



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: March 28, 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 – March 19, 2025

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At the Traffic Committee meeting of March 19 2025, the following recommendations were made for City Council approval:

#### **4. Request for Traffic Control – Eden Gardens Site Condominium**

BE IT RESOLVED, that the Kohli Drive and Rochester Road intersections be STOP CONTROLLED on the Kohli Drive approach to Rochester Road.

BE IT RESOLVED, that a NO LEFT TURN sign be installed on Rochester Road at the north Kohli Drive and Rochester Road intersection.

#### **5. Request for Traffic Control – Adler Cove Site Condominium**

BE IT RESOLVED, that the Adler Court and Long Lake Road intersection be STOP CONTROLLED on the Adler Court approach to Long Lake Road

The meeting minutes are attached.

A regular meeting of the Troy Traffic Committee was held Wednesday, March 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  
Shama Kenkre  
Justin Rose  
Pete Ziegenfelder

Absent: Al Petrulis  
Abi Swaminathan  
Deputy Fire Chief, Michael Koehler

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

**2. Minutes – February 19, 2025 Traffic Committee**

Resolution # 2025-03-07

Moved by Rose

Seconded by Battle

To approve the February 19, 2025 minutes as printed.

Yes: Battle, Christiansen, Rose, Ziegenfelder

No: None

Absent: Petrulis, Swaminathan

**MOTION CARRIED****PUBLIC HEARINGS****3. No Public Hearings****REGULAR BUSINESS****4. Request for Traffic Control – Eden Gardens Site Condominium**

Eden Gardens Site Condominiums has been completed. The Kohli Drive and Rochester Road intersections are STOP-controlled on the Kohli Drive approaches to Rochester Road with no Traffic Control Order. During the preliminary site plan review, a No-Left-Turn Sign was recommended to be installed on Rochester Road south of the north Kohli Drive. The installation

of a No-Left-Turn sign requires a Traffic Control Order.

Three residents came in to represent Eden Gardens subdivisions, they voiced their concerns about the speeding of drivers along Rochester Rd when they are coming off of I-75, and stated that people are constantly trying to use Kohli as a cut thru, and speeding while doing so. Multiple people park along Kohli for long periods of time, and they do not live in the subdivision.

Scott Finlay let the residents know that the Police Department can be contacted for speeding, and that P.D. will drop off the Radar Sign in that area for a period of time, all you would need to do is call the non-emergency line.

Justin Rose added that the speeding on the street is most likely neighbors.

Dale Christiansen asked when the subdivision was built.

The representatives for Eden Gardens stated it was completed in 2023. They also asked if it was possible, when installing the No Left Turn sign, if we could also add a center lane on Rochester Rd in that area.

Justin Rose explained that the site distance when making that left turn would make for the turn lane to be very unsafe since it does not have the proper site distance.

A resident from Eden Gardens asked if a Stop Sign on Rochester Rd was an option.

Justin Rose & Scott Finlay explained that the warrants would not be met, and that the city does not put stop signs on major roads.

A resident from Eden Gardens asked again, about the center lane being added.

Scott Finlay stated that the other issue with the center lane is that you would have competing left hand turns, NB traffic making a left into that north drive is also going to be competing with the existing traffic that is coming south on Rochester and turning into Larchwood. So those competing & conflicting left turns cannot be permitted otherwise, and since Larchwood was there first, they get to continue and that would make the new subdivision restricted. That's why this no left turn was part of the preliminary site plan approval. It was also in the previous City Engineer's notes that he wanted these posted before the subdivision was even occupied, but were a little behind. This was a planned sign installation when this was subdivision was purposed.

Sgt. Warzecha asked for clarification on which direction the speeding is mostly taking place, North to South, or both.

The resident from Eden Gardens explained that it's the people coming off of I-75, and mentioned that cars will come and park in the subdivision for long periods of time as well.

Sgt. Warzecha asked for specific times, and explained that with the speeding taking place all the time it is very hard to patrol.

Tim Battle asked if it was always the same car(s), parking in the subdivision.

The residents stated that it is not the same car(s) and that the times vary, for speeding and parking.

Sgt. Warzecha let the residents know that they do not need to call for the radar trailer he will have one dropped off in the area soon. He mentioned that we do not receive data from the radar, and that sometimes the radar helps with speeding, and sometimes it can make it worse because cars want to see how fast they can go.

The resident stated that the Police were out a few weeks ago and they were very glad to see them in the area and that they were hoping the speeders would finally get caught.

Sgt. Warzecha explained that, that area is not typically a road they think they would have speeders on, so not typically somewhere we sit for that. But if you are saying it is becoming an issue, we can definitely get someone out there on patrol. He also explained that overtime, the cutting thru happening on the street will eventually stop because they will realize that it does not go anywhere.

Resolution # 2025-03-08

Moved by Rose

Seconded by Battle

BE IT RESOLVED, that the Kohli Drive and Rochester Road intersections be STOP CONTROLLED on the Kohli Drive approach to Rochester Road.

BE IT RESOLVED, that a NO LEFT TURN sign be installed on Rochester Road at the north Kohli Drive and Rochester Road intersection.

Yes: Battle, Christiansen, Rose, Ziegenfelder

No: None

Absent: Petrulis, Swaminathan

## **MOTION CARRIED**

### **5. Request for Traffic Control – Adler Cove Site Condominium**

The Adler Cove Site Condominiums has been completed. The intersection of Adler Court and Long Lake Road is STOP-controlled on the Adler Court approach to Long Lake Road, and there is no Traffic Control Order.

Scott Finlay explained that the subdivision is occupied, and that in order for these stop signs to be enforced we have to have a Traffic Control Order done.

Resolution # 2025-03-09

Moved by Rose

Seconded by Christiansen



BE IT RESOLVED, that the Adler Court and Long Lake Road intersection be STOP CONTROLLED on the Adler Court approach to Long Lake Road

Yes: Battle, Christiansen, Rose, Ziegenfelder

No: None

Absent: Petrulis, Swaminathan

**MOTION CARRIED**

**6. Public Comment**

No public comment.

**7. Other Business**

The Big Beaver and I-75 project was discussed regarding completion dates, Scott stated they are hoping to have it done mid, to end June.

The Traffic Committee asked a few questions about the Rochester Road expansion project, Scott stated that we are hoping to have it go out for Bid in August, and hopefully have a contractor selected sometime in October. Lane closures should be starting sometime in the winter. Projected to be finished in Spring of 2027.

**8. Adjourn**

The meeting adjourned at 7:55 PM.

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Pete Ziegenfelder -Chairperson

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G. Scott Finlay, City Engineer/Traffic Engineer



# STREET SIGNAGE PLAN - EDEN GARDENS - 19.925.3

Parcel Area Table		Parcel Area Table		Parcel Area Table	
PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)
1	14,442	10	7,625	19	7,602
2	7,625	11	7,625	20	7,558
3	7,512	12	7,625	21	7,775
4	11,612	13	7,625	22	8,542
5	15,772	14	7,625	23	9,308
6	8,698	15	7,625	24	10,075
7	7,625	16	7,625	25	10,841
8	7,625	17	7,587	26	11,608
9	7,625	18	8,775	27	15,402

**PROJECT AND SITE DESCRIPTION:**  
PROPOSED CONSTRUCTION OF A 27-UNIT SINGLE FAMILY SITE CONDOMINIUM PROJECT ON NORTH ROCHESTER ROAD BETWEEN WYOMING STREET AND STEPHENSON HIGHWAY. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO ROCHESTER ROAD. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE (R7) NEIGHBORHOOD DISTRICT. THE SITE IS CURRENTLY UNDEVELOPED.

**NATURAL RESOURCES:**  
THE SITE HAS SIGNIFICANT TREE COVER.

**FLOODPLAIN:**  
THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0542G DATED: JANUARY 16, 2009 (ZONE X).

**ACCESS AND CIRCULATION:**

**VEHICULAR ACCESS AND CIRCULATION:**  
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A PUBLIC ROAD OFF OF ROCHESTER ROAD. THE NEW ROAD WILL HAVE A SIXT (60) FOOT WIDE RIGHT OF WAY.

**PEDESTRIAN ACCESS AND CIRCULATION:**  
A 5-FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROADWAYS.

**UTILITIES:**  
UTILITIES ARE PLACED WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

## SITE DATA:

LOCATION OF PROJECT:  
WEST SIDE OF ROCHESTER ROAD (BETWEEN MAPLE RD. AND STEPHENSON HWY..)

SIZE OF PROPERTY: 8.32 ACRES

PROPOSED USE OF PROPERTY: TWENTY-SEVEN (27) SINGLE FAMILY HOMES

CURRENT ZONING: RT, ONE-FAMILY ATTACHED RESIDENTIAL

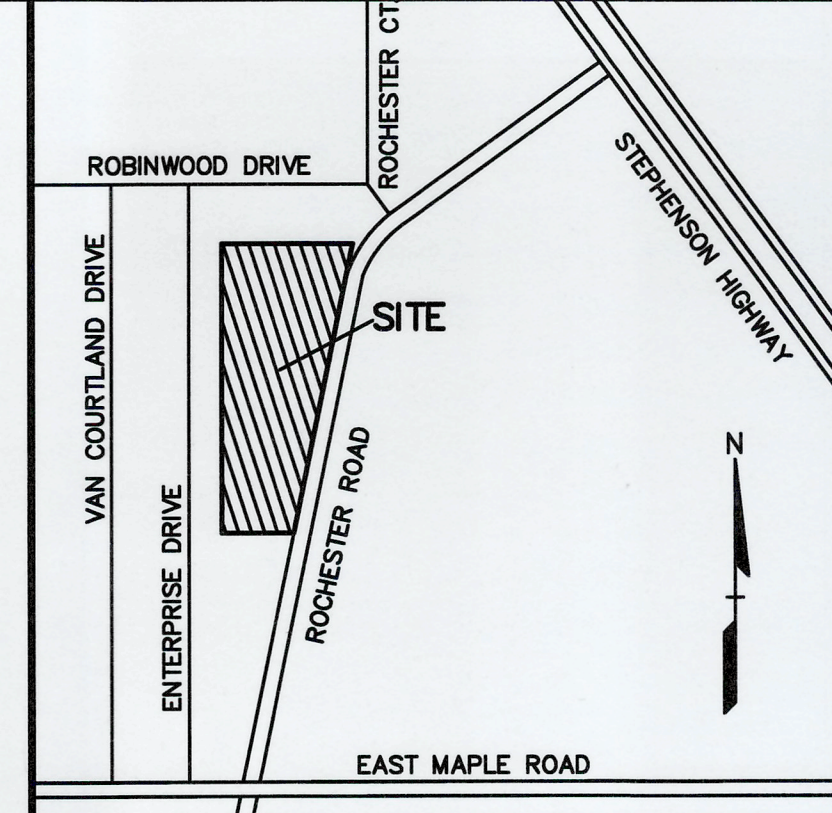
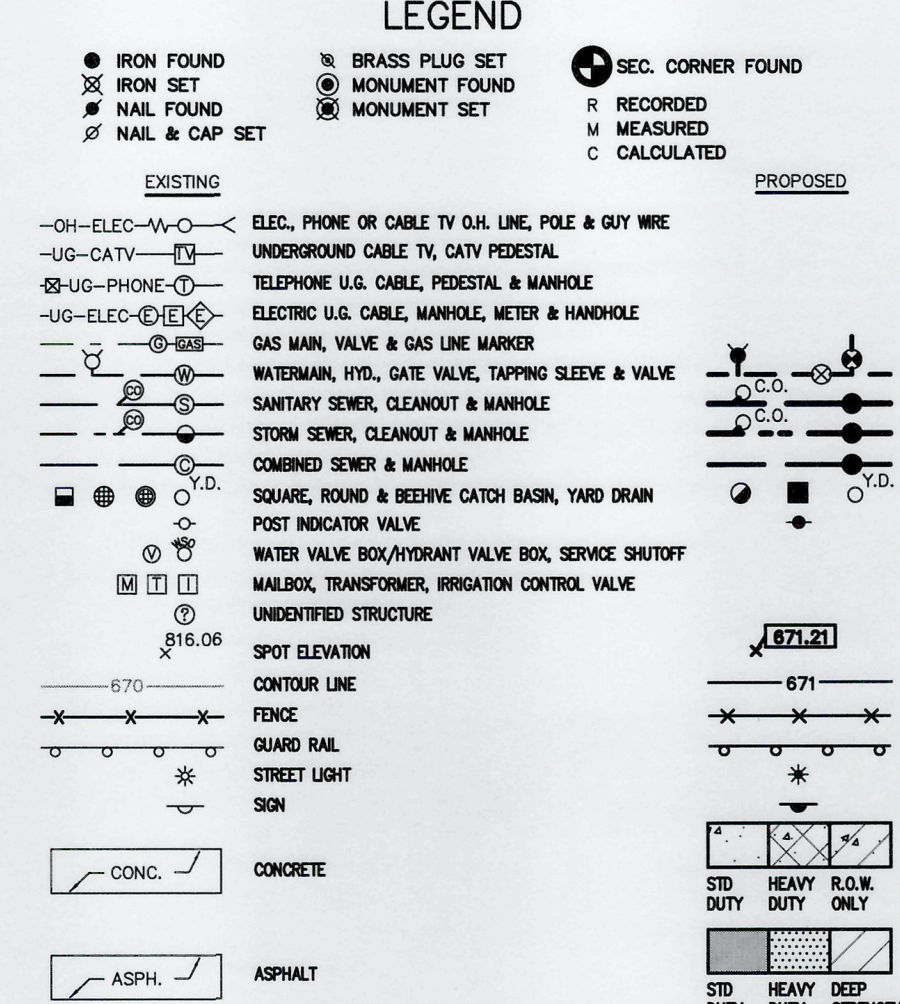
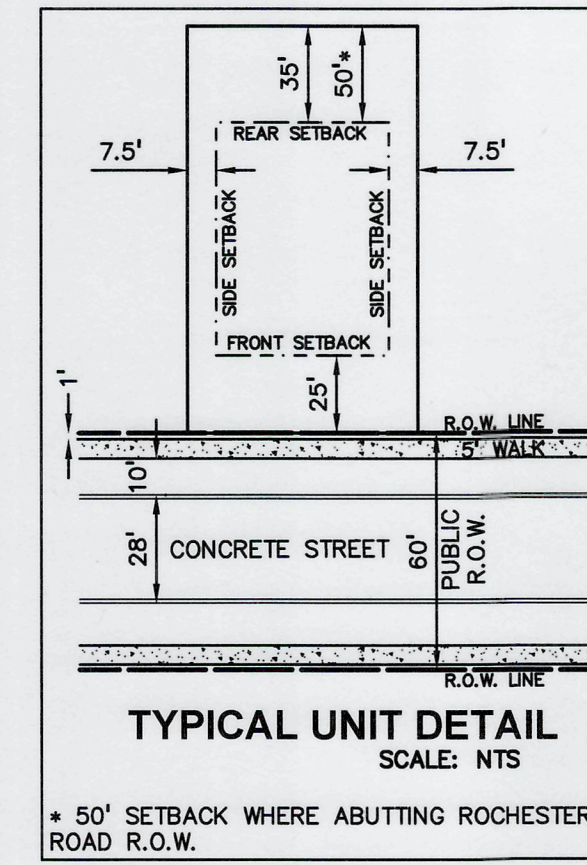
PROPOSED ZONING: RT, ONE-FAMILY ATTACHED RESIDENTIAL

SUBORDINATING PROPERTY DETAILS:

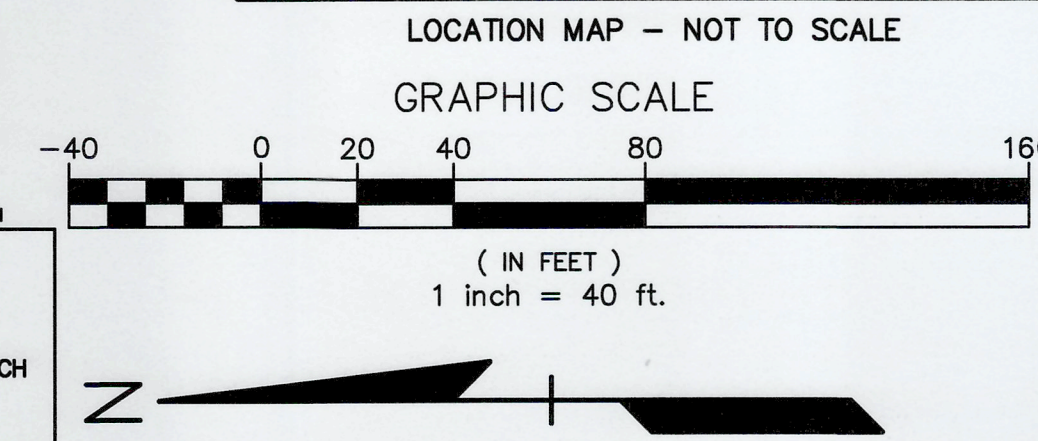
<u>DIRECTION</u>	<u>ZONING</u>	<u>USE</u>
NORTH	RT, ONE-FAMILY ATTACHED RESIDENTIAL	SINGLE--FAMILY HOMES
SOUTH	WR, MAPLE ROAD	BUSINESS
EAST	RT, ONE-FAMILY ATTACHED RESIDENTIAL	SINGLE--FAMILY HOMES
WEST	R-1E, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE--FAMILY HOMES

REQUIRED AND PROVIDED LOT DIMENSIONS:

	<u>REQUIRED:</u>	<u>PROVIDED:</u>
FRONT	25 FOOT SETBACK	25 FOOT SETBACK
REAR	35 FOOT SETBACK	35 FOOT SETBACK
SIDES	5 FOOT MIN. (ONE), 15 FOOT TOTAL	7.5 FOOT MIN. (ONE), 15 FOOT TOTAL
MAIN ROAD	50 FOOT SETBACK	50 FOOT SETBACK
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	LESS THAN 30 FEET



No.	BY	CHK	DESCRIPTION	DATE
4	TMK	JBT	REVISIONS PER CITY 6/29/21 COMMENTS	7/1/21
3	TMK	JBT	REVISIONS PER CITY 4/19/21 COMMENTS	5/6/21
2	TMK	JBT	REVISIONS PER CITY 4/19/21 COMMENTS	4/26/21
1	TMK	JBT	REVISIONS PER CITY 3/27/20 REVIEW COMMENTS	3/30/21



**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.


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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED SCALE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY, INCLUDING THE PROTECTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO:

- MAINTAIN A SAFE AND HEALTHY WORKING ENVIRONMENT HARMLESS FROM ANY AND ALL LIABILITY, REGARDLESS OF THE CAUSE OF THE ACCIDENT OR INJURY OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGNER.

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		JBT
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**GFA DEVELOPMENT, INC.**

3301 MIRAGE DRIVE  
TROY, MICHIGAN - 48063

**DIMENSION PLAN**

**EDEN GARDENS**

PART OF THE SE ¼ OF SECTION 27, T. 2N. R. 11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

MK	DN	KPS	SUR	--	P.M.

\* ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
\*\* SEE PLANS FOR EXACT LOCATION OF CURB OR OTHER FEATURES.

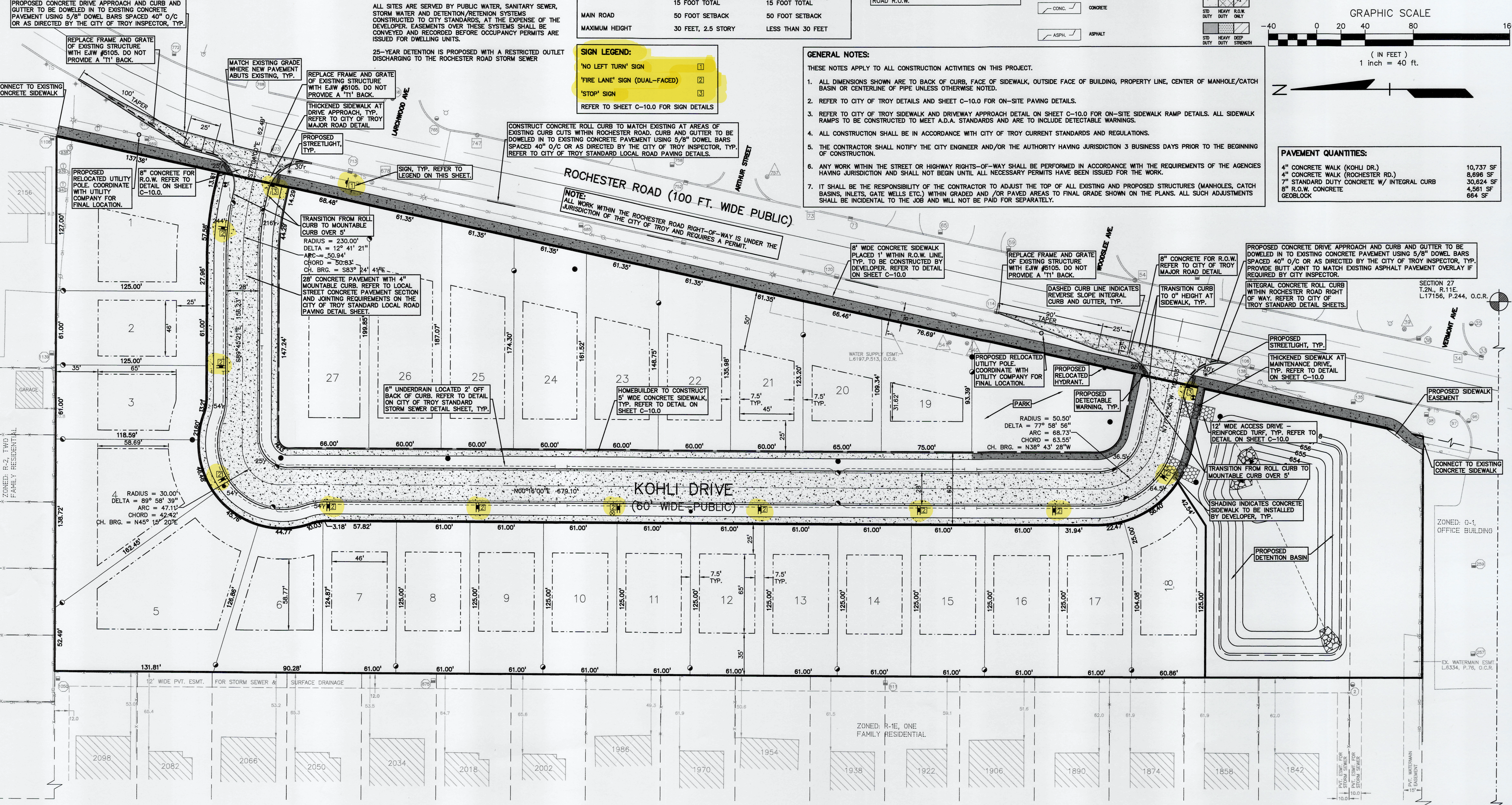
		DES.	TM
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ORIGINAL ISSUE DATE:  
OCTOBER 1, 2019

PEA JOB NO. 2019-060  
SCALE: 1" = 40'

DRAWING NUMBER:

C-3.0



ENTERPRISE DRIVE 60' R/W

S. 1/4 CORNER  
SECTION 27

XREF: S:\PROJECTS\2019\2019060\DWG\19060-TOPOBASE.DWG  
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