

AGENDA
TRAFFIC COMMITTEE MEETING
SEPTEMBER 15, 2004 - 7:30 P.M.
LOWER LEVEL CONFERENCE ROOM
TROY CITY HALL
500 W. BIG BEAVER ROAD

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

PUBLIC HEARING

3. Request for Sidewalk Waiver – 2075 West Big Beaver
4. Request for Sidewalk Waiver – 5839 John R
5. Request for Sidewalk Waiver – 950 Trinway

REGULAR BUSINESS

6. Install NO STANDING, STOPPING, PARKING Signs on Maplelawn from Crooks Road to Maple Road
7. Install YIELD OR STOP Sign on Hartland at Daley Street
Requested by Tammy Cheslock, 1087 Baker Court
8. Visitors' Time
9. Other Business
10. Adjourn

cc: Traffic Committee Members, Including Ex-Officio Members
Captain Ed Murphy, Police Department
Lt. Scott McWilliams, Police Department
Lt. Robert Matlick, Fire Department
John K. Abraham, Traffic Engineer

- and cc
- Item 3 Residents within 300 feet of 2075 West Big Beaver
2075 Associates LP, 34975 W. 12 Mile, #100, Farm. Hills 48331
 - Item 4 Residents within 300 feet of 5839 John R
 - Item 5 Residents within 300 feet of 950 Trinway
Built Best Homes, 2776 Ranieri, Troy 48085
 - Item 6 Business owners on Maplelawn
 - Item 7 Residents within 300 feet of the intersection of Hartland and
Daley Streets
Tammy Cheslock, 1087 Baker Court

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**

SEPTEMBER 15, 2004

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

PUBLIC HEARINGS

3. **Request for Sidewalk Waiver – 2075 West Big Beaver – on Todd Road**

2075 Associates Limited Partnership is requesting a waiver for the sidewalk on the west side of Todd Road, on the side of the property at 2075 West Big Beaver. 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 property is already developed with no sidewalk existing on the west side of Todd Road. There is already a sidewalk on the east side of Todd Road.

The proposed development is replacing the Rio Bravo restaurant with “Maggiano’s Little Italy” restaurant. The petitioners have been through the site plan review process with the Planning Commission. Currently the area along Todd Street has a landscaped berm with trees. The proposed sidewalk will involve removing the berm and many trees. The petitioners had discussions with City staff about providing alternate pedestrian facilities in the area so that the sidewalk requirement on Todd could be waived. Todd runs between Big Beaver and Butterfield.

The petitioners previously confirmed at the Planning Commission that 1,100 feet of sidewalk will be installed. The Planning Commission minutes read: “Mr. Powell confirmed that 1,100 linear feet of sidewalk is proposed on Todd and Butterfield and is noted on the site plan.” Also, “Mr. Waller applauded the petitioner’s act to contribute to the City’s plan of walkability throughout the City.”

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, 2075 Associates LP has requested a temporary waiver of the requirement to construct a sidewalk on the property because the property is already developed with no sidewalk on the west side of Todd Road; 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

NOW THEREFORE, BE IT RESOLVED that the Traffic Committee grants a two-year waiver of the sidewalk requirement for the property at 2075 West Big Beaver, on Todd Road, which is owned by 2075 Associates LP.

- 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 2075 West Big Beaver, on Todd Road, which is owned by 2075 West Big Beaver, LP.

4. Request for Sidewalk Waiver – 5839 John R

Wafaa Gatie is requesting a waiver for the sidewalk at 5839 John R. 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.

This parcel is south of Square Lake on John R Road. The Emerald Lakes Plaza at the corner of John R and Square Lake has a sidewalk that extends 700 feet south of Square Lake. The parcel under consideration is separated from this sidewalk by one parcel. There are no sidewalks south of the parcel until Hopedale Street. The east side of John R has sidewalks along the entire mile.

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, Wafaa Gatie 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 5839 John R, which is owned by Wafaa Gatie.

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 5839 John R, which is owned by Wafaa Gatie.

5. Request for Sidewalk Waiver – 950 Trinway

Built Best Homes is requesting a waiver for the sidewalk at 950 Trinway. 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. Trinway does not have sidewalks at the moment. This is one among many parcels that is being developed contiguous to each other.

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, Built Best Homes 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 950 Trinway, which is owned by Built Best Homes.

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 950 Trinway, which is owned by Built Best Homes.

REGULAR BUSINESS

6. **Install NO STANDING, STOPPING, PARKING Signs on Maplelawn from Crooks Road to Maple Road**

Maplelawn has been reconstructed from a 4-lane boulevard to a 5-lane roadway to improve traffic operations on the road. Maplelawn houses the Troy Motor Mall, predominantly on the north-south section and some other businesses in the east-west section. The speed limit on the street is 35 mph and before construction, traffic counts show around 8,000 vehicles per day on the street.

City staff members have had discussions with car dealers and property owners on the street and based on advice from the Troy Police Department, a temporary Traffic Control Order was issued to install NO STOPPING, STANDING, PARKING signs on Maplelawn when the improved roadway is open to traffic.

Most major roads, collector streets, and industrial streets have parking restrictions on both sides of the roadway. It was felt that to give better information to the truck drivers who deliver to the car dealers and other businesses, the standard NO PARKING signs should be replaced with NO STOPPING, STANDING, PARKING signs. Trucks and other vehicles that stand on the street and unload vehicles and other materials can be a hazard to traffic on the street. As a part of the road-widening project, accommodation was made wherever possible to widen radii and width of existing driveways to facilitate ingress and egress of trucks. The Troy Police

Department and City staff recommend NO STOPPING, STANDING, PARKING signs on Maplelawn between Crooks and Maple.

SUGGESTED RESOLUTIONS:

- a. Recommend installing NO STOPPING, STANDING, PARKING signs on both sides of Maplelawn from Crooks Road to Maple Road.
- b. Recommend no changes.

7. Install YIELD OR STOP Sign on Hartland at Daley Street

Tammy Cheslock of 1087 Baker Court requests that either a STOP or YIELD sign be installed on Hartland at Daley Street. She indicated that she has witnessed many near crashes at the intersection. Hartland runs east from Daley and is a new roadway serving a new subdivision which is being completed. Ms. Cheslock feels that motorists at the intersection do not know who has the right-of-way and often traffic on Hartland does not yield to traffic on Daley. This intersection is a “T” intersection with Daley being the through street and therefore having the right-of-way.

Traffic counts at this intersection indicate that Daley carries around 1200 vehicles and Hartland carries around 493 vehicles in a day. Daley runs off Big Beaver Road and connects to the Baker Middle School. Hartland runs east between Daley and Boyd on the north. Since Hartland is a new street, there is no crash history at the intersection.

This item was placed on this agenda for reconsideration at Ms. Cheslock’s request.

SUGGESTED RESOLUTIONS:

- a. Recommend installing YIELD sign on Hartland at Daley Street
- b. Recommend installing STOP sign on Hartland at Daley Street
- c. Recommend no changes

8. Visitors’ Time

Items not on the agenda.

9. Other Business

Items not on the agenda which Traffic Committee members may wish to discuss.

10. Adjourn