



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: March 3, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
G. Scott Finlay City Engineer/Traffic Engineer

Subject: Traffic Committee Recommendations and Minutes – February 19, 2025

6. Request for “DO NOT BLOCK INTERSECTION” Sign – Wattles Road at Gatwick Drive

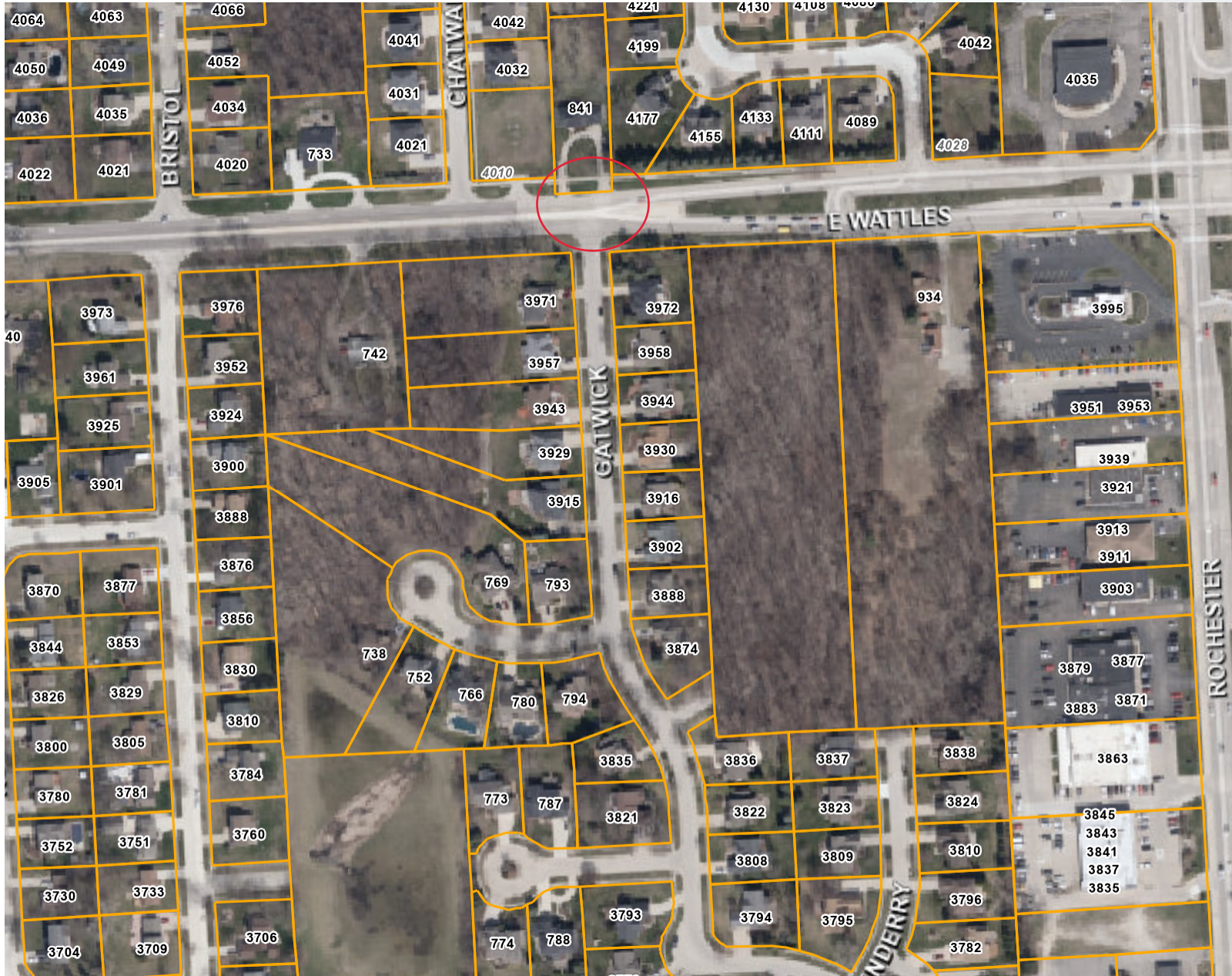
- a. RESOLVED, that a DO NOT BLOCK INTERSECTION sign with appropriate pavement markings be **APPROVED** for installation on eastbound Wattles Road at Gatwick Drive.

The minutes of the meeting are attached.

gsf/G:\Traffic\aaa Traffic Committee\2025\02_February 19_OFFICER ELECTIONS\City Council\Traffic Committee Recommendations and Minutes.docx



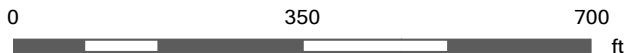
GIS Online



Legend

Tax Parcels

Tax Parcel



Print Date: 3/3/2025



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.

A regular meeting of the Troy Traffic Committee was held Wednesday, February 19, 2025 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: Timothy Battle
Dale Christiansen
Swathi Jeeda, Student Representative
Al Petrulis
Justin Rose
Abi Swaminathan
Pete Ziegenfelder

Absent: Shama Kenkre

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

2. Minutes – November 24, 2024 Traffic Committee

Resolution # 2025-02-01
Moved by Rose
Seconded by Petrulis

To approve the November 24, 2025 minutes as printed.

Yes: Battle, Christiansen, Petrulis, Rose, Swaminathan, Ziegenfelder
No: None
Absent: Kenkre

MOTION CARRIED

PUBLIC HEARINGS

3. Request for Sidewalk Waiver – 403 Starr (Sidwell # 88-20-27-178-009)

Evan Carpenter, the Builder, requests a sidewalk waiver for the sidewalk at 403 Starr (Sidwell # 88-20-27-178-009). The Builder states:

- a. *There are no other sidewalks in the subdivision. This would be the only sidewalk, and the property on both sides and across the street has 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 sidewalks " due to the lack of sidewalks 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.

No public comment was made.

The item was brought back to the table.

Dale Christiansen asked for some clarification on what area the sidewalk waiver pertains too, because the GIS map is showing that there is an existing sidewalk on Starr, and does not agree with a deposit being required.

Scott Finlay explained that it would be for the portion of the home on Kirkton.

Justin Rose asked what was built North of this home.

Scott Finlay stated it was an apartment complex.

Al Petrulis agrees with Dale because it does not seem to have the potential to be connected anywhere like most of the sidewalk waivers we have granted in the past. Does not believe it'll ever need sidewalk, or lead anywhere.

Pete Zigenfelder pointed out that no deposit is outside our normal procedure. Scott Finlay added that it has happened before, but not very often.

Dale Christiansen asked if we can suggest that these savings be passed along to the new owner.

Scott Finlay stated that is not something we are able to do.

Resolution # 2025-02-02
Moved by Christiansen
Seconded by Petrulis

Yes: Battle, Christiansen, Petrulis, Rose, Swaminathan, Ziegenfelder
No: None
Absent: Kenkre

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, Evan Carpenter, builder of 403 Starr 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, it would 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 along the Kirton frontage for 403 Starr (Sidwell # 88-20-27-178-009).

MOTION CARRIED

4. Request for Sidewalk Waiver – 50 Lesdale (Sidwell # 88-20-03-152-027)

Edvin Godo, the Homeowner, requests a sidewalk waiver for the sidewalk at 50 Lesdale (Sidwell # 88-20-03-152-027). The homeowner states:

- a. There are no other sidewalks in the subdivision. This would be the only sidewalk, and the property on both sides, as well as across the street, has 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 sidewalks " 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.

There was no public comment, and the item was returned to the table for discussion.

Dale Christiansen asked how often a street like Lesdale has had a sidewalk installed by the City of Troy.

Scott Finlay stated that we have not had any to date.

Dale Christiansen asked why we require the money deposit then.

Scott Finlay stated that it would be used for sidewalk(s) in the future. Potentially, we could have a lot of new houses constructed on one street and be able to cover the remaining costs to install the sidewalks. He also mentioned that the City Attorney wants the sidewalks installed and does not want sidewalk waivers granted. Hence, the deposit is a way to ensure the sidewalk can be installed at some point.

Justin Rose asked if we have a limit on the number of new houses on a street that can be built before the City paves.

Dale Christiansen disagrees with the deposit and thinks we should waive it.

Pete Zigenfelder explained that the new owner has the expectation of sidewalk being installed for their new home, so most of the time the builder is saving money not the new owner. Pete also added that he is always in favor of sidewalks being installed.

Resolution # 2025-02-03

Moved by Rose

Seconded by Swaminathan

Yes: Battle, Petruilis, Rose, Swaminathan, Ziegenfelder

No: Christiansen

Absent: Kenkre

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, Edvin Godo, homeowner of 50 Lesdale 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 50 Lesdale (Sidwell # 88-20-03-152-027) contingent upon receipt of a cash deposit, commensurate with the cost of sidewalk construction.

MOTION CARRIED

6. Request for Sidewalk Waiver – 886 Trombley (Sidwell # 88-20-22-401-102)

Florian Libert, homeowner requests a sidewalk waiver for the sidewalk at 886 Trombley (Sidwell # 88-20-22-401-102). The homeowner 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 sidewalks " *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.

There was no public comment, and the item was returned to the table for discussion.

Justin Rose asked about why the block West of this site, off of Trombley between Talbot and Kilmer, has sidewalk, when the rest of the area does not.

Scott Finlay stated that the houses must have been built after an ordinance was changed during construction or before they were built.

Dale Christiansen states that they have approximately 10 new homes on this street with no sidewalks.

Pete Zigenfelder pointed out that without the sidewalk waivers, the sidewalk in this area may have connected.

Scott Finlay showed the GIS map filtered to show how many sidewalk waivers have been granted on Trombley and mentioned that the properties without sidewalks would pay for sidewalks if the street had a majority vote for sidewalk installation.

Resolution # 2025-02-03

Moved by Christiansen

Seconded by Rose

Yes: Battle, Christiansen, Petrulis, Rose, Swaminathan, Ziegenfelder

No: None

Absent: Kenkre

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, Florian Libert, homeowner of 886 Trombley 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 886 Trombley (Sidwell # 88-20-22-401-102) contingent upon receipt of a cash deposit, commensurate with the cost of sidewalk construction.

MOTION CARRIED

REGULAR BUSINESS

7. Request for Traffic Control – Wattles and Gatwick

John Stankrauff, on behalf of the residents of Edenderry Subdivisions, requests a “DO NOT BLOCK INTERSECTION” sign at Gatwick Drive and Wattles Road.

During peak traffic hours, eastbound traffic backs up on Wattles Road at Rochester Road through the Gatwick Drive intersection, making ingress/egress from Gatwick difficult. There is an existing traffic signal at Wattles and Rochester Road, and during peak hours, traffic may back up to and beyond Gatwick Drive, making turns difficult.

The Troy Police Department was consulted regarding this request and confirmed that this is a valid concern. They would not object to posting a DO NOT BLOCK INTERSECTION sign at this location. However, they caution that during peak hours, officers are busy with higher-priority calls and that enforcement would be difficult. They also caution that the sign and pavement marking can give drivers a false sense of security entering and exiting Gatwick.

John Stankrauff of 3836 Gatwick states that Gatwick is the entrance to a 40-home subdivision, with lots of traffic. He explained that Mondrian has a new development coming and that traffic on Wattles is already very busy. He says that the new light that was installed on Wattles takes a very long time and makes it very hard for residents to turn out of the subdivision. Often times drivers are not leaving room and it can be very dangerous trying to pull out onto the main road. He would really like this sign to be installed.

Mike Samueloff lives at 3930 Gatwick, and explained that Gatwick is a cut-thru and often used to get to Rochester Road, which in turn makes this road very, very busy. He believes a No thru traffic and a don't block intersection would be very helpful, because of how busy street is during the morning and afternoon traffic. He suggested that maybe the light at the turnaround have timing updated during non-peak hours, especially at the end of the work day to help keep traffic moving. The main concern that he has though is the intersection being blocked during rush hour. Pete Ziegenfelder asked if they have speed bumps, the residents responded that they do not but speeding is constant. Mike did explain that they have contacted to the Police department about speeding in previous years.

There was no public comment, and the item was returned to the table for discussion.

Justin Rose asked Scott Finlay how many of these Do not block intersection signs we have throughout the City of Troy.

Scott Finlay answered that we have no more than 20. Scott explained that we have one at the intersection at of Wattles near Enclave of Troy and that the residents want a safer solution after a recent rollover accident. Still, the safest solution would be no left turn, in or out of the subdivision and install a porkchop island. We do have a few of the Do not block intersections along Rochester Rd as well, but with that comes a false sense of security because not all of the lanes need to stop, one lane could be backed up but the others are not, so the car could believe it is safe to turn out but the other cars do not necessarily have to stop because they would not be blocking the intersection. These signs have Pros & Cons.

Justin Rose asked about the comment from the Agenda that the Police Department had mentioned, that that intersection/area would be tough to enforce during peak hours due to officers having higher-priority calls.

Scott Finlay did explain that it can be enforced, but it would be harder during those times to enforce.

Sgt. Warzecha stated that it can and will be enforced, but explained how hard it is for them to find somewhere to sit to catch people violating. If the drivers can see the police officers, they are less likely to block the intersection.

Justin Rose asked how often tickets for impeding traffic are written.

Sgt. Warzecha stated that it is not very often. The officers have to weigh the pros and cons. Most of the time, it is a citizen we are pulling over, and it is hard to justify a \$125 ticket when no accidents or anything were caused. Most of the tickets they are writing right now are moving violations and speeding violations. Last year alone, we had over 3,000 crashes in the City of Troy, and that is not from residents blocking driveways.

Timothy Battle asked if we would be able to install a sign that says "Stop Here on Red Light" so that drivers do not stop right under the light, similar to what we have done on Big Beaver near a few residential driveways.

Everyone explained that the light is too far from Gatwick to be beneficial.

Dale Christiansen asked what the bar would entail. Scott Finlay explained that the Summerfield intersection has a Stop bar and a sign.

Abi Swaminathan asked how many we have in that one-mile area.

Scott Finlay stated that the one near Summerfield is only nearby, but we have a few on Rochester Road.

Justin Rose asked about the Summerfield sign but does believe that this area is very different from Gatwick because it is the only entrance in and out of the subdivision.

Scott Finlay stated that the high school's proximity to the area most likely causes a lot of traffic.

Dale does not think the High School is a problem, and a resident pointed out that it would be very inconvenient.

Sgt Warzecha pointed out that not everyone who blocks the intersection does it intentionally. Sometimes, you think you are able to make it, and traffic stops, and you have nowhere else to go. A lot of people do not like to leave room because they do not want to get cut off or have someone sneak in front of them.

Dale Christiansen asked Scott if we would flag the new sign to ensure people know it.

Scott Finlay was not sure if that would be warranted or required.

Justin Rose added that it is based on the agency’s preference. Typically, it would be done for a new stop sign or a new traffic signal that asks the drivers to do something new, just to make people aware. This type of change is more of a regulatory change and would not necessarily require it.

A resident asked if the stop bar could be yellow. The board replied that it needed to be white.

Justin Rose stated he is not a fan of adding regulatory signs because they could give other drivers a false sense of security and be very dangerous.

Sgt. Warzecha did explain that the driver making a left in or out of that subdivision will still be at fault if an accident occurs. The sign does not remove the fault.

Resolution # 2025-02-04

Moved by Christiansen

Seconded by Swaminathan

Yes: Petrulis, Rose, Swaminathan, Ziegenfelder

No: Battle, Christiansen

Absent: Kenkre

RESOLVED, that a DO NOT BLOCK INTERSECTION sign with appropriate pavement markings be **APPROVED** for installation on eastbound Wattles Road at Gatwick Drive.

8. 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.

Resolution # 2025-02-05
Moved by Rose
Seconded by Swaminathan

RESOLVED, that Pete Ziegenfelder be elected Chairperson of the Traffic Committee for the calendar year 2025.

Yes: Battle, Christiansen, Petrulis, Rose, Swaminathan, Ziegenfelder
No: None
Absent: Kenkre

MOTION CARRIED

RESOLVED, that Al Petrulis be elected Vice-Chairperson of the Traffic Committee for the calendar year 2025.

Resolution # 2024-02-06
Moved by Christiansen
Seconded by Ziegenfelder

Yes: Battle, Christiansen, Petrulis, Rose, Swaminathan, Ziegenfelder
No: None
Absent: Kenkre

MOTION CARRIED

5. Public Comment

A resident asked if the motion for Gatwick and Wattles needed to include the exact location. The board explained that we have to comply with the Michigan Uniform of Traffic Control Devices and that the motion will ensure the requirements are met after the City Council approves it.

Justin Rose did mention that we have an ongoing Woodward Corridor study tomorrow, February 20, 2025, and there is an online meeting. Information is on the MDOT website.

6. Other Business

7. Adjourn

The meeting adjourned at 8:20 PM.

Pete Ziegenfelder -Chairperson

G. Scott Finlay, City Engineer/Traffic Engineer