



TRAFFIC COMMITTEE AGENDA

November 15, 2023 – 7:30 P.M.

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

1. Roll Call
2. Approval of Minutes – September 20, 2023 Traffic Committee

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 6970 Donaldson (Sidwell # 88-20-03-126-048)
4. Request for Sidewalk Waiver – 5921 Willow Grove (Sidwell # 88-20-11-126-022)
5. Request for Sidewalk Waiver – 1868 Eastport (Sidwell # 88-20-27-333-017)

REGULAR BUSINESS

6. 2024 Traffic Committee Meeting Schedule
7. Public Comment
8. Other Business
9. Adjourn

Copy to:

Traffic Committee Members; Sgt. Brian Warzecha, Police Department; Deputy Fire Chief Paul Firth, 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 – September 20, 2023 Traffic Committee

PUBLIC HEARING

3. Request for Sidewalk Waiver – 6970 Donaldson (Sidwell # 88-20-03-126-048)

Harsha & Danelle Chandra-Sekhar, homeowners request a sidewalk waiver for the sidewalk at 6970 Donaldson (Sidwell # 88-20-03-126-048). The homeowners state:

- a. *There are no other sidewalks in the subdivision. This would be the only sidewalk and property on both sides as well as across the street have no sidewalks. A sidewalk would literally be a sidewalk to nowhere.*

The Department of Public Works (DPW) recommends approving the waiver request and not requiring the installation of sidewalk “*Due to the lack of sidewalk on the surrounding parcels and the open drainage ditches of the area*”, 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, Harsha & Danelle Chandra-Sekhar have 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 6970 Donaldson (Sidwell # 88-20-03-126-048) 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 6970 Donaldson (Sidwell # 88-20-03-126-048).

4. Request for Sidewalk Waiver – 5921 Willow Grove (Sidwell # 88-20-11-126-026)

Mike Agnetti, homeowner requests a sidewalk waiver for the sidewalk at 5921 Willow Grove (Sidwell # 88-20-11-126-026). Mr. Agnetti states:

- a. *There are no other sidewalks in the subdivision. This would be the only sidewalk and property on both sides as well as across the street have no sidewalks. A sidewalk would literally be a sidewalk to nowhere.*
- b. *There are several new construction homes in the subdivision and none of them have sidewalks.*

The Department of Public Works (DPW) recommends approving the waiver request and not requiring the installation of sidewalk “*Due to the lack of sidewalk on the surrounding parcels and the open drainage ditches of the area*”, 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, Mike Agnetti 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 5921 Willow Grove (Sidwell # 88-20-11-126-026) 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 5921 Willow Grove (Sidwell # 88-20-11-126-026).

5. Request for Sidewalk Waiver – 1868 Eastport (Sidwell # 88-20-27-333-017)

Jonathan Janke, homeowner requests a sidewalk waiver for the sidewalk at 1868 Eastport (Sidwell # 88-20-27-333-017). Mr. Janke states:

- c. There are no other sidewalks in the subdivision. This would be the only sidewalk and property on both sides as well as across the street have no sidewalks. A sidewalk would literally be a sidewalk to nowhere.*
- d. There are several new construction homes in the subdivision and none of them have sidewalks.*

The Department of Public Works (DPW) recommends approving the waiver request and not requiring the installation of sidewalk “*Due to the lack of sidewalk on the surrounding parcels and the open drainage ditches of the area*”, subject to the submission of a cash deposit for future construction to assure consent and participation in any future sidewalk installation.

SUGGESTED RESOLUTIONS:

3. 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, Jonathan Janke 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 1868 Eastport (Sidwell # 88-20-27-333-017) subject to the submission of a cash deposit commensurate with the cost of sidewalk construction.

4. 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 1868 Eastport (Sidwell # 88-20-27-333-017).

REGULAR BUSINESS**6. 2024 Traffic Committee Meeting Schedule**

According to the City of Troy Traffic Committee By-Laws, Article IV – Meetings:

“Regular meetings will be held on the third Wednesday of each month at 7:30 p.m. at the Troy City Hall, 500 West Big Beaver Road, Troy, Michigan.”

There are no other by-laws or procedures that establish the actual dates of the meetings, but an annual calendar of meetings is published by the City so meeting dates need to be set for this purpose.

SUGGESTED RESOLUTION:

a. Recommended dates for 2024 Traffic Committee meetings are detailed below:

- Wednesday, January 17
- Wednesday, February 21
- Wednesday, March 20
- Wednesday, April 17
- Wednesday, May 15
- Wednesday, June 19
- Wednesday, July 17
- August – NO MEETING
- Wednesday, September 18
- Wednesday, October 16
- Wednesday, November 20
- December – NO MEETING

7. Public Comment**8. Other Business****9. Adjourn**

A regular meeting of the Troy Traffic Committee was held Wednesday, September 20, 2023 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: Shama Kenkre
Richard Kilmer
Cindy Nurak
Al Petrulis
Abi Swaminathan
Pete Ziegenfelder

Absent: Cynthia Wilsher

Also present: G. Scott Finlay, City Engineer
Sgt. Brian Warzecha, Police Department
Deputy Fire Chief, Paul Firth, Fire Department
Merissa Clark, Administrative Assistant

2. Minutes – June 21, 2023 & July 19, 2023 Traffic Committee

Resolution # 2023-09-09
Moved by Petrulis
Seconded by Kilmer

To approve the June 21, 2023 & July 19, 2023 minutes as printed.

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

MOTION CARRIED**PUBLIC HEARINGS****3. Request for Sidewalk Waiver – 6910 Donaldson (Sidwell # 88-20-03-126-049)**

Paul Dodson with Newmark Homes of Michigan requests a sidewalk waiver for the sidewalk at 6910 Donaldson (Sidwell # 88-20-03-126-049). Mr. Dodson states:

- a. There are no other sidewalks in the subdivision. This would be the only sidewalk and property on both sides as well as across the street have no sidewalks. A sidewalk would literally be a sidewalk to nowhere.*

The Department of Public Works (DPW) recommends approving the waiver request and not requiring the installation of sidewalk “*Due to the lack of sidewalk on the surrounding parcels*”

and the open drainage ditches of the area”, subject to the submission of a cash deposit for future construction to assure consent and participation in any future sidewalk installation.

Michael Barry of 6875 Donaldson is against sidewalks going in, it does not fit the area on Donaldson.

The homeowner at 6899 Donaldson also stated he is against it; his home does not have sidewalks and it would not look good to have it at 6910 Donaldson.

Danelle Chandra-Sekhar of 6972 Donaldson is against the sidewalk going in, she stated it would not lead anywhere.

The traffic committee did not discuss this item any further.

Resolution # 2023-09-10

Moved by Kilmer

Seconded by Swaminathan

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, Paul Dodson with Newmark Homes of Michigan 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 6910 Donaldson (Sidwell # 88-20-03-126-049) contingent upon receipt of a cash deposit, commensurate with the cost of sidewalk construction.

Yes: Kenkre, Kilmer, Nurak, Petrulis, Swaminathan, Ziegenfelder

No: None

Absent: Wilsher

MOTION CARRIED

4. Request for Sidewalk Waiver – 2368, 2376, & 2384 Vermont (Sidwell # 88-20-25-351-074 thru 076)

Gary Abitheria with GFA Homes requests a sidewalk waiver for the sidewalk at 2368, 2376 & 2384 Vermont (Sidwell # 88-20-25-351-074 thru 076). Mr. Abitheria states:

- a. *There are no other sidewalks in the subdivision. This would be the only sidewalk and property on both sides as well as across the street have no sidewalks. A sidewalk would literally be a sidewalk to nowhere.*
- b. *There are several new construction homes in the subdivision and none of them have sidewalks.*

The Department of Public Works (DPW) recommends approving the waiver request and not requiring the installation of sidewalk “*Due to the lack of sidewalk on the surrounding parcels and the open drainage ditches of the area*”, subject to the submission of a cash deposit for future construction to assure consent and participation in any future sidewalk installation.

THIS ITEM WAS REMOVED BY THE APPLICANT

REGULAR BUSINESS

5. Request for Traffic Control – Booth Rd. at Donaldson Rd.

Bretagne Whitford of 263 Booth Rd. requests that the intersection of Booth Rd. and Donaldson Rd. be reviewed for purposes of traffic control on Donaldson Rd. at the intersection. She states: I live in Troy at the intersection Booth Road and Donaldson Road. If you go south on Donaldson and you pass Booth, there is a dangerous low-visibility, curvy section ahead. I often find people speed out of that curvy section heading north across Booth Road. It is a long stretch without a stop sign. I live right at that corner and have three elementary aged children and it makes me nervous. Their bus stop is also at that same intersection; and again, it is nerve wrecking for them to stand at that corner. I would like to put in a request for a stop sign to be installed at that intersection.

Hello-

My name is Jode Michael, I am at 270 Booth right at the intersection in question.

I find a four way stop to be unnecessary and honestly a little dramatic of the resident requesting it.

This intersection I would consider low traffic and I've never witnessed any incidents take place. My house has a front row view.

I hope this helps in the matter. If you have any questions or need any further statement from me, please see free to reach out via this email or my direct cell number: (586)846-1352.

Jode Michael

Good morning Mr. G. Scott Finlay,

I am unable to attend the September 20th meeting but would like to add my opinion on the Booth Rd and Donaldson Rd intersection matter.

I was pleased to learn that a resident had submitted this request. I have observed drivers speeding through that intersection and have also witnessed a few close calls from those approaching from the Ottawa Rd direction. Also, there is a bus stop at that intersection and drivers should be forced to slow down for the childrens' safety.

I believe a 4-way stop is a necessary for the intersection.

Thank you for your time and consideration.

Sincerely,

Kristy Nagle (287 Booth Rd)

Hello,

I am writing in response to the notification that I received, regarding the request, to make the intersection of Donaldson Rd and Booth, a 4 way stop.

We live two houses from that corner and have not seen any accidents or safety problems in the 35 yrs that we have lived here. The volume of traffic has not seemed to have increased and there is no planned building of homes in the area.

There are, also, a lot of other stop signs in the vicinity of that spot, which keeps traffic at slow speeds.

Therefore, my husband and I, are against adding another stop sign there, to make it a 4 way stop.

Thank you for your consideration,

Nancy and Hank Thoenes

6371 Donaldson

Troy

Bretagne Whitford at 263 Booth Rd is concerned for the residents that are walking in the street with the speeding cars. The bus stop is at the corner of Booth and Donaldson and is very unsafe. The bus stop has 2 school districts picking up and dropping off at this stop so it has a lot of traffic every day. She is concerned for her three small children, as well as the children that live in the sub and continue to move in.

Mike Berry at 6875 Donaldson is in support of the stop sign, he states he sees a lot of speeding on Donaldson.

Jennifer Gillre at 212 Booth is in support of the stop sign.

Sgt. Brian Warzecha added that it would not hurt.

Al Petrulis pointed out that OHM's study did suggest that no changes be made.

Bretagne asked why the report stated that, and Pete explained how the study was done. Bretagne also added that there are two large bushes at the intersection that make it hard to see.

Richard Kilmer brought up that the streets near Donaldson have 4-way stops and he is very unsure on what decision to make and believes that all of Troy is busy since we are a very populated city.

Jennifer Gillre at 212 Booth stated that the reason this stop sign is so important is because they want the children to all be safe at the bus stop, no other reason but that.

Cindy Nurak stated that she is not a fan of unnecessary stop signs but the safety of the kids is huge and she works with young kids and understands how important it is.

Al Petrulis explained that the studies have shown people are more likely to speed when they think signs are unnecessary and that it can be an added danger, because people assume it's clear but the bus stop being at the intersection does change things.

Resolution # 2023-09-11
Moved by Nurak
Seconded by Kilmer

RESOLVED, that the intersection of Booth Rd. at Donaldson Rd be **MODIFIED** from UNCONTROLLED, to STOP CONTROLLED.

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

6. Public Comment

There was no further public comment at the meeting.

7. Other Business

Michael Berry asked when sidewalk would be installed on Donaldson, G. Scott Finlay explained to him the SAD process.

8. Adjourn

The meeting adjourned at 7:53 PM.

Pete Ziegenfelder -Chairperson



G. Scott Finlay, City Engineer/Traffic Engineer



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

September 21, 2023

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
Sidwell 88-20-03-126-048

Per the attached waiver form, Homeowners Harsha & Danelle Chandra Sekhar is requesting a waiver for the sidewalk located at 6970 Donaldson, Sidwell 88-20-03-126-048. Subdivision Bassett & Smith Flowering Springs Acres.

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 not a sidewalk to the North or South of 6970 Donaldson or across the street.

Due to the lack of sidewalk on the surrounding parcels and the open drainage ditches of the area, we recommend that the sidewalk not be installed at 6970 Donaldson, 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.

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 HARSHA & DANELLE CHANDRA SEKHAR

Lot number 6972 DONALDSON

Subdivision Name _____

Sidewell Number _____

^(waiver)
~~I~~ we would like to request a sidewalk ~~variance~~ for the following reasons:

- 1) W South Blvd someone owns property from road to our property
- 2) On Donaldson there are no sidewalks that would connect on that side

See attached plan/sketch.

I/We can be contacted at 6624363233
Phone Number

danelleironside@yahoo.com
Email Address

DANELLE CHANDRA SEKHAR.

Name

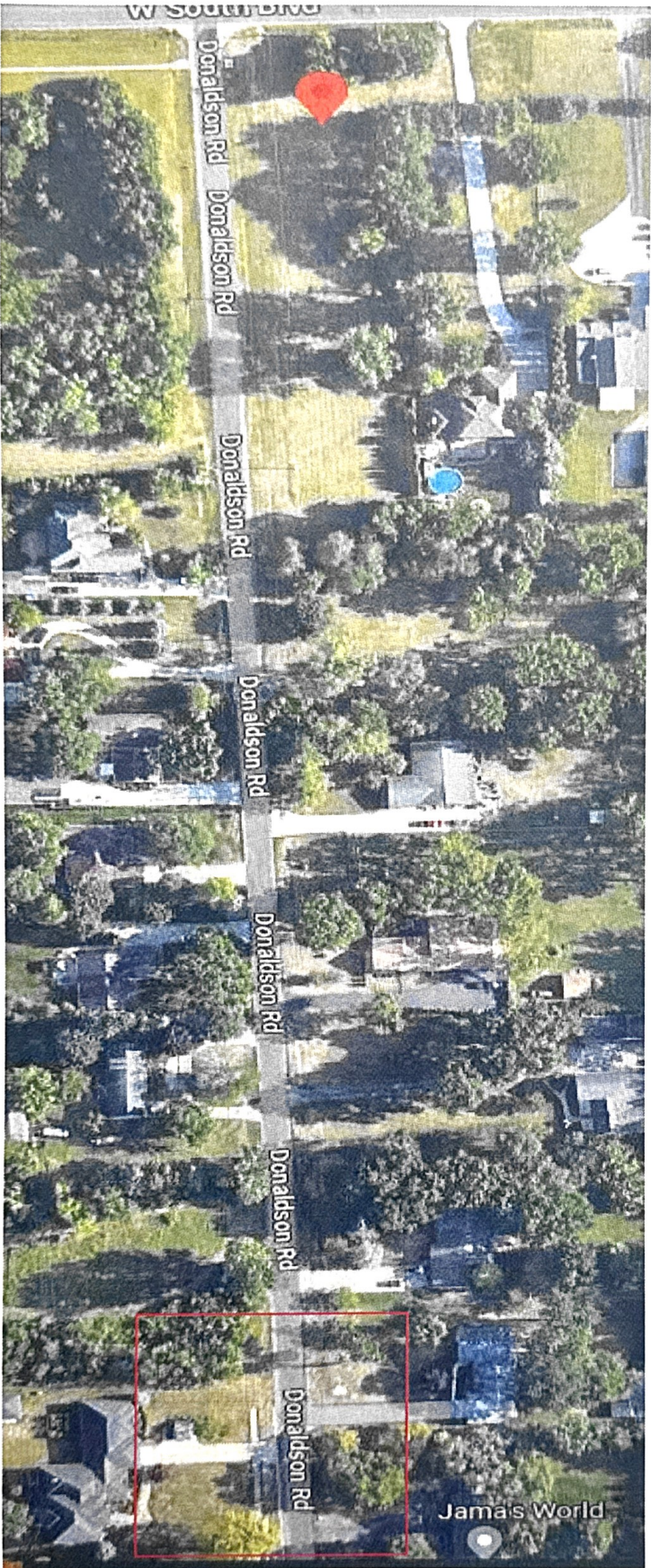
6015 S GRAHAM RD

Address

SAINT CHARLES, MI, 48655

City, State, Zip


Danelle C Sekhar
Signature




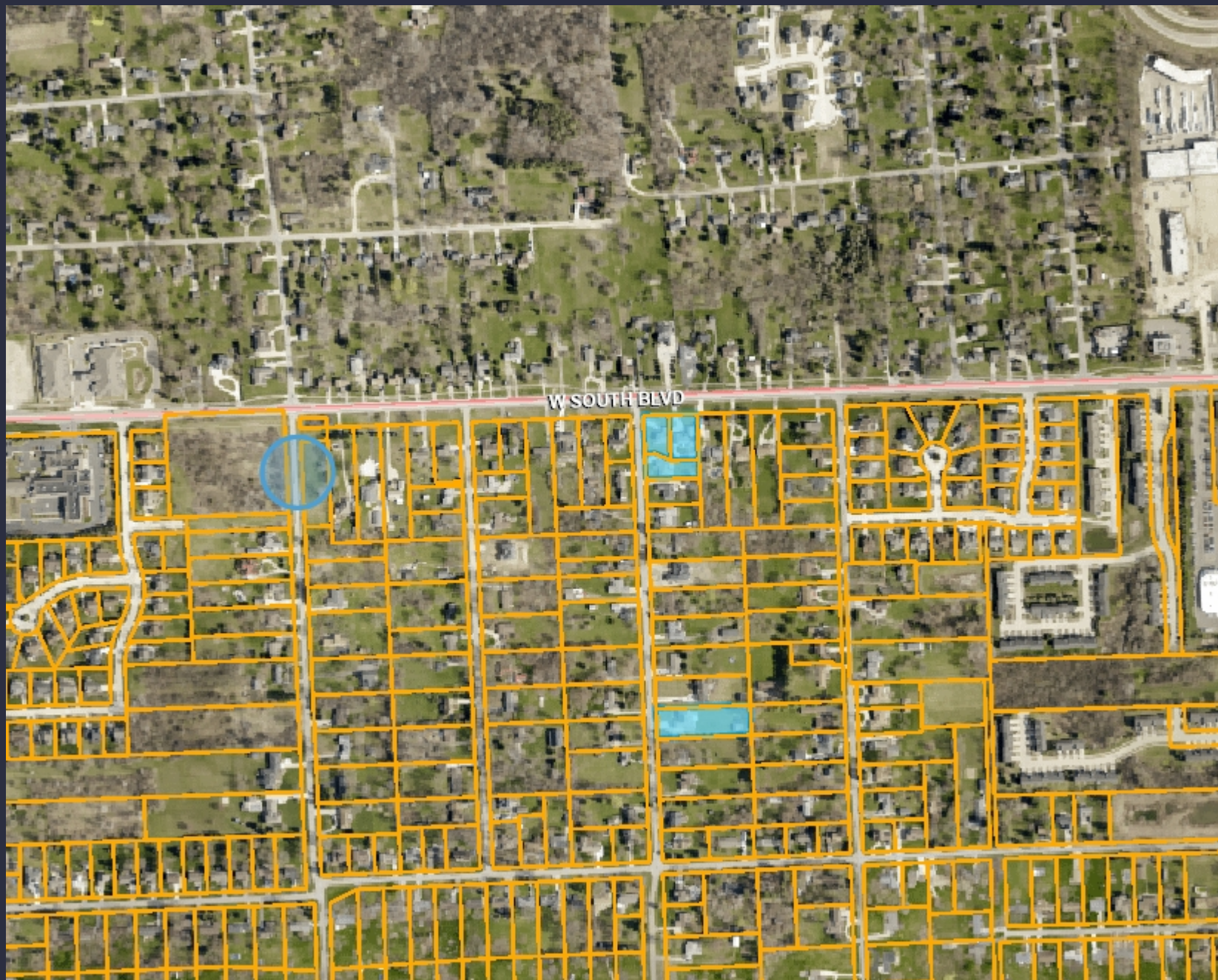


GIS Online

Legend:

 Tax Parcel

 Sidewalk Waiver



Notes:

6970 Donaldson

Map Scale: 1=752

Created: October 25, 2023



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.

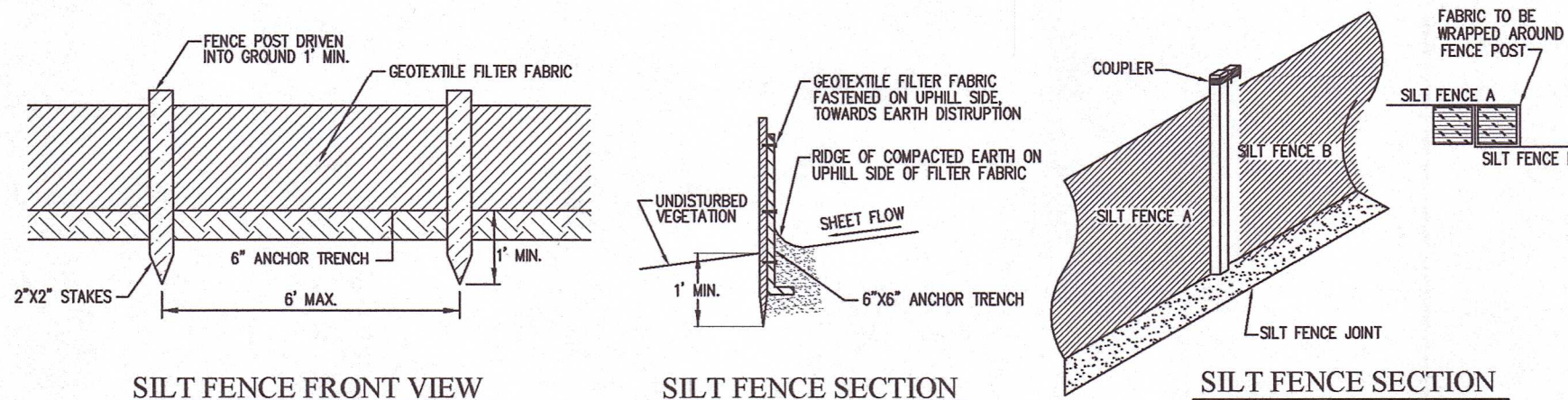


SOIL TYPES:
ShbuaB SHEBEON-URBAN LAND COMPLEX
0-4 PERCENT SLOPS

NEAREST WATERCOURSE:
UNNAMED DRAIN
LOCATED APPROX. 1500' SOUTH WEST

LIMITS OF EARTH DISRUPTION:
0.5 ACRES

INSTALL:
SILT FENCE AROUND LIMITS OF GRADING

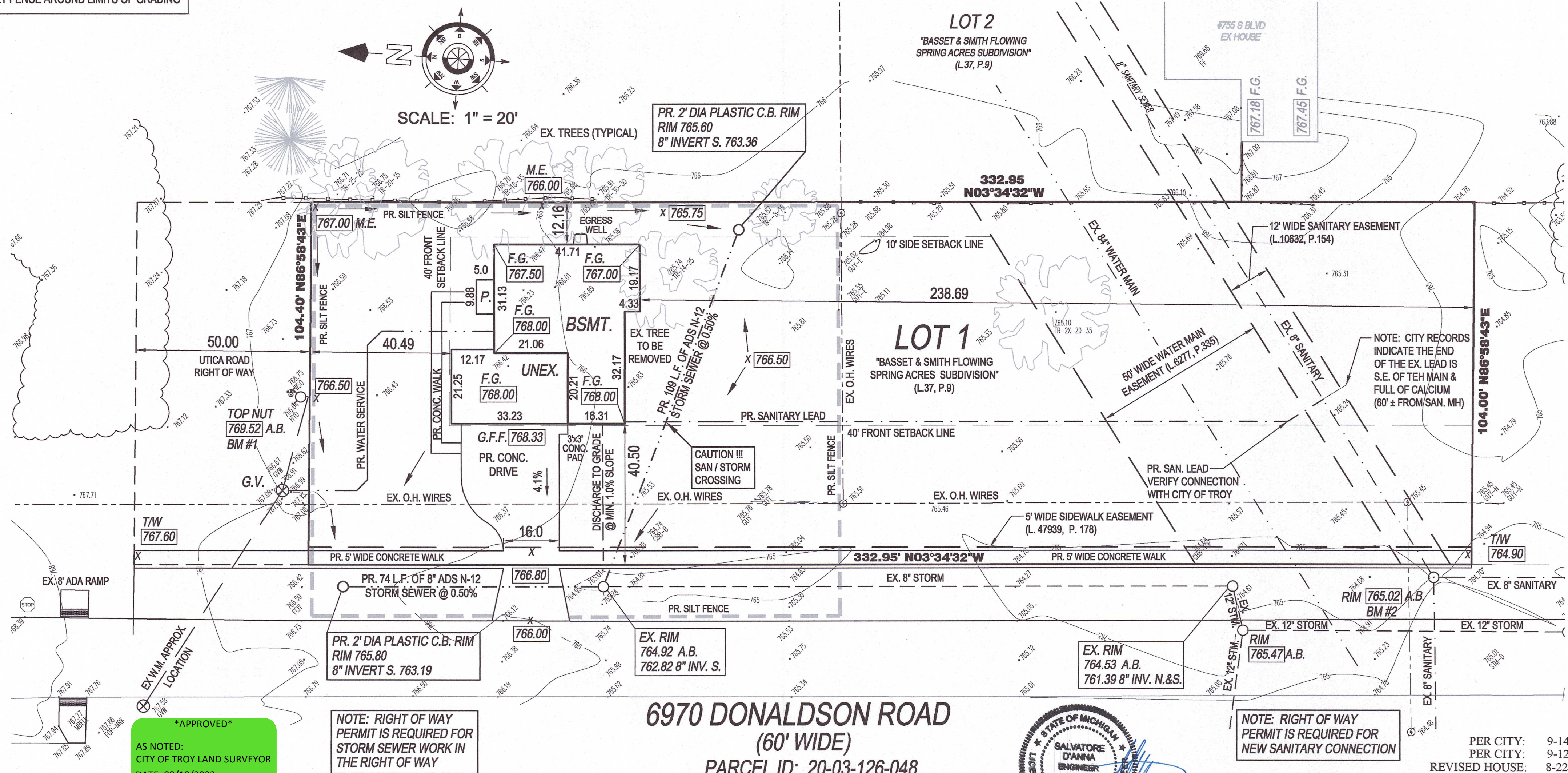
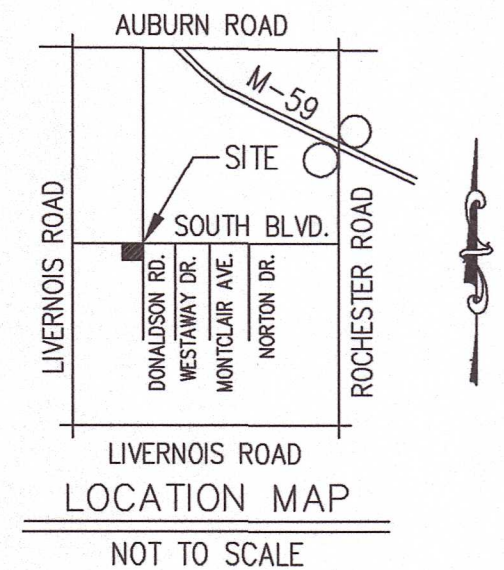


PR. FIRST FINISH FLOOR: 770.12
PR. BSMT. FINISH FLOOR: 760.83
PR. TOP OF WALL: 769.00
PR. TOP OF FOOTING: 760.50
(BASED ON A 8'-6" POUR & 12" BRICKLEDGE)

GRADE LEGEND	
000.00	EXISTING
000.00	PROPOSED
000.00	AS-BUILT
→	DRAINAGE
M.E. = MATCH EXISTING	

SITE BENCHMARK:
SANITARY MANHOLE,
LOCATED ON SITE
ELEVATION: 765.02

TOP-NUT ON HYDRANT
LOCATED ON SITE
ELEVATION 769.52



SITE NOTES:

- UTILITY LEAD LOCATIONS AS SHOWN ARE APPROXIMATE, VERIFY WITH THE CITY OF TROY.
- REFER TO ARCHITECTURE PLANS FOR FOUNDATION, PORCH AND GARAGE DETAILS
- D'ANNA & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR GIVEN HOUSE DIMENSIONS. CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- BUILDER MUST ENSURE PROPER DRAINAGE WITHIN LOT AND ALONG ADJACENT LOTS.
- SETBACKS AS SHOWN ON THIS PLAN WERE OBTAINED FROM THE CITY OF TROY, IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE INFORMATION IS CORRECT. SINCE DEED RESTRICTIONS ARE NOT SUPPLIED BY THE MUNICIPALITY, THE CLIENT MUST INFORM THIS OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.
- THIS PLOT PLAN WAS PREPARED IN THE OFFICE WITH PLANS OBTAINED FROM AB-SB LAND SURVEY, P.C. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL THE APPLICABLE CODES AND/OR ORDINANCES.

SOIL EROSION NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION AND EARTH MOVEMENT.
2. MAINTAIN ALL CONTROL MEASURES UNTIL EARTH MOVEMENT IS COMPLETED
3. RIGHT OF WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION
4. ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
5. AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.
6. THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY CLEARVIEW HOMES

Legal Description:
LOT 1, BASSET & SMITH FLOWING ACRES,
A SUBDIVISION, AS RECORDED IN
LIBER 37 OF PLATS, PAGE 9, INCLUSIVE,
OAKLAND COUNTY RECORDS
Tax Parcel No: 20-03-126-006

D'Anna Associates
Architecture | Engineering
1055 SOUTH BLVD. E, SUITE 200
ROCHESTER HILLS, MI 48307
P 248-852-7702 F 248-852-7707
dannaassoc.com

CLIENT: CLEARVIEW HOMES LLC
445 S. LIVERNOIS RD. STE. 324
ROCHESTER HILLS, MI 48307
(248) 275-6992
DATE: 6-14-23
JOB No. CV. DON.
DRAWN BY: A.O.

6970 DONALDSON ROAD
CITY OF TROY, OAKLAND COUNTY, MICHIGAN
PLOT PLAN



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

September 29, 2023

TO: The City of Troy Traffic Committee

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

SUBJECT: Request for Waiver of Sidewalk Requirement
Sidwell 20-11-1261022

Per the attached waiver form, Homeowner Mike Agnetti requesting a waiver for the sidewalk located at 5921 Willow Grove Sidwell 20-11-126-022. Acreage parcel, part of no Subdivision.

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 not a sidewalk to the North or South of 5921 Willow Grove or across the street.

Due to the lack of sidewalk on the surrounding parcels and the open drainage ditches of the area, we recommend that the sidewalk not be installed at 5921 Willow Grove, 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.

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



Mr. Bovensiepe,

I am/we are the owner(s) of the property at Mike Agnetti,

Lot number 5921 Willow Grove

Subdivision Name ACREAGE PARCEL NO SUBDIVISION.

Sidewell Number 20-11-126-022

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

I am going for a sidewalk variance because
there is no city walk on the street, also I would
be disturbing the wet lands.

See attached plan/sketch.

I/We can be contacted at 248-515-9061
Phone Number

mikeagnetti@gmail.com
Email Address

Mike Agnetti
Name

985 Baddler
Address



Troy, mi. 48083
City, State, Zip

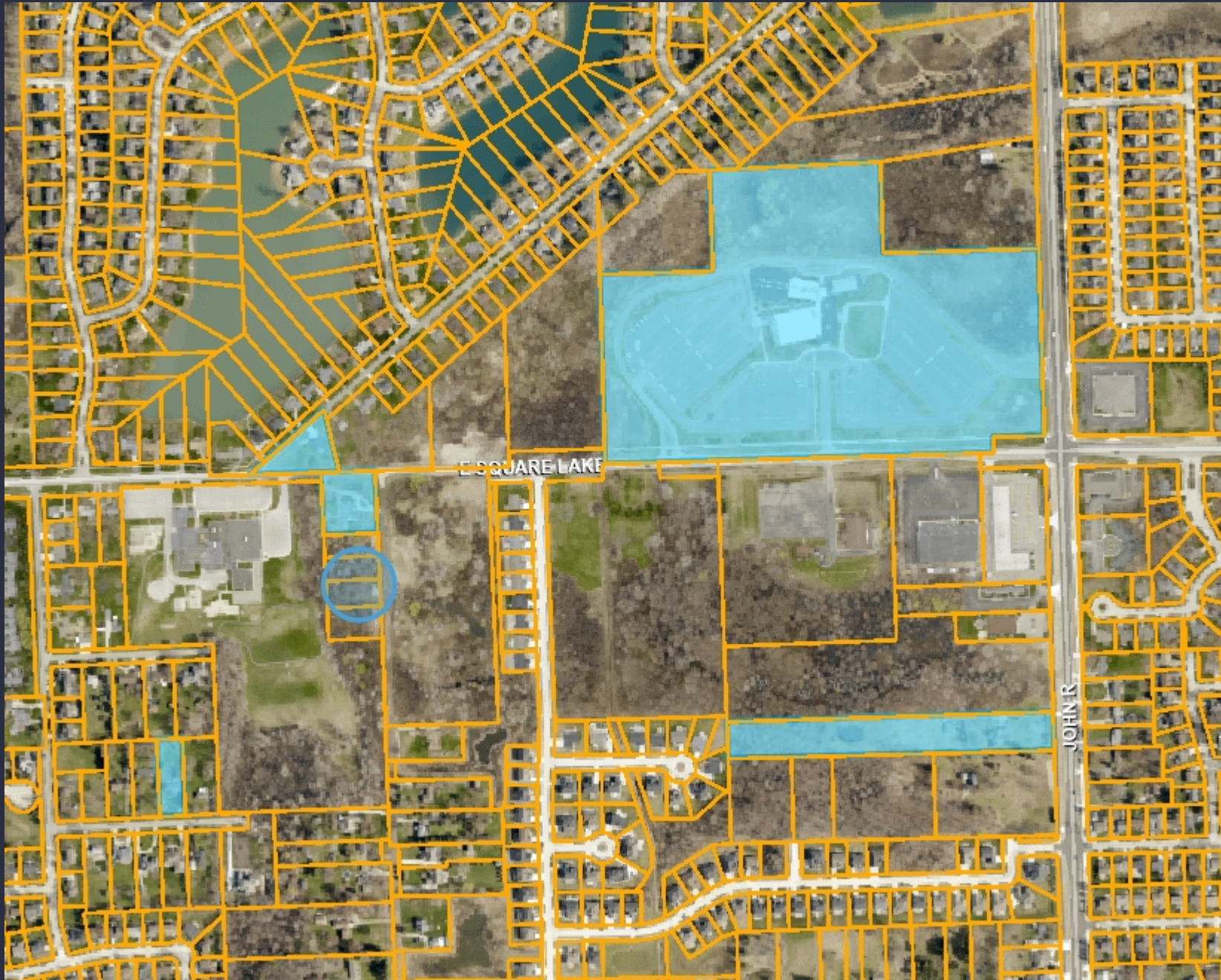
Mike Agnetti
Signature



GIS Online

Legend:

-  Tax Parcel
-  Sidewalk Waiver



Notes:

5921 Willow Grove

Map Scale: 1=752

Created: October 25, 2023



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.

LEGAL DESCRIPTION: A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 11, T.2 N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 11; THENCE S.00°11'44"W., 418.92 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 11 AND CENTERLINE OF WILLOW GROVE ROAD (66 FT. WIDE RIGHT OF WAY) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE, S.00°11'44"W., 103.21 FEET; THENCE N.89°53'13"W., 209.49 FEET; THENCE N.00°01'50"W., 103.21 FEET; THENCE S.89°53'13"E., 209.90 FEET TO THE POINT OF BEGINNING. CONTAINING 21,642.22 S.F. OR 0.497 ACRES OF LAND. SUBJECT TO THE RIGHTS OF THE PUBLIC IN WILLOW GROVE ROAD. ALSO SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RESERVATIONS AFFECTING TITLE TO THE DESCRIBED PREMISES.

NAME(S) AND PHONE NUMBER(S) FOR THE PERSON(S) RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY SOIL EROSION CONTROL MEASURES: MIKE AGNETTI OF CASTLEHILL HOMES. (248) 515-9061

APPROXIMATE START DATE: 10/1/23
APPROXIMATE COMPLETION DATE: 9/1/24
TOTAL ACRES DISTURBED = 0.282 ACRES
I UNDERSTAND MY RESPONSIBILITY OUTLINES UNDER THESE GUIDELINES.

LANDOWNER'S

SIGNATURE_____

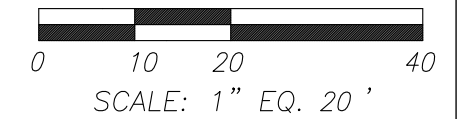
DATE_____

JOB ADDRESS: _____ WILLOW GROVE DR., TROY, MI 48085
PARCEL I.D.: 20-11-126-022

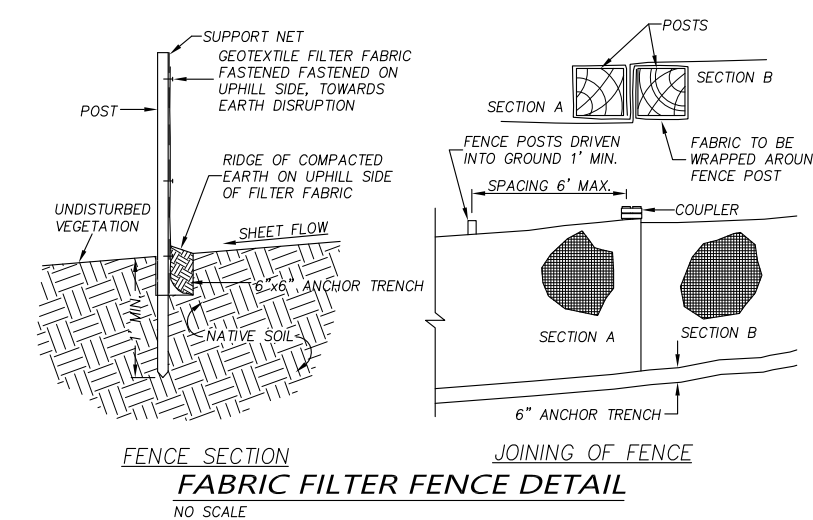
BM: RIM OF STORM MANHOLE LOCATED EAST SIDE
OF WILLOW GROVE DR.; ACROSS FORM SITE.
ELEVATION: 667.84 NAVD88 DATUM

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1-800-482-7171 www.missdig.net
(TOLL FREE)



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	SET IRON
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	MEASURED DISTANCE
	EXISTING GRAVEL
	EXISTING PAVER STONE
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING ASPHALT
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING OVERHEAD WIRES
	EXISTING FENCE
	EXISTING UTILITY POLE
	EXISTING WATER SHUT OFF
	EXISTING GATE VALVE
	EXISTING HYDRANT
	EXISTING WELL
	EXISTING GAS SHUT OFF
	EXISTING SANITARY STRUCTURE
	EXISTING STORM STRUCTURE
	EXISTING DOWN SPOUT
	EXISTING UTILITY PEDESTAL
	EXISTING BOULDER RET. WALL
	EXISTING GRADE
	PROPOSED GRADE
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED SILT FENCE
	PROP. DRAINAGE ARROW
	PROP. MAJOR CONTOURS
	PROP. MINOR CONTOURS



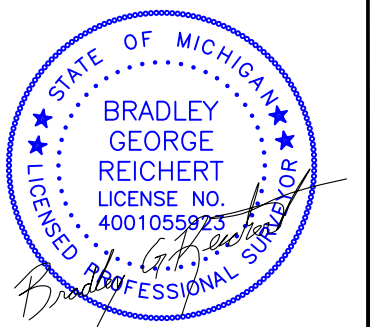
REICHERT
SURVEYING INC.

P 248.651.0592
F 248.656.7099
Mail@ReichertSurveying.com
140 Flumerfelt Lane
Rochester, MI 48306

CASTLEHILL HOMES
985 BADDER AVE.

PREPARED FOR:

SEAL:



NO.	DATE	DESCRIPTION	BY
1	5/9/13	REV. PER OWNER	BGR
2	5/11/13	REV. PER OWNER	BGR
3	9/13/13	REV. HSE. & UPDATE DR.	BGR
4	9/10/13	REV. PER CITY	BGR
SCALE: 1"=20'		DRAWN: B.G.R.	
DATE: 5/9/23		CHECK: G.H.R.	
JOB # 23-032		SHEET: 1 OF 1	







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

October 9, 2023

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
Sidwell Number 20-27-333-017

Per the attached waiver form, Homeowner Jonathan Janke is requesting a waiver for the sidewalk on the property located at 1868 Eastport, Sidwell Number 20-27-333-017, part of Council Heights subdivision

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 not a sidewalk to the North or South of 1868 Eastport, or across the street.

Due to the lack of sidewalk on the surrounding parcels and the open drainage ditches of the area, we recommend that the sidewalk not be installed at 1868 Eastport, 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.



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

Mr. Bovensiepe,

I am/we are the owner(s) of the property at 1868 Eastport

Lot number 17B

Subdivision Name Council Heights

Sidewell Number 20-27-333-017

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

This parcel was part of a lot split. Approved plot plan
has a sidewalk. There are no other sidewalks on
the street.

See attached plan/sketch.

I/We can be contacted at 440-341-4381
Phone Number

janke01@yahoo.com
Email Address

Jonathan Janke
Name

201 Lincoln Ave
Address

Clawson 48017
City, State, Zip


Jonathan Janke
Signature

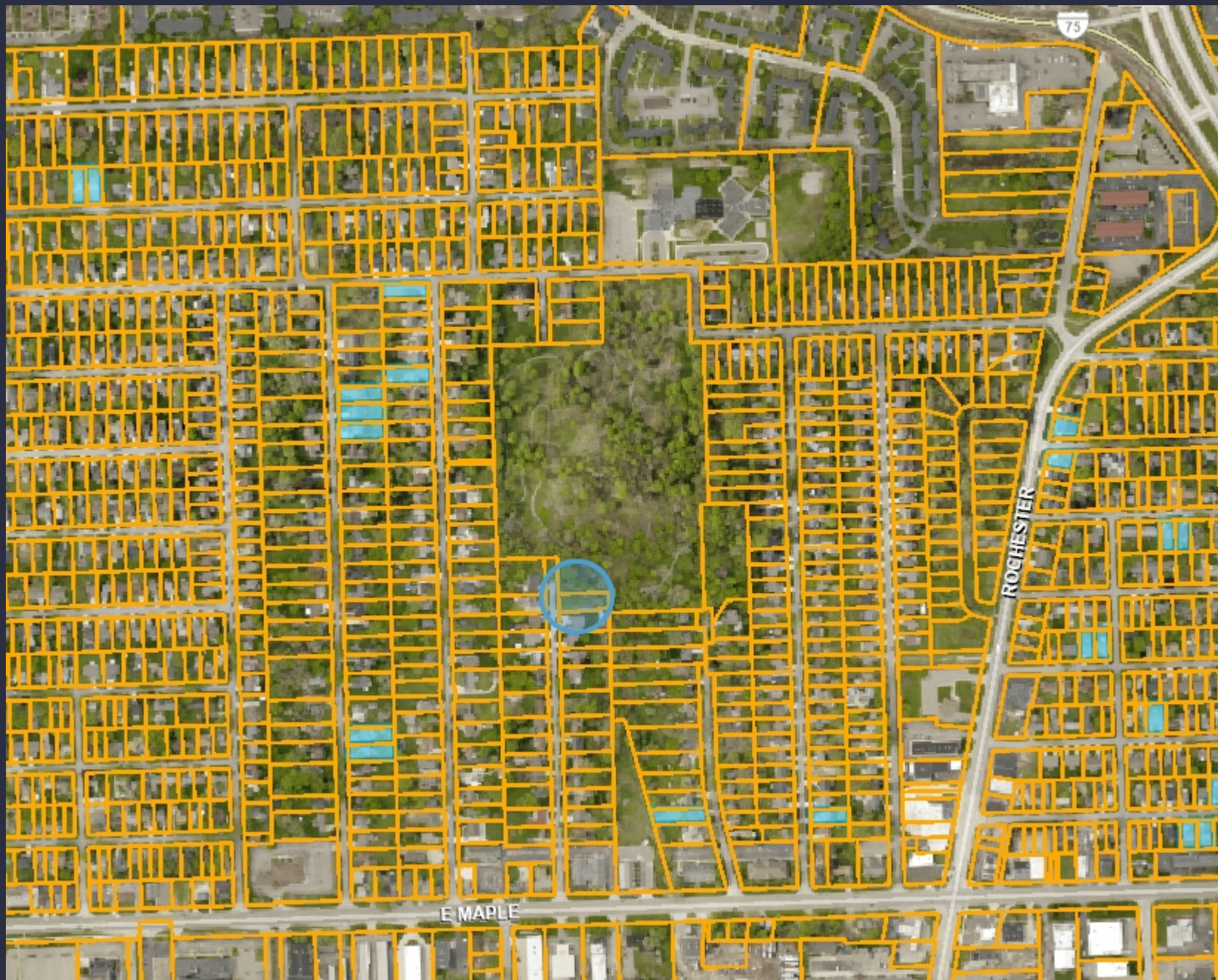


GIS Online

Legend:

 Tax Parcel

 Sidewalk Waiver



Notes:

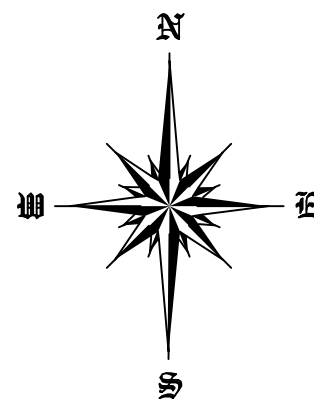
1868 Eastport

Map Scale: 1=752

Created: October 25, 2023



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TRAFFIC COMMITTEE REPORT

October 24, 2023

TO: Traffic Committee

FROM: Scott Finlay, City Engineer/ Traffic Engineer

SUBJECT: 2024 Traffic Committee Meeting Schedule

According to the City of Troy Traffic Committee By-Laws, Article IV – Meetings:

“Regular meetings will be held on the third Wednesday of each month at 7:30 p.m. at the Troy City Hall, 500 West Big Beaver Road, Troy, Michigan.”

There are no other by-laws or procedures that establish the actual dates of the meetings, but an annual calendar of meetings is published by the City so meeting dates need to be set for this purpose.

Recommended dates for 2023 Traffic Committee meetings are detailed below:

- Wednesday, January 17
- Wednesday, February 21
- Wednesday, March 20
- Wednesday, April 17
- Wednesday, May 15
- Wednesday, June 19
- Wednesday, July 17
- August – NO MEETING
- Wednesday, September 18
- Wednesday, October 16
- Wednesday, November 20
- December – NO MEETING