



TRAFFIC COMMITTEE AGENDA

March 20, 2024 – 7:30 P.M.

Lower Level Conference Room – Troy City Hall – 500 West Big Beaver

1. Roll Call
2. Approval of Minutes – February 21, 2024 Traffic Committee

PUBLIC HEARINGS

3. Request for Sidewalk Waiver - 727 Quill Creek (Sidwell # 88-20-03-252-029)

REGULAR BUSINESS

4. Election of Officers
5. Public Comment
6. Other Business
7. Adjourn

Copy to:

Item 3: 727 Quill Creek; Properties within 300' feet

Traffic Committee Members; Sgt. Brian Warzecha, Police Department; Deputy Fire Chief, Michael Koehler, Fire Department;

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 crashes.

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.

2. Approval of Minutes – January 17, 2024 Traffic Committee

PUBLIC HEARING

3. Request for Sidewalk Waiver – 727 Quill Creek (Sidwell # 88-20-03-252-029)

Syed Musa with Glance Homes requests a sidewalk waiver for the sidewalk at 727 Quill Creek (Sidwell # 88-20-03-252-029). Mr. Musa states:

- a. *There are no sidewalks on either side of the property, the sidewalk would be located next to a large deep ditch and floodplain.*

The Department of Public Works (DPW) does not recommend approving the waiver request and requiring the installation of sidewalk “*Due to sidewalk currently at 775 Quill Creek and the ability to extend on Norton with future development*”. If the sidewalk requirement is waived the approval be subject to the submission of a cash deposit for future construction to assure consent and participation in any future sidewalk installation.

SUGGESTED RESOLUTIONS:

1. 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, Syed Musa has requested a waiver of the requirement to construct sidewalk based on lack of sidewalk on surrounding parcels; 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 727 Quill Creek (Sidwell # 88-20-03-252-029) subject to the submission of a cash deposit commensurate with the cost of sidewalk construction.

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 727 Quill Creek (Sidwell # 88-20-03-252-029).

REGULAR BUSINESS

4. Election of Officers

In accordance with the By-Laws of the City of Troy Traffic Committee, Article III, nomination of officers shall be made from the floor on the third Wednesday of February of each year for the purpose of electing a Chairperson and a Vice-Chairperson.

A candidate receiving a majority vote of the members present at the meeting shall be declared elected and shall serve for one year or until his or her successor shall take office. Vacancies in offices shall be filled immediately by regular election procedure.

Article II of the By-Laws speaks to the Officers and Their Duties, which states:

Section 1 - The officers of the Traffic Committee shall consist of a Chairperson and a Vice-Chairperson.

Section 2 - The Chairperson shall preside at all meetings of the Traffic Committee and shall have the duties normally conferred by parliamentary usage on such officers.

Section 3 - The Chairperson shall be one of the citizen members of the Committee and shall have the privilege of discussing all matters before the Committee and voting thereon.

Section 4 - The Vice-Chairperson shall act for the Chairperson in his or her absence. The Vice-Chairperson shall be a citizen member of the Committee, with the rights and privileges of the Chairperson.

5. Public Comment

6. Other Business

7. Adjourn

A regular meeting of the Troy Traffic Committee was held Wednesday, February 21, 2024 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: Cindy Nurak
Abi Swaminathan
Cynthia Wilsher
Pete Ziegenfelder
Angela Zhou, Student Representative

Absent: Shama Kenkre
Richard Kilmer
Al Petrulis
Deputy Fire Chief, Michael Koehler

Also present: G. Scott Finlay, City Engineer
Sgt. Brian Warzecha, Police Department
Merissa Clark, Administrative Assistant

2. Minutes – January 17, 2023 Traffic Committee

Resolution # 2024-02-03
Moved by Nurak
Seconded by Wilsher

To approve the January 17, 2023 minutes as printed.

Yes: Nurak, Swaminathan, Wilsher, Ziegenfelder
No: None
Absent: Kenkre, Kilmer, Petrulis

MOTION CARRIED

PUBLIC HEARINGS

3. No Public Hearings

REGULAR BUSINESS

4. Request for Traffic Control – Hearthside & Country Ridge Drive

Cheryl Gonda of 6113 Hearthside Drive requested that the intersection of Hearthside Drive and Country Ridge Drive be reviewed for purposes of traffic control at the uncontrolled intersection. She states: I live in cul-de-sac on Hearthside Drive and the existing uncontrolled intersection is dangerous, cars turning off Country Ridge Drive turn without looking. This creates a hazardous situation for drivers, there have been several near misses recently.

The Traffic Committee received 1 email in support, and 1 phone call opposed.

We live at 6071 Hearthside Drive, Troy, MI 48098.

We fully support the controlled intersection proposal. We have four children and cars come flying thru all the time. It's dangerous.

Troy C. Otto
Owner/Broker
Otto Family Properties, LLC
Licensed Attorney (P67448)
(248) 515-2753
troy@ottofamilyproperties.com

Traffic Engineering received a call from Pat DeFilippis at 6069 Country Ridge in opposition to any traffic control at this location, big waste of money.

Mike & Cheryl Gouda – stated they have lived at 6113 Hearthside for 30 years, and the speeding in the subdivision has gotten worse. They have a lot of little kids living near by and they've had a close call recently and are scared an accident will happen with all the kids in the area. People cut thru the subdivision to avoid the light at Square Lake and Coolidge, especially during rush hour. He mentioned a neighbor also sees people driving like crazy, sometimes going 30-40 MPH. He really thinks that a stop or yield sign would deter people from cutting thru all the time, and make the subdivision safer.

Cynthia Wilsher mentioned that OHM's report doesn't think it would be affective for a yield sign to be installed, and explained that it may do the opposite, causing more speeding at the corner.

Sgt. Warzecha explained it will fix one problem, but may cause more problems in the long run and mentioned maybe a stop sign being more beneficial. He also added that the corner did have a good clearance and good visibility, Wilsher agreed.

Mr. Gouda explained that when he leaves the street he has been almost hit by cars taking the turn from Country Ridge onto Hearthside and not looking before turning.

MOTION CARRIED

Resolution # 2024-02-04
Moved by Ziegenfelder
Seconded by Nurak

Yes: Nurak, Swaminathan, Ziegenfelder
No: Wilsher
Absent: Kenkre, Kilmer, Petrusis

RESOLVED, that the Country Ridge Approach at Hearthsides be modified from UNCONTROLLED, to STOP CONTROLLED.

7. Public Comment

8. Other Business

9. Adjourn

The meeting adjourned at 7:53 PM.

Pete Ziegenfelder -Chairperson

G. Scott Finlay, City Engineer/Traffic Engineer

G:\Traffic\aaa Traffic Committee\2024\21_February_2024\0221_Minutes_Traffic Committee DRAFT



City of Troy
Mr. Kurt Bovensiep
Public Works Director
4693 Rochester Road
Troy, MI 48098

Mr. Bovensiep,

I am/we are the owner(s) of the property at Builder 727 Quill Creek Dr

Lot number 72

Subdivision Name Bassett & Smith Flowing Spring Acres

Sidewell Number 88-20-03-252-029

I/we would like to request a sidewalk variance for the following reasons:

Sidewalk Falls in the Ditch and it's also in
the Flood Plain, No side walk on either
Property on the East or West side. No side walks
along the Ditch.

See attached plan/sketch.

I/We can be contacted at 5867652257
Phone Number

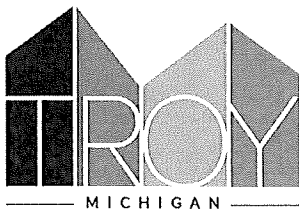
Info@glancehomes.com
Email Address

SYED MUSA
Name

3880 Brighton Ln
Address

Canton, MI 48188
City, State, Zip



[Signature]
Signature



DEPARTMENT OF PUBLIC WORKS
4693 Rochester Road
Troy, MI 48085
troymi.gov

February 15, 2024

TO: The City of Troy Traffic Committee

FROM: Kurt Bovensiepe, Public Works Director 
Mike Verstraete, Streets and Drains Operations Manager 

SUBJECT: Request for Waiver of Sidewalk Requirement To be Denied
Sidwell 88-20-02-252-029

Per the attached waiver form, Homeowners Syed Musa is requesting a waiver for the sidewalk located at 727 Quill Creek Dr, Sidwell 88-20-03-252-029. Subdivision Bassett & Smith Flowering Spring Acers.

Chapter 34 City of Troy Sidewalks and Driveway Approaches Ordinance # 34-07 requires, all owners of lots and premises abutting dedicated streets open to the public shall be required to construct sidewalks and driveway approaches at the time of construction of any new buildings or structures, or additions to buildings or structures, or at the time a nonconforming use changes to a permitted use in the Zoning District. No occupancy permit shall be issued until such time as the owners of said property have complied with the requirements of this provision provided only that the Director of Building and Zoning may extend the time for completion of the required sidewalks and driveway approaches in accordance with established procedure.

City of Troy Sidewalks and Driveway Approaches Ordinance # 34.07.01 also requires that a sidewalk be installed in conjunction with the development of a parcel due to a recent lot split, combination of parcels or a re-platting.

Please be advised that there is currently sidewalk that ends at 775 Quill Creek, and the sidewalk can be extended to Norton with future development.

Due to sidewalk being able to be extended from 775 Quill Creek going West. We recommend that the sidewalk should be installed at 727 Quill Creek, as per ordinance #34.07. If the sidewalk requirements were to be waived, we recommend the approval be subject to the submission of a cash deposit for future construction to assure consent and participation in any future sidewalk installation.



TRAFFIC COMMITTEE REPORT

March 20, 2024

TO: Traffic Committee
FROM: G. Scott Finlay, City Engineer/ Traffic Engineer
SUBJECT: Election of Officers

Background:

In accordance with the By-Laws of the City of Troy Traffic Committee, Article III, nomination of officers shall be made from the floor on the third Wednesday of February of each year for the purpose of electing a Chairperson and a Vice-Chairperson. A February meeting was not held, so this action was moved to the March Traffic Committee meeting.

A candidate receiving a majority vote of the members present at the meeting shall be declared elected and shall serve for one year or until his or her successor shall take office. Vacancies in offices shall be filled immediately by regular election procedure.

Article II of the By-Laws speaks to the Officers and Their Duties, which states:

Section 1 - The officers of the Traffic Committee shall consist of a Chairperson and a Vice-Chairperson.

Section 2 - The Chairperson shall preside at all meetings of the Traffic Committee and shall have the duties normally conferred by parliamentary usage on such officers.

Section 3 - The Chairperson shall be one of the citizen members of the Committee and shall have the privilege of discussing all matters before the Committee and voting thereon.

Section 4 - The Vice-Chairperson shall act for the Chairperson in his or her absence. The Vice-Chairperson shall be a citizen member of the Committee, with the rights and privileges of the Chairperson.