



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

February 10, 2020

To: Mayor and City Council Members

From: Mark F. Miller, City Manager
Robert J. Bruner, Assistant City Manager
Drew Benson, Assistant to the City Manager

Subject: City Council Agenda Questions, Answers, and Public Hearing Comments – 2.10.2020

The following are communications that City Administration would like Council to be made aware of. For questions or comments initiated by citizens, the answers provided in this document have also been sent to the citizens directly. In order to ensure that all questions are received and answered, all City Council Questions should be sent to the CITY MANAGER DISTRIBUTION GROUP e-mail address.

From: Ethan Baker
Sent: Sunday, February 9, 2020 4:57 PM
To: City Manager Distribution Group <CityManager@troymi.gov>
Cc: Aileen Dickson <Aileen.Dickson@troymi.gov>
Subject: I-6

Wouldn't it be easier to assign ALL candidates a number for tallying purposes? Maybe it's too late. It just seems like it would be easier.

Thanks,
Ethan

Answers: Aileen Dickson, City Clerk

I have prepared a worksheet for each Council Member so they can keep track of the tally if they want to. It won't be confusing or difficult, even with the mix of names and candidate numbers. Most of the candidates did not want to be confidential. I will remind Council of the process when then item comes up.

First, I will call the Member's name, that Member will recite their 5 choices, I will mark their choices on my copy of the worksheet. After all the Members have indicated their choices, I will announce the top 5. In the event of a tie for 5th place, Council can decide to offer an interview to the 6th candidate, or there will be another round of voting where the Members choose between the 5th place candidates from the first round.

Attached to this document is a table of the Appointment Candidates for Interviews that will be discussed at the meeting tonight.

From: Edna Abraham
Sent: Sunday, February 9, 2020 10:46 PM
To: City Manager Distribution Group <CityManager@troymi.gov>
Subject: Questions on the 2/10 Regular Council Meeting Agenda

Please see below for my questions on Monday's agenda.

E-1 / Clearview Rezone

- The property north of the subject property is zoned R1-B despite there being commercial buildings there. How can that property be zoned R1-B, but have a strip mall there? If a commercial building can be put up in R1-B, what prevents the present applicant from maintaining the R1-B zoning and putting up an office building anyway?
- Would the Office designation require that the entrance to the property be off of Rochester?
- Would the Office designation allow for an entrance into the property from De Etta?
- If designated as Office zoning, it would require parking between the building and the single family residence. Are there provisions in the zoning ordinance to require a fence, brick wall, or green wall to provide separation and privacy?
- Is there a school bus stop on DeEtta?
- Are there sidewalks on DeEtta? How wide is DeEtta?

E-2 / Sylvanwood Rezone

- Is there a school bus stop on Sylvanwood?
- Are there sidewalks on Sylvanwood? How wide is the street?

I-4 / Pool Repairs

- How long will the pool repairs take? And when are the repairs scheduled to be done?

Thanks,
Edna

Answers:

E-1 / Clearview Rezone - **Answers: Brent Savidant, Community Development Director**

- The property north of the subject property is zoned R1-B despite there being commercial buildings there. How can that property be zoned R1-B, but have a strip mall there? [The property is controlled by a consent judgment as the result of litigation.](#)
- If a commercial building can be put up in R1-B, what prevents the present applicant from maintaining the R1-B zoning and putting up an office building anyway? [The R-1B district does not permit office use.](#)
- Would the Office designation require that the entrance to the property be off of Rochester? [No. That would be determined during site plan review.](#)
- Would the Office designation allow for an entrance into the property from De Etta? [Yes.](#)
- If designated as Office zoning, it would require parking between the building and the single family residence. Are there provisions in the zoning ordinance to require a fence, brick wall, or green wall to provide separation and privacy? [Yes, there are buffering requirements in the Zoning Ordinance that would be applied during site plan review.](#)

- Is there a school bus stop on DeEtta? I believe there is.

- Are there sidewalks on DeEtta? How wide is DeEtta? There are no sidewalks on DeEtta. DeEtta is a 22-foot wide paved street within a 60-foot wide right of way.

E-2 / Sylvanwood Rezone - **Answers: Brent Savidant, Community Development Director**

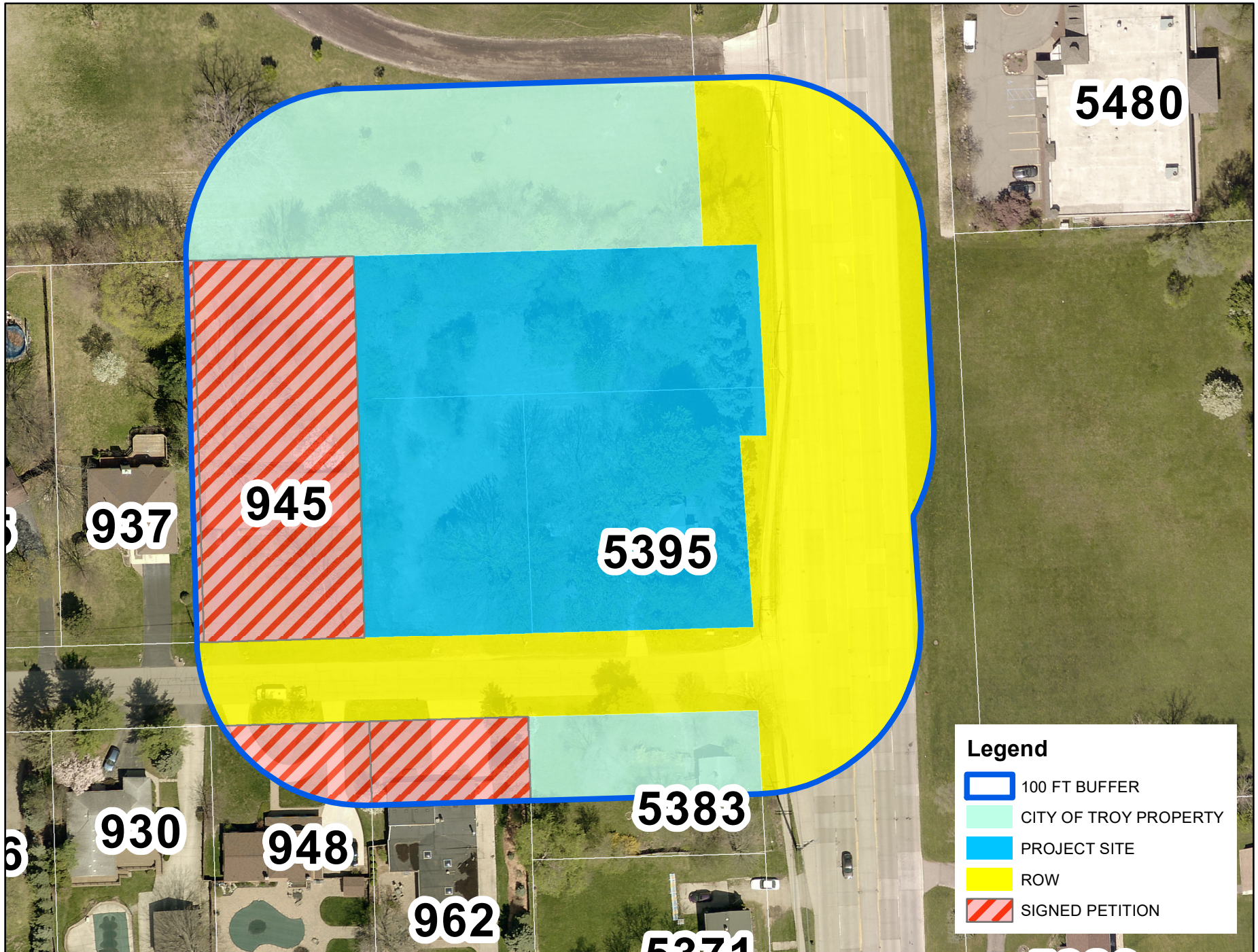
- Is there a school bus stop on Sylvanwood? I believe there is.

- Are there sidewalks on Sylvanwood? How wide is the street? There are no sidewalks on Sylvanwood. Sylvanwood is a 22-foot wide paved street within a 50-foot wide right of way.






I-4 / Pool Repairs – **Answers: Elaine Bo, Recreation Director**

- How long will the pool repairs take? And when are the repairs scheduled to be done? This project is very weather dependent. They can start April 1 and work has to be completed by May 15. Typically it should take 2-3 weeks.

Attached is a verified protest petition for a proposed rezoning on the agenda tonight, and associated public comments submitted in writing to the City. These are for your information, and to be included in the public record.



Legend

-  100 FT BUFFER
-  CITY OF TROY PROPERTY
-  PROJECT SITE
-  ROW
-  SIGNED PETITION

100% of Qualifying Area



Rezoning Protest Petition

20 FEB 7 PM 1:53

Submit this form to: **City Clerk's Office
City of Troy
500 W. Big Beaver
Troy, MI 48084**

Date: 2-7-20

Contact Person: Barbara Small
Address: 590 Sylvanwood
City: Troy State: MI Zip: 48085
Telephone: 248 790 3437

Rezoning case being protested:

Case #: Z-2019-0025 Applicant Name: Eureka Builders

What is a valid rezoning protest petition?

If a valid rezoning protest petition is filed in opposition to a rezoning request, the City Council cannot approve the request unless it does so by a vote of two-thirds of all Council members. A simple majority can approve all other rezoning requests. To be considered valid, the protest petition must:

- (1) Be signed by the owner(s) of twenty percent (20%) or more of the area of land included in the proposed change *or* be signed by the owner(s) of twenty percent (20%) or more of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change. **Publicly owned land shall be excluded in the calculating the twenty percent (20%) land area requirement.**
- (2) Be signed by all persons having an ownership interest in the property as represented on the property deed - i.e., both spouses, the managing partner of a partnership, etc.
- (3) Include a statement of opposition on each page of signatures at the top of the petition. The statement should be simply and clearly worded.
- (4) Be submitted to the office of the City Clerk, 500 W. Big Beaver, at or before 12:00 p.m. on the date the Rezoning is scheduled for action by the City Council.

Attach signatures to this sheet on the form provided. The signature form may be duplicated if necessary.



Statement of Opposition:

We, the undersigned property owners, hereby **protest** the proposed Rezoning from the R-1C zoning district(s) to the RT zoning district(s) Rezoning case identified above, applicant name E Nikolla, Eureka Building Co.

The Rezoning is scheduled for action by the City Council on 2-10-20 (date)

The reason(s) for this protest is/are: Traffic impact, Safety, Overall fit within the neighborhood, Additional parking

Print Name (clearly): DONALD TARR Date: 2/3/20
Description or Parcel # of Parcel(s) Owned: 937 Sylvanwood lot 5
Signature: [Signature]
Address: 937 Sylvanwood

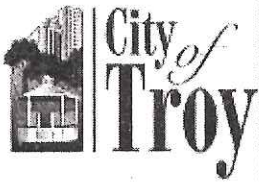
Print Name (clearly): Tara Hulett Date: 2/3/20
Description or Parcel # of Parcel(s) Owned: 948 Sylvanwood Dr
Signature: [Signature]
Address: 948 Sylvanwood Troy MI 48085

Print Name (clearly): Eric Hulett Date: 2/3/2020
Description or Parcel # of Parcel(s) Owned: 948 Sylvanwood
Signature: [Signature]
Address: _____

Print Name (clearly): MICHAEL DONAHUE Date: 2/3/20
Description or Parcel # of Parcel(s) Owned: 962 SYLVANWOOD
Signature: [Signature]
Address: 962 SYLVANWOOD TROY MI 48085

Print Name (clearly): Dorothy Clendenning Date: 2/4/20
Description or Parcel # of Parcel(s) Owned: 5371 Rochester Rd
Signature: [Signature]
Address: 5371 Rochester Rd

Print Name (clearly): Allison Doumoundouras Date: 2/4/20
Description or Parcel # of Parcel(s) Owned: 930 Sylvanwood
Signature: [Signature]
Address: 930 Sylvanwood



Statement of Opposition:

We, the undersigned property owners, hereby **protest** the proposed Rezoning from the R-1C zoning district(s) to the RT zoning district(s) Rezoning case identified above, applicant name E Nikola Eureka Building Co

The Rezoning is scheduled for action by the City Council on 2-18-20 (date)

The reason(s) for this protest is/are: Traffic impact, Safety
Overall fit within the neighborhood,
Additional parking

Print Name (clearly): John Coumoundoures Date: 2/4/2020
Description or Parcel # of Parcel(s) Owned: 930 Sylvanwood
Signature: [Signature]
Address: 930 Sylvanwood

Print Name (clearly): R GE PITARY Date: 2-4-20
Description or Parcel # of Parcel(s) Owned: _____
Signature: [Signature]
Address: 945 Sylvanwood

Print Name (clearly): JAMES SORES Date: 2/4/20
Description or Parcel # of Parcel(s) Owned: _____
Signature: [Signature]
Address: 915 Sylvanwood


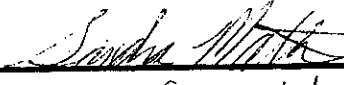
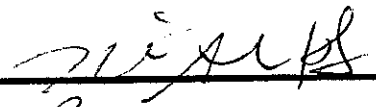
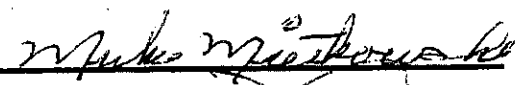


Print Name (clearly): MELANIE SORES Date: 2/4/20
Description or Parcel # of Parcel(s) Owned: _____
Signature: [Signature]
Address: _____

Print Name (clearly): DANUTA SITARCZYK Date: 2/5/2020
Description or Parcel # of Parcel(s) Owned: 895 SYLVANWOOD
Signature: [Signature]
Address: 895 SYLVANWOOD TROY, MI 48085

Print Name (clearly): Alexander Iowa Date: 2-6-20
Description or Parcel # of Parcel(s) Owned: _____
Signature: [Signature]
Address: 916 Sylvanwood

Petition for 5395 Rochester Road , Troy , MI

The undersigned wish to keep 5395 Rochester Road , Troy, MI as R-1C , One Family Residential and not allow 10 unit multiple family residential development.

Name	Address	Signature / Date
Alex Jovan	916 SYLVANWOOD, TROY	 11/23/18
Barb Small	590 Sylvanwood	Barb Small 11/23/18
Sandra Mattia	604 Sylvanwood	
Randy Mattia	604 SYLVANWOOD	RANDY NATTIA
Miriam Hwang	660 Sylvanwood	 11/23/18
Rabi Saretha	674 SYLVANWOOD	Kati Shuster 11/23/18
MIKE MIETKOWSKI	756 SYLVANWOOD	
Michael Donatue	962 SYLVANWOOD	 11/23/18
Eric Hulett	948 Sylvanwood	Eric Hulett 11/23/18
Jara Hulett	948 Sylvanwood	Jara Hulett 11/23/18
Donald T...	937 SYLVANWOOD	 11/23/18
Patricia & Joseph	745 SYLVANWOOD	11/23/18
	945 Sylvanwood	11/23/18
JAMES JONES	115 SYLVANWOOD	11/23/18
Melanie Jones	915 Sylvanwood	11/23/18
Elisen Commandeur	930 Sylvanwood	11/23/18
	" "	" "

Petition for 5395 Rochester Road , Troy , MI

The undersigned wish to keep 5395 Rochester Road , Troy, MI as R-1C , One Family Residential and not allow 10 unit multiple family residential development.

Name	Address	Signature / Date
Renate Ketels	576 Sylvanwood Dr	Renate Ketels 11/23/18
MATTHEW S KETELS	576 SYLVANWOOD DR.	Matthew S Ketels 11/23/18
Arlene Jacobs	547 Sylvanwood Dr.	Arlene Jacobs 11/23/18
Kathy Fauls	546 Sylvanwood	Kathy Fauls 11-24-18
Mary Creelins	5446 Falmouth Dr	Mary Creelins 11-24-
Scott Creelins	5446 Falmouth Dr.	Scott Creelins 11/24-18
Lisa Simos	5430 Falmouth	Lisa Simos 11/24/18
Natali Koumuk	531 Sylvanwood Dr	Natali Koumuk 11-24-18
KEITH MUKERAN	5139 SHAWSBURY 48065	Keith Mukeran 11-24-18
Charlene Chynoweth	624 Sylvanwood Dr	Charlene Chynoweth 11-24-18
ZULFIQAR CHODARY	682 Sylvanwood Dr Troy MI 48065	Zulfiqar Chodary 11/24/2018
Arcego Szmid	575 Sylvanwood	Arcego Szmid 11/24/18
MARIUSZ OTWIKOWSKI	561 SYLVANWOOD DR	Mariusz Otwickowski 11/24/18
Stefka Palczyk	675 Sylvanwood	Stefka Palczyk 11-24-18

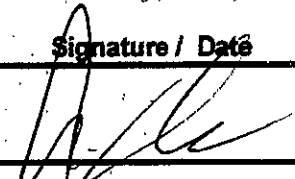

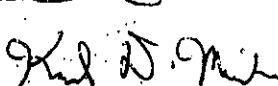

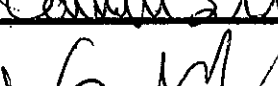
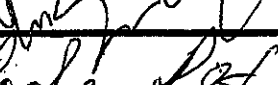
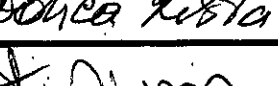
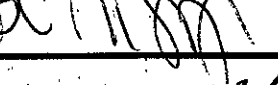




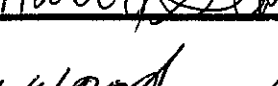
Petition for 5395 Rochester Road , Troy , MI

The undersigned wish to keep 5395 Rochester Road , Troy, MI as R-1C , One Family Residential and not allow 10 unit multiple family residential development.

Name	Address	Signature / Date
Matthew Mikozenko	625 Sylvanwood	M. Mikozenko 11/23
Jeanne Mikozenko	625 Sylvanwood	Jeanne Mikozenko 11/23/19
Robert H. FLORA	607 Sylvanwood	Robert H. Flora
Paulette Palazzolo	607 Sylvanwood	P. Palazzolo
Sarah Palazzolo	607 Sylvanwood	Sarah Palazzolo
Jennifer Bachyski	5207 Falmouth	J. Bachyski
William Garrett	617 Sylvanwood	Will Garrett
Jeanne Garrett	647 Sylvanwood	Jeanne Garrett
Kevin McClary	624 Sylvanwood	Kevin McClary 11/23
April Orselli	894 Sylvanwood	April Orselli 11/23
Wendy Orselli	894 Sylvanwood	Wendy Orselli 11/23
MANISH MEHTA	710 SYLVANWOOD	TROY MI
Adam Schmidt	5305 Sylvanwood	Troy MI
Michelle Phillips	605 Sylvanwood	Troy MI
Mario Pimentel Gonzalez	275 Sylvanwood	Troy MI

Petition for 5395 Rochester Road, Troy, MI

The undersigned wish to keep 5395 Rochester Road, Troy, MI as R-1C, One Family Residential and not allow 10 unit multiple family residential development.

Name	Address	Signature / Date
Jan Charkowski	775 Sylvanwood Dr	 11/22/18
Eric Schir	711 Sylvanwood	 11/22/18
KARL MEINKE	724 SYLVANWOOD	 11/22/18
Danielle Sarsfield	773 Sylvanwood	 11/23/18
Christopher Sarsfield	773 Sylvanwood	 11/23/18
RODICA RISTA	851 SYLVANWOOD	 11.23.18
PETER NAGY	895 SYLVANWOOD	 11.23.18
ARTHUR T. MARTIN	774 SYLVANWOOD AVE	 11/23/18
THOMAS A PAUL	736 SYLVANWOOD	 11-23-18
HARVEY NOFFSINGER	868 SYLVANWOOD	 11/23/18
Georgia Nelson	683 Sylvanwood	 11-23-18
Jackie Bradley	737 Sylvanwood	11-23-18
Danielle Bradley	737 Sylvanwood	11-23-18
Austin Pellerite	850 Sylvanwood	 11-24-18
Kara Kellner	850 Sylvanwood	 11/24/18

Petition for 5395 Rochester Road , Troy , MI

The undersigned wish to keep 5395 Rochester Road , Troy, MI as R-1C , One Family Residential and not allow 10 unit multiple family residential development.

Name	Address	Signature / Date
Jacob A. Kerkis	576 Sylvanwood dr.	Jacob Kerkis 11-24-18
Thomas Faulk	546 Sylvanwood Troy	Thomas Faulk 4-25-18
Arthur W. Cowley	560 Sylvanwood Troy	Arthur W. Cowley 4/25/18

Petition for 5395 Rochester Road , Troy , MI

The undersigned wish to keep 5395 Rochester Road , Troy, MI as R-1C , One Family Residential and not allow 10 unit multiple family residential development.

Name	Address	Signature / Date
Daniel Leivitt	871 Sylvanwood DR.	Daniel Leivitt 11-25-18
Cristina Leivitt	871 Sylvanwood DR.	Cristina Leivitt 11-25-18
ELIZABETH SYMONENKO	589 Sylvanwood	Elizabeth Symonenko 11/26/18

Petition to block the Conditional Re-zoning Request of NW corner Sylvanwood and Rochester

The Troy residents below are NOT IN FAVOR of allowing the conditional re-zoning of parcels 88-20-10-426-029, 88-20-10-426-030 and 88-20-10-4262-031 from R-1C (one family residential) to RT (one-family attached residential) to permit a 10-unit multi-family residential development on the NW corner of Sylvanwood and Rochester. This single family neighborhood should remain just that. A 10-unit multi-family development will change the character of Sylvanwood and this type of development does not fit into a single family neighborhood. Please do not allow the re-zoning of these parcels.

NAME	ADDRESS	DATE
JOANNA DARMANIN	5612 Martell Troy 48085	7/1/2019
M. cheryl Dalmirna	5612 Martell Troy MI 48085	7/1/2019
JAYALAKSHMI MALAKATHIL	5862 GLASGOW DR.	7/1/2019
JEFF BERSEN	5753 GASSON DR TROY MI 48085	02 JULY 2019
KARENNE NELSON	5743 Glasgow Troy, MI 48085	7-3-2019
CHRISTINE NELSON	5743 Glasgow Troy, MI 48085	7-3-2019
CARL SIMAUAK	5464 WHITEHAVEN	7-3-19
CHRISTINE SIMANCIK	5464 WHITEHAVEN	7-3-19
BEN WIFE	121 Hampshire	7/3/19
Rachel WIFE	121 Hampshire Dr	7/3/19
Michael Cavanagh	5564 Falmonth Dr Troy MI 48085	7/3/19

Denise Caravanagh	Denise Caravanagh	5564 Falmouth Dr Troy 48085	7/3/19
MICHAEL WILK	Michael Wilk	5583 Falmouth Dr Troy 48085	7-4-19
NANCY WILK	Nancy Wilk	5583 FALMOUTH DR Troy 48085	7-4-19
JANET LEFKO	Janet Lefko	5396 FALMOUTH DR Troy 48085	7/4/19
DAV LEFKOW	Janet Lefko	" " " "	"
Mildred Blich	Paul Spald	5490 HERTFORD TROY	"
Kim Blich	Kim Black	" " " "	"
Juliana Davis	Juliana Davis	5548 Whitehaven Dr Troy MI 48085	7/4/19
JEAN DAVIS	John O'Neil	5548 WHITEHAVEN DR Troy MI 48085	7/4/19
KATHA CHATTERSON	Anna Pultaren	5510 FALMOUTH DR Troy 48085	7/5/19
JACI STORRS	Dale Storrs	5676 MARRELL DR 48085	7/6/19
Ray Taylor	Phil Taylor	5670 FOLKSTONE DR 48085	7/7/19
Ade Veerath-Netter	Ade Veerath-Netter	5582 FALMOUTH DR 48085	7/7/19
Steve Veltun	Ann Veltun	5582 FALMOUTH DR 48085	7/7/19
ROBERT BEERZIN	Christy Bealin	5141 FOREST AVE Troy 48085	7/8/19
MaryCecilia Magpalciana	MaryCecilia Magpalciana	5141 Folkstone Dr Troy 48085	7.8.19
Barb Small	Barb Small	590 Sylvanwood	7-8-19

Drew A Benson

To: Planning
Subject: RE: Public Comment for CC mtg 2-10-20 FW: 2/4/20 SPECIAL JOINT MEETING

From: Robert Laudicina [<mailto:rml4dcx@aol.com>]

Sent: Monday, February 10, 2020 2:26 PM

To: Ethan Baker <Ethan.Baker@troymi.gov>; Edna Abraham <Edna.Abrahim@troymi.gov>; Theresa Brooks <Theresa.Brooks@troymi.gov>; Ann Erickson Gault <Ann.EricksonGault@troymi.gov>; Ellen C Hodorek <HodorekEC@troymi.gov>; David Hamilton <David.Hamilton@troymi.gov>; Cindy A Stewart <StewartCA@troymi.gov>; Mark F Miller <Mark.Miller@troymi.gov>; Lori G Bluhm <BluhmLG@troymi.gov>; City Manager Distribution Group <CityManager@troymi.gov>; Planning <planning@troymi.gov>

Subject: 2/4/20 SPECIAL JOINT MEETING

I would like to thank the Mayor, City Council, Planning Commission, City Manager, and any others that helped pull this meeting together. I attended the meeting and found it very informative. The meeting was upbeat and positive, and I think most residents left with the feeling that the team is trying to do the right thing. Your commitment to review the Master Plan with immediate emphasis on Neighborhood Nodes(NN) is exactly what the residents want, in my opinion. And I think we all know that a thorough review will take some time. But the review must be done, and I am confident that at the end of the process, Troy will have an improved Master Plan and NN criteria.

So what happens at the next Planning Commission meeting on the Crooks Road Town-homes? I attended the Planning Commission meeting on 9/24/19 where the applicant proposed three story condos(40' high), 60 units with eight buildings on 2.7 acres. The next meeting on 1/14/20 proposed 74 units with 13 buildings on 5.4 acres. It was said that the applicant's proposal on 1/14/20 was significantly improved over the 9/24/19 proposal, but the residents felt the total opposite. What will the next proposal be?

What I am asking is for everyone's help in formulating a plan for the Crooks Road site that we can all be proud of and one that better mirrors what the future NN criteria will be. Maybe it won't be perfect, but it has to be better than the last proposal. It should be something that everyone can be proud of and Troy can point to as a model of things to come. We all know there have to be some compromises, but the compromises can not all be by the residents. Let's agree on something compatible and pleasing to those who will live there and the surrounding residents. Thank you for your time.

From: Bob Laudicina

1286 Fountain Dr.

My wife and I have been Troy residents for over 30 years. We live in the Merihill Acres subdivision which borders the property in question on the North. We have three grown children who all went through the fantastic Troy school system. That was one of the primary reasons we moved to Troy, as well as the beautiful neighborhoods and homes. Two of our children now live in Troy, having bought homes on Nash and Wagonwheel in the last 5 or 6 years. So you can see we are committed to Troy for the long term. Thanks again for your time.

Drew A Benson

To: Planning; Beth L Tashnick; Cheryl A Stewart; Aileen Dickson
Subject: RE: Northwest corner of Rochester Road and Sylvanwood (5395 Rochester)

-----Original Message-----

From: Tara LaMothe [mailto:tarat2lamothe@yahoo.com]
Sent: Sunday, February 9, 2020 8:10 PM
To: Planning <planning@troymi.gov>
Cc: Barb Small <barbaratsmall@yahoo.com>; Ethan Baker <ethan@ethandbaker.com>
Subject: Northwest corner of Rochester Road and Sylvanwood (5395 Rochester)

Dear Mayor and City Council members,

My name is Tara Hulett. My husband and I bought 948 Sylvanwood, in the fall of 2018. We have 2 active sons. A 12 and 6 year old.

As soon as we moved in, we started hearing about the Proposed Condo site across the street from our First and New home in Troy.

We are Devastated by the possibilities of a Condo of any size being built across from us.

This street is made up of single family homes. That is the way it should be kept. It is no place to build any condo.

The 3 lots are roughly 1.2 acres! Our house across the street is roughly 3/4 of an acre, and is a single family house. It is unimaginable to think anything other than a house should be built on that lot.

My main concern is for the safety of my neighbors and my family. This is a very busy street.

We have told the planning commission and city council that it is a cut through street to the subdivision. The previous Mayor, disagreed with us. I would personally welcome any one interested to come sit in our driveway or house, and have a front row view of the street. The street is narrow, it has no sidewalks, it has no street lights. It's charming, right now.

But if the builder is allowed to put condos at the end of the street, and the driveway enters and exits on to Sylvanwood, there will be more cars, More dangerous situations for the people, kids, and animals, that walk up and down this street. If the builder is allowed, I think the driveway must be on Rochester Rd, or enter and exit, from the northwest side of the property, which would be the Sylvan Glen Lake Park, entry way.

I looked up several building sites going on in the city right now.

To the south of us at Rochester Rd. And Creston, there are 14 units going up on 5 acres, Eureka wants to put up 10 units on Sylvanwood which is 1.2 acres. That is crazy!!! So is the planning commission for passing such a ridiculous plan.

I am asking all of you to please turn this down. Please do not allow anything other than ONE single family house on that site, to keep consistent with our beautiful neighborhood, nothing else belongs there.

I also want to mention, that I did not get notice of this meeting until February 4. My letter was stamped 1/31/20, but I did not revive it until 2/4. I thought we were supposed to get a 15 day notice.

I am hoping and praying this letter gets to you. I know I did not have it there in time.

I would be there standing in solidarity with my neighbors, but I am scheduled for a complete hip replacement, in the morning of Monday, February 10.

Thank you all for your time and consideration,

Tara Hulett

Sent from my iPhone

From: [Melanie Jones](#)
To: [Planning](#)
Subject: Rezoning request of parcels
Date: Thursday, February 6, 2020 8:57:09 PM

To: Planning Department

Hello, I am a resident living on Sylvanwood Drive. I am writing regarding the rezoning from R-1C to RT. The subject property parcels numbers are: 88-20-10-426- 029, 88-20-10-426-030, and 88-20-10-426-031.

I am writing because I do NOT want the rezoning. The neighborhood does NOT want the rezoning. The Sylvanwood projected condos does NOT fit into the current characteristics and landscape of the street. Adding more traffic to a street that does not have sidewalk is an unsafe, dangerous idea. The current traffic study for projected traffic is incorrect. I invite any planning and/or council member to sit on Sylvanwood and watch the amount of traffic on a cut-through street to Rochester Road and into the neighborhood and they will find that the study is incorrect.

This will be the neighborhood's fourth meeting to deny request for the condos. The developer was supposed to come back with a plan at the last meeting, and showed up with nothing to present or a change in the development requested by City Council. This shows a lack of consideration for all the items the neighborhood has presented. The builder has not been honest throughout the process.

The residents understand that Troy has a master plan. However, building condos on a residential street, that does not fit for us! All the other condos going up are located on a main road, not a residential street. The Bradley Square is on a dead end street eliminating traffic concerns. When thinking about the residents of Sylvanwood please consider our safety, and what we think is best for Sylvanwood because we have to live here, not the developer, the planning commission, or city council.

Concerned Resident,

Melanie Jones
915 Sylvanwood Drive

Sent from my iPad

From: [Lawrey, David J](#)
To: [Planning](#)
Cc: [Parrott, Jeffrey S](#)
Subject: 5395 Rochester Road
Date: Monday, February 3, 2020 3:20:29 PM

The Water Resources Commissioner's Office (Oakland County Drain Commission) and the Nelson Drainage District have no objections to the Rezoning Request of 5395 Rochester Road. Parcels: **88-20-10-426-029, 88-20-10-426-030 and 88-20-10-426-031.**

David Lawrey
Water Resource Easement Coordinator



One Public Works Drive
Waterford MI 48328
lawreyd@oakgov.com
248-858-0962

From: [Mike Fisk](#)
To: [Planning](#)
Cc: [Jason Porter](#)
Subject: Rezoning of Parcel 88-20-03-278-027
Date: Wednesday, February 5, 2020 2:58:59 PM
Attachments: [S011000698_2002041133000.pdf](#)

Dear Troy Planning Department,

We have received notice of a Public Hearing for the proposed rezoning of parcel # 88-20-03-278-027, 6511 Rochester Rd. (notice attached). This property is directly across the street from the main entrance to our property located at 6600 Rochester Rd. We respectfully ask that you include a condition of operating the traffic light at the corner of Rochester and De Etta roads on a full time basis.

Operating a business at that location will only increase traffic and the potential for more accidents. As you should know, Rochester Rd is extremely busy and there have been several accidents, and many more near misses, around that intersection. Operating the light on a full time basis will reduce risk and be a service to the community. I presume the light could be operated on a motion detection basis. Thus, traffic on Rochester Rd. would only be interrupted when there is a need to prevent a dangerous turn by a vehicle onto, or off of, Rochester. I believe there is a similar light at the corner of Player Dr. and Rochester across from Sylvan Glen golf course.

We have no objection to the rezoning if the traffic light is operated on a full time basis. If that is not possible, Woodside Bible Church is against the rezoning of the property. It is our opinion that the increase in traffic will present too great a danger for the residents of Troy and the members of our church. Please reply that you have received our comments and that they will be taken into consideration at the hearing.

I am happy to discuss our stance. Feel free to contact me should you have any questions.

Blessings,

Mike

Mike Fisk

Director of Administration and Finance

Woodside Bible Church

c 248.321.1022

o 248.687.7156

woodsidebible.org

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