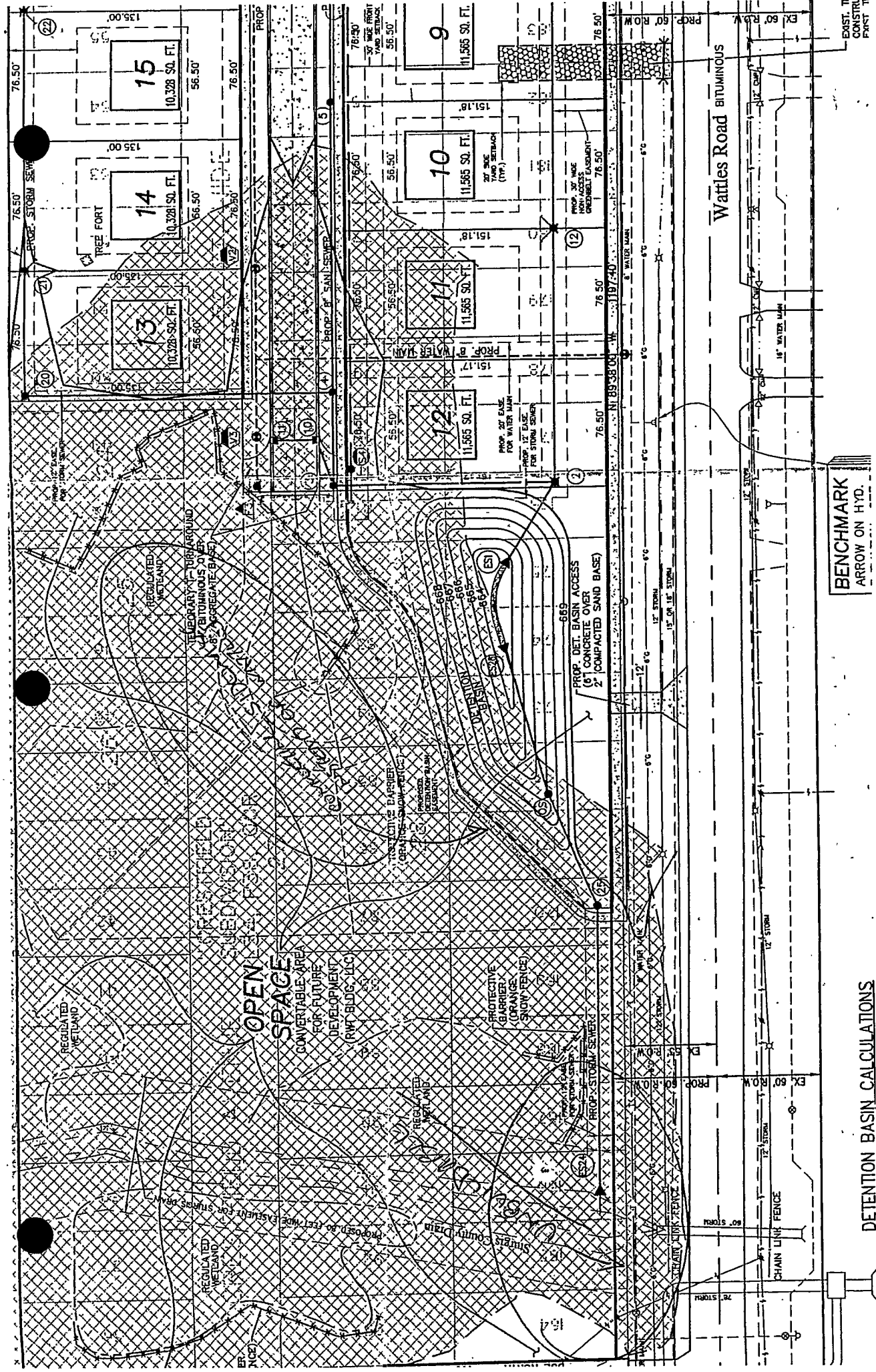
MANHOLE _____ EXISTING SANITARY SEWER
_____ ○ _____
HYDRANT _____ GATE VALVE _____
_____ ○ _____ EXISTING WATERMAIN
MANHOLE CATCH BASIN _____ EXISTING STORM SEWER
_____ X _____
_____ ○ _____ EX. R. Y. CATCH BASIN
_____ ○ _____ EXISTING SEWER CATCH PT.

Surveyor's
Certificate
of Survey

WE HEREBY CERTIFY that we have surveyed the property herein described and that we have



ITEM 6



DETENTION BASIN CALCULATIONS

BENCHMARK
ARROW ON HYD.

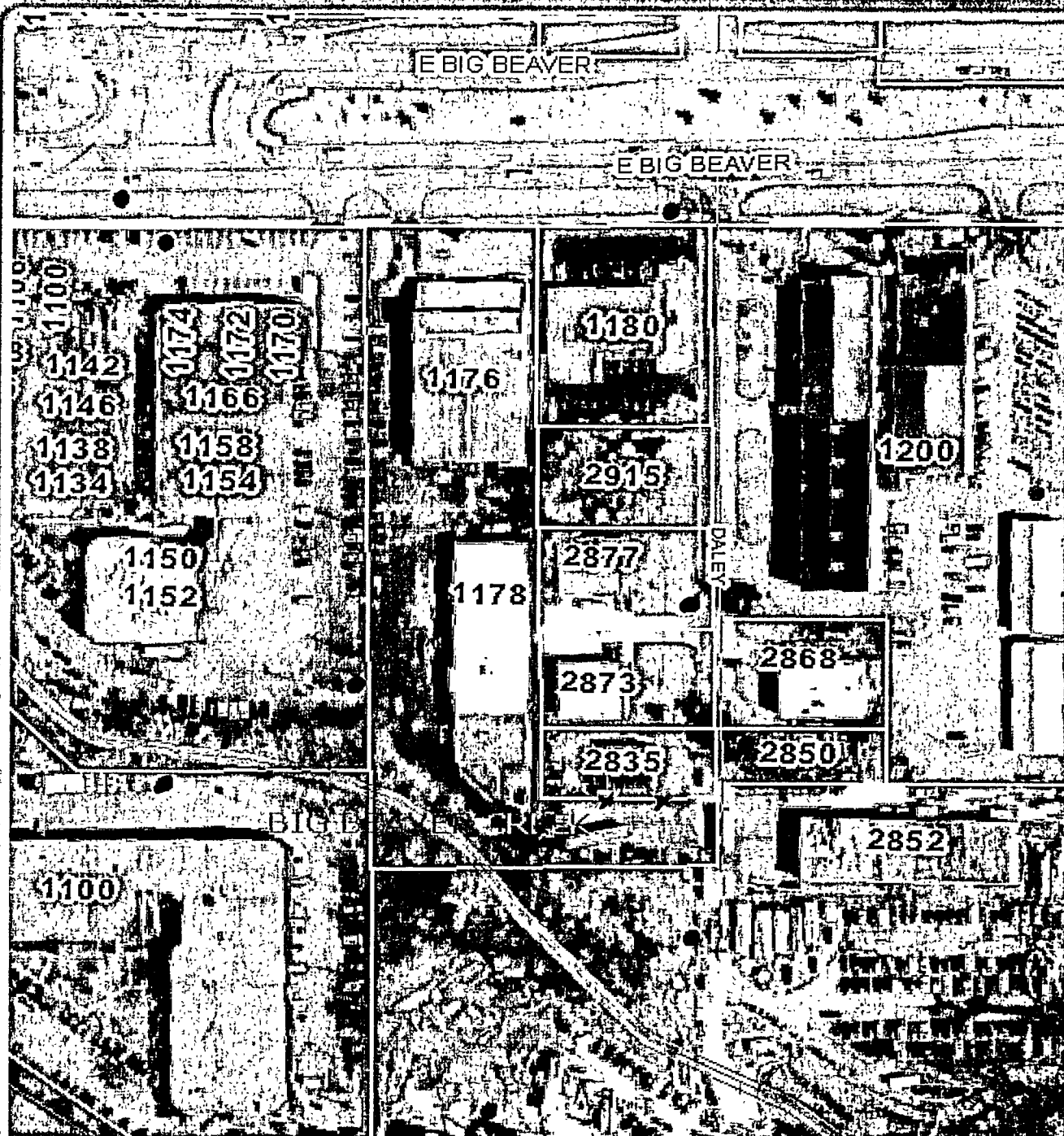
Wattles Road BITUMINOUS

CHAIN LINK FENCE

EXIST. IT
CONSTR.
PART II



Geographical Information Systems Online

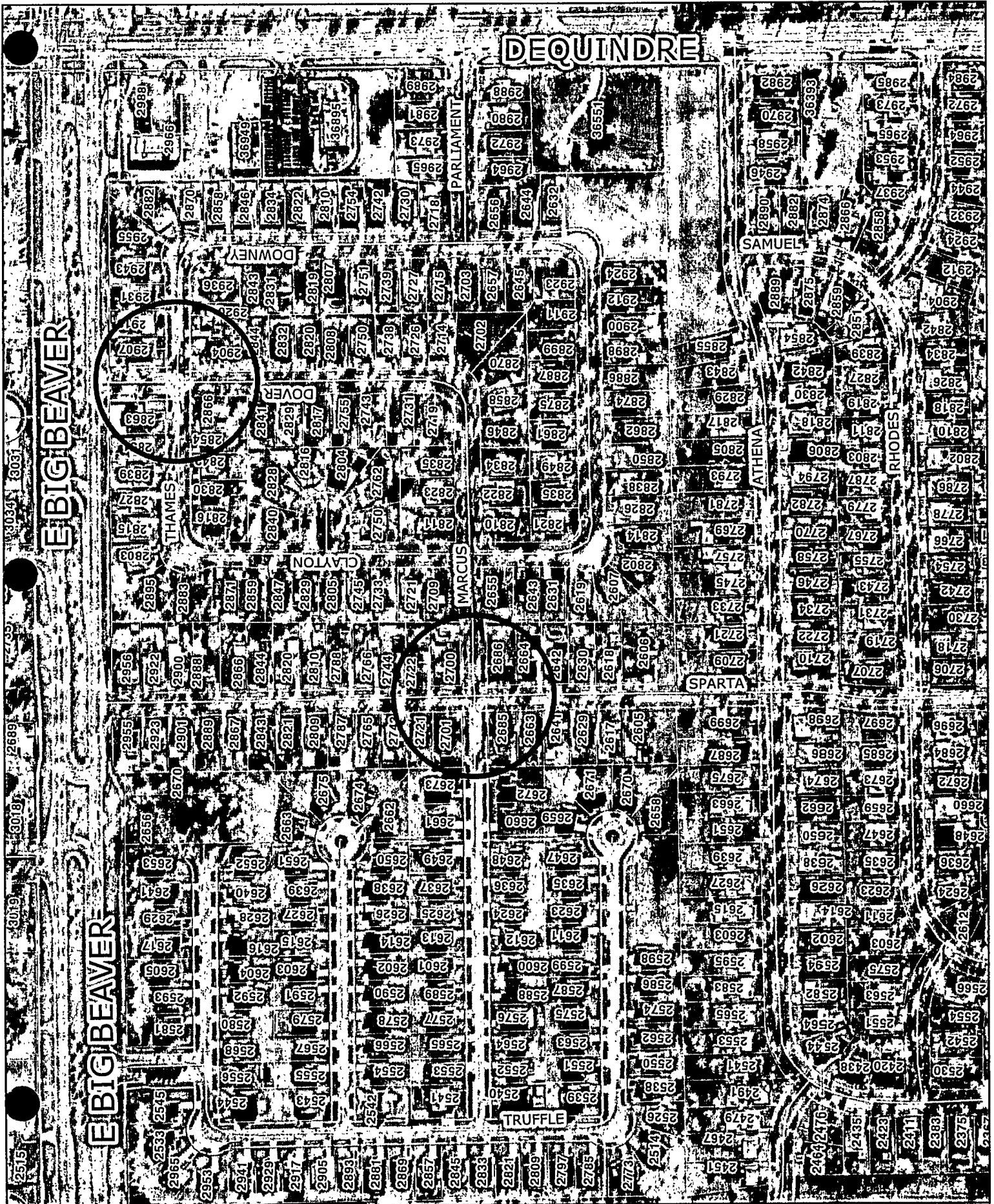


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

X = FIRE LANES

ITEMS 8+9

Z



ITEM 8

N

