CITY COUNCIL

REGULAR MEETING AGENDA

MARCH 16, 2020

CONVENING AT 7:30 P.M.

Submitted By
The City Manager

***NOTICE**: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

500 West Big Beaver
Troy, MI 48084
troymi.gov

The Honorable Mayor and City Council Members

City of Troy
500 West Big Beaver
Troy, MI 48084

Dear Mayor and City Council Members:

In this packet, you will find the agenda for the City Council meeting. To help facilitate an informed discussion, the packet provides you with agenda items and additional details. The packet also contains recommended courses of action for your consideration and seeks to aid you in adopting sound policy decisions for the City of Troy.

This comprehensive agenda has been put together through the collaborative efforts of management and staff members. We have made all attempts to obtain accurate supporting information. It is the result of many meetings and much deliberation, and I would like to thank the staff for their efforts.

If you need any further information, staff is always available to provide more information and answer questions that may arise. You can contact me at CityManager@troymi.gov or 248.524.3330 with questions.

Respectfully,

Mark F. Miller,
City Manager

CITY OF TROY

2019 Strategies

1. Re-evaluate the Trails & Pathways program with a focus on public participation and creative problem-solving to build community support.

2. Gather community input, reassess the most recent Town Center initiative, and develop a plan for the future of the Civic Center property.

3. Determine the customer service needs of City Hall and incorporate the findings of the Facilities Condition Assessment into the maintenance plan of the facilities.

4. Establish a comprehensive Capital Improvement Program and planning process that is reviewed and implemented on an annual basis.

5. Convene the Charter Revision Committee to evaluate charter language and millage limitations, and develop a strategy to fund the Library past 2021.

6. Determine public transportation service needs, and implement a revised plan for the Big Beaver Shuttle and Medi-Go.

7. Update the Parks and Recreation Plan and incorporate the Green Space Subcommittee recommendations to protect and invest in the City's parks.

8. Evaluate the Volunteer Firefighters Incentive Plan to ensure the policy is reasonable and sustainable.

9. Study the feasibility of a Rochester Road Improvement District.

10. Develop a plan to effectively engage residents and businesses through community conversations.

Adopted by City Council | March 18, 2019

CITY COUNCIL AGENDA

March 16, 2020 – 7:30 PM
Council Chambers
City Hall - 500 West Big Beaver
Troy, Michigan 48084
(248) 524-3317

INVOCATION:

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

Mayor Ethan Baker
Edna Abrahim
Theresa Brooks
Rebecca A. Chamberlain-Creangă
Ann Erickson Gault
Mayor Pro Tem David Hamilton
Ellen Hodorek

Excuse Absent Council Members:

Suggested Resolution
Resolution #2020-03-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of March 16, 2020, due to _____.

Yes:
No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Oakland County Treasurer Andy Meisner Presenting Foreclosure Information

C-2 Michigan Schools and Government Credit Union Presenting a Check for $1,000.00 to Troy Police & Fire Benevolent Association

C-3 Troy Economic Development Report *(Presented by: Glenn Lapin, Economic Development Specialist)*

C-4 COVID-19 Preparedness Presentation *(Introduced by: Mark F. Miller, City Manager, and City Administration)*

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Public Hearing to Transfer the Final Two (2) Years of a Plan Rehabilitation Exemption Certificate (PREC) – 1400 Rochester Road – From Axle Tech to Flex n Gate *(Introduced by: Nino Licari, City Assessor)*

Suggested Resolution
Resolution #2020-03-
Moved by
Seconded by

WHEREAS, After due notice and proper hearing, on August 3, 2009, the City Council of the City of Troy established an Industrial Development District (IDD) for property known as 1400 Rochester, Troy, MI 48083, Parcel #s 88-20-34-226-048 and 88-20-34-226-057; and,

WHEREAS, An Application was submitted by Axle Tech International LLC, for an Industrial Facilities Exemption Certificate (IFEC) for real property at 1400 Rochester, Troy, MI. 48083, requesting property tax abatement for twelve (12) years; and,

WHEREAS, After due and proper notice, on August 3, 2009, the Troy City Council held a public hearing, giving all taxing units an opportunity to provide input on the requested Industrial Facilities Exemption Certificate (IFEC) for Axle Tech International LLC, at 1400 Rochester, Troy, MI 48083; and,

WHEREAS, After this public hearing, the Troy City Council found that the granting of an Industrial Facilities Exemption Certificate (IFEC) for Axle Tech International LLC, at 1400 Rochester, Troy, MI 48083 would not substantially impede the operation of the City of Troy or the other taxing units, nor was it found that the granting of the Industrial Facilities Exemption Certificate (IFEC) would impair the financial soundness of the City of Troy, or the other taxing units which levy taxes on said property; and,

WHEREAS, Troy City Council approved the application for an Industrial Facilities Exemption Certificate (IFEC) for Axle Tech International LLC, Inc., at 1400 Rochester, Troy, MI 48083, Parcel #s 88-20-34-226-048 and 88-20-34-226-057, for real property for a term of twelve (12) years, contingent upon the execution of a Letter of Agreement between the City of Troy and Axle Tech International LLC, and in accordance with Public Act 198 of 1974, as amended; and,

WHEREAS, The Mayor and City Clerk executed the Letter of Agreement between the City of Troy and Axle Tech International LLC, a copy of which was attached to the original minutes of the meeting; and

WHEREAS, The City Clerk completed the Application and transmitted same to the State Tax Commission, Treasury Building, P.O. Box 30471, Lansing, MI. 48909-7971; and,

WHEREAS, On August 16, 2010, the STATE TAX COMMISSION issued Industrial Facilities Exemption Certificate #2010-174 to Axle Tech International LLC for the property commonly known as 1400 Rochester Troy, MI 48083; and,

WHEREAS, Flex n Gate Troy LLC has purchased the land and buildings at 1400 Rochester, Troy, MI 48083 for an expansion of their Michigan operations; and,

WHEREAS, Flex n Gate Troy LLC has requested a transfer for the remaining years of the existing Industrial Facilities Exemption Certificate issued to Axle Tech International LLC, #2010-174, which expires on December 30, 2022; and,

WHEREAS, Flex n Gate Troy LLC has committed to investing over $3,000,000 in additional renovations to the structure, and bringing 245 new jobs to the community; and,

WHEREAS, All of the original criteria for granting an Industrial Facilities Exemption Certificate are still met;

THEREFORE, BE IT RESOLVED, That Troy City Council has **FOUND THAT THE TRANSFER** of the remaining years of existing Plant Rehabilitation Exemption Certificate #2010-174 to Flex n Gate Troy LLC at 1400 Rochester, Troy, MI 48083 shall not substantially impede the operation of the City of Troy or the other taxing units, **NOR HAS IT BEEN FOUND THAT THE TRANSFER** of the Plant Rehabilitation Exemption Certificate will impair the financial soundness of the City of Troy, or the other taxing units which levy taxes on said property.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the transfer of an existing Industrial Facilities Exemption Certificate (PREC #2010-174) to Flex n Gate Troy LLC for the remaining years of the Certificate, which expires on December 30, 2022.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to execute the Letter of Agreement between the City of Troy and Flex n Gate Troy LLC, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FINALLY RESOLVED, That Troy City Council hereby **DIRECTS** the City Clerk to complete the application and transmit same to the State Tax Commission, Treasury Building, P.O. Box 30471, Lansing, MI 48909-7971.

Yes:
No:

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA:

In accordance with the Rules of Procedure for the City Council:

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. ***NOTE TO THE PUBLIC****: City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.*

- Petitioners of items that are included in the pre-printed agenda booklet shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of City Council.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any Public Hearing item.
- Any member of the public, not a petitioner of an item, does not have the right to engage in discussion or debate with City Council during the Public Comment portions of the meeting.

- All members of the public who wish to address the Council at a meeting shall be allowed to speak only if they have signed up to speak within thirty minutes before or within fifteen minutes after the meeting's start time. Signing up to speak requires each speaker provide his or her name. If the speaker is addressing an item(s) that appears on the pre-printed agenda, then the speaker shall also identify each such agenda item number(s) to be addressed.
- City Council may waive the requirements of this section by a consensus of the City Council.
- Agenda items that are related to topics where there is significant public input anticipated should initiate the scheduling of a special meeting for that specific purpose.

Prior to Public Comment for Items On the Agenda, the Mayor may provide a verbal notification of the rules of decorum for City Council meetings or refer to the pre-printed agenda booklet, which will include the following language, as approved by City Council:

The audience should be aware that all comments are to be directed to the Council rather than to City Administration or the audience. Anyone who wishes to address the Council is required to sign up to speak within thirty minutes before or within fifteen minutes of the start of the meeting. There are three Public Comment portions of the agenda. For Items On the Agenda, visitors can sign up to address Postponed, Regular Business, Consent Agenda, or Study items or any other item on the agenda. All other topics are addressed under Items Not on the Agenda. There is a timer on the City Council table in front of the Mayor that turns yellow when there is one minute of speaker time remaining, and turns red when the speaker's time is up. In order to make the meeting more orderly and out of respect, please do not clap during the meeting, and please do not use expletives or make derogatory or disparaging comments about any one person or group. If you do so, then there may be immediate consequences, including having the microphone turned off, being asked to leave the meeting, and/or the deletion of speaker comments for any re-broadcast of the meeting. Speakers should also be careful to avoid saying anything that would subject them to civil liability, such as slander and defamation. Please avoid these consequences and voluntarily assist us in maintaining the decorum befitting this great City.

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:

H. POSTPONED ITEMS:

H-1 **No Postponed Items**

I. REGULAR BUSINESS:

I-1 **Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – Historic District Commission**

a) **<u>Mayoral Appointments</u>: None**

b) **<u>City Council Appointments</u>:**

<u>Suggested Resolution</u>
Resolution #2020-03-
Moved by

Seconded by

RESOLVED, That Troy City Council hereby **APPOINTS** the following nominated person(s) to serve on the Boards and Committees as indicated:

Historic District Commission
Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Historic District Commission:

Term Expires: 3/1/2023 **Barbara Chambers**
Term currently held by: Barbara Chambers

Term Expires: 3/1/2023 **Al Petrulis**
Term currently held by: Al Petrulis

Yes:
No:

I-2 Board and Committee Nominations: a) Mayoral Nominations – Brownfield Redevelopment Authority, Downtown Development Authority, Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Building Code Board of Appeals, Historic District Commission, Liquor Advisory Committee

a) Mayoral Nominations:

Suggested Resolution
Resolution #2020-03-
Moved by
Seconded by

RESOLVED, That the Mayor of the City of Troy hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Brownfield Redevelopment Authority
Appointed by Mayor
6 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App/Resume Expire	Appointment Expire	Notes 2
Gottlieb	Steven	11/24/2016	4/30/2022	
Kornacki	Rosemary	1/14/2021	4/30/2020	

Noguez-Ortiz	Carolina	12/19/2019	4/30/2020	
Sweidan	Rami	1/31/2021	4/30/2020	
Vacancy			4/30/2021	Mr. Salgat resigned 10/15/2019
Vassallo	Joseph	3/27/2020	4/30/2021	

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2021

Term currently held by: Vacancy–Mr. Salgat resigned 10/15/19

Interested Applicants:

Last Name	First Name	App/Resume Expire	Notes 1
Aowad	Ayman	9/10/2020	

Downtown Development Authority
Appointed by Mayor
13 Regular Members
4 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Baker	Ethan		11/13/2023	AT LARGE	City Council exp 11/13/2023; DDA; LDFA
Blair	Timothy	6/17/2017	9/30/2023	IN DISTRICT	
Bostick	Dennis	6/22/2018	9/30/2020	IN DISTRICT	
Keisling	Laurence	6/22/2018	9/30/2020	AT LARGE	
Kiriluk	Alan	10/12/2014	9/30/2020	IN DISTRICT	
Knollenberg	Martin	6/28/2021	9/30/2023	IN DISTRICT	B Knight Gardiner's unexpired term.
Koza	Kenny	9/18/2019	9/30/2021	IN DISTRICT	
MacLeish	Daniel	6/15/2019	9/30/2021	IN DISTRICT	
Mioduszewski	Brian	8/8/2021	9/30/2023	IN DISTRICT	
Randol	Ward	9/28/2020	9/30/2022	AT LARGE	
Reschke	Ernest	10/4/2020	9/30/2022	AT LARGE	
Schroeder	Douglas	10/23/2016	9/30/2022	AT LARGE	
Vacancy			9/30/2020	IN DISTRICT	Rebecca Chamberlain-Creangă resigned 2/26/2020

Nominations to the Downtown Development Authority:

Unexpired Term Expiring: 9/30/2020

Term currently held by: Vacancy – Rebecca Chamberlain-Creangă resigned 2/26/2020

Interested Applicants:

Last name	First name	App Resume Expire	Notes 1	Notes 2
Alali	Yasser	3/13/2020	At Large	
Aowad	Ayman	9/10/2020	At Large	
Ashland	David	11/14/2021	At Large	
Crawford	Timothy	6/26/2021	At Large	
Forster	Jeffrey	12/26/2021	At Large	
Kornacki	Rosemary	1/14/2021	At Large	Brownfield Redev Authority exp 4/30/2020
Malalahalli	Jayalakshmi	11/20/2021	At Large	
McGhee	Eric	4/16/2020	At Large	
Schick	Michael	1/16/2021	At Large	
Sekhri	Suneel	12/20/2021	At Large	
Sekhri	Arun	9/19/2020	At Large	
Shepherd	John	4/22/2021	At Large	
Singh	Inderpal	11/12/2021	At Large	

Global Troy Advisory Committee
Appointed by Mayor
12 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Baker	Ethan		1/1/2999	Council Member
Bica-Grodsky	Lisa	6/15/2019	10/30/2020	
Burrus	MiVida	7/15/2018	10/30/2022	
Fakhoury	Awni	4/28/2018	10/30/2021	
Francois	Cathleen	11/20/2019	10/30/2020	
Hao	Kaitlyn	9/10/2020	7/31/2020	Student - Graduates 2020

Mohideen	Syeda	8/24/2020	10/30/2021	
Nacy	Emily	11/8/2021	10/30/2022	
Natcheva	Daniela	11/8/2021	10/30/2022	
Noguez-Ortiz	Carolina	12/19/2019	10/30/2022	
Sekhri	Suneel	12/20/2021	10/30/2021	
Tholakapalli	Arjun	4/10/2021	7/31/2020	Student - Graduates 2021
Vacancy			10/30/2020	Rebecca Chamberlain-Creangă resigned 2/26/2020
Zhou	Yudong	10/23/2021	10/30/2022	

Nominations to the Global Troy Advisory Authority:

Unexpired Term Expiring: 10/30/2020

Term currently held by: Vacancy – Rebecca Chamberlain-Creangă resigned 2/26/2020

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Aggarwal	Divya	8/12/2021	Student - Graduates 2020
Ali	Aleem	1/2/2021	
Cheriguene	Sadia	1/4/2020	
Cicchini	Philippe	6/1/2020	
DiFalco	Melissa	12/2/2021	
Fox	Tyler	11/15/2021	
Jones	Kelly	12/11/2021	

Local Development Finance Authority (LDFA)
Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 2
Beltramini	Robin	7/17/2021	6/30/2022	Resident Member	
Hodorek	Ellen		11/8/2021	Alternate; City Council	City Council exp 11/8/2021

Hoef	Paul	5/1/2017	6/30/2023	Resident Member	EDC exp. 4/30/2015; LDFA exp 6/30/2023
Hunter	Daniel			Oakland County Designee	
Vacancy				*Alternate; City Council*	
Vacancy			6/30/2020	Resident Member	D. Shield's term exp 6/30/2016 - No Reappointment
Vacancy			6/30/2020	Resident Member	John Sharp's unexpired term
Vitale	Nickolas	3/7/2021	6/30/2023	Resident Member	

Nominations to the Local Development Finance Authority (LDFA):

Term Expires: 6/30/2020 **Resident Member**

Term currently held by: Vacant

Unexpired Term Expiring: 6/30/2020 **Resident Member**

Term currently held by: Vacant – Sharp's unexpired term

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Crawford	Timothy	6/26/2021	At Large
D'Aoust	Allen	5/23/2021	
DiFalco	Melissa	12/2/2021	
McGerty	Ryan	8/15/2020	
Nacy	Emily	11/8/2021	
Noguez-Ortiz	Carolina	12/19/2019	
Pensa	Grant	10/1/2020	
Schick	Michael	1/16/2021	
Shepherd	John	4/22/2021	
Sweidan	Rami	10/10/2021	
Yu	Fu-shin	8/20/2021	

Yes:
No:

b) City Council Nominations:

Suggested Resolution
Resolution #2020-03-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Building Code Board of Appeals

Appointed by Council

5 Regular Members: Three (3) Residents with background, training or experience in construction or similar trades; at least one shall be a professional structural or civil engineer of architectural engineering experience; Two (2) by Ordinance - City Manager and Oakland County Health Department Representative

5 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Abitheira	Gary	1/20/2014	1/1/2022	Resident w/Construction/Engineering Experience.
Brooks	Teresa	1/4/2019		Oakland County Health Dept Sanitarian
Dziurman	Matthew	3/6/2021	1/1/2025	Resident w/Construction Experience.
Frisen	Sande	11/2/2017	1/1/2020	Architectural Engineer
Miller	Mark F.			Per Chapter 79, Sect 116.2

Nominations to the Building Code Board of Appeals:

Term Expires: 1/1/2025

Term currently held by: Sande Frisen

Interested Applicants:

Last Name	First Name	App/Resume Expire	Notes 1	Notes 2
Ali	Aleem	1/2/2021	Engineering experience	
Chambers	Barbara	2/26/2021		Historic Dist Comm exp 3/1/2020

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Adams	John Howard	3/12/2020	5/15/2021		
Chambers	*Barbara*	*12/5/2021*	*3/1/2020*	*Historical Comm Recommendation*	*Requests Reappointment*
Chanda	Hirak	11/25/2021	3/1/2021		
Huber	Laurie	6/10/2017	3/1/2020		No Reappointment
McGee	Timothy	3/23/2020	5/15/2021	P&R exp 9/30/2020	
Petrulis	*Al*	*12/16/2021*	*3/1/2020*	*ACAB exp 9/30/2021; Traffic Comm. exp 1/31/2023*	*Requests Reappointment*
Voigt	W. Kent	1/16/2021	3/1/2022	Historical Comm. Recommendation	

Nominations to the Historic District Commission:

Term Expires: 3/1/2023

Term currently held by: Laurie Huber (No Reappointment)

Interested Applicants:

Last Name	First Name	App/Resume Expire	Notes 1
Alali	Yasser	3/13/2020	
Forster	Jeffrey	1/13/2022	

Liquor Advisory Committee
Appointed by Council
7 Regular Members
3 Year Term

Current Members:

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Ashland	David	11/14/2021	1/31/2021	
Comiskey	Ann	2/5/2020	1/31/2021	
Ehlert	Max	1/26/2020	1/31/2021	
Gorcyca	David	12/4/2021	1/31/2023	
Jones	Kelly	12/11/2021	1/31/2023	
Kaltsounis	Andrew	1/14/2021	1/31/2022	
Oberski	Jeff			
Pendy	Michael	1/2/2021	1/31/2022	Resigned effective 3/1/2020

Nominations to the Liquor Advisory Committee:

Unexpired Term Expiring: 1/31/2022

Term currently held by: Michael Pendy – Resigned effective 3/1/2020

Interested Applicants:
No applications or resumes on file.

Yes:
No:

I-3 No Request for Closed Session

I-4 Standard Purchasing Resolution 8: Best Value Award – Janitorial Services *(Introduced by: Dennis Trantham, Facilities & Grounds Operations Manager)*

Suggested Resolution
Resolution #2020-03-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide Janitorial Services – City Wide for three (3) years with the option to renew for three additional 3-year periods to *RNA Facilities Management of Ann Arbor, MI,* as a result of a best value evaluation process for an estimated annual amount of $759,192 in year one, $770,460 in year two and, $781,896 in year three for Proposal A; an hourly rate of $17.50 in year one, $18.00 in year two, and $18.50 in year 3 for casual labor and furniture moving over and above the requirements of the specifications and a not to exceed monthly rate of $.13 per square foot for future locations requiring janitorial services for Proposal C; at prices contained in the bid tabulation opened December 5, 2019; a copy of which shall be **ATTACHED** to the original Minutes of this meeting, the cost of which shall not exceed annual budgetary limitations; with the contract expiring June 30, 2023.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** an amount of $500.00 per month for an additional day of Janitorial Services at the Troy Public Library for Proposal F if services are required in the future.

BE IT FINALLY RESOLVED, That the award is **CONTINGENT** upon the contractor's submission of properly executed bid documents, including insurance certificates and all other specified requirements.

Yes:
No:

J. CONSENT AGENDA:

J-1a Approval of "J" Items NOT Removed for Discussion

Suggested Resolution
Resolution #2020-03-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented with the exception of Item(s) _____, which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

Yes:
No:

J-1b Address of "J" Items Removed for Discussion by City Council

J-2 Approval of City Council Minutes

Suggested Resolution
Resolution #2020-03-

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

a) City Council Minutes-Draft – February 24, 2020
b) City Council Special Meeting Minutes-Draft – March 2, 2020

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

a) Standard Purchasing Resolution 4: Oakland County Purchasing Cooperative – Library Basement Water Infiltration

Suggested Resolution
Resolution #2020-03-

RESOLVED, That, in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *National Restoration* of *Milford, MI,* for the mitigation of water in the basement of the Troy Public Library for a not to exceed total amount of $29,000, as detailed in the quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, and as per the Oakland County Purchasing Cooperative Contract #005106.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the contractor's submission of properly executed insurance documents and all other specified requirements.

b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Yard Services for Yard Assistance Program

Suggested Resolution
Resolution #2020-03-

RESOLVED, That Troy City Council hereby **AWARDS** a contract for seasonal requirements of lawn and yard services for Troy residents using the Yard Assistance Program with an option to renew for one (1) additional season to the lowest bidder meeting specifications, *Brantley Development, LLC, of Inkster, MI* at unit prices contained in the bid tabulation opened February 20, 2020; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire December 31, 2021.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon the contractor's submission of properly executed bid and proposal documents, including insurance certificates and all other specified requirements.

c) Standard Purchasing Resolution 4: MiDeal Purchasing Cooperative Contract – Sewer Jet Camera

Suggested Resolution
Resolution #2020-03-

RESOLVED, That Troy City Council **DEEMS** it is in the public's best interest to **WAIVE** the competitive bid process and hereby **AWARDS** a contract to *Bell Equipment Company of Lake Orion, MI* to purchase one (1) Envirosight Jetscan 2.0 Camera for the Public Works Water & Sewer Division for a total estimated cost of $12,682.43 as per the State of Michigan MiDEAL Contract #071B7700091.

d) Standard Purchasing Resolution 2: Firefighters Memorial Project

Suggested Resolution
Resolution #2020-03-

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the Firefighters Memorial Project to *Usztan, LLC, of Auburn Hills, MI*, for an estimated total cost of $159,962.52.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon vendor's submission of properly executed contract documents, including insurance certificates and all other specified requirements.

J-5 Traffic Committee Recommendations and Minutes – February 19, 2020

Suggested Resolution
Resolution #2020-03-

4. Request for Traffic Control – Crooks Road at Wilshire Drive

RESOLVED, That the intersection of Crooks Road at Wilshire Drive be **MODIFIED** to prohibit all left turns to/from Wilshire Drive to/from Crooks Road.

5. Request for Traffic Control – Crooks Road at Premier Drive

RESOLVED, That the intersection of Crooks Road at Premier Drive be **MODIFIED** to prohibit left turns from eastbound Premier Drive to northbound Crooks Road, between the hours of 4:00 PM and 7:00 PM, Monday through Friday.

J-6 I-75 Segment 2 – Betterments – Water Main and Road Improvements

Suggested Resolution
Resolution #2020-03-

RESOLVED, That Troy City Council hereby **APPROVES** PCO-023 City of Troy Betterment Design submitted by Walsh/Toebe and dated February 27, 2020 in the amount of $89,340 for the design work associated with the replacement of the existing 12" cast iron water main that crosses I-75 between 14 Mile and Maple Road; replacement of the existing 12" cast iron water main that crosses I-75 at Maple Road; and extension of the right turn lane and associated widening of Coolidge, south of Square Lake Road, all as part of the I-75 Reconstruction project.

BE IT FURTHER RESOLVED, That if additional work is required such additional work is **AUTHORIZED** in an amount not to exceed 10% of the original design cost.

J-7 Request for Acceptance of a Warranty Deed and Five Permanent Easements – Midtown Crossing Site Condominium, Section 10, Sidwell #88-20-10-476-066, -044, and -045

Suggested Resolution
Resolution #2020-03-

RESOLVED, That Troy City Council hereby **ACCEPTS** a warranty deed for right-of-way and five permanent easements for sanitary sewers, water mains, detention pond, emergency ingress/egress, and public utilities from MJC 5215 Rochester, LLC, owner of the properties having Sidwell #88-20-10-476-066, 044 & 045, and

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED** to **ATTACH** copies of the permanent easements to the original Minutes of this meeting.

J-8 Request to Abandon and Vacate Four Permanent Easements and Right-of-Way, Sidwell #88-20-10-476-066

Suggested Resolution
Resolution #2020-03-

RESOLVED, That Troy City Council hereby **VACATES** four permanent easements previously granted to the City of Troy and recorded in Liber 49582 Page 32, Liber 49582 Page 35, Liber 49582 Page 38, and Liber 49582 Page 41 with Oakland County Register of Deeds.

BE IT FURTHER RESOLVED, That Troy City Council hereby **ABANDONS** right-of-way previously granted to the City of Troy and recorded in Liber 49582 Page 17 with Oakland County Register of Deeds.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** a Quit Claim Deed returning the easement rights and right-of-way to MJC 5215 Rochester, LLC, owner of the property having Sidwell #88-20-10-476-066.

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the Quit Claim Deed with Oakland County Register of Deeds; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-9 Request to Return Property Ownership of a Detention Pond and Request to Accept a Permanent Easement for a Detention Pond, West Troy Meadows Site Condominium, Section 16, Sidwell #88-20-16-401-002

Suggested Resolution
Resolution #2020-03-

RESOLVED, That Troy City Council hereby **ABANDONS** a detention pond deeded to the City of Troy and recorded in Liber 53736 Page 790-792, Oakland County Register of Deeds.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** a Quit Claim Deed returning the detention pond area to West Troy Meadows, LLC, owner of the property having Sidwell #88-20-16-401-002.

BE IT FURTHER RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for detention pond purposes from West Troy Meadows, LLC, owner of the property having Sidwell #88-20-16-401-002.

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the Quit Claim Deed and the permanent easement with Oakland County Register of Deeds, copies of which shall be **ATTACHED** to the original Minutes of this meeting.

J-10 Eureka Building Inc. v. City of Troy

Suggested Resolution
Resolution #2020-03-

RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney to represent the City of Troy in any and all claims and damages in the matter of *Eureka Building Inc. v. City of Troy* (Currently Oakland County Case No. 2020-179960-PZ).

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the City Attorney to pay necessary costs and fees in the defense of the action.

J-11 Crossroads v. Troy and Troy v. Troy Building Code Board of Appeals

Suggested Resolution

Resolution #2020-03-

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Settlement Agreement and **DIRECTS** the Mayor and the City Clerk to sign the agreement on behalf of the City; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings:

a) March 30, 2020 – Zoning Ordinance Text Amendment (File Number ZOTA 255) – Transitions in NN (Neighborhood Node) Zoning District

b) March 30, 2020 – Zoning Ordinance Text Amendment (File Number ZOTA 254) – Cluster Square Footage

c) March 30, 2020 – Rezoning Request (File Number Z 2019-0039) – Proposed Addison Heights Subdivision Rezoning, East of Livernois, South Side of Arthur (Sidwell #88-20-27-307-033), Section 27, From P (Vehicular Parking) District to R-1E (One Family Residential) District

K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:

N. COUNCIL REFERRALS:

Items Advanced to the City Manager by the Mayor and City Council Members for Placement on the Agenda

N-1 No Council Referrals

O. COUNCIL COMMENTS:

O-1 No Council Comments Advanced

P. REPORTS:

P-1 Minutes – Boards and Committees:

a) Parks and Recreation Advisory Board-Final – December 5, 2019

b) Planning Commission-Draft – February 25, 2020

P-2 Department Reports:

a) Fire Department 2019 Annual Report

P-3 Letters of Appreciation: None Submitted

P-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted

Q. CLOSED SESSION

Q-1 No Closed Session

R. ADJOURNMENT:

Respectfully submitted,

Mark F. Miller
City Manager

2020 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

April 20, 2020 ..... Special Meeting - Budget
April 22, 2020 ..... Special Meeting - Budget

2020 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

March 30, 2020 ..... Regular Meeting
April 13, 2020 ..... Regular Meeting
April 27, 2020 ..... Regular Meeting
May 11, 2020 ..... Regular Meeting
May 18, 2020 ..... Regular Meeting
June 1, 2020 ..... Regular Meeting
June 22, 2020 ..... Regular Meeting
July 13, 2020 ..... Regular Meeting
July 27, 2020 ..... Regular Meeting
August 10, 2020 ..... Regular Meeting
August 24, 2020 ..... Regular Meeting
September 14, 2020 ..... Regular Meeting
September 21, 2020 ..... Regular Meeting
October 12, 2020 ..... Regular Meeting
October 26, 2020 ..... Regular Meeting
November 9, 2020 ..... Regular Meeting
November 23, 2020 ..... Regular Meeting
December 7, 2020 ..... Regular Meeting
December 14, 2020 ..... Regular Meeting

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM
Public Hearing

Date: March 16, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Nino Licari, City Assessor

Subject: Public Hearing to Transfer the final 2 years of a Plant Rehabilitation Exemption Certificate (PREC) – 1400 Rochester – from Axle Tech to Flex n Gate

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History

On October 19, 2009 City Council created an Industrial Development District (IDD), and granted a Plant Rehabilitation Exemption Certificate (PREC) to Axle Tech, at 1400 Rochester. The PREC freezes the existing Taxable Value of an obsolete building, and generates no new taxes on the renovation of same for up 12 years. This particular exemption lasts through 12/30/22.

Axle Tech spent $3,673,155 to renovate and expand the structure.

Flex n Gate is a multi-national tier 1 supplier of a variety of products to the auto industry. As part of their expansion, and contractual obligations, they purchased the 1400 Rochester building. They will spend upwards of $3,125,000 to fit the building to their needs. They will also be bringing in over $50,000,000 in industrial Personal Property to the site.

Since the Manufacturing Personal Property Exemption laws of 2013, most new Personal Property is exempt, so no manufacturing entities qualify for an Industrial Facilities Exemption Certificate for their Personal Property.

The PREC exemption can be transferred for the remaining years, which Flex n Gate has requested. This is really the only local contribution we can make to help them receive MEDC incentives for this operation.

A Public Hearing is required to grant the transfer of the existing exemption.

Financial

The financial considerations are unchanged from the original exemption that was granted, and will expire on 12/30/22.

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM
Public Hearing

Recommendation

Staff recommends that City Council grant the transfer of the PREC.

Legal Review
This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

NL/nl H:\IFT\Flex n Gate\03162020 PH to transfer PREC 03.16.20.docx

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and one copy of this form and the required attachments (two complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires one complete set (one original). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call 517-335-7460.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	▸ Date Received by Local Unit 01/13/20
STC Use Only	
▸ Application Number	▸ Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

▸ 1a. Company Name (Applicant must be the occupant/operator of the facility) Flex-N-Gate Troy, LLC	▸ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 336370	
▸ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 1400 Rochester Road Troy, MI 48083	▸ 1d. City/Township/Village (indicate which) Troy	▸ 1e. County Oakland
▸ 2. Type of Approval Requested ☐ New (Sec. 2(5)) ☒ Transfer ☐ Speculative Building (Sec. 3(8)) ☐ Rehabilitation (Sec. 3(6)) ☐ Research and Development (Sec. 2(10)) ☐ Increase/Amendment	▸ 3a. School District where facility is located Troy 4. Amount of years requested for exemption (1-12 Years) 2	▸ 3b. School Code 63150

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

Upgrade of existing industrial plant containing appx. 189,000 sq. ft. and addition of a new two story 20,000 sq. ft. office area.

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	▸ $ 3,673,155.00 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	▸ 0 Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	▸ $ 3,673,155.00 Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▸	11/01/2009	12/31/2010	▸ ☒ Owned (CURRENT) ☒ Leased (FORMER)
Personal Property Improvements ▸			▸ ☐ Owned ☐ Leased

▸ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. ☐ Yes ☒ No

▸ 9. No. of existing jobs at this facility that will be retained as a result of this project. N/A	▸ 10. No. of new jobs at this facility expected to create within 2 years of completion. N/A

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	$ 1,269,252
b. TV of Personal Property (excluding inventory)	0
c. Total TV	$ 1,269,252

▸ 12a. Check the type of District the facility is located in:

☐ Industrial Development District ☒ Plant Rehabilitation District

▸ 12b. Date district was established by local government unit (contact local unit) 10/19/2009	▸ 12c. Is this application for a speculative building (Sec. 3(8))? ☐ Yes ☒ No

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name	13b. Telephone Number	13c. Fax Number	13d. E-mail Address
Mellissa Kendall	(905) 592-1470		mkendall@flexngate.com
14a. Name of Contact Person	14b. Telephone Number	14c. Fax Number	14d. E-mail Address
Mellissa Kendall	(905) 592-9540		mkendall@flexngate.com
15a. Name of Company Officer (No Authorized Agents)			
William (Bill) Beistline			
15b. Signature of Company Officer (No Authorized Agents)		15c. Fax Number	15d. Date
			01/10/2020
15e. Mailing Address (Street, City, State, ZIP Code)		15f. Telephone Number	15g. E-mail Address
35875 Mound Road Sterling Heights, MI 48310		(586) 275-1604	bbeistline@flexngate-mi.cor

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

16. Action taken by local government unit

- [ ] Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12)
  - After Completion [ ] Yes [ ] No
- [ ] Denied (Include Resolution Denying)

16a. Documents Required to be on file with the Local Unit

Check or Indicate N/A if Not Applicable

- [X] 1. Notice to the public prior to hearing establishing a district.
- [X] 2. Notice to taxing authorities of opportunity for a hearing.
- [X] 3. List of taxing authorities notified for district and application action.
- [N/A] 4. Lease Agreement showing applicants tax liability.

16b. The State Tax Commission Requires the following documents be filed for an administratively complete application:

Check or Indicate N/A if Not Applicable

- [X] 1. Original Application plus attachments, and one complete copy
- [X] 2. Resolution establishing district
- [X] 3. Resolution approving/denying application.
- [X] 4. Letter of Agreement (Signed by local unit and applicant)
- [X] 5. Affidavit of Fees (Signed by local unit and applicant)
- [N/A] 6. Building Permit for real improvements if project has already begun
- [N/A] 7. Equipment List with dates of beginning of installation
- [X] 8. Form 3222 (if applicable)
- [N/A] 9. Speculative building resolution and affidavits (if applicable)

16c. School Code: 63150

17. Name of Local Government Body: CITY OF TROY

18. Date of Resolution Approving/Denying this Application:

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
	M. AILEEN DICKSON	AILEEN.DICKSON@TROYMI.GOV
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
500 W. BIG BEAVER TROY MI 48084		
19e. Telephone Number	19f. Fax Number	
248-524-3331	248-524-1770	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original of the completed application and all required attachments to:

Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
LUCI Code	Begin Date Real	Begin Date Personal	End Date Real	End Date Personal

#	Item	Cost
1	Electrical Upgrades	$ 225,000.00
2	Electrical Distribution	$ 275,000.00
3	Water System	$ 270,000.00
4	Water System Distribution	$ 300,000.00
5	Air Compressors (2 @ 150HP) and Dryer	$ 115,000.00
6	Air Receiver	$ 15,000.00
7	Air Distribution	$ 75,000.00
8	High Speed Doors (X3)	$ 195,000.00
9	Loading Dock Reparis	$ 55,000.00
10	Crane Repairs	$ 75,000.00
11	Lighting Upgrades	$ 30,000.00
12	Forklift Charging Station	$ 35,000.00
13	Weld Destruct Booth	$ 30,000.00
14	Line Painting	$ 30,000.00
15	Cafeteria Upgrades	$ 75,000.00
16	IT Equipment and Upgrades	$ 150,000.00
17	Security Equipment	$ 75,000.00
18	Maintenance Equipment	$ 90,000.00
19	Picker	$ 80,000.00
20	Crib Spare Parts	$ 1,000,000.00
Total		$ 3,195,000.00

- Close Window
- Print This Page
- Expand All | Collapse All

PRI-005325

Project Information Number	PRI-005325	**Owner**	Mellissa Kendall
Account	Flex-N-Gate Royal Oak LLC	**Opportunity**	Flex-N-Gate LLC - Expansion - FY2020
Status	Submitted	**Application Program**	
Submit Date	1/6/2020 1:19 PM	**MEDC Contact Email Address**	friess1@michigan.org
		MEDC Contact Managers Email Address	thomsonn1@michigan.org
		MEDC Directors Email Address	michaelr2@michigan.org
		MEDC VP Email Address	roederc@michigan.org
		MEDC EVP Email Address	hundtj2@michigan.org

Applicant Contact Information

Applicant Contact First Name	Mellissa	**Applicant Contact Last Name**	Kendall
Applicant Contact Email Address	mkendall@flexngate.com	**Applicant Contact Phone Number**	905-592-1470

Applicant Information

Applicant Name	Flex-N-Gate Troy, LLC	**Applicant Website**	http://www.flex-n-gate.com
Street Address	1400 Rochester Road	**Applicant Entity Type**	Limited Liability Company (LLC)
City	Troy	**CD Path**	No
State/Province	MI		
Zip/Postal Code	48083		
MI County	Oakland		
Country	United States		

Applicant Additional Information

Industry	Automotive - Manufacturing	**Annual Revenue**	$105,000,000
Year Incorporated	2016	**No. of Worldwide Employees**	26,000
FEIN	84-4137429	**State Where Incorporated/Organized**	DE
Primary NAICS	336370	**Employment Data pulled as of**	8/23/2019
Fiscal Year Begins	01/01	**Fiscal Year Ends**	12/31
Other Fiscal Year			

Brief Applicant History Headquartered in Urbana, IL, Flex-N-Gate Corp employs more than 26,000 people (over 6,000 of which are in Michigan) at 64 manufacturing facilities and nine product development and engineering facilities

throughout the United States, Canada, Mexico, Argentina, Brazil, China, Germany, France and Spain. Starting with aftermarket parts in 1956 and moving into O.E. in 1968, Flex-N-Gate produces high quality products and systems for the automotive industry. Flex-N-Gate focuses on plastics, metals and mechanical assemblies.

Parent Company Flex-N-Gate Corp

Applicant Employment History Flex-N-Gate's third facility was established in Warren, MI in 1995. Since then, Flex-N-Gate has grown to 17 very successful operations. The company has grown to employ over 6,000 Michigan residents from fork lift drivers, plant managers, human resources, legal, logistics, accounting, sales, to research and development engineers.

Project Description

Project Name	Rochester Road	**Project School District**	63150
Project Street	Rochester Road	**Municipality Name**	Troy
Project City	Troy	**Project MI County**	Oakland
Project Zip Code	48083	**Considering Reuse or Expansion of Site?**	Yes
Applicant to Lease or Own Facility	Own	**Why reuse is not feasible?**	
Is it a high-tech project?	No		
If HT project, choose one			

Project Description The applicant will purchase the 70 year old Axeltec building located at 1400 Rochester Road and modify it to accommodate assembly, sequencing, and welding activity.

Project Constraints FCA is expanding to produce more SUV's and is currently seeking to hire 5000 new employees. This job creation is in direct competition with Flex-N-Gate and will most probably undermine the applicant's efforts as FCA is a more identified employer.
The high cost of utilities and inability to hedge power due to partial deregulation.

Project Alternative The applicant has multiple facilities in Windsor, ON and has the opportunity to place this business at it's Lakeshore facility upon the retirement of the FCA Dodge Caravan program in May 2020. The applicant would not need to invest in the purchase or lease of real estate, and would have to seek out a limited amount of new talent. By placing the business in Windsor, the applicant will not be in direct competition with the growth activity at FCA Michigan.

Other Project Considerations FCA will be running the current floor pan program concurrently with the next generation. The current program is located at the applicant's Royal Oak facility, thus creating the need to place the next generation business at an alternative site.
The Company will be offering gross wages from $33,000 to over $100,000.
The company requires skilled, semi- skilled and unskilled labor.

Units and Affordability

Housing units included in development

Project Timeline

Purchase Facility or Land, Execute Lease	1/15/2020	**Planned Project Start Date**	
Commence Construction	3/11/2020	**Year 1 Formula**	2020
Install Equipment	6/1/2020	**Year 2 Formula**	2021
When is hiring anticipated to begin?	12/16/2020	**Year 3 Formula**	2022

Additional Project Information

Local and Regional Impact Considerations

Design Considerations

Economic and Financial Considerations

BD Cumulative Job Summary

Total New Jobs Created (Year 1)	170	Total Avg Weekly Wage (Year 1)	$657
Total New Jobs Created (Yrs 1 & 2)	205	Total Avg Weekly Wage (Yrs 1 & 2)	$688
Total New Jobs Created (Yrs 1, 2, & 3)	245	Total Avg Weekly Wage (Yrs 1, 2, & 3)	$738
Are employer paid benefits provided?	Yes	Will the new jobs be direct employees?	Yes
If yes, please describe	Medical, Dental, Vision	If no, please explain	

CD Job Summary

Capital Investment Summary

Total Capital Investment (Year 1)	$52,295,000	Total Capital Investment	$52,295,000
Total Capital Investment (Year 2)	$0	Explanation of Other Personal Property	NA
Total Capital Investment (Year 3)	$0	Industrial Personal Property	
		Applicant's Exempt Personal Property	
		SESA Eligible Investment	
		Exempt Personal Property Amount	$17,000,000
Industrial Process Direct Integration	Yes	Exempt Personal Property Explanation	
Pers Property Owned/Leased	$35,000,000	Pers Property Owned/Leased New	$35,000,000
Third Party Grant Admin			

Pure Michigan Commitment

Other Disclosures

Pending Lawsuits or Proceedings	NONE
Pending Admin Agency Proceedings	NONE

Certification

Additional Information - Internal Use Only

System Information

Created By	Mellissa Kendall, 8/22/2019 1:40 PM	**Last Modified By**	Mellissa Kendall, 1/6/2020 1:19 PM
Flow Step	18.00		

Private Investments

PI-00049128

Investment Type	**Building - Purchase of Existing**
Project Information Year 1	**$14,000,000**
Project Information Year 2	
Project Information Year 3	

PI-00049129

Investment Type	**Soft Costs - Architectural, Engineering, Surveying & Other Eligible Soft Costs**
Project Information Year 1	**$100,000**
Project Information Year 2	
Project Information Year 3	**$0**

PI-00049130

Investment Type	**Building - Renovations**
Project Information Year 1	**$3,195,000**
Project Information Year 2	**$0**
Project Information Year 3	**$0**

PI-00049140

Investment Type	**Personal Property - Machinery & Equipment**
Project Information Year 1	**$35,000,000**
Project Information Year 2	
Project Information Year 3	**$0**

Current Employment

CE-05494

Entity Name and Address of MI Facilities	**Flex-N-Gate Advanced Product Development, LLC 17225 Federal Drive Suite 100 Allen Park MI 48101**
FEIN	**38-3559598**
Employees	**143**

CE-05495

Entity Name and Address of MI Facilities	**Flex-N-Gate Advanced Product Development, LLC 35875 Mound Road Sterling Heights MI 48310**
FEIN	**38-3559598**
Employees	**83**

CE-05496

Entity Name and Address of MI Facilities	**Flex-N-Gate Advanced Product Development, LLC 5663 East Nine Mile Road Warren MI 48091**
FEIN	**38-3559598**
Employees	**236**

CE-05497

Entity Name and Address of MI Facilities	**Flex-N-Gate Battle Creek, LLC 10250 F Drive N. Battle Creek MI 49014**
FEIN	**38-3559598**
Employees	**218**

CE-05498

Entity Name and Address of MI Facilities	**Flex-N-Gate Detroit, LLC 9201 Saint Cyril Street Detroit MI 48211**

FEIN	**32-0487145**
Employees	**593**

CE-05499

Entity Name and Address of MI Facilities	**Flex-N-Gate Forming Technologies, LLC 26269 Groesbeck Hwy Warren MI 48089**
FEIN	**38-3559598**
Employees	**145**

CE-05500

Entity Name and Address of MI Facilities	**Flex-N-Gate Nine Mile, LLC 5663 East Nine Mile Warren MI 48091**
FEIN	**38-3559598**
Employees	**244**

CE-05501

Entity Name and Address of MI Facilities	**Flex-N-Gate Royal Oak, LLC 4336 Coolidge Hwy Royal Oak MI 48072**
FEIN	**20-1106950**
Employees	**343**

CE-05502

Entity Name and Address of MI Facilities	**Flex-N-Gate Shelby, LLC 52674 Shelby Parkway Shelby Township MI 48315**
FEIN	**81-3491503**
Employees	**310**

CE-05503

Entity Name and Address of MI Facilities	**Flex-N-Gate Stamping, LLC 27027 Groesbeck Hwy Warren MI 48089**
FEIN	**38-3559598**
Employees	**48**

CE-05504

Entity Name and Address of MI Facilities	**Ventra Evart, LLC 601 W. Seventh Street Evart MI 49631**
FEIN	**20-8503438**
Employees	**1,166**

CE-05505

Entity Name and Address of MI Facilities	**Ventra Evart, LLC 530 N. River Street Evart MI 67020**
FEIN	**20-8503438**
Employees	**50**

CE-05506

Entity Name and Address of MI Facilities	**Ventra Fowlerville, LLC 8887 Grand River Avenue Fowlerville MI 48836**
FEIN	**27-0385280**
Employees	**254**

CE-05508

Entity Name and Address of MI Facilities	**Ventra Grand Rapids 5, LLC 3075 Breton Road SEGrand Rapids MI 49512**
FEIN	**27-0385280**
Employees	**1,224**

CE-05509

Entity Name and Address of MI Facilities	**Ventra Grand Rapids 29, LLC 2890 29th Street SE Grand Rapids MI 49512**
FEIN	**27-0385364**
Employees	**183**

CE-05510

Entity Name and Address of MI Facilities	**Ventra Ionia Main, LLC 14 N. Beardsley Road Ionia MI 48846**
FEIN	**27-0385504**
Employees	**1,560**

CE-05511

Entity Name and Address of MI Facilities	**Ventra Ionia Main, LLC 1790 Blue Water Hwy Ionia MI 48846**
FEIN	**27-0385504**
Employees	**40**

CE-05512

Entity Name and Address of MI Facilities	**Ventra Ionia Assemby a division of Ventra Ionia Main, LLC 2948 S. State Road Ionia MI 48846**
FEIN	**27-0385504**
Employees	**0**

Cumulative New Jobs

CJ-08114

Job Category	**Managerial**
New Full Time Jobs Created (Year 1)	**10**
Average Weekly Wage (Year 1)	**$1,250**
New Full Time Jobs Created (Year 2)	**15**
Average Weekly Wage (Year 2)	**$1,300**
New Full Time Jobs Created (Year 3)	**20**
Average Weekly Wage (Year 3)	**$1,375**

CJ-08116

Job Category	**Craftsman (skilled)**
New Full Time Jobs Created (Year 1)	**10**
Average Weekly Wage (Year 1)	**$1,000**
New Full Time Jobs Created (Year 2)	**15**
Average Weekly Wage (Year 2)	**$1,100**
New Full Time Jobs Created (Year 3)	**25**
Average Weekly Wage (Year 3)	**$1,250**

CJ-08115

Job Category	**Operators (semi-skilled)**
New Full Time Jobs Created (Year 1)	**150**
Average Weekly Wage (Year 1)	**$595**
New Full Time Jobs Created (Year 2)	**175**
Average Weekly Wage (Year 2)	**$600**
New Full Time Jobs Created (Year 3)	**200**
Average Weekly Wage (Year 3)	**$610**

PI Funding Sources

PIFS-01902

Source of Funding	**Private**
Amount of Funding Source	**$52,295,000.00**
Is Financing Secure?	**Yes**
Funding Source Type	
Finance Contact Name	**David Ekblad**
Finance Contact Email	**dekbld@flexngate.com**
Finance Contact Phone Number	**(519) 948-3020 Ext: 12323**

Cases

00277266

Subject	**REMI Request - Flex-N-Gate**
Date/Time Opened	**9/5/2019 2:04 PM**
Priority	**Medium**

00283202

Subject	**REMI Request - Flex-N-Gate**
Date/Time Opened	**12/4/2019 7:23 AM**
Priority	**Medium**

Project Information History

1/6/2020 1:19 PM

User	**Mellissa Kendall**
Connection	
Action	**Changed Status from Awaiting Attachments to Submitted.**

1/6/2020 1:19 PM

User	**Mellissa Kendall**
Connection	
Action	**Changed Status from Editing to Awaiting Attachments.**

1/6/2020 8:39 AM

User	**Stephanie Fries**
Connection	
Action	**Changed Status from Awaiting Attachments to Editing.**

1/3/2020 3:37 PM

User	**Mellissa Kendall**
Connection	
Action	**Changed Status from Editing to Awaiting Attachments.**

1/3/2020 3:31 PM

User	**Stephanie Fries**
Connection	
Action	**Changed Status from Approved to Editing.**

12/4/2019 7:23 AM

User	**Stephanie Fries**
Connection	
Action	**Changed Status from Editing to Approved.**

11/26/2019 5:33 PM

User	**Stephanie Fries**
Connection	
Action	**Changed Status from Submitted to Editing.**

11/26/2019 9:26 AM

User	**Mellissa Kendall**
Connection	
Action	**Changed Status from Awaiting Attachments to Submitted.**

11/26/2019 9:26 AM

User **Mellissa Kendall**
Connection
Action **Changed Status from Editing to Awaiting Attachments.**

11/21/2019 9:37 AM

User **Stephanie Fries**
Connection
Action **Changed Status from Awaiting Attachments to Editing.**

11/20/2019 1:13 PM

User **Mellissa Kendall**
Connection
Action **Changed Status from Editing to Awaiting Attachments.**

11/20/2019 10:35 AM

User **Stephanie Fries**
Connection
Action **Changed Status from Awaiting Attachments to Editing.**

11/19/2019 11:04 AM

User **Mellissa Kendall**
Connection
Action **Changed Status from Editing to Awaiting Attachments.**

11/14/2019 5:03 PM

User **Stephanie Fries**
Connection
Action **Changed Status from Approved to Editing.**

9/5/2019 2:04 PM

User **Stephanie Fries**
Connection
Action **Changed Status from Editing to Approved.**

9/5/2019 2:04 PM

User **Stephanie Fries**
Connection
Action **Changed Status from Submitted to Editing.**

9/5/2019 7:51 AM

User **Mellissa Kendall**
Connection
Action **Changed Status from Awaiting Attachments to Submitted.**

9/5/2019 7:51 AM

User **Mellissa Kendall**
Connection
Action **Changed Status from Editing to Awaiting Attachments.**

9/4/2019 2:32 PM

User **Stephanie Fries**
Connection
Action **Changed Status from Submitted to Editing.**

9/4/2019 12:01 PM

User	**Mellissa Kendall**
Connection	
Action	**Changed Status from Awaiting Attachments to Submitted.**

9/4/2019 12:01 PM

User	**Mellissa Kendall**
Connection	
Action	**Changed Status from Editing to Awaiting Attachments.**

8/30/2019 12:08 PM

User	**Stephanie Fries**
Connection	
Action	**Changed Status from Awaiting Attachments to Editing.**

8/30/2019 10:39 AM

User	**Mellissa Kendall**
Connection	
Action	**Changed Status from Editing to Awaiting Attachments.**

8/29/2019 3:21 PM

User	**Stephanie Fries**
Connection	
Action	**Changed Opportunity to Flex-N-Gate Detroit LLC - Expansion - FY2020.**

8/29/2019 3:05 PM

User	**Stephanie Fries**
Connection	
Action	**Changed Status from Awaiting Attachments to Editing.**

8/25/2019 1:13 PM

User	**Mellissa Kendall**
Connection	
Action	**Changed Status from Editing to Awaiting Attachments.**

8/22/2019 1:40 PM

User	**Mellissa Kendall**
Connection	
Action	**Created.**

March 16, 2020

To: State Tax Commission
P.O. Box 30471
Lansing, MI 48909-7971

From: Leger (Nino) Licari, Assessor

Re: Affidavit of Application Fees for Transfer of PREC

This affidavit attests that no payment of any kind has been made or promised in exchange for favorable consideration of a transfer of an existing Plant Rehabilitation Exemption Certificate (PREC) #2010-174 from Axle Tech International LLC to Flex n Gate by the City of Troy.

_____ _____
Signed, Leger (Nino) Licari, City Assessor Dated

_____ _____
Signed, Dated

CITY OF TROY
INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
LETTER OF AGREEMENT

This agreement between **Flex n Gate Troy LLC,** ("**Company**") and the **City of Troy** is for the purpose of fulfilling the requirements of Public Act 198, as amended in Public Act 334, Section 22.

Company has requested a transfer of the remaining years on existing Plant Rehabilitation Exemption Certificate (PREC #2010-174), issued to Axle Tech International LLC on August 16, 2010. Company has purchased (will purchase?) and will use the land and buildings commonly known as 1400 Rochester Troy, MI 48083, as well as make further investments in the property. **Company** and the **City of Troy** are mutually investing in and benefiting from this economic development project, and furthermore, agree to the following:

1. PREC #2010-174 expires on December 30, 2022, and this Letter of Agreement does not alter this expiration date.

2. **Company** agrees to remain and use the property at 1400 Rochester Road until the expiration of PREC #2010-174 until at least December 30, 2022.

3. **Company** further understands that if it does not own and occupy the property until at least December 30, 2022, or provide the minimum property investment, as set forth in Paragraph 6, the **City Council of the City of Troy** has the right to recapture from **Company** the total amount of taxes abated for **Company** in the remaining years of PREC #2010-174.

4. By execution of the Agreement, it is understood that **Company's** investment in the Project, and the **City of Troy**'s investment in the granting of the transfer of PREC #2010-174 is to encourage economic growth within the City of Troy.

5. The parties agree that **Company's** predecessor, Axle Tech International LLC satisfied the minimum $3,673,155 property investment, which was required as part of the grant of PREC #2010-174.

6. As consideration for the transfer of the remaining years on PREC #2010-174, **Company** has agreed to make a minimum investment of $ 3,000,000 in the property prior to December 30, 2022.

7. The **City of Troy** acknowledges that in some instances economic conditions may prevent the Company from complying fully with this Agreement. If this happens, the **City of Troy** will give **Company** an opportunity to explain the reasons for any variations from the representations contained in the Application and will evaluate the Company's situation prior to taking any action authorized by Paragraph 3 of this Letter of Agreement.

8. This Agreement constitutes the entire Agreement between the parties and there are no other remedies for breach of this Agreement other than as specified in this Agreement or as provided for in Public Act 198.

9. This agreement may only be altered upon mutual consent of both parties.

CITY OF TROY
INDUSTRIAL FACILITIES EXCEMPTION CERTIFICATE
LETTER OF AGREEMENT
(Signature page)

By signing this document, I certify that I have the authority to execute this document, and to bind the **Company** to its terms.

Signed: _____ _____
(date)

Name:

Title:

Address:

By signing this document, I certify that I have the authority to execute this document, and to bind the **City of Troy** to its terms.

Signed: _____ _____
Ethan Baker, Mayor (date)
City of Troy
500 W Big Beaver
Troy, MI 48084-5285

Signed: _____ _____
M. Aileen Dickson (date)
City Clerk

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM
Announcement of Public Hearing

Date: February 10, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Nino Licari, City Assessor

Subject: Announcement of Public Hearing to Transfer the final 2 years of a Plant Rehabilitation Exemption Certificate (PREC) – 1400 Rochester – from Axle Tech to Flex n Gate

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History

On October 19, 2009 City Council created an Industrial Development District (IDD), and granted a Plant Rehabilitation Exemption Certificate (PREC) to Axle Tech, at 1400 Rochester. The PREC freezes the existing Taxable Value of an obsolete building, and generates no new taxes on the renovation of same for up 12 years. This particular exemption lasts through 12/30/22.

Axle Tech spent $3,673,155 to renovate and expand the structure.

Flex n Gate is a multi-national tier 1 supplier of a variety of products to the auto industry. As part of their expansion, and contractual obligations, they purchased the 1400 Rochester building. They will spend upwards of $3,125,000 to fit the building to their needs. They will also be bringing in over $50,000,000 in industrial Personal Property to the site.

Since the Manufacturing Personal Property Exemption laws of 2013, most new Personal Property is exempt, so no manufacturing entities qualify for an Industrial Facilities Exemption Certificate for their Personal Property.

The PREC exemption can be transferred for the remaining years, which Flex n Gate has requested. This is really the only local contribution we can make to help them receive MEDC incentives for this operation.

A Public Hearing is required to grant the transfer of the existing exemption.

Financial

The financial considerations are unchanged from the original exemption that was granted, and will expire on 12/30/22.

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM
Announcement of Public Hearing

Recommendation

Staff recommends that a Public Hearing be held on March 16, 2020 to hear any public concerns, and to consider granting the transfer of the PREC.

NL/nl H:\IFT\Flex n Gate\Announce PH 03.16.20.docx

CITY COUNCIL ACTION REPORT

July 12, 2010

TO: John Szerlag, City Manager

FROM: John M. Lamerato, Assistant City Manager-Finance/Administration
Mark Miller, Acting Asst City Manager – Economic Development Services
Nino Licari, City Assessor

SUBJECT: Public Hearing to consider granting a Plant Rehabilitation Exemption Certificate (PREC) to Axle Tech International, LLC at 1400 Rochester, Troy, MI 48083

Background:

Axle Tech International, LLC, intends to renovate and expand the building at 1400 Rochester, Troy, MI. 48083, to accommodate their move into the facility. The renovation and expansion is expected to cost $3,673,155.00.

This is the same exemption that was granted to Bostick Rochester Road Development, LLC (BRRD) at the October 19, 2009 City Council Meeting. That exemption was denied by the State Tax Commission (STC). BRRD is appealing that determination at the Circuit Court level.

In order for the construction to continue, Axle Tech must now make the application for the exemption. The STC suggested this route after their denial of the BRRD application.

Financial Considerations:

Plant Rehabilitation Exemptions freeze an existing Taxable Value ($2,123,540 in this instance) for up to 12 years. The renovation costs ($3,673,155.00) are appraised separately, and do not generate any taxes for the life of the exemption.

The total frozen taxes (assuming no change in any millage rates) equal $1,224,517.00, of which $239,535.00 are City taxes, that will be paid over a 12 year exemption.

The total taxes that will not be generated based on the exemption are $1,059,039.00, of which $207,165.00 are City taxes. This is the cost of the exemption.

Legal Considerations:

- The application and building, meet all requirements of Public Act 198 of 1974 (as amended), the Plant Rehabilitation and Industrial Development Districts legislation.

Policy Considerations:

- The application is in compliance with the amended Plant Rehabilitation tax abatement policy of the City Council of the City of Troy (Resolution #2002-05-273).

  City Council Outcome III, "Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world."

  Since both legal and policy considerations are met, staff would recommend granting the exemption.

Options:

- City Council has the option of granting the Plant Rehabilitation Exemption Certificate for any period of one (1) to twelve (12) years, or not at all.

  Staff recommends that the Exemption be granted for the full twelve (12) years.

NL/nl H:\I.F.T.\AxleTech PR\CouncilPak PREC PH 05.20.10

Michigan Department of Treasury
1012 (Rev. 5-07)

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form or would like to request an informational packet, call (517) 373-3272.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	▸ Date received by Local Unit
STC Use Only	
▸ Application Number	▸ Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

▸ 1a. Company Name (Applicant must be the occupant/operator of the facility) AxleTech International, LLC	▸ 1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 336350	
▸ 1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 1400 Rochester Road, Troy, MI 48083	▸ 1d. City/Township/Village (indicate which) Troy	▸ 1e. County Oakland
▸ 2. Type of Approval Requested ☐ New (Sec. 2(4)) ☐ Transfer (1 copy only) ☐ Speculative Building (Sec. 3(8)) ☒ Rehabilitation (Sec. 3(1)) ☐ Research and Development (Sec. 2(9))	▸ 3a. School District where facility is located Troy	▸ 3b. School Code 63150
	4. Amount of years requested for exemption (1-12 Years) 12	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

Upgrade of existing industrial plant containing approximately 189,000 sq. ft. and addition of a new two-story 20,000 sq. ft. office area. See attached Budget/Scope of Work.

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	▸ $3,673,155.00 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	▸ $0.00 Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	▸ $3,673,155.00 Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements ▸	11/1/09	12/31/10	▸ ☐ Owned ☒ Leased
Personal Property Improvements ▸			▸ ☐ Owned ☐ Leased

▸ 8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. ☐ Yes ☒ No

▸ 9. No. of existing jobs at this facility that will be retained as a result of this project. N/A	▸ 10. No. of new jobs at this facility expected to create within 2 years of completion. N/A

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	$1,269,252.00
b. TV of Personal Property (excluding inventory)	$0.00
c. Total TV	$1,269,252.00

▸ 12a. Check the type of District the facility is located in:

☐ Industrial Development District ☒ Plant Rehabilitation District

▸ 12b. Date district was established by local government unit (contact local unit) 10/19/09	▸ 12c. Is this application for a speculative building (Sec. 3(8))? ☐ Yes ☒ No

RECEIVED
APR 28 2010
CITY OF TROY
ASSESSING DEPT

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name	13b. Telephone Number	13c. Fax Number	13d. E-mail Address
Michael Brody	(248) 244-9730	(248) 435-1120	michael.brody@axletech.com
14a. Name of Contact Person	14b. Telephone Number	14c. Fax Number	14d. E-mail Address
Michael Brody	(248) 244-9730	(248) 435-1120	michael.brody@axletech.com
▶ 15a. Name of Company Officer (No Authorized Agents)			
Mary Petrovich			
15b. Signature of Company Officer (No Authorized Agents)		15c. Fax Number	15d. Date
Mary Petrovich		(248) 435-1120	4/20/2010
▶ 15e. Mailing Address (Street, City, State, ZIP Code)		15f. Telephone Number	15g. E-mail Address
1400 Rochester Road, Troy, MI 48083		(248) 435-1663	mary.petrovich@axletech.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit

☐ Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12)

After Completion ☐ Yes ☐ No

☐ Denied (Include Resolution Denying)

16a. Documents Required to be on file with the Local Unit

Check or indicate N/A if Not Applicable

- ☐ 1. Notice to the public prior to hearing establishing a district.
- ☐ 2. Notice to taxing authorities of opportunity for a hearing.
- ☐ 3. List of taxing authorities notified for district and application action.
- ☐ 4. Lease Agreement showing applicants tax liability.

16b. The State Tax Commission Requires the following documents be filed for an administratively complete application:

Check or indicate N/A if Not Applicable

- ☐ 1. Original Application plus attachments, and one complete copy
- ☐ 2. Resolution establishing district
- ☐ 3. Resolution approving/denying application.
- ☐ 4. Letter of Agreement (Signed by local unit and applicant)
- ☐ 5. Affidavit of Fees (Signed by local unit and applicant)
- ☐ 6. Building Permit for real improvements if project has already begun
- ☐ 7. Equipment List with dates of beginning of installation
- ☐ 8. Form 3222 (if applicable)
- ☐ 9. Speculative building resolution and affidavits (if applicable)

16c. LUCI Code	16d. School Code
17. Name of Local Government Body	▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original and one copy of the application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, MI 48909-7971

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

1400 Rochester Road
Troy, Michigan

Budget

Build-To-Suit 20,000 SF Two-Story Office Addition

Sitework	Sitework consist of clearing and grading the immeidate construction area to workable grades. Any excess soils (not to exceed 1,000 cubic yards) shall be removed from the site, Removal of existing concrete paving assumed to be 6" to 8" concrete	
Site Utilities	Storm Drainage - Roof water drainage will be collected by roof sumps and carried by PVC drainage pipe within the building and discharged into storm drains Gas Sevice - Natural gas will be extended from the existing main to the building. Water Service - 1 1/2" water line to be extended from the existing main for domestic water use. Water main will be extended from the existing fire protection. Electrical - Existing incomming overhead service will pole mounted transformers will be removed and a new underground 2000 amp service to be installed. Sanitary Sewer - Sanitary sewer shall be extended from the existing sanitary sewer.	
Foundation	Reinforced concrete footings and foundations for soil bearing pressure of 3000 psf All foundations will be designed in accordance with applicable code requirements.	
Interior Concrete	Office floor 4" fiber mesh on a compacted sand base.	
Roof System	Rubber roof with ten year manufacturer warranty.	
Wall System Office	8" block with foam fill insulation in cores with face brick.	
Structural Steel	Allowance $150,000	
Elevator	One hydraulic passenger elevator. Stainless steel doors, frame and control panels.	
Window System	Insulated and tinted commercial grade anodized aluminum window and door system.	
Hollow Metal Doors	High grade mortize locks, closers where needed and completely insulated.	
Painting	All exposed structural steel to be painted. All exposed block to be filled and painted.	
Fire Protection	Total building to be fire protected to meet ordinary hazard class. Sprinkler heads to be recessed/drop-down heads.	
Office Area Finish	Layout per owner's requirement. Interior walls to extend 6" above finish drop ceiling. Full height restroom and mechanical to be insulted. Acoustical ceiling of 2 X 4 lay-in panels. Solid core wood doors. Brushed stainless steel hardware to be ADA compliant. Ceramic tile floors in vestibule, main lobby $8.00 p.s.f. Commercial grade carpeting $14.00 p.s.f.	
Millwork	Lunchrooms to receive upper and lower laminate cabinets and countertops. Coffee areas to receive lower laminate cabinets and countertops.	
Plumbing	Two (2) stainless steel double-bowl sinks. Two (2) stainless steel single bowl sinks for coffee areas. Metal toilet partitions. One (1) janitor's utility sink. Four (4) drinking fountains - two on each floor	
HVAC	Office area completed heated and airconditioned through roof mounted combination air conditioner/furnaces with ducted return system.	
Electrical	2' X 4' layin fixtures with acrylic lens. Outlets provided throughout office walls with a minimum of two (2) 110 volt duplex outlets. Two (2) 480/277 volt panels and two (2) 208/120 volt panels included. All power distribution to panels included. Power to exterior wall-mounted sign.	
Sub-Total		$ 1,030,000

1400 Rochester Road
Troy, Michigan

		Budget
Additional Work On Existing Building		
Removal of existing roofs and truss system and replace roof		75,000
Powerwash and paint exterior of building		50,000
New brick elevation for remaining office		100,000
Relocate existing Edison power and re-feed building with 2000 amp underground service		120,000
Rework existing offices/demo shop areas and build out new		600,000
Grand Total	$	2,575,000
Miscellaneous Requirements		
Landscaping	$	50,000
Siding extension and enclosure		7,391
Preparation and coating of 109,776 SF with epoxy enamel		104,400
Repair truck well and touch up south bays		15,000
Powerwash and repaint 40,000 SF of siding		20,000
New high efficiency lighting		79,248
Construct new engineering lab in building		36,000
Fire protection for existing office and shop area		150,000
Commissions		362,116
Permits and Fees		25,000
Consultants		15,000
Engineers		50,000
Architects		50,000
Environmental/Soil, Etc.		10,000
Winter Property Tax		28,000
Interest reserve 4.7%, 6 months		96,000
Total Miscellaneous Requirements	$	1,098,155
Total Construction Cost	$	3,673,155

City of Troy - Assessing Department
Axle Tech International, LLC
Estimate of Current Taxes and Tax Savings for Plant Rehabilitation Application

Year	0	1	2	3	4	5	6	7	8	9	10	11	12
Current Taxable	2,123,540	2,123,540	2,123,540	2,123,540	2,123,540	2,123,540	2,123,540	2,123,540	2,123,540	2,123,540	2,123,540	2,123,540	2,123,540
Rehab Taxable	1,836,570	1,836,570	1,836,570	1,836,570	1,836,570	1,836,570	1,836,570	1,836,570	1,836,570	1,836,570	1,836,570	1,836,570	1,836,570
2009 Millage Rate	48.0533	48.0533	48.0533	48.0533	48.0533	48.0533	48.0533	48.0533	48.0533	48.0533	48.0533	48.0533	48.0533
Frozen Taxes		$102,043	$102,043	$102,043	$102,043	$102,043	$102,043	$102,043	$102,043	$102,043	$102,043	$102,043	$102,043
Tax Savings on Rehab		$88,253	$88,253	$88,253	$88,253	$88,253	$88,253	$88,253	$88,253	$88,253	$88,253	$88,253	$88,253
2010 City Millage Rate	9.4000	9.4000	9.4000	9.4000	9.4000	9.4000	9.4000	9.4000	9.4000	9.4000	9.4000	9.4000	9.4000
Frozen City Taxes		$19,961	$19,961	$19,961	$19,961	$19,961	$19,961	$19,961	$19,961	$19,961	$19,961	$19,961	$19,961
City Tax Savings on Rehab		$17,264	$17,264	$17,264	$17,264	$17,264	$17,264	$17,264	$17,264	$17,264	$17,264	$17,264	$17,264

Total Frozen Taxes 12 Years		**$1,224,517**	**Total Tax Savings 12 Years**		**$1,059,039**

Total Frozen City Taxes 12 Years		**$239,535**	**Total City Tax Savings 12 Years**		**$207,165**

Michigan Department of Treasury
3222 (Rev. 6-05)

Applicant Name	Axle Tech International, LLC

Fiscal Statement (to be completed by local unit)

Is this project:	YES	NO
Real Property?	☐	☒
Personal Property?	☒	☐
Both Real and Personal Property - New Facility?	☐	☒
Both Real and Personal Property - Rehabilitation Facility?	☒	☐
Both New and Replacement Facility?	☐	☒

Estimated Project Investment (not assessed value):

Real Property	Personal Property	Total
$3,673,155.00	$0.00	$3,673,155.00

	YES	NO	REMARKS
1. A. Has the proper local authority reviewed the plan?	☒	☐	
B. Is the project located in a certified industrial park?	☐	☒	
C. Is this a renovation or expansion of an existing building?	☐	☒	
2. Will this project require improvement of your road service?	☐	☒	
3. Will this project require improvement of your sanitary sewer services?	☐	☒	
4. Will this project require improvement of your storm sewer services?	☐	☒	
5. Will this project require improvement of your water services?	☐	☒	
6. Will this project require additional police personnel, police equipment or a need for new police building expansion?	☐	☒	
7. Will this project require the need for additional fire personnel, additional or specialized fire equipment or the need for a new fire building?	☐	☒	
8. Will this project require other costs?	☐	☒	
9. Are costs of infrastructure elements to be provided through Local Development Finance Authority or Tax Increment Finance Authority Bonds?	☐	☒	

If you answered yes to any of questions 2 through 8, the appropriate sections of the Supplement to Fiscal Statement form must be completed and accompany the IFT application. Call (517) 373-3272 to obtain that form.

LOCAL UNIT CERTIFICATION

This is to certify that the following has been provided as accurately as possible.

Signature	Name and Title of Local Governmental Unit Official
	Leger A. (Nino) Licari, City Assessor CMAE IV #6345

City of Troy - Assessing Department
Oakland County, Michigan
Plant Rahabilitation Application

Affidavit of:

Statement of Total State Equalized Value (SEV) of District
Assessor's Obsolescence Statement of Subject Property

Date:			**05/20/10**
Applicant Name:			**Axle Tech International, LLC**
Subject Property Address:			**1400 Rochester, Troy, MI. 48083**
Parcel Number(s)	**88-20-34-226-048**	**&**	**88-20-34-226-057**
Total SEV of District:			**$2,128,660**
Total SEV of Parcel Number(s):			**$2,128,660**
Total Taxable Value (TV) of Parcel Number(s):			**$2,123,540**
Reconstruction Cost New (RCN) of Subject Property:			**$12,940,437**
Reconstruction Cost New Less Depreciation (RCNLD) of Subject:			**$2,060,079**
Total Cost of Proposed Rehabilitation:			**$3,673,155**
% of Rehabilitation Cost to RCNLD:		**%**	**178.30**

The above information is true, to the best of my knowledge

Leger A. (Nino) Licari CMAE IV, Cert # 6345
Assessor, City of Troy

Date

88-20-34-226-048 2010 Est. T.C.V. BOSTICK ROCHESTER ROAD DEVELOPMENT
Property Class: 301 Printed 05/20/2010 1400 ROCHESTER
Map #: 88-20-34-226-048 CITY OF TROY TROY, MI 48083-2854

Land Value Estimates for Land Table M-1.M-1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
M-1 SQ FT	M-1 SQ FT		394218 SqFt		4.50	100		1,773,981
			9.05 Total Acres		Total Est. Land Value =			1,773,981

< Land Improvement Cost Estimates >

Description	Rate	CountyMult.	Size	%Good	Cash Value
D/W/P: Asphalt Paving	1.61	1.47	207105	56	274,487
Total Estimated Land Improvements True Cash Value =					274,487

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1972
Description of Occupancy: 0% V 08, 100% 03-04-05-06-07

Costs are taken from the Industrial, Light Manufacturing cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 30.90

(10) Heating system: Package Heating & Cooling Cost/SqFt: 5.25 100%
Adjusted Square Foot Cost for Upper Floors = 36.15

1 Stories Number of Stories Multiplier: 1.000
Average Height per Story: 33 Height per Story Multiplier: 1.458
Ave. Floor Area: 178,732 Perimeter: 2343 Perim. Multiplier: 0.873
Refined Square Foot Cost for Upper Floors: 46.01

County Multiplier: 1.47, Final Square Foot Cost for Upper Floors = 67.639

Total Floor Area: 189,034 Base Cost New of Upper Floors = 12,786,077

56,455 Sq.Ft. of Sprinklers @ 1.86, County Mult.:1.47 Cost New = 154,359

Reproduction/Replacement Cost = 12,940,437
Eff.Age:36 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/30 /100/15.9
Total Depreciated Cost = 2,057,529

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
CRANEWAY DBL RAIL LF	429.46	1622	16	110,757
DOCK LEVELOR	6560.17	9	16	9,388

ECF (INDUSTRIAL LM) 0.946 => TCV of Bldg: 1 = 2,060,079
Replacement Cost/Floor Area= 69.09 Est. TCV/Floor Area= 10.90

Total Estimated True Cash Value of Commercial/Industrial Buildings = 2,060,079

2010 Est. T.C.V. 88-20-34-226-048 = 4,108,547
Est. TCV/Total Floor Area = 21.73, Most recent sale 03/31/2005 for 4,029,444

2009 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
2,536,620	2,536,620	2,536,620	2,192,800	-0.30

2010 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	-482,350			-138,530	

2010 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
2,054,270	2,054,270	2,054,270	2,186,220	2,054,270	

88-20-34-226-057 2010 Est. T.C.V. BOSTICK ROCHESTER ROAD DEVELOPMENT
Property Class: 302 Printed 05/20/2010
Map #: 88-20-34-226-057 CITY OF TROY ,

Land Value Estimates for Land Table M-1.M-1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
M-1 SQ FT	M-1 SQ FT		33060 SqFt		4.50	100		148,770
M-1 SQ FT	M-1 1/2 SQ FT		0 SqFt		2.00	100		
		0.76 Total Acres			Total Est. Land Value =			148,770

2010 Est. T.C.V. 88-20-34-226-057 = 148,770
Est. TCV/Total Floor Area = 0.00, Most recent sale 03/21/2005 for 55,556

2009 Assessed	MBOR	S.E.V.	Base for Cap	C.P.I.
95,050	95,050	95,050	69,480	-0.30

2010 New	Eq. Adjustment	Loss	Additions	Tax Adjustment	Losses
	-20,660			-210	

2010 Assessed	MBOR	S.E.V.	Capped	->Taxable<-	PRE/MBT
74,390	74,390	74,390	69,270	69,270	


880
1010
1040
1080
1200
1100
1460
1050
1515
1449
1469
1395
1450
ROCHESTER
1450
1401
1402
1343
1371
1400
1360
1333
1344
1310
1307
1330
1271
SOUTER
1263
1210
1220
1258


720
880
1010
1040
1080
1100
1200
1202
1460
1050
1515
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1449
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SOUTER
1300
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1258
1210
1220
1230
1240
1250
1260
1270
1219

Legal Descriptions for IDD and PRD at 1400 Rochester Rd, Troy MI.48083

88-20-34-226-048

T2N, R11E, SEC 34
PART OF NE 1/4
BEG AT PT DIST
S 00-01-00 E 420 FT & W 900 FT
FROM NE SEC COR,
TH S 00-01-00 E 570 FT,
TH W 194.14 FT,
TH S 00-25-30 E 168.73 FT TO CEN LINE SPENCER DRAIN,
TH N 73-57-18 W 69.28 FT,
TH N 66-31-20 W 242.88 FT,
TH N 61-37-44 W 76.01 FT,
TH N 36-42-46 W 23.02 FT,
TH N 89-43-35 W 75.73 FT,
TH N 12-06-00 E 582.87 FT,
TH E 516.84 FT
TO BEG 9.05A ALSO
S 100 FT OF LOT 12 &
THAT PART OF LOT 13
LYING NWLY OF CEN LINE SPENCER DRAIN
OF 'TROY INDUSTRIAL SUB'

88-20-34-226-057

T2N, R11E, SEC 34 TROY INDUSTRIAL SUB
PART OF LOT 12 BEG AT PT DIST
S 00-06-30 E 271.00 FT FROM NE LOT COR,
TH S 00-06-30 E 129.00 FT ALG
W LINE OF SOUTER BLVD
TH W 240.00 FT,
TH N 00-06-30 W 234.00 FT,
TH E 20.00 FT,
TH S 00-06-30 E 105.00 FT,
TH E 220.00 FT
TO BEG

May 6, 2002 adopted amendment by Resolution #2002-05-273
September 11, 2000

Plant Rehabilitation **F-4**

RESOLUTION #2000-412
Moved by Pallotta
Seconded by Kaszubski

WHEREAS, the City of Troy has the economic objective of (a) increasing employment opportunities, (b) reducing economic obsolescence of the Industrial base, (c) encouraging industrial expansion, (d) encouraging attractive, viable industrial sites, (e) encouraging the redevelopment of obsolete industrial buildings, and (f) maintaining a modern, efficient industrial building inventory; and

WHEREAS, The Plant Rehabilitation and Industrial Development Districts Act, being Public Act 198 of 1974 (PA 198), as amended, empowers cities to establish Plant Rehabilitation Districts (PRD) and to grant tax abatements for certain properties which meet certain criteria established by PA 198; and

WHEREAS, the City Council of the City of Troy has determined that additional criteria should be established for the creation of such districts and abatements;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Troy, that the following criteria are to be met, applied, or measured by the City Manager, or his designees in the review of areas and locations to be considered for the designation as Plant Rehabilitation Districts (PRD) by the City Council:

1.) The property must be included in the (M-1) Light Industrial zoning classification.

2.) If the district is to be established for a Replacement Facility, as defined in PA 198, it will include the site of the obsolete building, as defined by PA 198, and vacant land contiguous to the site, not separated by a dedicated public right of way.

BE IT FURTHER RESOLVED, that in addition to the criteria established by The Plant Rehabilitation and Industrial Development Districts Act, being Public Act 198 of 1974, the following criteria are established as guidelines to be met, passed, measured and ascertained by the City Manager, or his designees, as minimum standards before submitting requests or petitions for the consideration and possible approval of Plant Rehabilitation type Industrial Facilities Exemption Certificates, by the City Council of the City of Troy:

1.) For Rehabilitation or Replacement Facilities applications, Personal Property shall not be included as part of an abatement request.

2.) For Rehabilitation or Replacement Facilities applications, the minimum amount of Taxable Value generated by the renovation or replacement, shall be at least 50% of the existing Taxable Value of the obsolete building.

3.) For Rehabilitation or Replacement Facility applications, the maximum amount of Taxable Value generated by the renovation or replacement, shall not be more than ~~100% of the existing Taxable Value of the obsolete building~~. 50% of the Reproduction/Replacement Cost of the existing building, as shown on the Assessing Department's current year Valuation Statement.

4.) For Replacement Facilities applications, the existing obsolete structures shall be demolished.

5.) For Replacement Facilities applications, the Replacement shall be constructed on the site of the demolished obsolete building, and on contiguous vacant land not separated by a dedicated public right of way.

Yes: Stine, Kaszubski, Pallotta, Schilling, Stevens
No: Howrylak
Absent: Allemon

September 11, 2000: Original Resolution Passes
May 6, 2002 Amendments moved by Beltramini, support Pallotta,
Yes: Broomfield, Eisenbacher, Lambert, Pallotta, Pryor, Beltramini
No: Howrylak

CITY OF TROY
INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE LETTER OF AGREEMENT
FOR PLANT REHABILITATION

This agreement between **Axle Tech International, LLC,** ("Company") and the **City of Troy**, is for the purpose of fulfilling the requirements of Public Act 198, as amended in Public Act 334, Section 22.

In consideration of approval of an Industrial Facilities Exemption Certificate (IFEC), **Axle Tech International, LLC,** understands that through its investment of $3,673,155 ~~and its qualification for Michigan Economic Growth Authority incentives~~, and the **City of Troy**, by its investment of the Industrial Facilities Exemption Certificate, are mutually investing in and benefiting from this economic development project, and furthermore, agree to the following:

1.) The length of time for which the abatement is approved is **12** years after either completion of construction of the facilities, or December 31, 2024, whichever is sooner.

2.) At the end of two (2) years or no later than December 31, 2012, **Axle Tech International, LLC,** will report to the Assessing Department of the City of Troy the actual cost of this project and indicate any differences and the reason for any differences in the cost or scope of the project as compared to the IFEC application submitted by the Company.

3.) **Axle Tech International, LLC,** agrees to remain within the City of Troy for the period of the Industrial Facilities Tax (IFT) abatement in order to retain the benefits of the IFT, unless permission for relocation is granted by the **City Council of the City of Troy.**

Axle Tech International, LLC, further understands that if it chooses to leave the City of Troy without permission for relocation prior to the end of the term of the IFT, the **City Council of the City of Troy** has the right to recapture from the Company the total amount of taxes abated by the IFT.

4.) **Axle Tech International, LLC,** understands that the City of Troy may reduce the term of the IFEC, revoke the IFEC and/or recover from the Company, the amount of taxes which were abated if the project has not been completed, expenditures made, as represented by the Company, in Section 12'C of its application, by sending a copy of this Agreement along with a copy of the City Council Resolution authorizing such action to the State Tax Commission.

5.) **Axle Tech International, LLC,** agrees that it will operate the Project in accordance with all applicable Federal, State and Local laws or regulations, including but not limited to zoning, outside storage, industrial waste disposal, air and water quality, noise control, other environmental regulations, and all of the terms and conditions of any Consent Judgment governing the parcel.

6.) By execution of the Agreement, it is understood that the Company's investment in the Project, and the City of Troy's investment in the granting of the IFEC is to encourage economic growth within the City of Troy.

The City of Troy acknowledges that in some instances economic conditions may prevent the Company from complying fully with this Agreement, and the terms of the Application. The City of Troy will give the Company an opportunity to explain the reasons for any variations from the representations contained in the Application and will evaluate the Company's situation prior to taking any action authorized by Paragraph 4 and 5 of this Letter of Agreement.

7.) This Agreement constitutes the entire Agreement between the parties and there are no other remedies for breach of this Agreement other than as specified in this Agreement or as provided for in Public Act 198.

This agreement may only be altered upon mutual consent of both parties.

CITY OF TROY
INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE LETTER OF AGREEMENT
FOR PLANT REHABILITATION
(Signature page)

Signed: _____ _____
(date)

Name:

Title:

Signed: _____ _____
Louise E. Schilling , Mayor (date)
City of Troy
500 W Big Beaver
Troy, MI 48084-5285

Signed: _____ _____
Tonni L. Bartholomew (date)
City Clerk

CITY OF TROY

PUBLIC HEARING

A Public Hearing will be held by and before the City Council of the City of Troy at City Hall, 500 W. Big Beaver, Troy, Michigan on Monday, July 12, 2010 at 7:30 P.M. to consider the request from Axle Tech International, LLC, for the granting of a Plant Rehabilitation Exemption at the following location:

88-20-34-226-048 & 88-20-34-226-057 1400 Rochester, Troy, MI. 48083-2854
T2N, R11E, Section 34 Part of North East 1/4

You may express your comments regarding this matter by writing to this office, or by attending the Public Hearing.

Tonni Bartholomew, MMC
City Clerk

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@ci.troy.mi.us or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

TROY SCHOOL DISTRICT
MICHAEL ADAMCZYK
4400 LIVERNOIS
TROY MI 48098-4799

OAKLAND COMMUNITY COLLEGE
CLARENCE E BRANTLEY
2480 OPDYKE
BLOOMFIELD HILLS MI 48304-2266

OAKLAND INTERMEDIATE SCHOOLS
2111 PONTIAC LAKE
WATERFORD MI 48328

OAKLAND COUNTY PTA
1200 N TELEGRAPH Dept 479
PONTIAC MI 48341-0479

OAKLAND COUNTY EQUALIZATION
DAVID HIEBER
250 ELIZABETH LAKE RD 1000 W
PONTIAC MI 48341

BOSTICK ROCHESTER DEV LLC
DENNIS BOSTICK
1819 E BIG BEAVER
TROY MI 48083

AXLETECH INTERNATIONAL LLC
WILLIAM MILLER
3001 W BIG BEAVER STE 400
TROY MI 48084-3105

Formatted for Avery 5160 & 5960

500 W. Big Beaver
Troy, MI 48084
(248) 524-3300

CITY OF TROY
OAKLAND COUNTY, MICHIGAN
RESOLUTION

C-1 Establishment of an Industrial Development District (IDD) – 1400 Rochester Road

At a Regular meeting of the Troy City Council held on Monday, October 19, 2009, the following Resolution was passed:

The Mayor opened the public hearing.
The Mayor closed the public hearing after receiving public comment from:

Marvin Reinhardt Opposed

Resolution #2009-10-303
Moved by Fleming
Seconded by Beltramini

RESOLVED, That Troy City Council hereby **ESTABLISHES** an Industrial Development District (IDD) for property known as 1400 Rochester, Troy, MI. 48083-2854, Parcel #88-20-34-226-048, and #88-20-34-226-057, in accordance with City Council Policy Resolution #2009-02-042; and

BE IT FURTHER RESOLVED, That Troy City Council hereby **DIRECTS** the City Clerk to forward a copy of this resolution to the State Tax Commission, Treasury Building, P.O. Box 30471, Lansing, MI 48909-7971.

Yes: Beltramini, Broomfield, Fleming, Kerwin, Schilling
No: Eisenbacher
Absent: Howrylak

MOTION CARRIED

I, Tonni L. Bartholomew, duly appointed City Clerk of the City of Troy, do hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Troy City Council at a Regular Meeting duly called and held on Monday, the 19th day of October, 2009.

Tonni L. Bartholomew

Tonni L. Bartholomew, MMC
City Clerk

Michigan Department of Treasury
4468 (Rev. 2-08)

Industrial Facilities Exemption Certificate

Rehabilitation Certificate No. **2010-174**

Pursuant to the provisions of Public Act 198 of 1974, as amended, the State Tax Commission hereby finds that the industrial property, hereafter referred to as the industrial facility, owned or leased by Axle Tech International LLC and located at **1400 Rochester Rd**, **City of Troy** County of **Oakland** Michigan, located within a Plant Rehabilitation District, is intended primarily for the purpose of restoration or replacement of obsolete industrial property, and complies with Section 9 and other provisions of the act.

Therefore, as provided by MCL 207.551 to 207.572, inclusive, the State Tax Commission hereby certifies as a **rehabilitation facility** the industrial property located at **1400 Rochester Rd**.

This certificate provides the authority for the assessor to exempt the industrial facility for which this Industrial Facilities Exemption Certificate is in effect, but not the land on which the facility is located, from ad valorem taxation. This certificate further provides the authority to levy a specific tax known as the Industrial Facilities Tax.

This certificate, unless revoked by order of the State Tax Commission as provided by Public Act 198 of 1974, as amended, shall remain in force for a period of **12** year(s) for real and **0** year(s) for personal;

Real property component:
Beginning December 31, 2010, and ending December 30, 2022.

Personal property component:
Beginning December 31, and ending December 30, .

The State Education Tax to be levied for this certificate is 6 mills*.

The taxable value of the obsolete industrial property related to this certificate is $1,269,252 for real property and $0 for personal property.

This Industrial Facilities Exemption Certificate is issued on **August 16, 2010**.

STATE OF MICHIGAN
STATE TAX COMMISSION

Kelli Sobel, Executive Director
State Tax Commission

RECEIVED
AUG 23 2010
CITY OF TROY
ASSESSING DEPT.

A TRUE COPY
ATTEST:
Sarah J. Miller
Sarah J. Miller
Michigan Department of Treasury

*The State Education Tax is not exempted by MCL 207.564(4) which was enacted with the creation of the Michigan Business Tax.

88-IR-10-100-174

4177 (4-06)

STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

JENNIFER M. GRANHOLM
GOVERNOR

ROBERT J. KLEINE
STATE TREASURER

Plant Rehab

August 20, 2010

Mary Petrovich
Axle Tech International LLC
1400 Rochester Rd
Troy, MI 48084

Dear Sir/Madam:

Pursuant to the requirements of Public Act 198 of 1974, as amended, the State Tax Commission has issued an Industrial Facility Exemption Certificate numbered 2010-174, to Axle Tech International LLC, located in the City of Troy, Oakland County. This certificate was issued at the August 16, 2010 meeting of the Commission and the investment amounts approved are as follows:

Real Property: $3,673,155

Personal Property: $

The State Education Tax to be levied for this certificate is 6 mills.

In accordance with MCL 24.304, the local unit of government or applicant has sixty days from the date of this letter to request a hearing to correct an error contained in the enclosed certificate.

Notification of completion of this project shall be filed with the Commission within 30 days of project completion. Within 90 days of project completion, a report of final costs shall be filed with the assessing officer of the local unit and the Commission.

If you have further questions regarding the issuance of this industrial facility exemption certificate, please call 517-373-3272.

Sincerely,

Kelli Sobel

Kelli Sobel, Executive Director
State Tax Commission

Enclosure
c: Leger A. Licari, Assessor, City of Troy

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 11, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Lisa Burnham, Accounting Manager
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
MaryBeth Murz, Purchasing Manager

Subject: Standard Purchasing Resolution 8: Best Value Award – Janitorial Services
(Introduced by: Dennis Trantham)

History

- Janitorial Services are needed to provide cleaning at City Hall, Police Department, Library, Community Center, Fire and Police Training Center, Stage Nature Center, Department of Public Works, all 6 Fire Stations, Parks Maintenance Building, Transit Center, and the 52-4 District Court.
- On June 4, 2018, Troy City Council approved a three-year contract to provide Janitorial Services with three, three year renewal options (Resolution 2018-06-098).
- On October 3, 2019 *DM Burr* sent a letter notifying the City of Troy the *DM Burr* is losing money on the contract attributing it to an increase in supply costs and not capturing the needed hours to complete all tasks within each facility. *DM Burr* requested an annual increase of $104,556 or $8,713 per month.
- City management met and decided that it was not in the best interest of the City of Troy to accept a 15% increase on the original contract and to start the RFP process over again. *DM Burr* was allowed to participate in the process.
- Insourcing was examined as part of the RFP process and found not to be a cost effective option at this time.
- Included in the Request for Proposal were the following: Price Proposal A – Janitorial Services – City Wide; Price Proposal B – Baseline Deep Cleaning; Price Proposal C – Supplementary Services including Casual Labor Hourly Rate, Furniture Moving Hourly Rate, and Price per Square Foot for future locations; Price Proposal D – Fire Locations Annual Exterior Cleaning; Price Proposal E – Custodial Products; and Price Proposal F – Additional Day of Service at the Troy Public Library.

Purchasing

- October 28, 2019 a Request for Proposal was issued and posted on the Michigan Inter-governmental Trade Network (MITN) website; www.mitn.info.
- 276 firms were notified of this bid opportunity.
- November 7, 2019 a Mandatory Pre-Proposal meeting was held at City Hall. The Pre-Proposal meeting also included a site visit to the Police Department, Library, Fire Station #3, and the Community Center. The Request for Proposal document and the project timeline was reviewed. Clarifications were discussed and questions answered which necessitated the issuance of an Addendum summarizing the meeting. Thirteen (13) companies attended the Pre-Proposal meeting as listed below:

Purchasing (continued)

Master Maintenance Corp.
RNA Facilities Management
Giant Janitorial Services, Inc.
Professional Building Services
The DM Burr Group
Interstate Building Maintenance
Sparkle Janitorial
Kristel Group, Inc.
LGC Global, Inc.
Grand Rapids Building Services, Inc.
GDI Integrated Facility Services
Du-All Cleaning, Inc.
VHM Enterprises, Inc.

- December 5, 2019, a bid opening was conducted and Proposals were received as required by City Charter and Code for the Janitorial Services – City Wide. Below is a summary of potential firms:

Companies notified via MITN	276
Troy Companies notified via MITN	14
Troy Companies - Active email Notification	12
Troy Companies - Active Free	2
Companies that viewed the bid	52
Troy Companies that viewed the bid	2

MITN *provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.*
Active MITN members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City.
Active MITN *non-paying* members are responsible to monitor and check the MITN website for opportunities to do business with the City.
Inactive MITN member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

- (9) Proposal responses were received as detailed:

Kristel Group, Inc.	Clawson, MI
Interstate Corporation	Horsham, PA
Du-All Cleaning, Inc.	Sterling Heights, MI
Giant Janitorial Service, Inc.	Detroit, MI
RNA Facilities Management	Ann Arbor, MI
LGC Global, Inc.	Detroit, MI
Master Maintenance Corporation	Ypsilanti, MI
The DM Burr Group	Flint, MI
GDI Integrated Facility Services	Southfield, MI

- Qualifying conditions of the Janitorial Firms were:
  - Experience, knowledge and reliability of Janitorial Services specifically for City entities. Each firm submitting a proposal was required to submit a complete list of similar projects and was required to include a *minimum* of three (3) similar City Contracts.
  - Positive References specifically relating to Janitorial Services for a Cities of similar size.
  - Qualifications of Firm to manage the contract as specified detailing personnel and project team led by a project manager.
  - Methodology, Approach and Staffing Plan
  - Overall response and completeness of the Proposal.

Purchasing (continued)

- Scoring criteria was as follows:
    - 40% Proposal Score
    - 20% Price Score
    - 40% Interview Score

- Seven (7) Committee Members reviewed and evaluated the proposals. The Committee Members were as follows:
    - Peter Hullinger, Assistant Fire Chief
    - Kurt Bovensiep, Public Works Director
    - Laura Campbell, Facilities and Grounds
    - Dennis Trantham, Facilities and Grounds Operations Manager
    - Philip Kwik, Assistant Library Director
    - Brian Goul, Assistant Recreation Director
    - Joseph Haddad, Police Department

- Based on the Firms' qualifying conditions and scores for proposal and price; the top three (3) Companies were interviewed by the full committee on Tuesday, February 25, 2020 by the Selection Committee:
    - LGC Global FM
    - Giant Janitorial Service, Inc.
    - RNA Facilities Management

- Based on the scoring criteria, the Selection Committee unanimously recommends awarding a contract to *RNA Facilities Management of Ann Arbor, MI.*
- *RNA Facilities Management (RNA)* was founded in 1991 and is a full service company headquartered in Ann Arbor, MI.
- *RNA* has a wide range of Janitorial accounts including city and government buildings, libraries, schools, health clinics and various other businesses.
- *RNA* will assign a dedicated management team to the City of Troy.
- *RNA* also utilizes an APP to track quality of service by building and generate inspection reports. They also use a color coded cleaning system and offer detailed ongoing training.
- *RNA* ensures a smooth transition by effectively communicating with the City, meeting with the City's designated representative(s), hiring existing staff for key positions where applicable and having a dedicated HR Recruiter assigned to the City of Troy.
- *RNA's* references were checked and were positive. RNA is prepared to have a complete staff in place for a *targeted* May 1, 2020 start date.
- Note that RNA provided pricing In Proposal F to supply an additional day of service at the Library (if required) at a not to exceed monthly cost of $500.00.

Financial

The resulting proposed increase exceeds the FY20 budgeted amount, however, a budget amendment will not be required because of several deductions taken throughout the year. The increase in costs will be charged to the various departments and funds. All fund budgets are adequately appropriated.

The increase in cost will be included in the FY21 Budget.

The costs for any additional casual labor or furniture moving are available in the various department operating/capital budgets as needed.

Recommendation

City management recommends awarding a three (3) year contract to *RNA Facilities Management of Ann Arbor, MI* with the option to renew for three 3-year periods as a result of a best value evaluation process for Janitorial Services – City Wide, at an estimated annual amount of $759,192 in year one, $770,460 in year two and, $781,896 in year three for Proposal A; an hourly rate of $17.50 in year one, $18.00 in year two, and $18.50 in year 3 for casual labor and furniture moving over and above the requirements of the specifications, and a monthly price not to exceed $.13 per square foot for future locations requiring janitorial services for Proposal C; at prices contained in the bid tabulation opened December 5, 2019. Additionally, if it is determined in the future to open the Library for an additional day, City management recommends approving $500.00 per month for Janitorial Services for Proposal F.

Opening Date: 12/05/2019
Reviewed Date:12/5/2019

CITY OF TROY
BID TABULATION
JANITORIAL SERVICES - CITY WIDE

VENDOR NAME:	Kristel Group, Inc.			Interstate Corporation			DU-All Cleaning, Inc.		
	Clawson, MI			Horsham, PA			Sterling Heights, MI		
CHECK #:	#32393104			#4852706			#515899040-8		
PROPOSAL: PROVIDE JANITORIAL SERVICES FOR VARIOUS CITY OF TROY LOCATIONS FOR THREE YEARS WITH TWO (2) THREE YEAR RENEWAL OPTIONS.									
Proposal A - Janitorial Services for all Services:									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Monthly Cost:	$48,175.00	$48,175.00	$48,175.00	$54,160.00	$55,514.00	$56,901.85	$55,539.00	$55,539.00	$55,539.00
Annual Cost:	$578,100.00	$578,100.00	$578,100.00	$649,920.00	$666,168.00	$682,822.20	$666,468.00	$666,468.00	$666,468.00
Three Year Total Cost:	$1,734,300.00			$1,998,910.20			$1,999,404.00		
Proposal B - Baseline Deep Cleaning:	$20,245.00			$80,457.00			$8,200.00		
Proposal C - Supplementary Services Pricing for all Locations:									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Casual Labor Hourly Rate:	$18.25	$18.25	$18.25	$19.76	$19.76	$19.76	$18.00	$19.00	$20.00
Furniture Moving Hourly Rate:	$18.75	$18.75	$18.75	$26.70	$26.70	$26.70	$18.00	$19.00	$20.00
Price per Square Foot Future Locations:	$0.10	$0.12	$0.12	$0.97	$0.99	$1.01	$0.11	$0.11	$0.11
Proposal D - Fire Locations *only.* Annual Exterior Cleaning (power wash walls, bay doors,									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
	$4,250.00	$4,250.00	$4,250.00	$18,809.00	$19,279.23	$19,761.21	$14,100.00	$14,100.00	$14,100.00
Proposal E - Pricing to Supply all Custodial									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Monthly Cost:	$2,925.00	$2,925.00	$2,925.00	$11,086.81	$11,363.98	$11,648.08	$1,846.00	$1,906.50	$2,000.50
Annual Cost:	$35,100.00	$35,100.00	$35,100.00	$133,041.72	$136,367.76	$139,776.96	$22,152.00	$22,878.00	$24,006.00
Proposal F - Cost for Additional Day of Service at the Library:									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Monthly Cost:	$584.00	$584.00	$584.00	$1,007.00	$1,032.18	$1,057.98	$260.00	$270.00	$280.00
Annual Cost:	$7,008.00	$7,008.00	$7,008.00	$12,084.00	$12,386.16	$12,695.76	$3,120.00	$3,240.00	$3,360.00
Mandatory Pre-Bid Meeting: Y or N	Y			Y			Y		
Intent to Respond	Y			Y			Y		
Ability to Provide Insurance: Y or N	Y			Y			Y		
Signature Page: Y or N	Y			Y			Y		
Exceptions: Y or N	None			None			None		
Forms Submitted: Y or N	Y			Y			Y		
References: Y or N	Y			Y			Y		
Acknowledgement Page: Y or N	Y			Y			Y		

ATTEST:
Laura Campbell
Susan Riesterer
Kurt Bovensiep
Kristine Kallek

MaryBeth Murz,
Purchasing Manager

VENDOR NAME:	Giant Janitorial Service, Inc.			RNA Facilities Management			LGC Global Energy FM, LLC		
	Detroit, MI			Ann Arbor, MI			Detroit, MI		
CHECK #:	#001394410			#9037122067			#2074797		
PROPOSAL: PROVIDE JANITORIAL SERVICES FOR VARIOUS CITY OF TROY LOCATIONS FOR THREE YEARS WITH TWO (2) THREE YEAR RENEWAL OPTIONS.									
Proposal A - Janitorial Services for all Services:									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Monthly Cost:	$56,068.00	$57,754.00	$59,483.00	$63,266.00	$64,205.00	$65,158.00	$62,206.80	$64,073.00	$65,995.19
Annual Cost:	$672,816.00	$693,048.00	$713,796.00	$759,192.00	$770,460.00	$781,896.00	$746,481.60	$768,876.00	$791,942.28
Three Year Total Cost:	$2,079,660.00			$2,311,548.00			$2,307,299.88		
Proposal B - Baseline Deep Cleaning:	$39,504.00			$70,950.00			$44,788.89		
Proposal C - Supplementary Services Pricing for all Locations:									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Casual Labor Hourly Rate:	$25.00	$25.00	$25.00	$17.50	$18.00	$18.50	$18.05	$18.59	$19.15
Furniture Moving Hourly Rate:	$25.00	$25.00	$25.00	$17.50	$18.00	$18.50	$18.05	$18.59	$19.15
Price per Square Foot Future Locations:	$0.12	$0.12	$0.12	$0.13	$0.13	$0.13	$2.69	$2.77	$2.85
Proposal D - Fire Locations *only.* Annual Exterior Cleaning (power wash walls, bay doors,									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
	$25/man hour	$25/man hour	$25/man hour	$13,810.00	$13,810.00	$13,810.00	$12,211.00	$12,577.33	$12,954.65
Proposal E - Pricing to Supply all Custodial									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Monthly Cost:	$3,350.00	$3,450.00	$3,450.00	$2,815.00	$2,823.00	$2,823.00	$2,312.00	$2,381.36	$2,452.80
Annual Cost:	$40,200.00	$41,400.00	$41,400.00	$33,780.00	$33,876.00	$33,876.00	$27,744.00	$28,576.32	$29,433.60
Proposal F - Cost for Additional Day of Service at the Library:									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Monthly Cost:	$800.00	$825.00	$850.00	$500.00	$500.00	$500.00	$420.00	$432.60	$445.58
Annual Cost:	$9,600.00	$9,900.00	$10,200.00	$6,000.00	$6,000.00	$6,000.00	$5,040.00	$5,191.20	$5,346.96
Mandatory Pre-Bid Meeting: Y or N	Y			Y			Y		
Intent to Respond: Y or N	Y			Y			Y		
Ability to Provide Insurance: Y or N	Y			Y			Y		
Signature Page: Y or N	Y			Y			Y		
Exceptions: Y or N	None			None			None		
Forms Submitted: Y or N	Y			Y			Y		
References: Y or N	Y			Y			Y		
Acknowledgement Page: Y or N	Y			Y			Y		

VENDOR NAME:	Master Maintenance Corporation			DM Burr Group			GDI Integrated Facility Services		
	Ypsilanti, MI			Flint, MI			Southfield, MI		
CHECK #:	#01470792			#69820			#65520757		
PROPOSAL: PROVIDE JANITORIAL SERVICES FOR VARIOUS CITY OF TROY LOCATIONS FOR THREE YEARS WITH TWO (2) THREE YEAR RENEWAL OPTIONS.									
Proposal A - Janitorial Services for all Services:									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Monthly Cost:	$68,294.00	$65,197.00	$65,197.00	$69,681.00	$71,405.00	$72,806.00	$80,152.38	$80,818.22	$81,511.84
Annual Cost:	$819,528.00	$782,364.00	$782,364.00	$836,172.00	$856,860.00	$873,672.00	$961,828.56	$969,818.64	$978,142.08
Three Year Total Cost:	$2,384,256.00			$2,566,704.00			$2,909,789.28		
Proposal B - Baseline Deep Cleaning:	$3,682.00			$1,820.00			$2,021.11		
Proposal C - Supplementary Services Pricing for all Locations:									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Casual Labor Hourly Rate:	$35.00	$35.00	$35.00	$20.00	$21.00	$22.00	$22.21	$22.39	$22.58
Furniture Moving Hourly Rate:	$65.00	$65.00	$65.00	$20.00	$21.00	$22.00	$22.21	$22.39	$22.58
Price per Square Foot Future Locations:	$0.28	$0.28	$0.28	$1.52	$1.52	$1.52	$3.4672	$3.4958	$3.5253
Proposal D - Fire Locations *only*. Annual Exterior Cleaning (power wash walls, bay doors,									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
	$7,040.00	$7,040.00	$7,040.00	$560.00	$560.00	$560.00	$750.00	$785.00	$820.00
Proposal E - Pricing to Supply all Custodial									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Monthly Cost:	*			$3,025.00	$3,182.00	$3,346.00	$1,722.00	$1,805.00	$1,889.00
Annual Cost:	$0.00	$0.00	$0.00	$36,300.00	$38,184.00	$40,152.00	$20,664.00	$21,660.00	$22,668.00
Proposal F - Cost for Additional Day of Service at the Library:									
	Year 1	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**	**Year 1**	**Year 2**	**Year 3**
Monthly Cost:	$1,943.00	$1,943.00	$1,943.00	$1,907.00	$1,945.00	$1,984.00	$2,804.88	$2,834.46	$2,862.30
Annual Cost:	$23,316.00	$23,316.00	$23,316.00	$22,884.00	$23,340.00	$23,808.00	$33,658.56	$34,013.52	$34,347.60
Mandatory Pre-Bid Meeting: Y or N	Y			Y			Y		
Intent to Respond	Y			Y			Y		
Ability to Provide Insurance: Y or N	Y			Y			Y		
Signature Page: Y or N	Y			Y			Y		
Exceptions: Y or N	3M TwistnGo Products			3M TwistnGo Products			None		
Forms Submitted: Y or N	Y			Y			Y		
References: Y or N	Y			Y			Y		
Acknowledgement Page: Y or N	Y			Y			Y		

** Without historical usage data, can only provide cost per case.*

MaryBeth Murz,
Purchasing Manager

Rev. Jasmine Smart from First Presbyterian Church of Troy performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, February 24, 2020, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:30 PM.

B. ROLL CALL:

Mayor Ethan Baker
Edna Abrahim
Theresa Brooks
Ann Erickson Gault
Mayor Pro Tem David Hamilton
Ellen Hodorek

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA:

Jeanne Stine	Commented on I-04 and Troy's nonpartisan City Council

G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:

Mayor Baker	Thanked former Mayor Stine for her comments and confirmed that Troy City Council is nonpartisan

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

I-1 Board and Committee Appointments: a) Mayoral Appointments – None; b) City Council Appointments – None

a) Mayoral Appointments: None

b) City Council Appointments: None

I-2 Board and Committee Nominations: a) Mayoral Nominations – None; b) City Council Nominations – Historic District Commission

a) Mayoral Nominations: None

b) City Council Nominations:

Resolution #2020-02-041
Moved by Hamilton
Seconded by Hodorek

RESOLVED, That Troy City Council hereby **FORWARDS** the following nominated person(s) to serve on the Boards and Committees as indicated to the next Regular City Council Meeting for action:

Historic District Commission
Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Historic District Commission:

Term Expires: 3/1/2023 **Barbara Chambers**
Term currently held by: Barbara Chambers

Term Expires: 3/1/2023 **Al Petrulis**
Term currently held by: Al Petrulis

Yes: All-6
No: None

MOTION CARRIED

I-3 Request for Closed Session

Resolution #2020-02-042
Moved by Erickson Gault
Seconded by Hamilton

RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268(e) - pending litigation – *Troy v. Troy Zoning Board of Appeals and Crossroads Outdoor, LLC, et al v City of Troy*.

Yes: All-6
No: None

MOTION CARRIED

Motion to Waive City Council Rule #5b *Regular Meeting Order of Business* to Address Item I-5 *Changes to the Volunteer Firefighter Incentive Program* before I-4 *Interviews of Candidates for City Council Appointment*

Resolution #2020-02-043
Moved by Baker
Seconded by Hamilton

RESOLVED, That Troy City Council hereby **WAIVES** City Council Rule #5b, *Regular Meeting Order of Business*, to address Item I-5 *Changes to the Volunteer Firefighter Incentive Program* before Item I-4 *Interviews of Candidates for City Council Appointment*.

Yes: All-6
No: None

MOTION CARRIED

I-5 Changes to the Volunteer Firefighter Incentive Program *(Introduced by: Dave Roberts, Fire Chief)*

Resolution #2020-02-044
Moved by Baker
Seconded by Hodorek

WHEREAS, The City of Troy greatly values the contributions of the volunteer members of the Troy Fire Department towards the safety and wellbeing of our community; and,

WHEREAS, In recognition of these benefits, and to encourage participation and retention in the Troy Fire Department's volunteer service, the City of Troy City Council provided incentive benefits since approximately 1980, and this was more formally accomplished in the City of Troy Incentive Trust for Volunteer Firefighters (Trust), and also the City of Troy Incentive Plan for Volunteer Firefighters (Plan), which was approved by the Troy City Council on April 4, 2016. Pursuant to the terms of the Trust, funding was limited to payment of volunteer firefighter incentives and the costs of administration; and,

WHEREAS, As of the start of the fiscal year following the approval of the Plan (July 1, 2017), the annual incentive benefit per year of credited service was $769, and although the volunteer firefighters have annually requested modifications since that time, there were extenuating circumstances that delayed proposed amendments to the Plan; and,

WHEREAS, The Plan authorizes the Troy City Council to unilaterally amend the Plan in order to facilitate increases to the annual incentive benefit per year of credited service, as well as approve other amendments, including but not limited to an additional incentive in recognition of the additional time and energy spent by the volunteers who serve as station officers; and,

WHEREAS, City Administration has reviewed the fiscal implications of the proposed amendments to the Plan, and has attempted to balance the best interest of the City and the best interest of the volunteer firefighters, and recommends approval of the attached amendments, as indicated in a red line format in the attached document;

NOW THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the attached amendments to the Plan, and **AUTHORIZES** the Mayor and City Clerk to execute the Amended City of Troy Incentive Plan for Volunteer Firefighters on behalf of the City; a copy of the amended Plan shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-6
No: None

MOTION CARRIED

I-4 Interviews of Candidates for City Council Appointment *(Introduced by: Aileen Dickson, City Clerk)*

a) <u>City Council Interviews</u>

- Daniel Agauas
- David Anderson
- Rebecca Chamberlain-Creangă
- Mahendra Kenkre
- Sunil Sivaraman

The Meeting **RECESSED** at 9:30 PM.

The Meeting **RECONVENED** at 9:40 PM.

b) <u>Resolution to Appoint City Council Member</u>

Resolution #2020-02-045
Moved by Baker
Seconded by Hamilton

RESOLVED, That Troy City Council hereby **APPOINTS** Rebecca Chamberlain-Creangă to the vacant City Council Member office with the partial term expiring August 10, 2020.

Yes: All-6
No: None

MOTION CARRIED

City Clerk Dickson gave the Oath of Office to newly appointed Council Member Rebecca Chamberlain-Creangă.

The Meeting **RECESSED** at 10:13 PM.

The Meeting **RECONVENED** at 10:20 PM.

J. CONSENT AGENDA:

J-1a Approval of "J" Items NOT Removed for Discussion

Resolution #2020-02-046-J-1a
Moved by Abrahim
Seconded by Erickson Gault

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as printed.

Yes: All-7
No: None

MOTION CARRIED

J-1b Address of "J" Items Removed for Discussion by City Council

J-2 Approval of City Council Minutes

Resolution #2020-02-046-J-2

RESOLVED, That Troy City Council hereby **APPROVES** the following Minutes as submitted:

a) City Council Minutes-Draft – February 10, 2020
b) City Council Special Meeting Minutes-Draft – February 13, 2020

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

a) Standard Purchasing Resolution 4: Award – Oakland County Cooperative Purchasing Agreement – Fleet Vehicles

Resolution #2020-02-046-J-4a

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase two (2) 2019 Chevrolet Tahoe vehicles from *Berger Chevrolet of Grand Rapids, MI* as per the Oakland

County Cooperative Contract Bid(s) for the Police Department for an estimated total cost of $74,712.00.

J-5 Private Agreement – Contract for Installation of Municipal Improvements – Starbucks Restaurant with Drive Through – Project No. 19.921.3

Resolution #2020-02-046-J-5

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Troy Sports Center, LLC for the installation of Water Main, Sanitary Sewer, Storm Sewer, and Concrete Sidewalk, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-6 Open Space Preservation Easement for Chadbury Place

Resolution #2020-02-046-J-6

WHEREAS, As part of a City Council approved cluster development, the Troy Zoning Ordinance requires the developer to execute a recordable document permanently preserving the dedicated open space; and,

WHEREAS, The development known as Chadbury Place is nearing completion of final engineering site plan review, City Council must approve the document that sets aside the required open space; and,

WHEREAS, The attached Open Space Preservation Easement has been negotiated with the developer, and if approved by City Council, would be recorded at the Oakland County Register of Deeds to require the developer and/or his successors to permanently maintain the dedicated open space;

NOW THEREFORE, BE IT RESOLVED, That City Council hereby **APPROVES** the Open Space Preservation Easement for the cluster development known as Chadbury Place, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Open Space Preservation Easement for West Troy Meadows

Resolution #2020-02-046-J-7

WHEREAS, As part of a City Council approved cluster development, the Troy Zoning Ordinance requires the developer to execute a recordable document permanently preserving the dedicated open space; and,

WHEREAS, The development known as West Troy Meadows is nearing completion of final site plan review, but prior to the issuance of Certificates of Occupancy for the homes, City Council must approve the document that sets aside the required open space; and,

WHEREAS, The attached Open Space Preservation Easement has been negotiated with the developer, and if approved by City Council, would be recorded at the Oakland County Register

of Deeds to require the developer and/or his successors to permanently maintain the dedicated open space;

NOW THEREFORE, BE IT RESOLVED, That City Council hereby **APPROVES** the Open Space Preservation Easement for the cluster development known as West Troy Meadows, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J-8 PA 152 – Publicly Funded Health Care

Resolution #2020-02-046-J-8

WHEREAS, Public Act 152 of 2011 allows for a Local Government Opt-Out alternative; and,

WHEREAS, Choosing the Opt-Out alternative allows the City to continue to offer medical insurance to all full-time employees with the premium contribution percent established in current collective bargaining agreements;

THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **SELECTS** the Local Unit Opt-Out for 2020/21.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings: None Submitted

K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:

Marv Reinhardt	Commented on various topics

M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT:

N. COUNCIL REFERRALS:

Items Advanced to the City Manager by the Mayor and City Council Members for Placement on the Agenda

N-1 No Council Referrals

O. COUNCIL COMMENTS:

O-1 Council Comments

Mayor Pro Tem Hamilton welcomed Council Member Chamberlain-Creangă to City Council and thanked her for stepping up.

Council Member Chamberlain-Creangă thanked City Council for the opportunity and said that she is looking forward to working with Council.

Council Member Hodorek commented that there are a lot of comments on NextDoor, but the Police Department cannot see who is posting on a lot of the areas of NextDoor. She said that if any residents see traffic issues, or have other issues to bring to the attention of the Police Department or City staff, to please email the Police Department, or the City, in order to make sure the issues are addressed. She said calling the non-emergency number is best, but if there is a reckless driver or other emergency, please call 911.

Council Member Brooks announced maple syrup time at the Troy Nature Center on Saturday, March 7th, 14th, and 21st, 2020.

Council Member Brooks announced the Taste of Troy to benefit the Boys & Girls Club of Troy on Saturday, March 1st, 2020 at 1:00 PM at the San Marino Club.

Mayor Baker congratulated Council Member Chamberlain-Creangă on her appointment and welcomed her to City Council.

Mayor Baker asked for consensus of City Council to direct City Administration to put together a study session to discuss updating the ethics policy. There was a consensus of City Council to direct City Administration to develop and schedule a study session to discuss ethics.

Mayor Baker discussed Michigan Senate and Michigan House bills that address absentee counting boards and allowing for multiple days to pre-process and process absentee ballots. There was a consensus of City Council to request that City Management bring a resolution to the next City Council meeting in support of bipartisan bills to amend laws regarding the processing time allowed for absentee ballots.

P. REPORTS:

P-1 Minutes – Boards and Committees:

a) Sustainable Design Review Committee-Final – January 30, 2019
b) Retiree Healthcare Benefits Plan and Trust Board-Final – November 13, 2019
c) Volunteer Firefighters' Incentive Plan & Trust Board of Trustees-Final – November 13, 2019
d) Employees' Retirement System Board of Trustees-Final – December 11, 2019
e) Traffic Committee-Final – January 15, 2020
f) Zoning Board of Appeals-Final – January 21, 2020
g) Planning Commission-Final – January 28, 2020
h) Zoning Board of Appeals-Draft – February 18, 2020
i) Sustainable Design Review Committee-Draft – February 19, 2020

Noted and Filed

P-2 Department Reports:

a) Federal Funding for Major Road Work – Rochester Road, North of Long Lake (Trinway) to South Boulevard

b) Interim Financial Report 2nd Quarter For The Six Months Ended December 31, 2019

c) City Manager Status Report

d) Liquor Violation Hearings

Noted and Filed

P-3 Letters of Appreciation: None Submitted

P-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted

The Meeting **RECESSED** at 10:45 PM.

The Meeting **RECONVENED** at 10:49 PM.

Q. CLOSED SESSION

Q-1 Closed Session

R. ADJOURNMENT:

The Meeting **ADJOURNED** at 11:13 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC
City Clerk

A. CALL TO ORDER:

A Special Meeting of the Troy City Council was held on Monday, March 2, 2020, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:02 PM.

B. ROLL CALL:

Mayor Ethan Baker
Edna Abrahim
Theresa Brooks
Rebecca A. Chamberlain-Creangă
Ann Erickson Gault
Mayor Pro Tem David Hamilton
Ellen Hodorek

C. PUBLIC COMMENT:

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D-1 Personnel Evaluations of the City Manager and City Attorney

Resolution #2020-03-047
Moved by Hamilton
Seconded by Brooks

RESOLVED, That Troy City Council hereby **ADJOURNS** into Closed Session, pursuant to MCL 15.268 (a) and (h) (MCL 15.243 (g)) for the evaluations of the City Manager and City Attorney

Yes: All-7
No: None

MOTION CARRIED

E. OTHER BUSINESS:

F. ADJOURNMENT:

The Meeting **ADJOURNED** at 9:35 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC
City Clerk

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04a

CITY COUNCIL AGENDA ITEM

Date: February 26, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Lisa Burnham, Accounting Manager
Cathy Russ, Library Director
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
MaryBeth Murz, Purchasing Manager

Subject: Standard Purchasing Resolution 4 – Oakland County Purchasing Cooperative – Library Basement Water Infiltration

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History

- The existing Troy Public Library was constructed in two sections. The first section was completed in 1971 and the second section in 1985.
- Over the years there have been numerous attempts at rectifying the infiltration of water in the basement.
- In October of 2014, a portion of the basement floor along the exterior walls was removed and a drainage system was installed temporarily relieving the water intrusion.
- In October of 2014, the City of Troy Engineering Department also designed and installed drainage along the east side of the library to mitigate the amount of water reaching the foundation.
- In 2018 the leaks appeared further in the basement along interior walls.
- Through investigation it has been determined that the ground water is under the basement floor causing the interior walls and joints to seep water.
- Also identified as a source of water intrusion is the deteriorated block and lintel around the fresh air inlet.
- A plan to install under slab drainage along the perimeter has been developed to reduce the hydrostatic pressure and carry the water to the sump pump.
- A plan has also been developed to address and correct the deteriorated block around the fresh air intake.

Purchasing

- A quote in the amount of $20,000 was received from *National Restoration, Inc. of Milford, MI* for the mitigation of water in the basement of the Troy Public Library as per the attached quote dated February 8, 2020.
- *National Restoration, Inc. of Milford, MI* has been awarded the Oakland County Purchasing Cooperative Contract #005106.

Purchasing (continued)

- Oakland County Purchasing Cooperative contracts meet all State of Michigan requirements for competitive bidding including fair and open competition, public advertising, and availability for review.
- Therefore, it is in the best of the City to waive the bid process and utilize the Oakland County Purchasing Cooperative Contract for this project.

Financial

Funds are budgeted and available in the Library Capital Fund; Project Number 2020C0047 for the 2020 fiscal year. Expenditures will be charged to account number 401.790.7975.900.

Recommendation

City management recommends awarding a contract to *National Restoration, of Milford, MI* for the mitigation of water in the basement of the Troy Public Library for an estimated total of $20,000 as detailed in the attached quote and as per the Oakland County Purchasing Cooperative Contract #005106. Also, City management recommends including a contingency amount of $9,000; for a not to exceed total amount of $29,000. The award is contingent upon the contractor's submission of properly executed insurance documents and all other specified requirements.

NATIONAL RESTORATION INC

2165 Fyke Dr.
Milford, MI 48381
248-318-0609 Fax 248-714-6323
johnf@nationalrestoration.net

Its Not Luck, Its know How!
Licensed Builder

February 8, 2020

Mr. Dennis Trantham
Operations Manager, Facilities and Grounds
City of Troy, MI
500 West Big Beaver Road
Troy, MI 48084
248-524-3503, cell 586-219-7461
Dennis.trantham@troymi.gov

RE: Leaks @ Library

Mr. Trantham,

Per our onsite meeting, we are proposing to provide, all material, labor and equipment needed to complete the following items of work.

Scope of Work: Basement Below Slab Drainage

- During our investigation we drilled through the existing floor slab in two locations and had water immediately come up through the holes, indicating that there is standing water under the floor slabs. This water seeps up through the joints between the floor slab and the masonry walls. We would like to install an under-slab drainage system in the troubled areas but will be severely limited due to the locations of the existing floor drains and sump basin. There is also an extensive number of conduits in this area that run under the existing floor slab. We are proposing to install a perimeter drain in two small locations with the hopes that they will be enough in reducing the water level and hydrostatic pressure enough to eliminate the existing leaks. This is no guarantee that this will completely resolve the issue, but we feel it will help the situation. Ordinarily we would install the drain along the entire length of the walls in the leak areas and are able to resolve the issue. This is the most affordable way to try to eliminate this water condition without major expenses.
- In two areas in the mechanical room side, saw cut and remove the concrete out 18” from the wall. 4 l.f. in the NE corner, just east of the electrical panels, and a 12 l.f. section in the mechanical room near the sump. There will be a 12” wide area from the wall to the nearest floor drain or sump at each area.
- Dig out the existing soil a minimum of 12” in each work area.
- Rill through the footing every 16” to the finished side of the basement.
- Install a 3” bed of pea gravel. Install a 4” perforated drainpipe along the wall and connect into the floor drain or sump.
- Cover the drain line and fill the work are with pea gravel to the base of the concrete.

- Pour new concrete back into the work area, and finish to match the existing as close as possible.
- Time and materials not to exceed $15,000.00. This is to be completed per our Maintenance contract rates with Oakland County purchasing.

Scope of Work: Intake Louver at Base of Stairs

- Mobilize
- Remove 3 course of brick from above the lintel. Remove the existing rusted, deteriorated lintel and install a new lintel. The new lintel will be primed and have two coats of rust inhibiting paint on it.
- Install a self-adhering flashing to the new lintel and backup wall.
- Install end damns and lay new brick with weeps every 24".
- Remove and replace the existing sealant and backer rod from the perimeter of the louver.
- Install 10 weep holes in the base of the louver tray to allow water to drain from the louver instead of overflowing to the inside.
- Jobsite cleanup.
- Time and materials not to exceed $5,000.00. This is to be completed per our Maintenance contract rates with Oakland County purchasing

Exclusions:

- Cost for permits and inspections
- Prevailing wages
- Premium time
- Lawn damage

We appreciate the opportunity to quote your work. If you have any questions or concerns, please contact me**.**
Sincerely,

John Fletcher, President

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04b

CITY COUNCIL AGENDA ITEM

Date: March 5, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Lisa Burnham, Accounting Manager
Cindy Stewart, Community Affairs Director
MaryBeth Murz, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder meeting Specifications – Yard Services for Yard Assistance Program

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History

- The City of Troy receives Community Development Block Grant funding each year and 30% of the total funding can be allocated for Public Services.
- The City of Troy utilizes our Public Services allocation for the Yard Assistance Program. Low income qualified senior citizens and persons with permanent disabilities are eligible for the City's Yard Assistance Program which offers lawn and yard services in the spring, summer and fall seasons and Snow Removal in the winter.
- The yard services include lawn mowing plus spring and fall clean-up of the homeowner's yards. Currently the City has over eighty-five (85) qualified recipients signed up for the Yard Assistance Program (formerly called the Home Chore Program) and new people are signing up on a regular basis.
- The current contract expired December 31, 2019.

Purchasing

- On February 20, 2020; a bid opening was conducted as required by City Charter/Code and bids were received at the City's request from firms interested in providing seasonal requirements of lawn and yard services for Troy residents using the Yard Assistance Program with an option to renew for one (1) additional season.
- Companies were notified via the Michigan Intergovernmental Trade Network (MITN); www.mitn.info. 274 vendors were notified via the MITN website. Three (3) bid responses were received. Below is a detailed summary of the vendor responses.

Companies notified via MITN	274
Troy Companies notified via MITN	8
Troy Companies - Active email Notification	7
Troy Companies - Active Free	1
Companies that viewed the bid	16
Troy Companies that viewed the bid	0

MITN *provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.*
Active MITN members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City.
Active MITN *non-paying* members are responsible to monitor and check the MITN website for opportunities to do business with the City.
Inactive MITN member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

Purchasing (*continued*)

Bid responses were reviewed and considered based on pricing. Responses were also reviewed in detail based on specifications and requirements of the Yard Assistance Program which specifically included professional experience providing lawn service for Yard Assistance Programs and specifically having a minimum 5 years of CDBG experience. References were checked and type of equipment was also reviewed so as to assure competence, level of service, and that the equipment fleet will meet the needs of the residents involved in the program.

Brantley Development, LLC. of Inkster, MI is the low bidder meeting all specifications which includes having specific CDBG experience which meets and exceeds the bid specifications.

Financial

Funds for lawn and yard services for the Yard Assistance Program are available initially through the Public Works operating budget, then reimbursed by Oakland County through the Community Development Block Grant Program (CDBG).

Recommendation

City management recommends City Council award a contract for seasonal requirements of lawn and yard services for Troy residents using the Yard Assistance Program with an option to renew for one (1) additional season to the lowest bidder meeting specifications, *Brantley Development, LLC. of Inkster, MI*. at unit prices contained in the bid tabulation opened February 20, 2020; contract to expire December 31, 2021.

Opening Date: 02/20/2020
Date Reviewed: 02/20/2020

CITY OF TROY
BID TABULATION
LAWN AND YARD SERVICES FOR YARD ASSISTANCE PROGRAM

Vendor Name:	Brantley Development LLC	In & Out Complete Services LLC	Xpert Lawn and Snow, Inc.
City:	Inkster, MI	Flint, MI	Warren, MI

PROPOSAL: FURNISH SEASONAL REQUIREMENTS OF LAWN AND YARD SERVICES FOR TROY RESIDENTS USING THE YARD ASSISTANCE PROGRAM WITH AN OPTION TO RENEW FOR ONE (1) ADDITIONAL SEASON.

PROPOSAL A: Lawn Care Services for the Yard Assistance Program

Lots	Description	Price for Lawn Care Service per Each Service Call	Price for Lawn Care Service per Each Service Call	Price for Lawn Care Service per Each Service Call
72	Lawn-care service at a residential City of Troy home, up to one acre.	$27.50	$40.00	$55.00
25	Lawn-care service at residential City of Troy home, one acre to two acres.	$35.50	$90.00	$125.00
PROPOSAL A ESTIMATED TOTAL (26 Weeks):		**$74,555.00**	**$133,380.00**	**$184,210.00**

PROPOSAL B: Yard Clean up for the Yard Assistance Program

Lots	Description	Price for Yard Clean-up per Each Service Call	Price for Yard Clean-up per Each Service Call	Price for Yard Clean-up per Each Service Call
72	Yard clean-up at a residential City of Troy home, up to one acre.	$55.00	$120.00	$350.00
25	Yard clean-up at residential City of Troy home, one acre to two acres.	$75.00	$300.00	$800.00
PROPOSAL B ESTIMATED TOTAL (2 Weeks):		**$11,670.00**	**$32,280.00**	**$90,400.00**
GRAND TOTAL BOTH SERVICES (Estimated):		**$86,225.00**	**$165,660.00**	**$274,610.00**

REFERENCES:	Y or N	Y	Y	Y
CONTACT INFORMATION:	Daytime #	810-610-0427	810-293-6256	248-721-0794
	24 Hour #	810-610-0427	810-293-6256	248-721-0794
	Contact Name	Stanley Brantley	Emily Burns	Nick Solomon
	Hrs of Operation	7am - 7pm	6:30am - 8:00pm	8-5 Summer/24 Hrs Winter
INSURANCE MET:	Y or N	Y	Y	Y
PAYMENT TERMS:		2% 10 Days	30 Day	Net 30
EXCEPTIONS:		N	N	N
ALL OR NONE AWARD:	Y or N	Y	N	N
ACKNOWLEDGEMENTS:	Y or N	Y	Y	Y
VENDOR QUESTIONNAIRE:	Y or N	Y	Y	Y
EXPERIENCE:				
Years of experience doing this type of work:		10 years	3 years	18 years
Years of experience doing CDBG work:		8 years	None	4 years
List of all mowing equipment owned by Firm:		Refers to memo that is not included	Y	Y
FORMS:	Y or N	N	Y	Y

ATTEST:

Cindy Stewart

Susan Riesterer

Kristine Kallek

MaryBeth Murz,
Purchasing Manager

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 4, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Lisa Burnham, Accounting Manager
Kurt Bovensiep, Public Works Director
Paul Trosper, Operations Manager Water & Sewer Division
MaryBeth Murz, Purchasing Manager

Subject: Standard Purchasing Resolution 4 – MiDeal Purchasing Cooperative Contract – Sewer Jet Camera

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History

- The City of Troy Water and Sewer Division is responsible for the regular cleaning of sewers for various obstructions.
- When an obstruction is encountered, it is difficult to determine the cause of the situation.
- Deploying the pipeline televising unit is not always feasible due to the time sensitive nature of clearing blockages.
- The Envirosight Jetscan 2.0 can be deployed within minutes of arriving on site and aid in determining the cause of an obstruction.

Purchasing

- *Envirosight of Randolph, N.J.* is the manufacturer of the Jetscan 2.0 camera.
- *Bell Equipment Company of Lake Orion, MI* is the Envirosight Distributor for the State of Michigan.
- *Bell Equipment Company* is a participant and the awarded bidder for the MiDeal Cooperative Purchasing Program; Contract #071B7700091, of which the required Jetscan 2.0 camera can be purchased.
- MiDEAL extended purchasing contracts meet all State of Michigan requirements for competitive bidding including fair and open competition, public advertising, and availability for review.
- Therefore, it is in the best interest of the City to waive the bid process and utilize the State of Michigan's MiDeal Purchasing Cooperative Program.

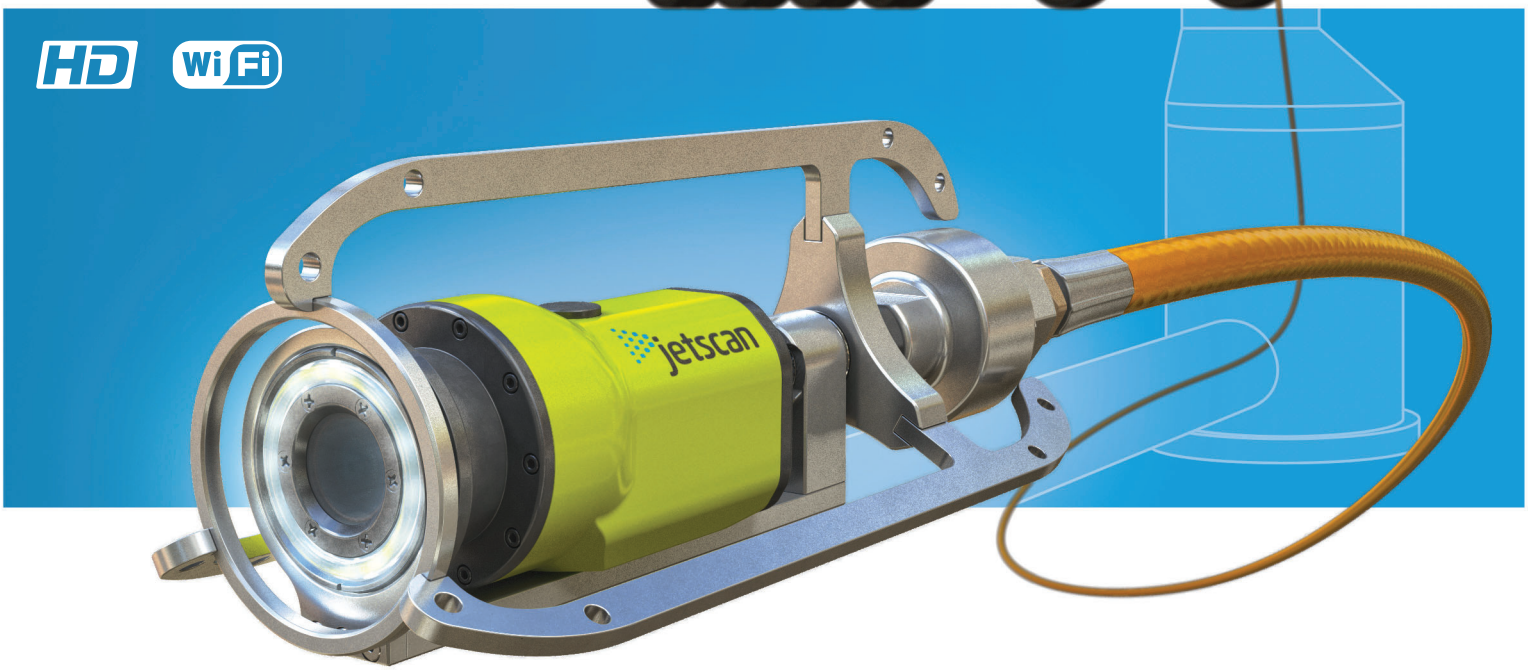
Financial

Funds are budgeted and available in the Sewer Capital Fund for the 2020 Fiscal Year. Expenditures will be charged to 590.527.535.7978.010.

Recommendation

In the best interest of the City, City management recommends waiving the bid process and awarding a contract to *Bell Equipment Company of Lake Orion, MI,* to purchase one (1) Envirosight Jetscan 2.0 camera for the Public Works Water & Sewer Division for a total estimated cost of $12,682.43 as per the State of Michigan MiDEAL Contract #071B7700091.

jetscan



your jetter truck is now a camera truck

Envirosight

jetscan

never jet blind

Jetscan is the quick, easy way to see what you're jetting. This wireless HD video nozzle is affordable enough to put on every cleaning truck, yet quickly captures valuable footage of pipe condition for review moments later on a tablet.

quick-change sleds

Tool-free camera removal means you can swap skids in seconds to handle different needs.

wireless charging

No plugs or removable batteries—just slide Jetscan's charger pad into position overnight for a full day's charge.

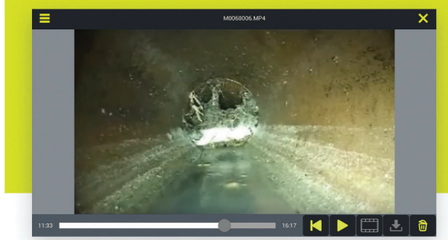
multi-diameter

Jetscan travels through pipes smaller than 6″ diameter to capture high-definition video footage.

From under **6″** up to 24″ dia.

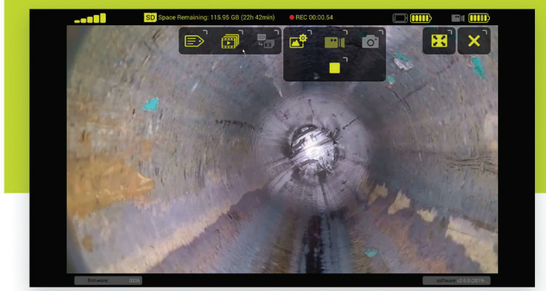
streaming video

Stream video wirelessly to any tablet as soon as you retrieve the Jetscan from a manhole.

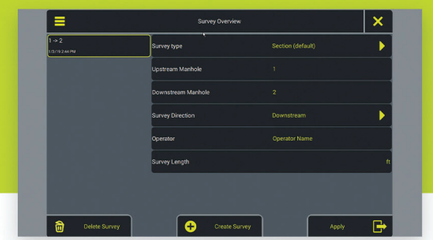


tablet interface

Easily import high-resolution video footage from the Jetscan wirelessly or via USB connection.

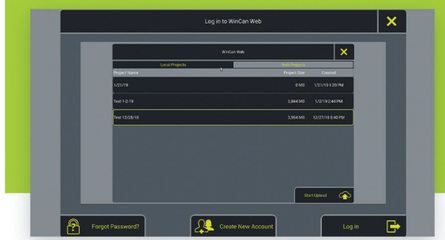


Annotate footage with details like manhole numbers, survey direction, distance and operator. Combine data, video and still images into complete surveys.



cloud-enabled

Upload video to WinCan Web for secure, effortless sharing and storage.



confirm cleaning

See if cleaning was successful using before/after footage.

assess condition

Locate offsets, collapses, infiltration and more—without a crawler.

avoid hazards

Find collapses, protruding taps, root balls and anything else that could trap a nozzle.

choose wisely

Pick your nozzle based on presence of gravel, grease, mud, roots or sludge.

save money

View pipe instantly and independently without diverting an inspection crew.

stay safe

Confirm absence of gas, electric and water cross-bores before root cutting.

specifications

camera

imager type	CMOS (w/ image stabilization, low-light capability)
field of view	124 deg (diagonal)
resolution	1080p and 1400p (switchable)
video format	MP4
connections	Wi-Fi, USB tether
wireless compliance	FA-RL 2014/53/EU
illumination	12 LEDs, ~1000 lumens cumulative
construction	stainless, aluminum, polypropylene
weight	2.5 lb (1.13 kg)
dimensions (dia. × length)	3″ × 7.3″ (76 × 186 mm)
environmental / submersion ratings	IP67 / 20′ (6.1 m)
battery type / life / charge time	lithium ion / ~8 hr / ~8 hr

sled

	small	large self-leveling
pipe dia. range	<6″–8″ (<150–200 mm)	8–24″ (200–600 mm)†
dimensions (dia. × length)	4.5″ dia. × 12.3″ (115 mm dia. × 313 mm)	5.9″ dia. × 12.6″ (150 mm dia. × 320 mm)
sled construction	stainless	stainless
weight	1.5 lb (0.7 kg)	2.6 lb (1.8 kg)
hose connection	1″ NPTF	1″ NPTF
thrust/flow	see chart below	see chart below

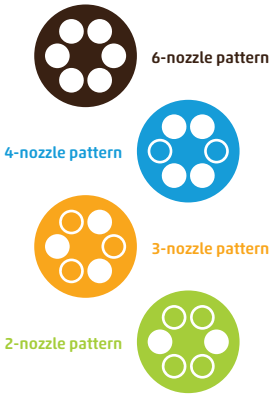
app

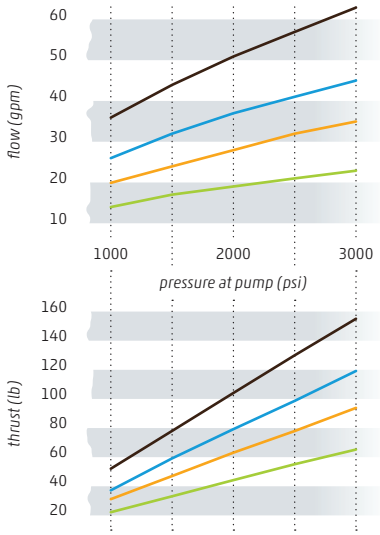
compatibility	iOS, Android, Windows

kit contents‡

Jetscan camera • self-leveling skid for 8″ pipe
wireless charger • swivel connector with nozzles

† diameters larger than 12″ (300 mm) require wheel attachments. ‡ tablet not included





Thrust and flow calculations account for pressure loss through the hose.

Patents pending.

Envirosight

(866) 936-8476 • www.envirosight.com

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04d

CITY COUNCIL AGENDA ITEM

Date: March 3, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Lisa Burnham, Accounting Manager
David Roberts, Fire Chief
Peter Hullinger, Assistant Fire Chief
MaryBeth Murz, Purchasing Manager

Subject: Standard Purchasing Resolution 2 - Firefighters Memorial Project

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History

The Troy Fire Department dates back to 1940 and to this day carries 80 years of volunteer firefighters giving their time to serve the City of Troy. Shortly after Firefighters Park opened, the Troy Fire Department Women's Auxiliary began to plant trees in honor of those volunteer firefighters who were deceased and who had served 5 or more years with the Fire Department. A plaque was placed at many of the trees to recognize the individual and their time given to the Troy community. This tree planting continued for many years. Over time, however, the maintenance, cost, and upkeep became too burdensome. Many of the trees died due to various issues. Some were destroyed by weather while others succumbed to vandalism, and some of the plaques became over grown or were stolen.

The Women's Auxiliary officially disbanded in 2018 after nearly 50 years of service. At that time, the women wanted to donate their remaining funds as seed money toward the construction of a permanent memorial to honor our past firefighters. The Fire Department, too, wanted a more permanent memorial and had contemplated the idea off-and-on over the years. The timing was right and Firefighters Park seemed to be the natural location for such a memorial.

A committee of firefighters was formed to develop plans for the memorial. This group of volunteers worked with the City and with OHM Advisors to develop a design and bid specification. While this was in progress, the group also began working with the Troy Firefighters Community Fund to develop ideas and begin fundraising for the project. The group solicited donations among other fundraising events, and held a raffle ticket sale to generate funds for the project. After several years, and with some dedicated capital funding, these efforts have raised enough funds to proceed with the project.

Purchasing

- On February 27, 2020 a bid opening was conducted as required by City Charter/Code for the Firefighters Memorial Project.
- The bid was posted on the Michigan Intergovernmental Trade Network (MITN); www.mitn.info.
- Nine hundred and seventy nine (979) vendors were notified via the MITN website.
- Three (3) bid responses were received. Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	731
Troy Companies notified via MITN	24
Troy Companies notified - Active email Notification	23
Troy Companies - Active Free	1
Companies that viewed the bid	68
Troy Companies that viewed the bid	3

MITN *provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.*
Active MITN members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City.
Active MITN *non-paying* members are responsible to monitor and check the MITN website for opportunities to do business with the City.
Inactive MITN member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

- Note that one (1) company only bid the granite portion of the project while the other two (2)
- companies bid the entire project per the specifications.
- *Usztan, LLC of Auburn Hills, MI* is the low bidder as specified and meets all bid specifications for a total amount of $159,962.52. This price is for the above ground work including the monuments, bench, and flags.
- Underground work in support of the project will be performed by the City of Troy.

Financial

The Fire Fighters Memorial project is budgeted in the 2020 Capital budget in account number 401.336.337.7974.150 for an amount of $100,000, and assigned Project #2020C0012. The Troy Firefighters Community Fund currently has raised $104,000 for this memorial project.

Recommendation

City Management recommends awarding a contract to the low bidder meeting all specifications; *Usztan, LLC, of Auburn Hills, MI*, to perform the construction of the Firefighters Memorial for an estimated cost of $159,962.52.

CITY OF TROY
BID TABULATION
TROY FIRE FIGHTER MEMORIAL PROJECT

Vendor Name:	Usztan LLC	WCI Contractors Inc.	Monument Warehouse LLC
City:	Auburn Hills, MI	Detroit, MI	Elberton, GA
Check #:	9411617026	56973258	5504921931
Amount:	$5,000.00	$5,000.00	$5,000.00

PROPOSAL: **Provide all labor, materials, tools, equipment and supervision required for the furnishing and installing of the Troy Fire Fighter Memorial as per all bid specifications.**

Base Bid Price:	**Base Bid Price *including Granite***	**Base Bid Price *including Granite***	***Bid Granite Only****
	$165,662.50 ***Deduct: $5,700 (Usztan Contribution to Fire Fighters)***		
	$159,962.52	**$253,800.00**	
	Base Bid Price Granite provided & installed by City of Troy		
	$60,609.39 ***Deduct: $4,000 (Usztan Contribution to Fire Fighters)***		
	$56,609.39		
Granite Monument			
Option 1 - *Specifications derived from rendering of the bid documents.*			**$64,500.00**
Option 2 - *Alternate*			**$69,480.00**
Option 3 - *Alternate*			**$69,480.00**
Option 4 - *Alternate*			**$69,480.00**
Seating and Flag Pole Base			
Option 2 - *Alternate*			**$33,200.00**
Option 3 - *Alternate*			**$33,200.00**
Option 4 - *Alternate*			**$19,700.00**

Attended mandatory Pre-Bid Meeting?	Y or N	Y	Y	Y
Contact Information:				
24 Hr. Phone No.:		(248) 895-4106	(248) 330-8663	(706) 567-0197
Hours of Operation:		7:30am to 3:30pm	8am to 4pm	9am to 6pm
Proposed Payment Schedule:		Monthly Draw	Monthly progress payments	One time product supply
References provided:	Y or N	Y	Y	Y
Final Completion:		Not Specified	September 30, 2020	90 days from shop drawing approval
Insurance can be provided:	Y or N	Y	Y	Y
Payment Terms:		14 days from draw	Net 30	Net 30
Warranty:	Y or N	1 yr. from substantial completion or C of O	Per project documents	20 Years
Exceptions:	Y or N	N	Y - Refer to Bid Clarifications for details. Note $1,500 allowance is included for the Sculpture Install. All landscape plantings indicated on the plant list are included.	Y - Bid on Granite Part Only
Acknowledgement:	Y or N	Y	Y	Y
Signed Addendum 1:	Y or N	Y	Y	Y
Signed Addendum 2:	Y or N	Y	Y	N
Forms:	Y or N	Y	Y	Y

ATTEST:

Beth Zaccardelli
Dennis Trantham
Peter Hullinger
Jackie Ahlstrom

MaryBeth Murz,
Purchasing Manager

TROY FIREFIGHTERS MEMORIAL

LOCATED TOWARDS THE BACK OF FIREFIGHTERS PARK, THIS PROPOSED MEMORIAL IS INTENDED TO SERVE AS A PERMANENT MONUMENT THAT HONORS OUR PAST VOLUNTEER FIREFIGHTERS WHO SERVED THE CITY OF TROY

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: February 26, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
William J. Huotari, City Engineer/Traffic Engineer

Subject: Traffic Committee Recommendations and Minutes – February 19, 2020

At the Traffic Committee meeting of February 19, 2020, the following recommendations were made for City Council approval:

4. Request for Traffic Control – Crooks Road at Wilshire Drive

RESOLVED, that the intersection of Crooks Road at Wilshire Drive be **MODIFIED** to prohibit all left turns to/from Wilshire Drive to/from Crooks Road.

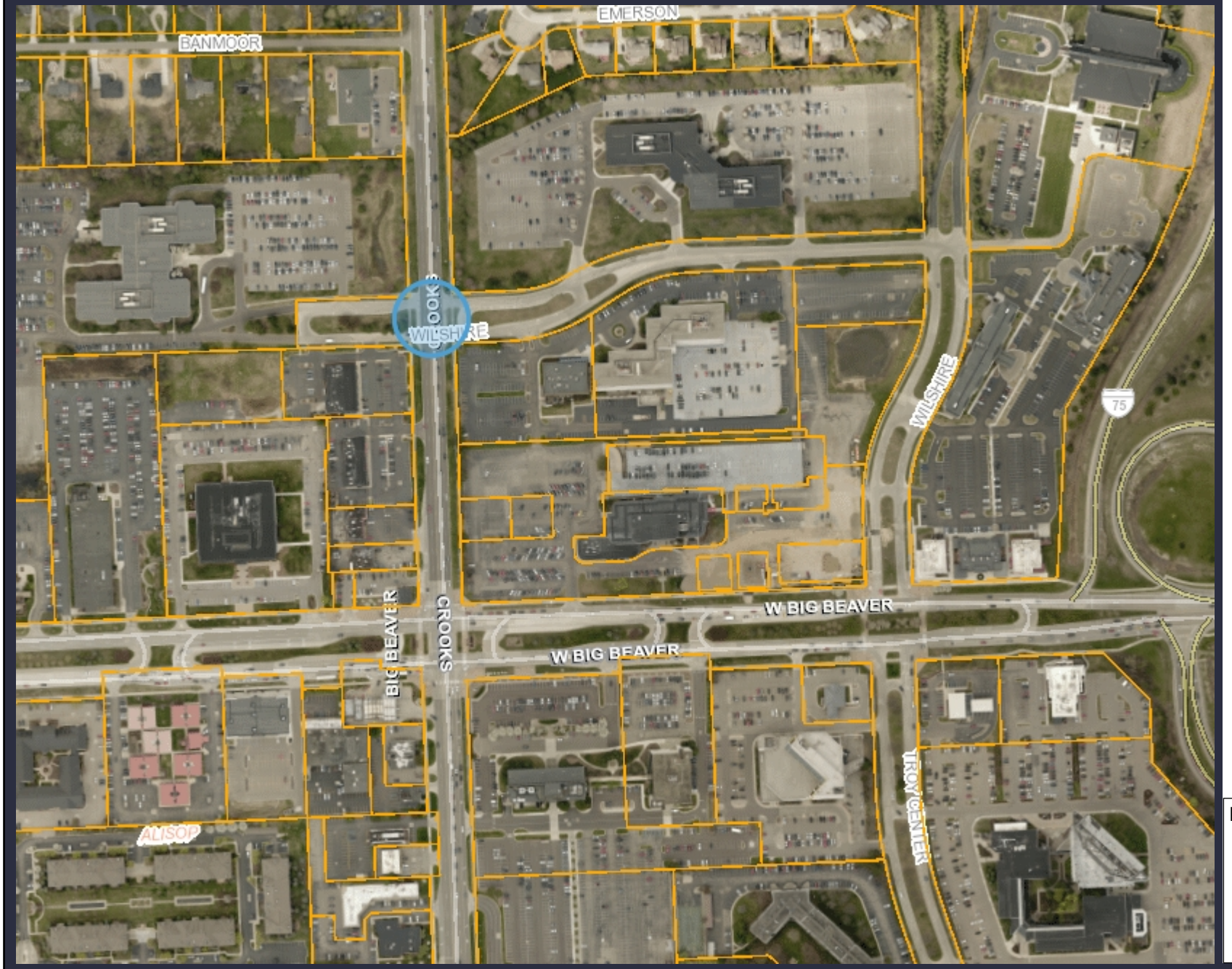
5. Request for Traffic Control – Crooks Road at Premier Drive

RESOLVED, that the intersection of Crooks Road at Premier Drive be **MODIFIED** to prohibit left turns from eastbound Premier Drive to northbound Crooks Road, between the hours of 4PM and 7PM, Monday through Friday.

Minutes of the meeting are attached.

WJH/G:\Traffic\aaa Traffic Committee\2020\2_February 19\City Council Item\20200316 Traffic Committee Minutes and Recommendations_February 19 2020.docx

GIS Online



Legend:

Road Centerline Text

Notes:

Map Scale: 1=504

Created: February 4, 2020

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.

GIS Online

Legend:

Road Centerline Text

Notes:

Map Scale: 1=504

Created: February 4, 2020

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, 2020 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: Don Johnson
Richard Kilmer
Cindy Nurak
Sunil Sivaraman
Cynthia Wilsher
Pete Ziegenfelder
Alankar Shende, Student Representative

Absent: Al Petrulis

Also present: Rachel & Lilianna Giuffrida 2666 Creek Bend
Sgt. Justin Novak, Police Department
Lt. Eric Caloia, Fire Department
Bill Huotari, City Engineer/Traffic Engineer

2. Minutes – January 15, 2020

Resolution # 2020-02-03
Moved by Kilmer
Seconded by Nurak

To approve the minutes as printed.

Yes: Johnson, Kilmer, Nurak, Sivaraman, Wilsher, Ziegenfelder
No: None
Absent: Petrulis

MOTION CARRIED

PUBLIC HEARINGS

3. No Public Hearings

REGULAR BUSINESS

4. Request for Traffic Control – Crooks Road at Wilshire Drive

The traffic signal at the intersection of Crooks Road and Wilshire Drive is currently undergoing a modernization. During the design phase of this project, Road Commission for Oakland County (RCOC) and the City of Troy agreed that left turns allowed at this intersection during off peak traffic periods when the signal is in the flash mode of operation should be prohibited to improve safety.

With recent development on Wilshire Drive more traffic is being generated that uses this intersection. This additional traffic has the potential to cause significant conflicts with opposing left turning traffic movements due to the boulevard geometry of the intersection. The crossovers on Wilshire Drive, west and east of Crooks Road, provide a convenient location for indirect left turn movements.

The recommended treatment is to prohibit all left turns to/from Wilshire Drive to/from Crooks Road.

Mr. Kilmer led a discussion of what the issue is and what the recommendation would do. He agrees that left turns should be made east and west, within the existing boulevard section, just like other boulevard intersections.

Mr. Johnson asked about the process as the Committee has not reviewed many of these types of requests.

RCOC Traffic Control Order No. TP 102-22-86, Revision #2, prohibits all left turns for northbound Crooks Road at eastbound Wilshire Drive and southbound Crooks Road at westbound Wilshire Drive, and further prohibits all turns for northbound Crooks Road at westbound Wilshire Drive and southbound Crooks Road at eastbound Wilshire Drive.

The RCOC approved the turn prohibitions at their meeting of January 9, 2020. Wilshire Drive is a City road so a Traffic Control Order is required to prohibit left turns to/from Wilshire Drive and make it enforceable.

Essentially, the intersection will now perform as boulevard intersections are designed with indirect left turns. All left turn movements will now be required on Wilshire Drive within the existing boulevard.

Mr. Sivaraman discussed operational issues at the intersection and traffic.

Sgt. Novak stated that the new traffic signal is now in place.

Resolution # 2020-02-04
Moved by Sivaraman
Seconded by Johnson

RESOLVED, that intersection of Crooks Road at Wilshire Drive be **MODIFIED** to prohibit all left turns to/from Wilshire Drive to/from Crooks Road.

Yes: Johnson, Kilmer, Nurak, Sivaraman, Wilsher, Ziegenfelder
No: None
Absent: Petrulis

MOTION CARRIED

5. Request for Traffic Control – Crooks Road at Premier Drive

Crooks Road at Premier Drive was identified as an intersection where prohibiting certain turning movements during some specified hours of the day may help to reduce the pattern of crashes being reported as part of the Road Commission for Oakland County (RCOC) Annual Safety Review for the years 2016-2018.

Eastbound Premier Drive at Crooks Road had seven (7) crashes involving left turning traffic accessing Crooks Road to head north. Two (2) of the crashes occurred during the lunch time period, 12:00 to 1:00 PM, with the remainder occurring during the peak hour period of 4:00 to 7:00 PM.

Crooks Road is under the jurisdiction of the RCOC. Premier Drive is a City road so a TCO is required to prohibit left turns from Premier Drive to Crooks Road and make it enforceable.

The recommended treatment is to prohibit left turns from eastbound Premier Drive to northbound Crooks Road, between the hours of 4PM and 7PM, Monday through Friday.

Ms. Wilsher discussed traffic in and around this area.

Mr. Kilmer requested clarification on the request and the process.

Ms. Nurak noted that the request was for specific hours (i.e. peak hour from 4:00 PM – 7:00 PM)

Resolution # 2020-02-05
Moved by Sivaraman
Seconded by Nurak

RESOLVED, that the intersection of Crooks Road at Premier Drive be **MODIFIED** to prohibit left turns from eastbound Premier Drive to northbound Crooks Road, between the hours of 4PM and 7PM, Monday through Friday.

Yes: Johnson, Kilmer, Nurak, Sivaraman, Wilsher, Ziegenfelder
No: None
Absent: Petrulis

MOTION CARRIED

6. Public Comment

No public comment

7. Other Business

Mr. Kilmer discussed the new IHOP on Rochester Road and Urbancrest and his concerns about off-site parking along Urbancrest. The south side of Urbancrest is already posted as No Parking. The north side of Urbancrest is posted No Parking from approximately the end of the residential area at the east end to Rochester Road.

Additional no parking restrictions, on the north side of Urbancrest, would impact the existing residential properties on the east end of Urbancrest. If additional no parking is desired it should be initiated by the property owners on the east end of Urbancrest.

Mr. Kilmer requested information on several new developments and discussed traffic related issues.

Mr. Kilmer noted that the Stop signs placed over the past few months have helped in his neighborhood.

Mr. Johnson requested information on the pedestrian cross walk locations discussed last year (i.e. Altair/Troy Sports, City Hall and Somerset Collection). The pedestrian crossing at Altair/Troy Sports was partially completed with the traffic signal on the north side. The median improvements and traffic signal improvements on the south side are on hold while Altair works on redevelopment plans. The other two locations are on hold pending completion of I75 construction and further design considerations.

Discussion of I75 Segment 2 took place. New information has been added to the MDOT website (www.modernize75.com) including additional information on the DDI at 14 Mile and Big Beaver as well as 2020 construction information.

MDOT is holding an Open House in Room 305 of the Community Center on Thursday, February 20, 2020 from 4PM – 7PM.

8. Adjourn

The meeting adjourned at 8:11 p.m.

Pete Ziegenfelder, Chairperson

William J. Huotari, City Engineer/Traffic Engineer

G:\Traffic\aaa Traffic Committee\2020\2_February 19\20200219_Minutes_TC_DRAFT.docx

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-06

CITY COUNCIL AGENDA ITEM

Date: March 2, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Robert C. Maleszyk, Chief Financial Officer
Lisa Burnham, Accounting Manager
Kurt Bovensiep, Public Works Director
William J. Huotari, City Engineer

Subject: I75 Segment 2 – Betterments – Water Main and Road Improvements

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History

Segment 2 of the I-75 reconstruction project, from 13 Mile to Coolidge, is underway. The City requested additional work to be included as part of the work scheduled for this construction season:

- Replacement of the existing 12" cast iron water main that crosses I-75 between 14 Mile and Maple Road
- Replacement of the existing 12" cast iron water main that crosses I-75 at Maple
- Extension of the right turn lane and associated widening of Coolidge, south of Square Lake

In order to accurately price the requested work, design must be completed by the design/build team of Walsh/Toebe. The most opportune time to complete these betterments is while construction continues on I-75 as traffic control and the ability to work within the confines of the construction zone are available and coordination with the new improvements can be incorporated into the design of these betterments.

Financial

The estimated design cost for all three betterments is $89,340. This design fee is within the typical range that we pay consultants of 8%-12% of the estimated construction cost. The estimated construction cost for the water main and road improvements is $800,000. Funds are included in the Water Fund and Major Roads Fund pursuant to the design costs outlined in PCO-023 City of Troy Betterment Design, dated February 27, 2020.

Recommendation

It is recommended that City Council approve PCO-023 City of Troy Betterment Design submitted by Walsh/Toebe for water main improvements between 14 Mile and Maple Road, at Maple Road and on Coolidge Highway, south of Square Lake Road as part of the I-75 reconstruction project in the amount of $89,340. In addition, we are requesting authorization to approve additional work, if needed, not to exceed 10% of the original design cost due to unforeseen issues.

February 27, 2020 W/T JV-218099-086

Bill Huotari
City of Troy Engineer
HuotariWJ@troymi.gov

RE: MDOT Project 201437 | I-75 Segment 2
PCO-023 City of Troy Betterment Design

Dear Mr. Huotari,

Walsh/Toebe JV (W/T) respectfully submits this Potential Change Order (PCO) per Book 1, Section 13.4.1.2(a) and Book 2, Section 6.3.4 to design betterments to the project from a request made by the City of Troy.

Accordingly, W/T respectfully requests compensation from MDOT in accordance with Book 1, Section 13:

ITEM	DESCRIPTION	QTY	UOM	UNIT $	AMOUNT
230-001	DESIGN 12 IN CAST IRON WATERMAIN BETWEEN 14 & MAPLE ACROSS I-75	1	LS	$28,250.00	$28,250.00
230-002	DESIGN 12 IN CAST IRON WATERMAIN AT MAPLE	1	LS	$29,050.00	$29,050.00
230-003	DESIGN EB COOLIDGE RT TURN EXTENSION AT SQUARE LAKE	1	LS	$32,040.00	$32,040.00
				TOTAL AMOUNT	**$89,340.00**

A brief description of what the pricing includes:

DESIGN 12 IN CAST IRON WATERMAIN BETWEEN 14 & MAPLE ACROSS I-75

- Design, preliminary, and final plans for 12" HDPE to replace 12" cast iron water main between 14 Mile Rd. and Maple Rd. across I-75
- Design of the water main replacement
- Plan development for water main replacement
- Concept and anticipated specifications are attached

DESIGN 12 IN CAST IRON WATERMAIN AT MAPLE

- Design, preliminary, and final plans for 12” HDPE to replace 12” cast iron water main on Maple Rd.
- Design of the water main replacement
- Plan development for water main replacement
- Concept and anticipated specifications are attached

DESIGN EB COOLIDGE RT TURN EXTENSION AT SQUARE LAKE

- Design, preliminary, and final plans for a right turn lane extension on Coolidge Road under I-75
- Roadway design and plan development
- MOT design and plan development
- Drainage design and plan development
- Erosion control and plan development
- Signing/striping design and plan development
- Utility coordination
- Concept is attached

The purpose of this request is to gain approval to start design. At this point, we do not have enough information to accurately price the requested work. Once design costs are approved our designer can produce sufficient plans for us to price the work in approximately 3 weeks. Overall design is anticipated to take 6 weeks from issuance of a Contract Modification depending on the review process. If you have any questions, please feel free to contact me at (317) 538-8549. We respectfully request a response to our proposal by March 17, 2020.

Respectfully,

Pete Jerrell
Project Manager

Cc: Jeff Stover, W/T

Attachments: 1 – PCO-023 City of Troy Betterment Design
2 – Bill Huotari E-mail Request

WALSH/TOEBE JV

PROJECT NAME: I-75 SEGMENT 2 | 13 MILE TO COOLIDGE
MDOT JOB NUMBER: 201437
CONTROL SECTION: 63174
FEDERAL PROJECT NUMBER: 1800433
WALSH/TOEBE JV NUMBER: 218099
TITLE: PCO 023 - CITY OF TROY BETTERMENTS DESIGN

ITEM #	DESCRIPTION	QTY	Unit	UNIT $	TOTAL AMOUNT
230	**DESIGN 12 IN CAST IRON WATERMAIN BETWEEN 14 & MAPLE ACROSS I-75**	**1.0**	**LS**	**$ 28,247.10**	**$ 28,250**
	SUBCONTRACTOR (PARSONS)	1.0	LS	$ 26,902.00	**$ 28,247**
230	**DESIGN 12 IN CAST IRON WATERMAIN AT MAPLE**	**1.0**	**LS**	**$ 29,047.20**	**$ 29,050**
	SUBCONTRACTOR (PARSONS)	1.0	LS	$ 27,664.00	**$ 29,047**
230	**DESIGN EB COOLIDGE RT TURN EXTENSION AT SQUARE LAKE**	**1.0**	**LS**	**$ 32,034.45**	**$ 32,040**
	SUBCONTRACTOR (PARSONS)	1.0	LS	$ 30,509.00	**$ 32,034**
					$ 89,340

Note: Mark-up rules are L=55% or 60% Labor, E=0% Equipment, M=15% Materials, S=5% Subcontractor

COMMENTS:

1. **Design, preliminary, and final plans for 12" HDPE to replace 12" cast iron water main between 14 Mile Rd. and Maple Rd. across I-75**
   - Design of the water main replacement
   - Plan development for water main replacement
   - Concept and anticipated specifications are attached

2. **Design, preliminary, and final plans for 12" HDPE to replace 12" cast iron water main on Maple Rd.**
   - Design of the water main replacement
   - Plan development for water main replacement
   - Concept and anticipated specifications are attached

3. **Design, preliminary, and final plans for a right turn lane extension on Coolidge Road under I-75**
   - Roadway design and plan development
   - MOT design and plan development
   - Drainage design and plan development
   - Erosion control and plan development
   - Signing/striping design and plan development
   - Utility coordination

500 West Big Beaver
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CITY COUNCIL AGENDA ITEM

Date: March 2, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Warranty Deed and Five Permanent Easements – Midtown Crossing Site Condominium, Section 10, Sidwell #88-20-10-476-066, 044 & 045

History

MJC 5215 Rochester, LLC has proposed the Midtown Crossing Site Condominium, a 14-unit cluster development located in the southeast ¼ of Section 10, on the West side of Rochester Road, north of Long Lake, between Creston and Trinway.

Troy Planning Commission granted preliminary site plan approval at their September 25, 2018 meeting (Resolution #PC-2018-09-061).

As part of the proposed development, the City of Troy received a warranty deed for Rochester Road right of way and five permanent easements for sanitary sewers, water mains, detention pond, emergency ingress/egress, and public utilities. The grantor of these property rights is MJC 5215 Rochester, LLC, owner of the properties having Sidwell #88-20-10-476-066, 044 and 045.

The developer's representative recorded the easements prior to City Council's acceptance of the granted rights. Staff requests that City Council formally accept the property rights recorded by passing a resolution acknowledging acceptance of the easements and warranty deed.

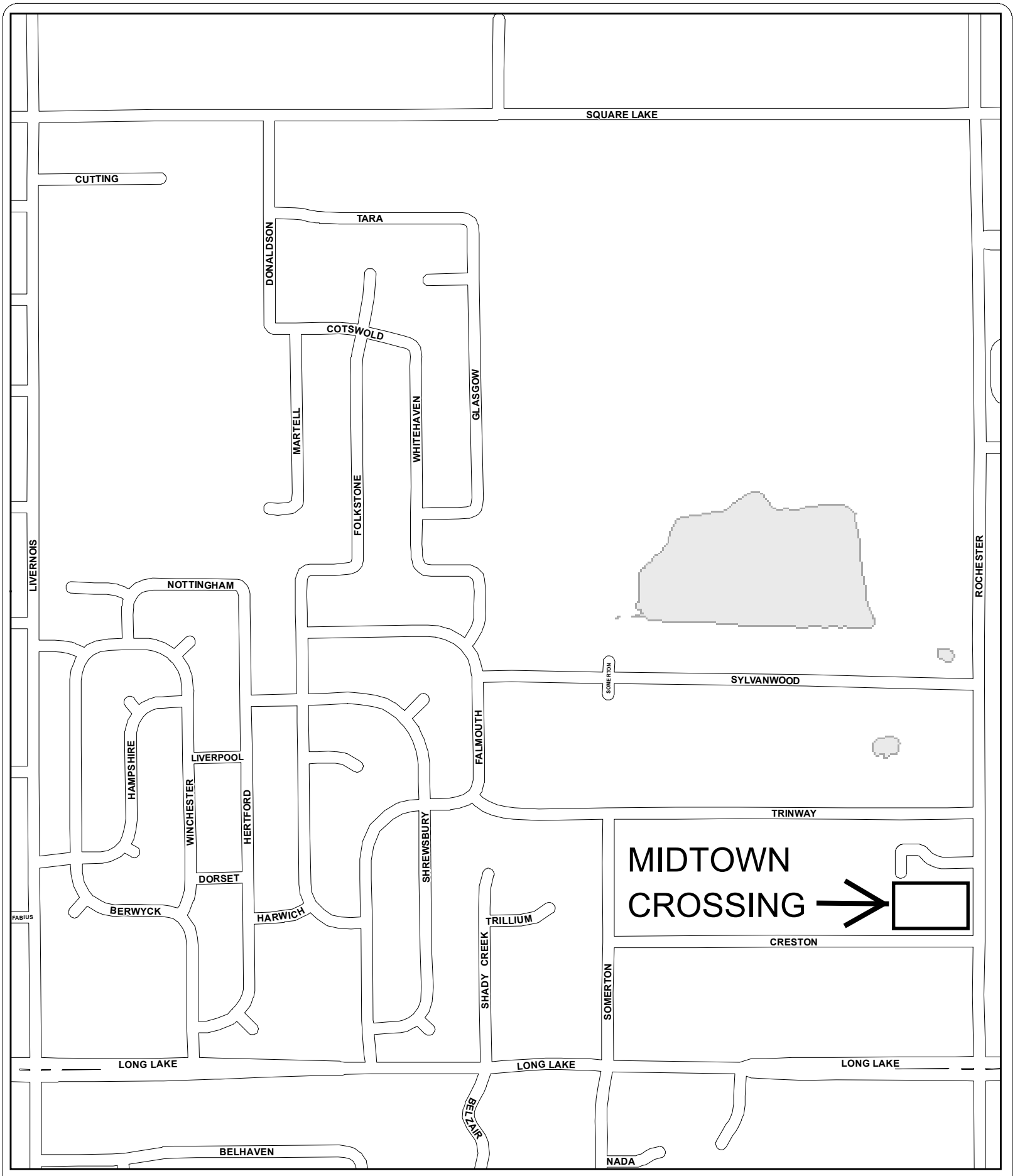
Financial

The consideration amount on each document is $1.00.

Recommendation

City Management recommends that City Council accept the warranty deed and permanent easements consistent with our policy of accepting deeds and easements for development and improvement purposes.

laf/G:\Real Estate\MEMOS TO MAYOR AND CC\Midtown Crossing.docx



City of Troy

Section 10

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2020 FEB 24 PM 1:53

37800
LIBER 53865 PAGE 892
$26.00 MISC RECORDING
$4.00 REMONUMENTATION
02/24/2020 02:55:57 P.M. RECEIPT# 29585
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

PERMANENT EASEMENT
FOR SANITARY SEWERS

Sidwell #88-20-10-476-066, 044 & 045 (pt of)
Lot 8
Lots 79-86 Lot 7

MJC 5215 ROCHESTER, LLC a Michigan limited liability company, Grantor(s), whose address is 46600 Romeo Plank Rd., Suite 2, Macomb, MI 480844, for and in consideration of the sum of: One and no/100 Dollars ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 24 day of February A.D. 2020.

3P
E

MJC 5215 ROCHESTER, LLC
a Michigan limited liability company

By _____(L.S.)
* Michael A. Chirco
Its Manager

STATE OF MICHIGAN)
COUNTY OF Macomb)

The foregoing instrument was acknowledged before me this 24th day of February, 2020, by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

MARGHERITA M MOCERI
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-22-2021
Acting in the County of Macomb

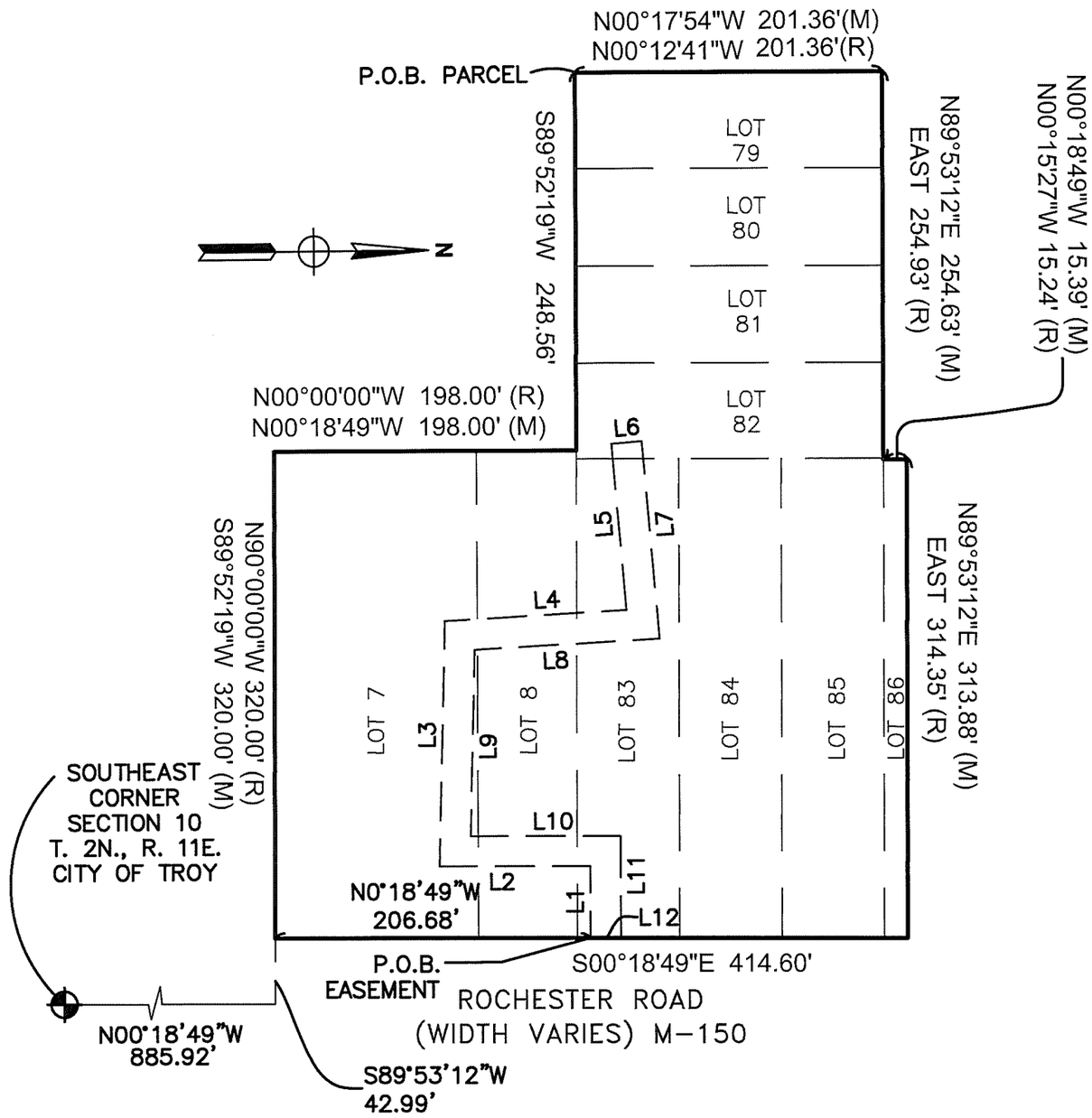
*
Notary Public, _____County, Michigan
My Commission Expires_____
Acting in _____County, Michigan

Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

OK LB

EXHIBIT "A"



Parcel Line Table		
Line	Length	Direction
L1	47.00	S89°41'11"W
L2	98.71	S0°18'49"E
L3	161.27	N88°48'49"W
L4	119.41	N3°39'16"W
L5	109.45	S84°47'41"W
L6	20.00	N5°12'19"W

Parcel Line Table		
Line	Length	Direction
L7	130.00	N84°47'41"E
L8	121.58	S3°39'16"E
L9	122.36	S88°48'49"E
L10	98.18	N0°18'49"W
L11	67.00	N89°41'11"E
L12	20.00	S0°18'49"E

CITY OF TROY PROJECT# 15.916.3

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

MIDTOWN CROSSING

PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

SANITARY SEWER EASEMENT MAP

MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

SCALE: 1" = 100'
DATE: 03-05-19
DRAWN BY: G.S./D.S.
LDCS # 18-SP-01
DRAWING NO. 1 OF 2

REV. 2019-04-05

EXHIBIT "B"

COMBINED PROPERTY DESCRIPTION:

LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 414.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT BEING SOUTHEAST CORNER OF LOT 7 OF SAID CRYSTAL SPRINGS SUBDIVISION; THENCE N90°00'00"W 320.00' (RECORDED) S89°52'19"W 320.00' (MEASURED) ALONG SOUTH LINE OF SAID LOT 7; THENCE N00°00'00"W 198.00 (RECORDED) N00°18'49"W 198.00' (MEASURED) SAID LINE ALSO BEING WESTERLY LINE OF SAID LOT 7 & 8; THENCE S89°52'19"W 248.56' ALONG NORTHERLY LINE OF LOTS 9 & 10 TO THE POINT OF BEGINNING. CONTAINING 4.193 ACRES OF LAND.

PROPOSED SANITARY SEWER EASEMENT:

PART OF LOTS LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 82 AND 83 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 885.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE N00°18'49"W 206.68 FEET TO THE POINT OF BEGINNING; THENCE S89°41'11"W 47.00 FEET; THENCE S0°18'49"E 98.71 FEET; THENCE N88°48'49"W 161.27 FEET; THENCE N3°39'16"W 119.41 FEET; THENCE S84°47'41"W 109.45 FEET; THENCE N5°12'19"W 20.00 FEET; THENCE N84°47'41"E 130.00 FEET; THENCE S3°39'16"E 121.58 FEET; THENCE S88°48'49"E 122.36 FEET; THENCE N0°18'49"W 98.18 FEET; THENCE N89°41'11"E 67.00 FEET; THENCE S0°18'49"E 20.00 FEET TO THE POINT OF BEGINNING.

CITY OF TROY PROJECT# 15.916.3

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

MIDTOWN CROSSING PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,	SCALE: NTS DATE: 03-05-19 DRAWN BY: G.S./D.S.
SANITARY SEWER EASEMENT DESCRIPTION	LDCS # 18-SP-01
MJC 5215 ROCHESTER LLC (586)-263-1203 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	DRAWING NO. 2 OF 2

REV. 2019-04-05

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2020 FEB 24 PM 1:53

37801
LIBER 53865 PAGE 895
$26.00 MISC RECORDING
$4.00 REMONUMENTATION
02/24/2020 02:55:57 P.M. RECEIPT# 29585
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

PERMANENT EASEMENT
FOR WATER MAINS

Sidwell #88-20-10-476-066 & 044 (pt of) & 045
Lot 8 Lot 7
Lots 79-86

MJC 5215 ROCHESTER, LLC a Michigan limited liability company, Grantor(s), whose address is 46600 Romeo Plank Rd., Suite 2, Macomb, MI 480844, for and in consideration of the sum of: One and no/100 Dollars ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **water mains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 24th day of February A.D. 2020.

MJC 5215 ROCHESTER, LLC
a Michigan limited liability company

3P
E

By _____(L.S.)
* Michael A. Chirco
Its Manager

STATE OF MICHIGAN)
COUNTY OF Macomb)

The foregoing instrument was acknowledged before me this 24th day of February, 2020, by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

MARGHERITA M MOCERI
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-22-2021
Acting in the County of Macomb

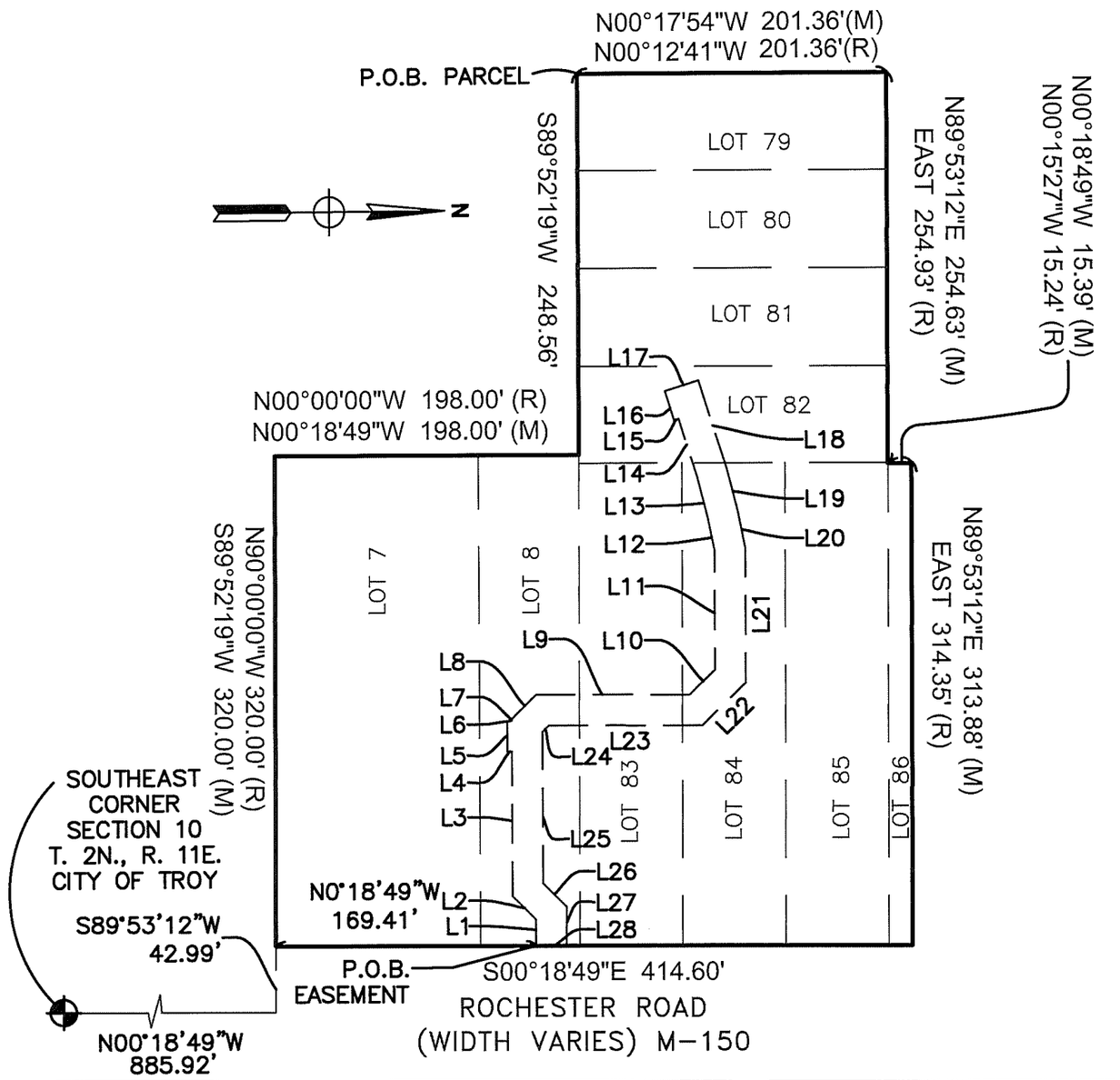
* _____
Notary Public, _____County, Michigan
My Commission Expires_____
Acting in _____County, Michigan

Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

OK LB

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

EXHIBIT "A"



Parcel Line Table		
Line	Length	Direction
L1	17.07	S89°49'56"W
L2	21.42	S44°49'56"W
L3	94.20	S89°41'11"W
L4	3.05	S0°00'00"E
L5	20.00	N90°00'00"W
L6	2.95	N0°00'00"E
L7	1.10	S89°41'11"W
L8	22.44	N45°15'11"W
L9	100.15	N0°11'34"W
L10	23.20	N44°38'29"W

Parcel Line Table		
Line	Length	Direction
L11	77.66	S89°48'30"W
L12	22.02	S78°33'30"W
L13	27.05	S75°23'36"W
L14	39.91	S72°13'43"W
L15	3.00	S17°46'17"E
L16	20.00	S72°13'43"W
L17	23.00	N17°46'17"W
L18	60.46	N72°13'43"E
L19	28.16	N75°23'36"E
L20	24.54	N78°33'30"E

Parcel Line Table		
Line	Length	Direction
L21	88.02	N89°48'30"E
L22	39.77	S44°38'29"E
L23	100.02	S0°11'34"E
L24	5.85	S45°15'11"E
L25	98.75	N89°41'11"E
L26	21.45	N44°49'56"E
L27	25.30	N89°49'56"E
L28	20.00	S0°18'49"E

CITY OF TROY PROJECT# 15.916.3

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

MIDTOWN CROSSING

PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

WATER MAIN EASEMENT MAP

MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

SCALE: 1" = 100'
DATE: 03-05-19
DRAWN BY: G.S./D.S.
LDCS # 18-SP-01
DRAWING NO. 1 OF 2

REV. 2019-04-05

EXHIBIT "B"

COMBINED PROPERTY DESCRIPTION:

LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 414.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT BEING SOUTHEAST CORNER OF LOT 7 OF SAID CRYSTAL SPRINGS SUBDIVISION; THENCE N90°00'00"W 320.00' (RECORDED) S89°52'19"W 320.00' (MEASURED) ALONG SOUTH LINE OF SAID LOT 7; THENCE N00°00'00"W 198.00 (RECORDED) N00°18'49"W 198.00' (MEASURED) SAID LINE ALSO BEING WESTERLY LINE OF SAID LOT 7 & 8; THENCE S89°52'19"W 248.56' ALONG NORTHERLY LINE OF LOTS 9 & 10 TO THE POINT OF BEGINNING. CONTAINING 4.193 ACRES OF LAND.

PROPOSED WATER MAIN EASEMENT:

PART OF LOT 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 82, 83, AND 84 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 885.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE N00°18'49"W 169.41 FEET TO THE POINT OF BEGINNING; THENCE S89°49'56"W 17.07 FEET; THENCE S44°49'56"W 21.42 FEET; THENCE S89°41'11"W 94.20 FEET; THENCE S0°00'00"E 3.05 FEET; THENCE N90°00'00"W 20.00 FEET; THENCE N0°00'00"E 2.95 FEET; THENCE S89°41'11"W 1.10 FEET; THENCE N45°15'11"W 22.44 FEET; THENCE N0°11'34"W 100.15 FEET; THENCE N44°38'29"W 23.20 FEET; THENCE S89°48'30"W 77.66 FEET; THENCE S78°33'30"W 22.02 FEET; THENCE S75°23'36"W 27.05 FEET; THENCE S72°13'43"W 39.91 FEET; THENCE S17°46'17"E 3.00 FEET; THENCE S72°13'43"W 20.00 FEET; THENCE N17°46'17"W 23.00 FEET; THENCE N72°13'43"E 60.46 FEET; THENCE N75°23'36"E 28.16 FEET; THENCE N78°33'30"E 24.54 FEET; THENCE N89°48'30"E 88.02 FEET; THENCE S44°38'29"E 39.77 FEET; THENCE S0°11'34"E 100.02 FEET; THENCE S45°15'11"E 5.85 FEET; THENCE N89°41'11"E 98.75 FEET; THENCE N44°49'56"E 21.45 FEET; THENCE N89°49'56"E 25.30 FEET; THENCE S00°18'49"E 20.00 FEET TO THE POINT OF BEGINNING.

CITY OF TROY PROJECT# 15.916.3

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

MIDTOWN CROSSING PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,	SCALE: NTS DATE: 03-05-19 DRAWN BY: G.S./D.S.
WATER MAIN EASEMENT DESCRIPTION	LDCS # 18-SP-01
MJC 5215 ROCHESTER LLC (586)-263-1203 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	DRAWING NO. 2 OF 2

REV. 2019-04-05

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2020 FEB 24 PM 1:53

37802
LIBER 53865 PAGE 898
$26.00 MISC RECORDING
$4.00 REMONUMENTATION
02/24/2020 02:55:57 P.M. RECEIPT# 29585
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

PERMANENT EASEMENT
FOR A DETENTION POND

Sidwell #88-20-10-476-066 (pt of) & 044 & 045
Lots 79-86 Lot 8 Lot 7

MJC 5215 ROCHESTER, LLC a Michigan limited liability company, Grantor(s), whose address is 46600 Romeo Plank Rd., Suite 2, Macomb, MI 480844, for and in consideration of the sum of: One and no/100 Dollars ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, reconstruct, modify, repair, upgrade, improve, inspect, enlarge or remove and/or replace a **detention pond**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of access, reconstruction, modification, repair, upgrade, improvement, inspection, enlargement, removal and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 24 day of February A.D. 2020.

38
E

MJC 5215 ROCHESTER, LLC
a Michigan limited liability company

By _____(L.S.)
* Michael A. Chirco
Its Manager

STATE OF MICHIGAN)
COUNTY OF Macomb)

The foregoing instrument was acknowledged before me this 24th day of February, 2020, by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

MARGHERITA M MOCERI
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-22-2021
Acting in the County of Macomb

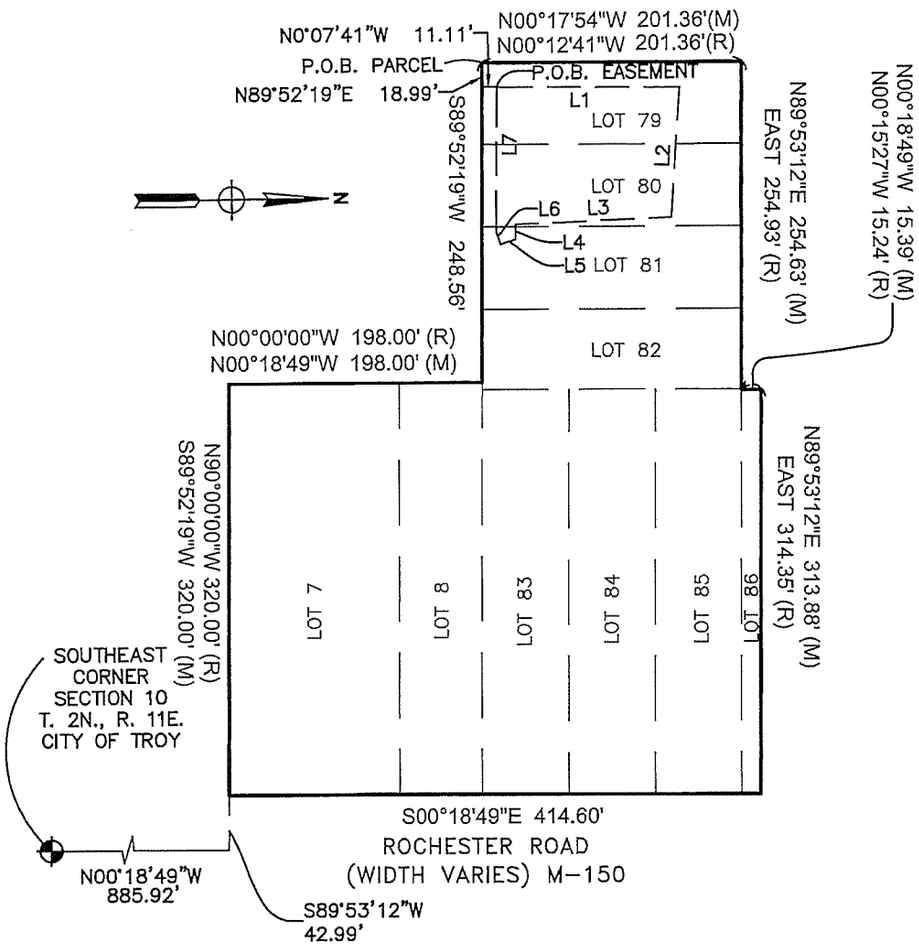
* _____
Notary Public, _____County, Michigan
My Commission Expires_____
Acting in _____County, Michigan

Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

OK LB

EXHIBIT "A"



Parcel Line Table		
Line	Length	Direction
L1	141.99	N0°00'00"E
L2	100.73	S86°41'58"E
L3	121.55	S2°46'34"E
L4	11.71	N90°00'00"E
L5	12.10	S18°01'30"E
L6	10.73	S72°13'43"W
L7	111.68	N90°00'00"W

CITY OF TROY PROJECT# 15.916.3

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

MIDTOWN CROSSING

PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

PROPOSED DETENTION POND EASEMENT MAP

MJC 5215 ROCHESTER LLC (586)-283-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

SCALE: 1" = 100'
DATE: 05-02-19
DRAWN BY: G.S./D.S.
LDCS # 18-SP-01
DRAWING NO. 1 OF 2

REV. 2019-05-03

EXHIBIT "B"

COMBINED PROPERTY DESCRIPTION:

LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 414.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT BEING SOUTHEAST CORNER OF LOT 7 OF SAID CRYSTAL SPRINGS SUBDIVISION; THENCE N90°00'00"W 320.00' (RECORDED) S89°52'19"W 320.00' (MEASURED) ALONG SOUTH LINE OF SAID LOT 7; THENCE N00°00'00"W 198.00 (RECORDED) N00°18'49"W 198.00' (MEASURED) SAID LINE ALSO BEING WESTERLY LINE OF SAID LOT 7 & 8; THENCE S89°52'19"W 248.56' ALONG NORTHERLY LINE OF LOTS 9 & 10 TO THE POINT OF BEGINNING. CONTAINING 4.193 ACRES OF LAND.

PROPOSED DETENTION POND EASEMENT

PART OF LOTS 79, 80 AND 81 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N89°52'19"E 18.99' FEET, ALONG THE SOUTH LINE OF SAID LOT 79; THENCE N0°07'41"W 11.11 FEET TO THE POINT OF BEGINNING THENCE N0°00'00"E 141.99 FEET, THENCE S86°41'58"E 100.73 FEET, THENCE S2°46'34"E 121.55 FEET, THENCE N90°00'00"E 11.71 FEET, THENCE S18°01'30"E 12.10 FEET, THENCE S72°13'43"W 10.73 FEET, THENCE N90°00'00"W 111.68 FEET TO THE POINT OF BEGINNING. CONTAINING 0.336 ACRES OF LAND.

pt 20-10-476-066

CITY OF TROY PROJECT# 15.916.3

LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351	
MIDTOWN CROSSING PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		SCALE: NTS DATE: 05-02-19 DRAWN BY: G.S./D.S.
DETENTION POND EASEMENT DESCRIPTION		LDCS # 18-SP-01
MJC 5215 ROCHESTER LLC 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	(586)-263-1203	DRAWING NO. 2 OF 2

REV. 2019-05-03

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2020 FEB 24 PM 1:53

37803
LIBER 53866 PAGE 1
$26.00 MISC RECORDING
$4.00 REMONUMENTATION
02/24/2020 02:55:57 P.M. RECEIPT# 29585
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

PERMANENT EASEMENT
FOR EMERGENCY INGRESS/EGRESS

Sidwell #88-20-10-476-066, 044 & 045 (pt of)
Lots 79-86 lots Lot 7

MJC 5215 ROCHESTER, LLC a Michigan limited liability company, Grantor(s), whose address is 46600 Romeo Plank Rd., Suite 2, Macomb, MI 480844, for and in consideration of the sum of: One and no/100 Dollars ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee **an easement for the purpose of ingress and egress by emergency service providers** in, over, upon and through the following described premises situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

Grantor reserves for the benefit of the City and any emergency service agency, an easement over the Easement Area described on the attached and incorporated Exhibit A for use by the City, and/or emergency vehicles. Said easement shall be for purposes of ingress and egress to provide, without limitation, fire and police protection, ambulances and rescue services and other lawful governmental or private emergency services to the premises, owners, occupants and invitees thereof. No permanent buildings or similar structures shall not be constructed or installed in the easement area.

No public use shall be made of the emergency access areas except for access by emergency vehicles.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

(3P)
E

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 24 day of February A.D. 2020.

MJC 5215 ROCHESTER, LLC
a Michigan limited liability company

By _____(L.S.)
* Michael A. Chirco
Its Manager

STATE OF MICHIGAN)
COUNTY OF Macomb)

The foregoing instrument was acknowledged before me this 24th day of February, 2020, by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

MARGHERITA M MOCERI
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-22-2021
Acting in the County of Macomb

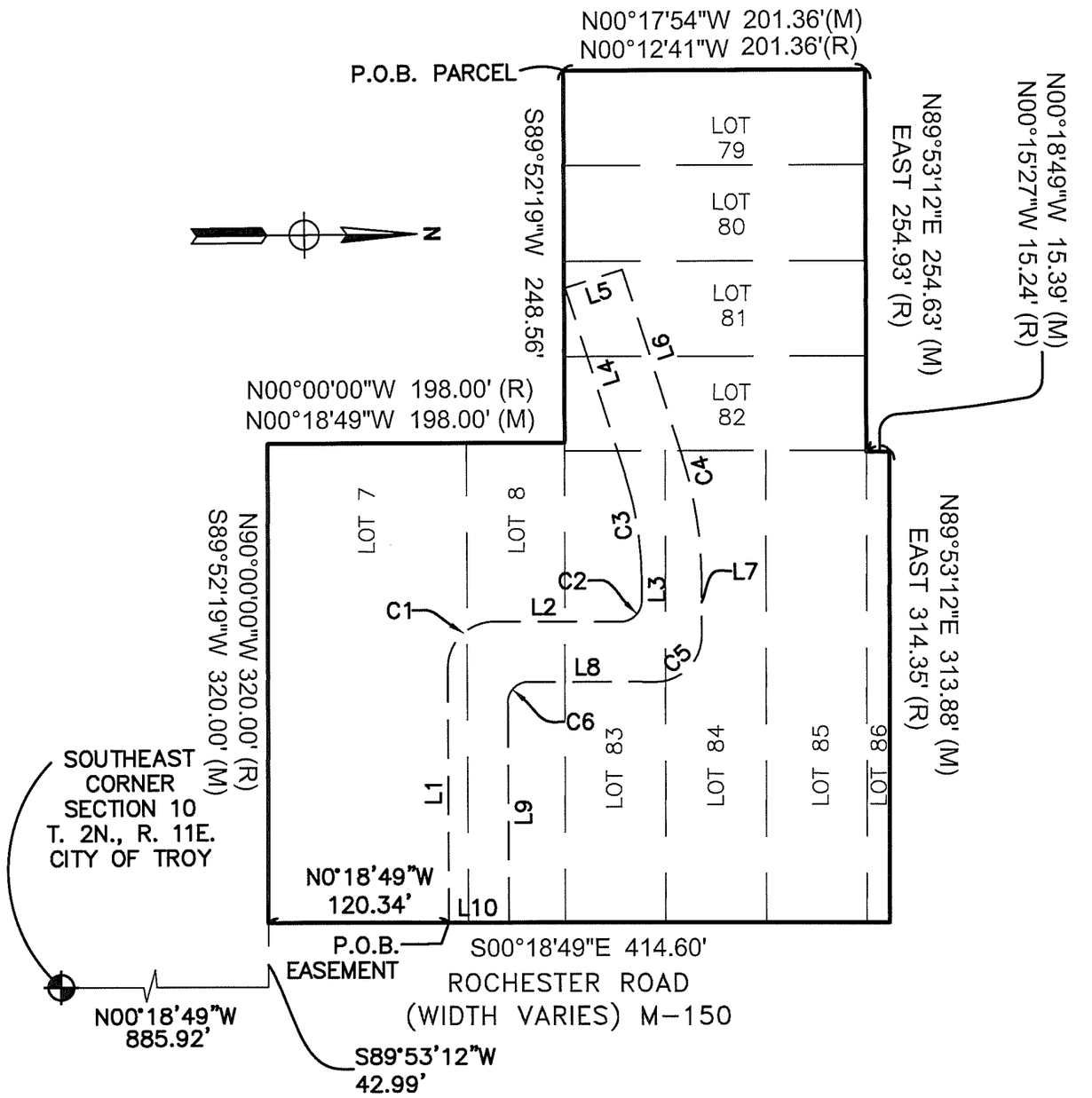
* _____
Notary Public, _____County, Michigan
My Commission Expires_____
Acting in _____County, Michigan

Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

OK LB

EXHIBIT "A"



Parcel Line Table		
Line	Length	Direction
L1	169.45	S89°41'11"W
L2	84.61	N0°11'34"W
L3	14.61	S89°48'26"W
L4	131.06	S72°13'43"W
L5	40.00	N18°01'30"W
L6	131.24	N72°13'43"E
L7	37.61	N89°48'26"E
L8	84.56	S0°11'34"E
L9	146.40	N89°41'11"E
L10	40.00	S0°18'49"E

Curve Table					
Curve	Length	Radius	Chord Bearing	Chord	Delta
C1	48.76	31.00	N45°15'11"W	43.89	90°07'15"
C2	21.99	14.00	N45°11'34"W	19.80	90°00'00"
C3	70.57	230.00	S81°01'04"W	70.29	17°34'44"
C4	82.84	270.00	N81°01'04"E	82.51	17°34'44"
C5	48.69	31.00	S45°11'34"E	43.84	90°00'00"
C6	22.02	14.00	S45°15'11"E	19.82	90°07'15"

CITY OF TROY PROJECT# 15.916.3

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

MIDTOWN CROSSING

PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

PROPOSED ROAD EASEMENT MAP

MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

SCALE: 1" = 100'
DATE: 03-05-19
DRAWN BY: G.S./D.S.
LDCS # 18-SP-01
DRAWING NO. 1 OF 2

REV. 2019-04-05

EXHIBIT "B"

COMBINED PROPERTY DESCRIPTION:

LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 414.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT BEING SOUTHEAST CORNER OF LOT 7 OF SAID CRYSTAL SPRINGS SUBDIVISION; THENCE N90°00'00"W 320.00' (RECORDED) S89°52'19"W 320.00' (MEASURED) ALONG SOUTH LINE OF SAID LOT 7; THENCE N00°00'00"W 198.00 (RECORDED) N00°18'49"W 198.00' (MEASURED) SAID LINE ALSO BEING WESTERLY LINE OF SAID LOT 7 & 8; THENCE S89°52'19"W 248.56' ALONG NORTHERLY LINE OF LOTS 9 & 10 TO THE POINT OF BEGINNING. CONTAINING 4.193 ACRES OF LAND.

PROPOSED ROAD EASEMENT:

PART OF LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 81, 82, 83, AND 84 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 885.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE N00°18'49"W 120.34 FEET TO THE POINT OF BEGINNING; THENCE S89°41'11"W 169.45 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING ARC LENGTH 48.76 FEET, RADIUS 31.00 FEET, CHORD BEARING N45°15'11"W, CHORD LENGTH 43.89 FEET; THENCE N0°11'34"W 84.61 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING ARC LENGTH 21.99 FEET, RADIUS 14.00 FEET, CHORD BEARING N45°11'34"W AND CHORD LENGTH 19.80 FEET; THENCE S89°48'26"W 14.61 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING ARC LENGTH 70.57 FEET RADIUS 230.00 FEET, CHORD BEARING S81°01'04"W AND CHORD LENGTH 70.29 FEET; THENCE S72°13'43"W 131.06 FEET; THENCE N18°01'30"W 40.00 FEET; THENCE N72°13'43"E 131.24 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING ARC LENGTH 82.84 FEET, RADIUS 270.00 FEET, CHORD BEARING N81°01'04"E AND CHORD LENGTH 82.51; THENCE N89°48'26"E 37.61 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING ARC LENGTH 48.69 FEET, RADIUS 31.00 FEET, CHORD BEARING S45°11'34"E AND CHORD LENGTH 43.84 FEET; THENCE S0°11'34"E 84.56 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING ARC LENGTH 22.02 FEET, RADIUS 14.00 FEET, CHORD BEARING S45°15'11"E AND CHORD LENGTH 19.82 FEET; THENCE N89°41'11"E 146.40 FEET; THENCE S00°18'49"E 40.00 FEET TO THE POINT OF BEGINNING.

CITY OF TROY PROJECT# 15.916.3

LDCS	**LAND DEVELOPMENT CONSULTING SERVICES, INC.** 46600 ROMEO PLANK, SUITE 2 PHONE: (586)868-2350 MACOMB, MI 48044 FAX: (586)868-2351	
	MIDTOWN CROSSING PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,	SCALE: NTS DATE: 03-05-19 DRAWN BY: G.S./D.S.
	PROPOSED ROAD EASEMENT DESCRIPTION	LDCS # 18-SP-01
	MJC 5215 ROCHESTER LLC (586)-263-1203 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	DRAWING NO. 2 OF 2

REV. 2019-04-05

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2020 FEB 24 PM 1:53

37804
LIBER 53866 PAGE 4
$26.00 MISC RECORDING
$4.00 REMONUMENTATION
02/24/2020 02:55:57 P.M. RECEIPT# 29585
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

PERMANENT EASEMENT
FOR PUBLIC UTILITIES

Sidwell #88-20-10-476-066, 044 & 045 (pt of)
lots 79-86 lot 8 lot 7

MJC 5215 ROCHESTER, LLC a Michigan limited liability company, Grantor(s), whose address is 46600 Romeo Plank Rd., Suite 2, Macomb, MI 480844, for and in consideration of the sum of: One and no/100 Dollars ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **public utilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 24 day of February A.D. 2020.

(3P)
E

MJC 5215 ROCHESTER, LLC
a Michigan limited liability company

By _____(L.S.)
* Michael A. Chirco
Its Manager

STATE OF MICHIGAN)
COUNTY OF Macomb)

The foregoing instrument was acknowledged before me this 24th day of February, 2020, by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

MARGHERITA M MOCERI
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-22-2021
Acting in the County of Macomb

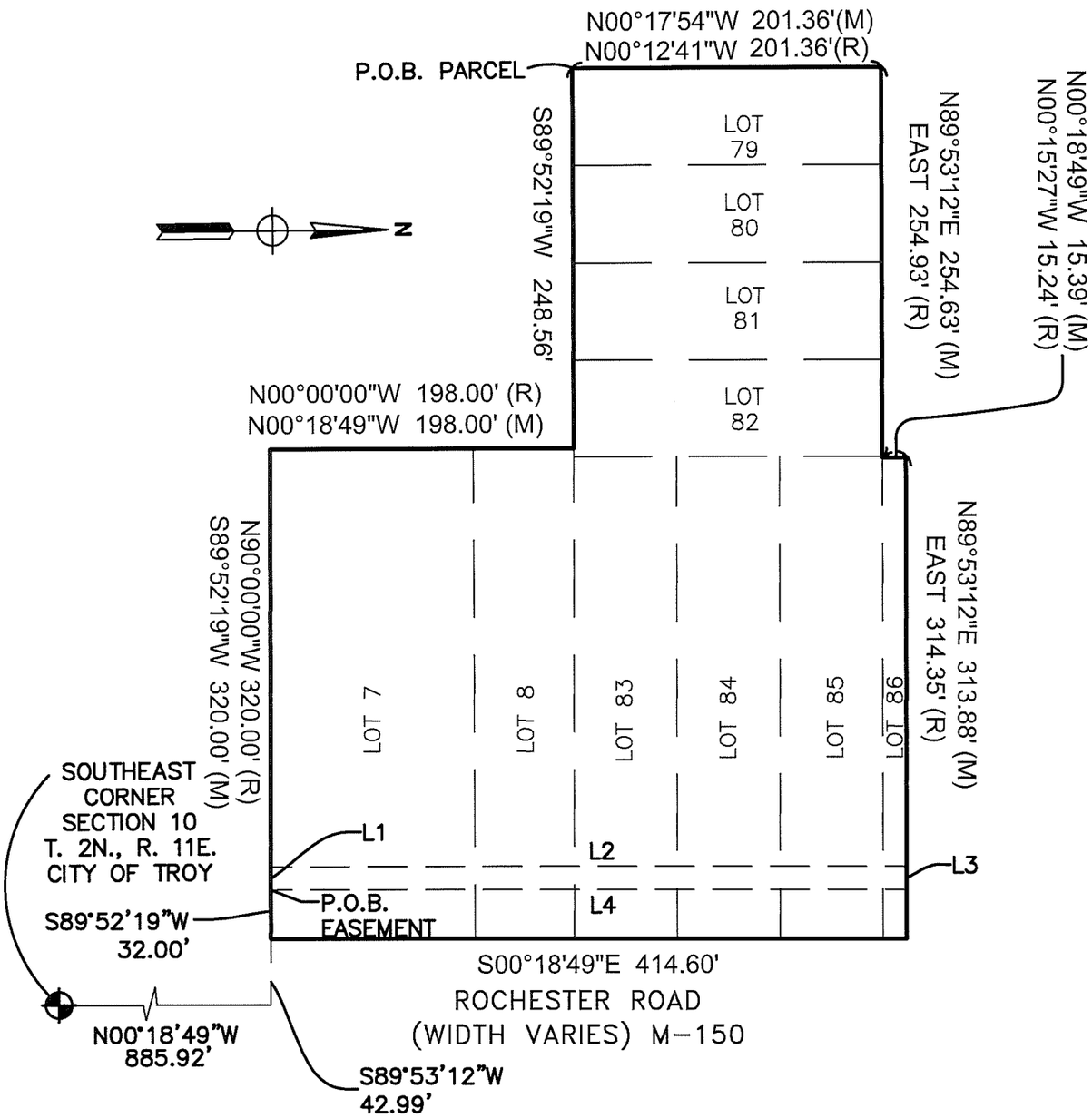
* _____
Notary Public, _____County, Michigan
My Commission Expires_____
Acting in _____County, Michigan

Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

OK LB

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

EXHIBIT "B"



Parcel Line Table		
Line	Length	Direction
L1	15.00	S89°52'19"W
L2	414.62	N0°18'49"W
L3	15.00	N89°53'12"E
L4	414.61	S0°18'49"E

CITY OF TROY PROJECT# 15.916.3

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

MIDTOWN CROSSING

PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

PUBLIC UTILITY EASEMENT MAP

MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

SCALE: NTS
DATE: 01-08-19
DRAWN BY: G.S./D.S.
LDCS # 18-SP-01
DRAWING NO. 1 OF 2

REV. 2019-04-05

EXHIBIT "B"

COMBINED PROPERTY DESCRIPTION:

LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 414.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT BEING SOUTHEAST CORNER OF LOT 7 OF SAID CRYSTAL SPRINGS SUBDIVISION; THENCE N90°00'00"W 320.00' (RECORDED) S89°52'19"W 320.00' (MEASURED) ALONG SOUTH LINE OF SAID LOT 7; THENCE N00°00'00"W 198.00 (RECORDED) N00°18'49"W 198.00' (MEASURED) SAID LINE ALSO BEING WESTERLY LINE OF SAID LOT 7 & 8; THENCE S89°52'19"W 248.56' ALONG NORTHERLY LINE OF LOTS 9 & 10 TO THE POINT OF BEGINNING. CONTAINING 4.193 ACRES OF LAND.

PROPOSED PUBLIC UTILITY EASEMENT

PART OF LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 885.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE S89°52'19"W 32.00 FEET TO THE POINT OF BEGINNING; THENCE S89°52'19"W 15.00 FEET; THENCE N0°18'49"W 414.62 FEET; THENCE N89°53'12"E 15.00 FEET; THENCE S0°18'49"E 414.61 FEET TO THE POINT OF BEGINNING.

CITY OF TROY PROJECT# 15.916.3

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

MIDTOWN CROSSING
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

PUBLIC UTILITY EASEMENT DESCRIPTION

MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

SCALE: NTS
DATE: 01-08-19
DRAWN BY: G.S./D.S.
LDCS # 18-SP-01
DRAWING NO. 2 OF 2

REV. 2019-04-05

OAKLAND COUNTY TREASURERS CERTIFICATE
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

FEB 24 2020

ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 206, 1893 as amended

5.00

37805
LIBER 53866 PAGE 7
$26.00 DEED - COMBINED
$4.00 REMONUMENTATION
02/24/2020 02:55:57 P.M. RECEIPT# 29585
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

000368

WARRANTY DEED

Sidwell # 88-20-10-476-066, 044, 045 (pt of)
Resolution # Lots 79-86 Lot 8 Lot 7

The Grantor(s) **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company whose address is: 46600 Romeo Plank Rd., Suite 2, Macomb, MI 480844 convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents ($1.00)

subject to easements and building and use restrictions of record and further subject to

Dated this 24 day of February, 2020.

MJC 5215 Rochester, LLC,
a Michigan limited liablity company

By _____
Michael A. Chirco
Its: Manager

3P
E

STATE OF MICHIGAN)
COUNTY OF ~~OAKLAND)~~ Macomb

The foregoing instrument was acknowledged before me this 24th day of February, 2020, by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

MARGHERITA M MOCERI
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-22-2021
Acting in the County of Macomb

Notary Public, _____County, MI
My commission expires: _____
Acting in_____County, MI

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

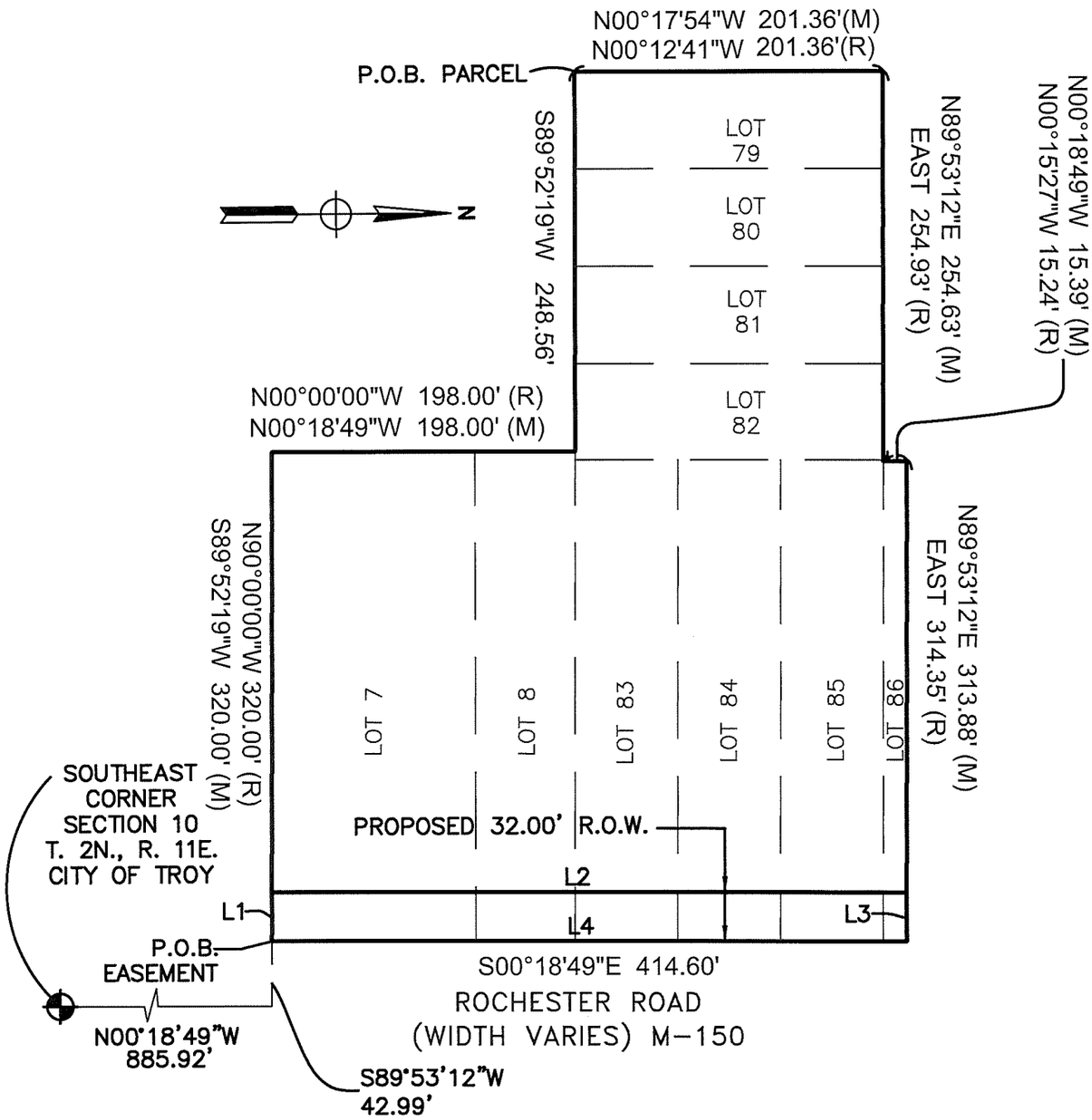
Tax Parcel #20-10-476-066, 044 & 045 (pt of) Recording Fee _____ Transfer Tax _____

TYPE OR PRINT NAMES UNDER SIGNATURES

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2020 FEB 24 PM 2:11

OK LB

EXHIBIT "A"



CITY OF TROY PROJECT# 15.916.3

LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 PHONE: (586)868-2350 MACOMB, MI 48044 FAX: (586)868-2351	
MIDTOWN CROSSING PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,	SCALE: 1" = 100' DATE: 03-05-19 DRAWN BY: G.S./D.S.
RIGHT-OF-WAY EASEMENT MAP	LDCS # 18-SP-01
MJC 5215 ROCHESTER LLC (586)-263-1203 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	DRAWING NO. 1 OF 2

REV. 2019-04-05

EXHIBIT "B"

COMBINED PROPERTY DESCRIPTION:

LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
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BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 414.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT BEING SOUTHEAST CORNER OF LOT 7 OF SAID CRYSTAL SPRINGS SUBDIVISION; THENCE N90°00'00"W 320.00' (RECORDED) S89°52'19"W 320.00' (MEASURED) ALONG SOUTH LINE OF SAID LOT 7; THENCE N00°00'00"W 198.00 (RECORDED) N00°18'49"W 198.00' (MEASURED) SAID LINE ALSO BEING WESTERLY LINE OF SAID LOT 7 & 8; THENCE S89°52'19"W 248.56' ALONG NORTHERLY LINE OF LOTS 9 & 10 TO THE POINT OF BEGINNING. CONTAINING 4.193 ACRES OF LAND.

PROPOSED ROCHESTER ROAD ROW EASEMENT:

PART OF LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 885.92 FEET; THENCE S89°53'12"W 42.99 FEET TO THE POINT OF BEGINNING; THENCE S89°52'19"W 32.00 FEET; THENCE N0°18'49"W 414.61 FEET; THENCE N89°53'12"E 32.00 FEET; THENCE S0°18'49"E 414.60 FEET TO THE POINT OF BEGINNING.

CITY OF TROY PROJECT# 15.916.3

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

MIDTOWN CROSSING
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

RIGHT-OF-WAY EASEMENT DESCRIPTION

MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

SCALE: NTS
DATE: 03-05-19
DRAWN BY: G.S./D.S.
LDCS # 18-SP-01
DRAWING NO. 2 OF 2

REV. 2019-04-05

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 9, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request to Abandon and Vacate Four Permanents Easement and Right-of-Way, Sidwell #88-20-10-476-066

History

City Council previously accepted four permanent easements and a warranty deed for Rochester Road right-of-way at their June 27, 2016 meeting (Resolution #2016-06-111-J-12) for the proposed 12 unit Sandalwood Crossing Site Condominium.

The plans for this development were abandoned. Last year the property owner and developer submitted new plans for Midtown Crossing Site Condominium, a 14 unit cluster development located in the southwest ¼ of Section 10, on the West side of Rochester Road, north of Long Lake, between Creston and Trinway. Since 2016, the owner/developer acquired an additional 2 parcels and enlarged the development envelope of the abandoned Sandalwood Crossing project.

New construction and design plans have reconfigured all public utility and detention pond locations as well as the private road. The Engineering department is recommending that easements previously granted to the City of Troy and recorded in Liber 49582 Page 32, Liber 49582 Page 35, Liber 49582 Page 38, Liber 49582 page 41, and Liber 49582 Page 17 be abandoned.

The easement rights and right-of-way will be returned to the property owner, MJC 5215 Rochester, LLC, by Quit Claim Deed executed by the Mayor and City Clerk.

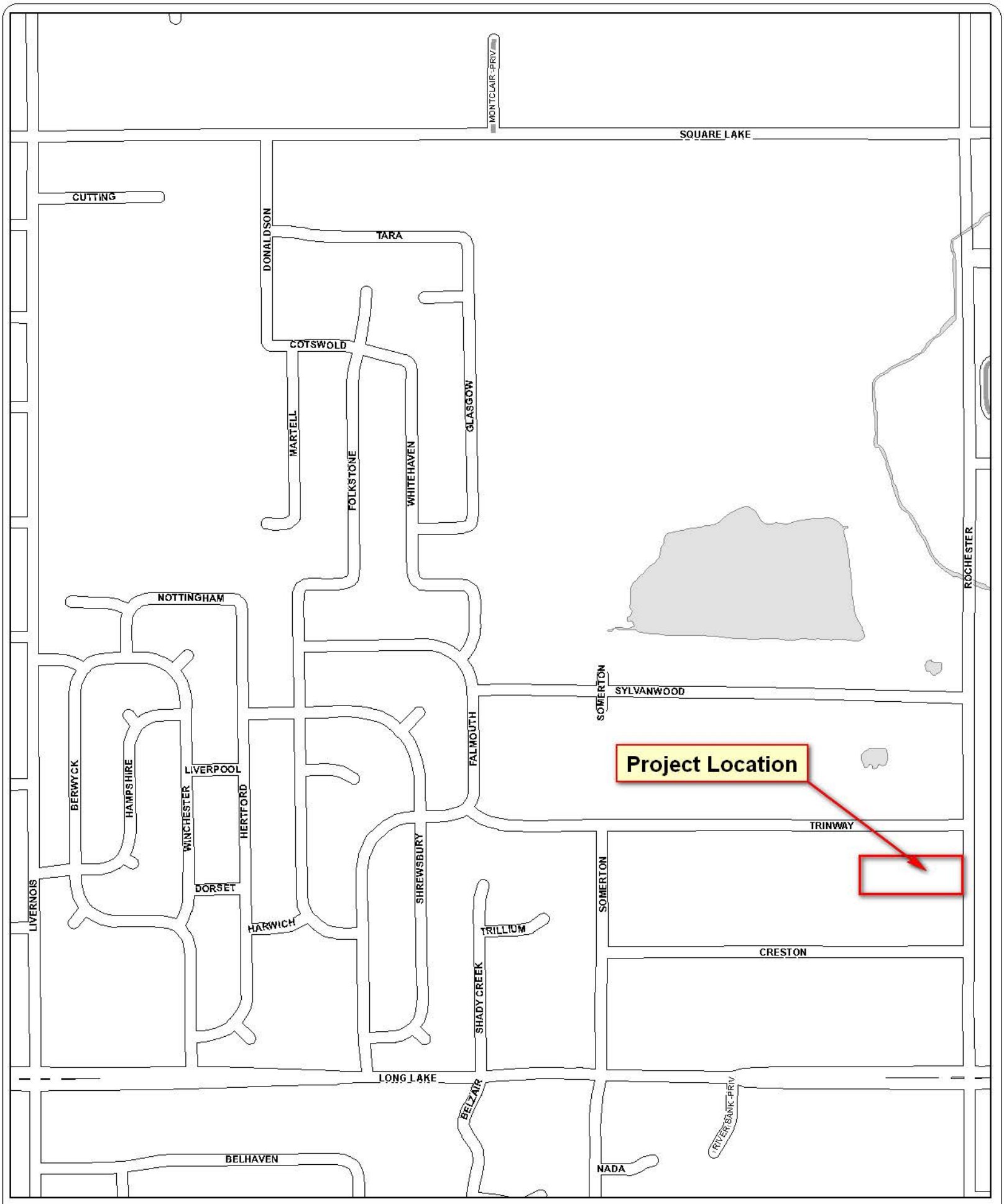
The City has received signed permanent easements for sanitary sewers, water mains, detention pond, emergency ingress/egress, and public utilities as well as a warranty deed for Rochester Road right-of-way for the new Midtown Crossing Site Condominium project. These new conveyance documents will be presented to City Council for acceptance in a separate memorandum.

Financial

The consideration amount on the quit claim deed is $1.00.

Recommendation

City Staff recommends that City Council vacate the permanent easements previously granted to the City of Troy and recorded in Liber 49582 Page 32, Liber 49582 Page 35, Liber 49582 Page 38, Liber 49582 page 41 and the right-of-way recorded by warranty deed in Liber 49582 Page 17. These property rights will be returned to the current owner by recording a Quit Claim Deed executed by the Mayor and City Clerk.



Legend

Private

Do Not Salt

Street Map

Section 10

City of Troy

Date: 10/28/2015

QUIT CLAIM DEED
TO VACATE FOUR PERMANENT EASEMENTS AND RIGHT-OF-WAY

Sidwell #88-20-10-476-066 (part of)
Resolution #

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, Grantee, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044, the following premises of easement areas and land more particularly described on Exhibit A, B, C, D & E, attached hereto and made a part hereof, in the City of Troy, County of Oakland and State of Michigan as described and previously recorded:

1. Permanent Easement dated June 9, 2016 by MJC 5215 Rochester LLC, a Michigan limited liability company, in favor of the City of Troy, a Michigan municipal corporation, recorded on July 14, 2016 in Liber 49582, Page 32 with the Register of Deeds of Oakland County, Michigan (Emergency Ingress/Egress for Emergency Police/Fire Protection) – EXHIBIT "A"

2. Permanent Easement dated June 9, 2016 by MJC 5215 Rochester LLC, a Michigan limited liability company, in favor of the City of Troy, a Michigan municipal corporation, recorded on July 14, 2016 in Liber 49582, Page 35 with the Register of Deeds of Oakland County, Michigan (Ingress/Egress for Detention Pond Access) – EXHIBIT "B"

3. Permanent Easement dated June 9, 2016 by MJC 5215 Rochester LLC, a Michigan limited liability company, in favor of the City of Troy, a Michigan municipal corporation, recorded on July 14, 2016 in Liber 49582, Page 38 with the Register of Deeds of Oakland County, Michigan (Water Main) – EXHIBIT "C"

4. Permanent Easement dated June 9, 2016 by MJC 5215 Rochester LLC, a Michigan limited liability company, in favor of the City of Troy, a Michigan municipal corporation, recorded on July 14, 2016 in Liber 49582, Page 41 with the Register of Deeds of Oakland County, Michigan (Sanitary Sewer) – EXHIBIT "D"

5. Warranty Deed dated June 9, 2016 by MJC 5215 Rochester LLC, a Michigan limited liability company, in favor of the City of Troy, a Michigan municipal corporation, recorded on July 14, 2016 in Liber 49582, Page 17 with the Register of Deeds of Oakland County, Michigan – EXHIBIT "E"

For the sum of One Dollar and no cents ($1.00)

Dated this_____day of March, 2020.

CITY OF TROY
a Michigan municipal corporation

By _____
* Ethan D. Baker, Mayor

By _____
* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of March, 2020 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of The City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

_____
*
Notary Public, _____ County, MI
My commission expires: _____
Acting in _____ County, MI

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel # 88-20-10-476-006 (pt) Recording Fee _____ Transfer Tax _____

0133753

LIBER 49582 PAGE 32
$16.00 MISC RECORDING
$4.00 REMONUMENTATION
07/14/2016 12:43:50 PM RECEIPT# 78799
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

EXHIBIT "A"

PERMANENT EASEMENT

Sidwell # 88-20-10-476-066 (pt. of)
Resolution # 2016-06-111-J-12

The Grantor, **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044 for and in consideration of the sum of: One Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee **the right to traverse or use for emergency ingress/egress for police/fire protection** of the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" & "B" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,
a Michigan limited liability company

By: _____
*Michael A. Chirco, Manager

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

3P
R
E

Barbara A. Klonke

BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB

Notary Public, _____County, MI
Acting in _____County, MI
My Commission Expires _____

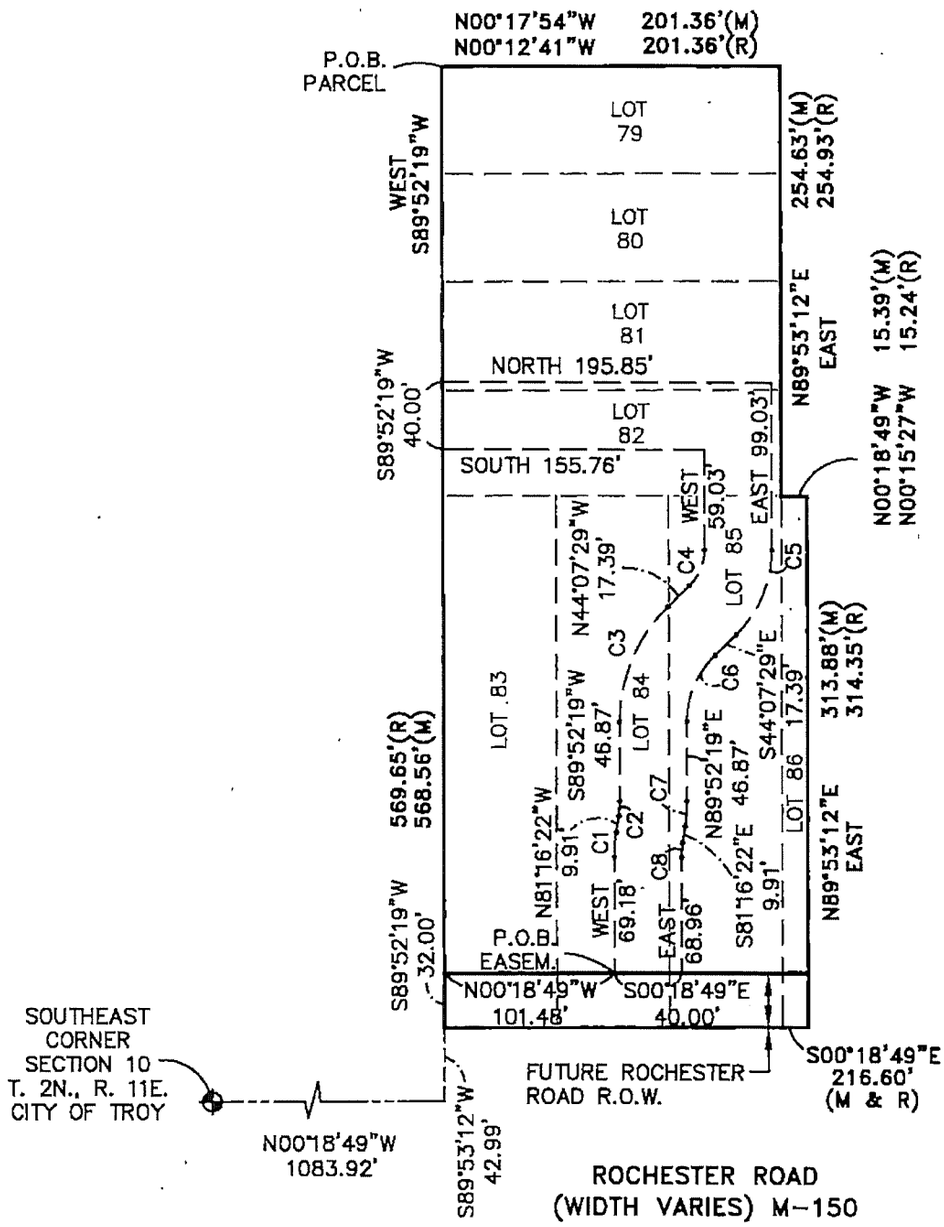
Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

OK - AN

EXHIBIT "A"

SCALE 1" = 100'



CURVE TABLE					
CURVE	ARC	RADIUS	CHD. BEAR.	CHD. LEN.	DELTA
C1	14.47	95.00	N85°38'11"W	14.46	08°43'38"
C2	8.50	55.00	N85°42'01"W	8.49	08°51'19"
C3	76.28	95.00	N67°07'35"W	74.24	46°00'11"
C4	24.02	30.00	N67°03'45"W	23.38	45°52'31"
C5	56.05	70.00	S67°03'45"E	54.56	45°52'31"
C6	44.16	55.00	S67°07'35"E	42.98	46°00'11"
C7	14.68	95.00	S85°42'01"E	14.67	08°51'19"
C8	8.38	55.00	S85°38'11"E	8.37	08°43'38"

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

SANDALWOOD CROSSING
5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

ROAD RIGHT-OF-WAY EASEMENT MAP

MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

SCALE: 1" = 100'
DATE: 01-15-16
DRAWN BY: S.H.T.
LDCS # 15-SP-01
PAGE NO. 1

EXHIBIT "B"

PROPERTY DESCRIPTION

PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

20-10-476-006

PROPOSED ROW EASEMENT:

PART OF LOTS 81, 82, 84, AND 85 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

Commencing

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE S89°52'19"W 32.00 FEET; THENCE N00°18'49"W 101.48 FEET TO THE POINT OF BEGINNING; THENCE WEST 69.18 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING ARC LENGTH 14.47' RADIUS 95.00' CHORD BEARING N85°38'11"W CHORD LENGTH 14.46' DELTA ANGLE 08°43'38"; THENCE N81°16'22"W 9.91 FEET; THENCE ALONG CURVE TO THE LEFT HAVING ARC LENGTH 8.50' RADIUS 55.00' CHORD BEARING N85°42'01"W CHORD LENGTH 8.49' DELTA ANGLE 08°51'19"; THENCE S89°52'19"W 46.87 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING ARC LENGTH 76.28' RADIUS 95.00' CHORD BEARING N67°07'35"W CHORD LENGTH 74.24' DELTA ANGLE 46°00'11"; THENCE N44°07'29"W 17.39 FEET; THENCE ALONG CURVE TO THE LEFT HAVING ARC LENGTH 24.02' RADIUS 30.00' CHORD BEARING N67°03'45"W CHORD LENGTH 23.38' DELTA ANGLE 45°52'31"; THENCE WEST 59.03 FEET; THENCE SOUTH 155.76 FEET; THENCE S89°52'19"W 40.00 FEET; THENCE NORTH 195.85 FEET; THENCE EAST 99.03 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING ARC LENGTH 56.05' RADIUS 70.00' CHORD BEARING S67°03'45"E CHORD LENGTH 54.56' DELTA ANGLE 45°52'31"; THENCE S44°07'29"E 17.39 FEET; THENCE ALONG CURVE TO THE LEFT HAVING ARC LENGTH 44.16' RADIUS 55.00' CHORD BEARING S67°07'35"E CHORD LENGTH 42.98' DELTA ANGLE 46°00'11"; THENCE N89°52'19"E 46.87 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING ARC LENGTH 14.68' RADIUS 95.00' CHORD BEARING S85°42'01"E CHORD LENGTH 14.67' DELTA ANGLE 08°51'19"; THENCE S81°16'22"E 9.91 FEET; THENCE ALONG CURVE TO THE LEFT HAVING ARC LENGTH 8.38' RADIUS 55.00' CHORD BEARING S85°38'11"E CHORD LENGTH 8.37' DELTA ANGLE 08°43'38"; THENCE EAST 68.96 FEET; THENCE S00°18'49"E 40.00 FEET TO THE POINT OF BEGINNING.

pt. 20-10-476-006

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

SANDALWOOD CROSSING
5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

ROW EASEMENT DESCRIPTION

MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

SCALE: NTS
DATE: 01-15-16
DRAWN BY: S.H.T.
LDCS # 15-SP-01
PAGE NO. 2

0133754

LIBER 49582 PAGE 35
$16.00 MISC RECORDING
$4.00 REMONUMENTATION
07/14/2016 12:43:50 PM RECEIPT# 78799
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

EXHIBIT "B"

PERMANENT EASEMENT

Sidwell # 88-20-10-476-066 (pt. of)
Resolution # 2016-06-111-J-12

The Grantor, **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044 for and in consideration of the sum of: One Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee **the right to traverse or use for ingress/egress for detention pond access** of the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" & "B" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,
a Michigan limited liability company

By: _____
*Michael A. Chirco, Manager

3P
R
E

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

Barbara A. Klonke

BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB

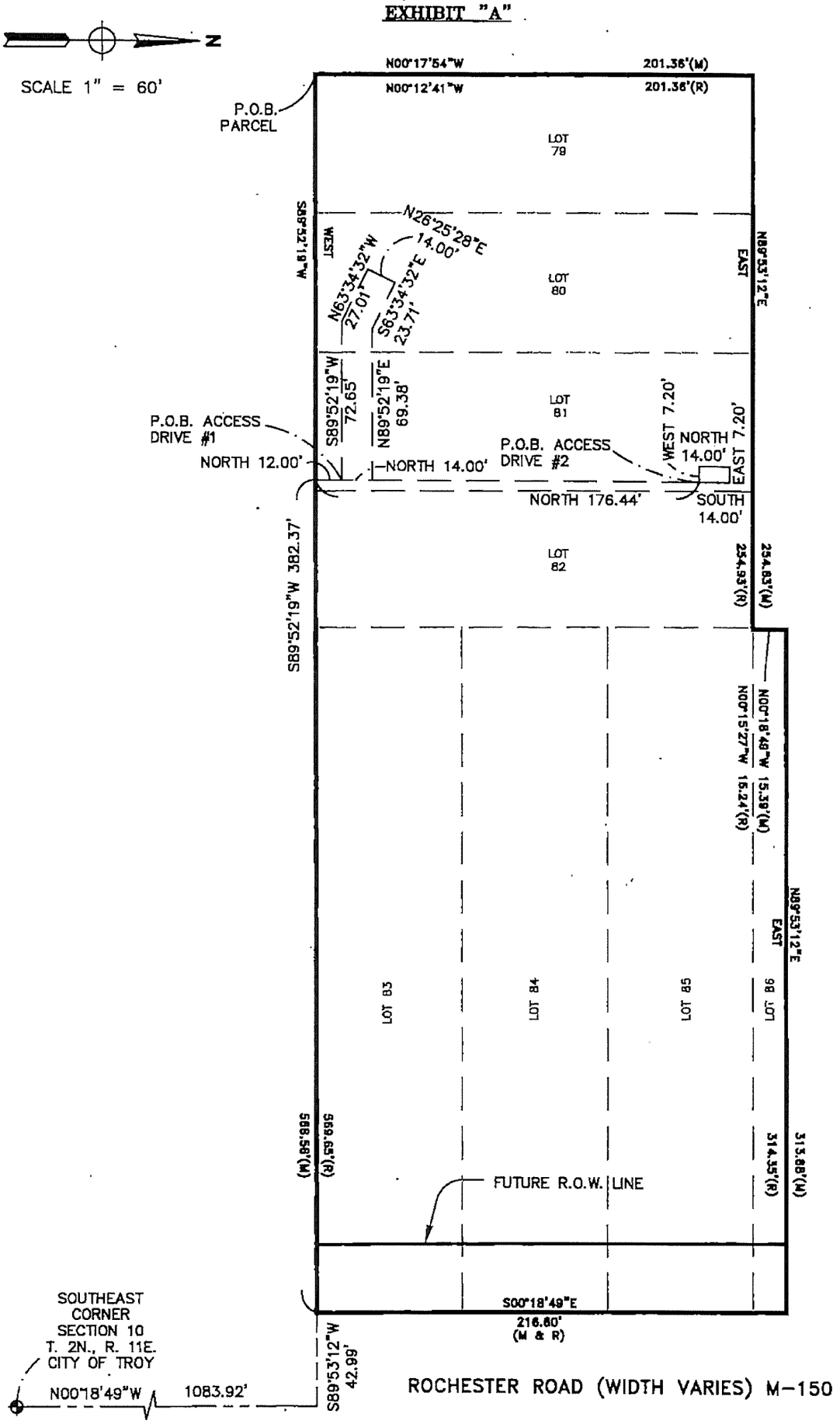
Notary Public, _____ County, MI
Acting in _____ County, MI
My Commission Expires _____

Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

OK - AN

EXHIBIT "A"



LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

SANDALWOOD CROSSING
5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

ACCESS DRIVES EASEMENT MAP

MJC 5215 ROCHESTER LLC
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044
(586)-263-1203

SCALE: 1" = 60'
DATE: 01-28-16
DRAWN BY: S.H.T.
LDCS # 15-SP-01
PAGE NO. 1-

EXHIBIT "B"

PROPERTY DESCRIPTION

PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS. 20-10-476-066

PROPOSED DETENTION BASIN DRIVE EASEMENT #1

PART OF LOTS 80 AND 81 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS:

Commencing ~~BEGINNING~~ AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE S89°52'19"W 382.37 FEET; THENCE NORTH 12.00 FEET TO THE POINT OF BEGINNING; THENCE S89°52'19"W 72.65 FEET; THENCE N63°34'32"W 27.01 FEET; THENCE N26°25'28"E 14.00 FEET; THENCE S63°34'32"E 23.71 FEET; THENCE N89°52'19"E 69.38 FEET; THENCE SOUTH 14.00 FEET TO THE POINT OF BEGINNING.

pt. 20-10-476-066

PROPOSED DETENTION BASIN DRIVE EASEMENT #2

PART OF LOT 81 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS:

Commencing ~~BEGINNING~~ AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE S89°52'19"W 382.37 FEET; THENCE NORTH 176.44 FEET TO THE POINT OF BEGINNING; THENCE WEST 7.20 FEET; THENCE NORTH 14.00 FEET; THENCE EAST 7.20 FEET; THENCE SOUTH 14.00 FEET TO THE POINT OF BEGINNING.

pt. 20-10-476-066

LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 PHONE: (586)868-2350 MACOMB, MI 48044 FAX: (586)868-2351	
SANDALWOOD CROSSING 5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.	SCALE: NTS DATE: 01-26-16 DRAWN BY: S.H.T.
ACCESS DRIVES EASEMENT MAP	LDCS # 15-SP-01
MJC 5215 ROCHESTER LLC (586)-263-1203 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	PAGE NO. 2

0133755

LIBER 49582 PAGE 38
$16.00 MISC RECORDING
$4.00 REMONUMENTATION
07/14/2016 12:43:50 PM RECEIPT# 78799
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

EXHIBIT "C"

PERMANENT EASEMENT

Sidwell # 88-20-10-476-066 (pt. of)
Resolution # 2016-06-111-J-12

The Grantor, **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044 for and in consideration of the sum of: One Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace **water main**, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" & "B" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,
a Michigan limited liability company

By: _____
Michael A. Chirco, Manager

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

Barbara A. Klonke

BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB

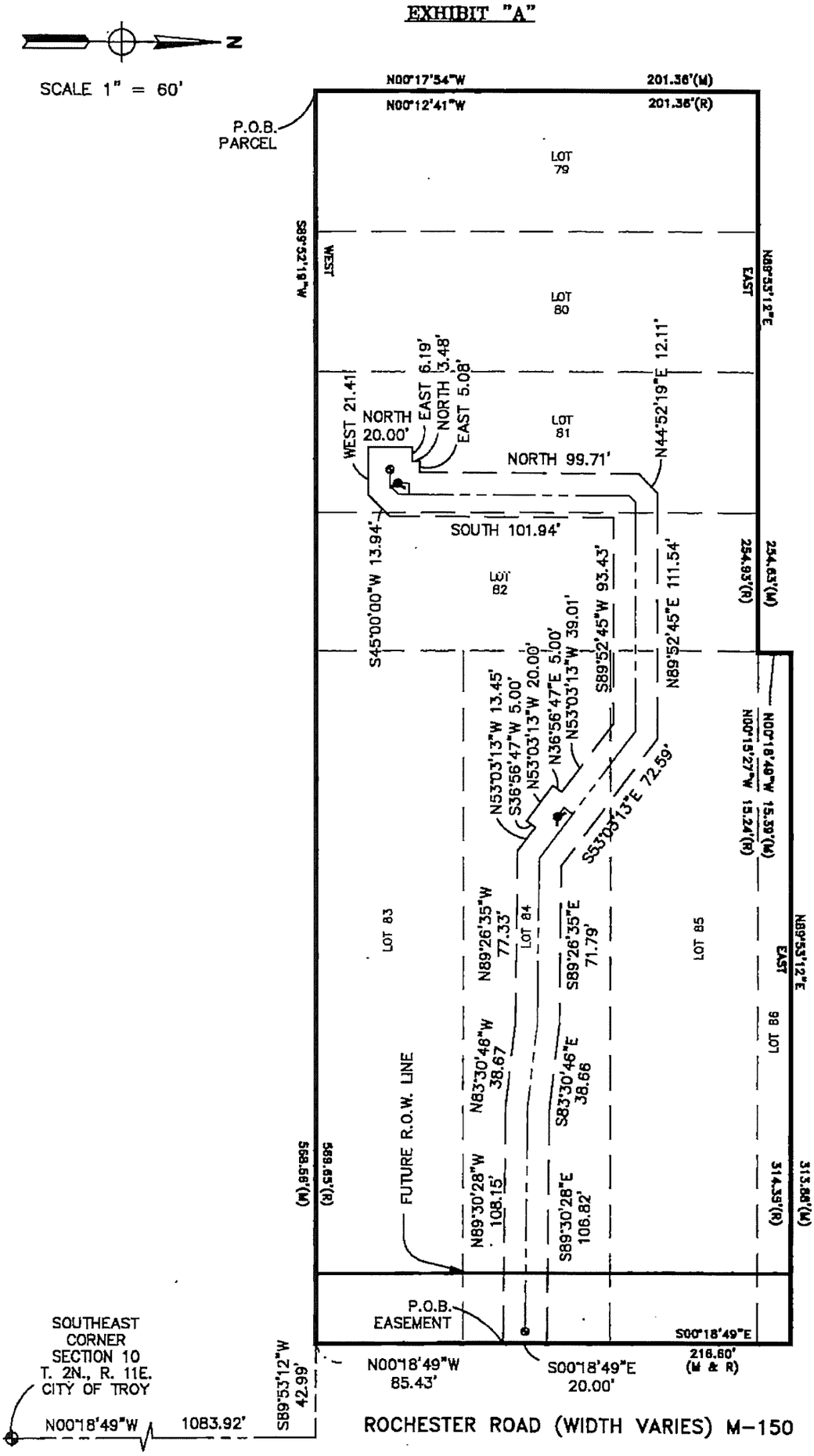
Notary Public, _____ County, MI
Acting in _____ County, MI
My Commission Expires _____

Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

OK - AN

EXHIBIT "A"



LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

SANDALWOOD CROSSING
5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

WATER MAIN EASEMENT MAP

MJC 5215 ROCHESTER LLC
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044
(586)-263-1203

SCALE: 1" = 60'
DATE: 12-28-15
DRAWN BY: S.H.T.
LDCS # 15-SP-01
PAGE NO. 1

EXHIBIT "B"

PROPERTY DESCRIPTION

PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

20-10-476-066

PROPOSED WATER MAIN EASEMENT:

PART OF LOTS 81, 82, 84, AND 85 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

Commencing

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE N00°18'49"W 85.43 FEET TO THE POINT OF BEGINNING; THENCE N89°30'28"W 108.15 FEET; THENCE N83°30'46"W 38.67 FEET; THENCE N89°26'35"W 77.33 FEET; THENCE N53°03'13"W 13.45 FEET; THENCE S36°56'47"W 5.00 FEET; THENCE N53°03'13"W 20.00 FEET; THENCE N36°56'47"E 5.00 FEET; THENCE N53°03'13"W 39.01 FEET; THENCE S89°52'45"W 93.43 FEET; THENCE SOUTH 101.94 FEET; THENCE S45°00'00"W 13.94 FEET; THENCE WEST 21.41 FEET; THENCE NORTH 20.00 FEET; THENCE EAST 6.19 FEET; THENCE NORTH 3.48 FEET; THENCE EAST 5.08 FEET; THENCE NORTH 99.71 FEET; THENCE N44°52'19"E 12.11 FEET; THENCE N89°52'45"E 111.54 FEET; THENCE S53°03'13"E 72.59 FEET; THENCE S89°26'35"E 71.79 FEET; THENCE S83°30'46"E 38.66 FEET; THENCE S89°30'28"E 106.82 FEET; THENCE S00°18'49"E 20.00 FEET TO THE POINT OF BEGINNING.

pt. 20-10-476-066

LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044 PHONE: (586)868-2350 FAX: (586)868-2351	
SANDALWOOD CROSSING 5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.	SCALE: NTS DATE: 12-28-15 DRAWN BY: S.H.T.
WATER MAIN EASEMENT DESCRIPTION	LDCS # 15-SP-01
MJC 5215 ROCHESTER LLC (586)-283-1203 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	PAGE NO. 2

0133756

LIBER 49582 PAGE 41
$16.00 MISC RECORDING
$4.00 REMONUMENTATION
07/14/2016 12:43:50 PM RECEIPT# 78799
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

2016 JUL 13 PM 4:39

EXHIBIT "D"

PERMANENT EASEMENT

Sidwell # 88-20-10-476-066 (pt. of)
Resolution # 2016-06-111-J-12

The Grantor, **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044 for and in consideration of the sum of: One Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace **sanitary sewer**, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" & "B" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,
a Michigan limited liability company

By: _____
Michael A. Chirco, Manager

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

3P
R
E

Barbara A. Klonke

BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB

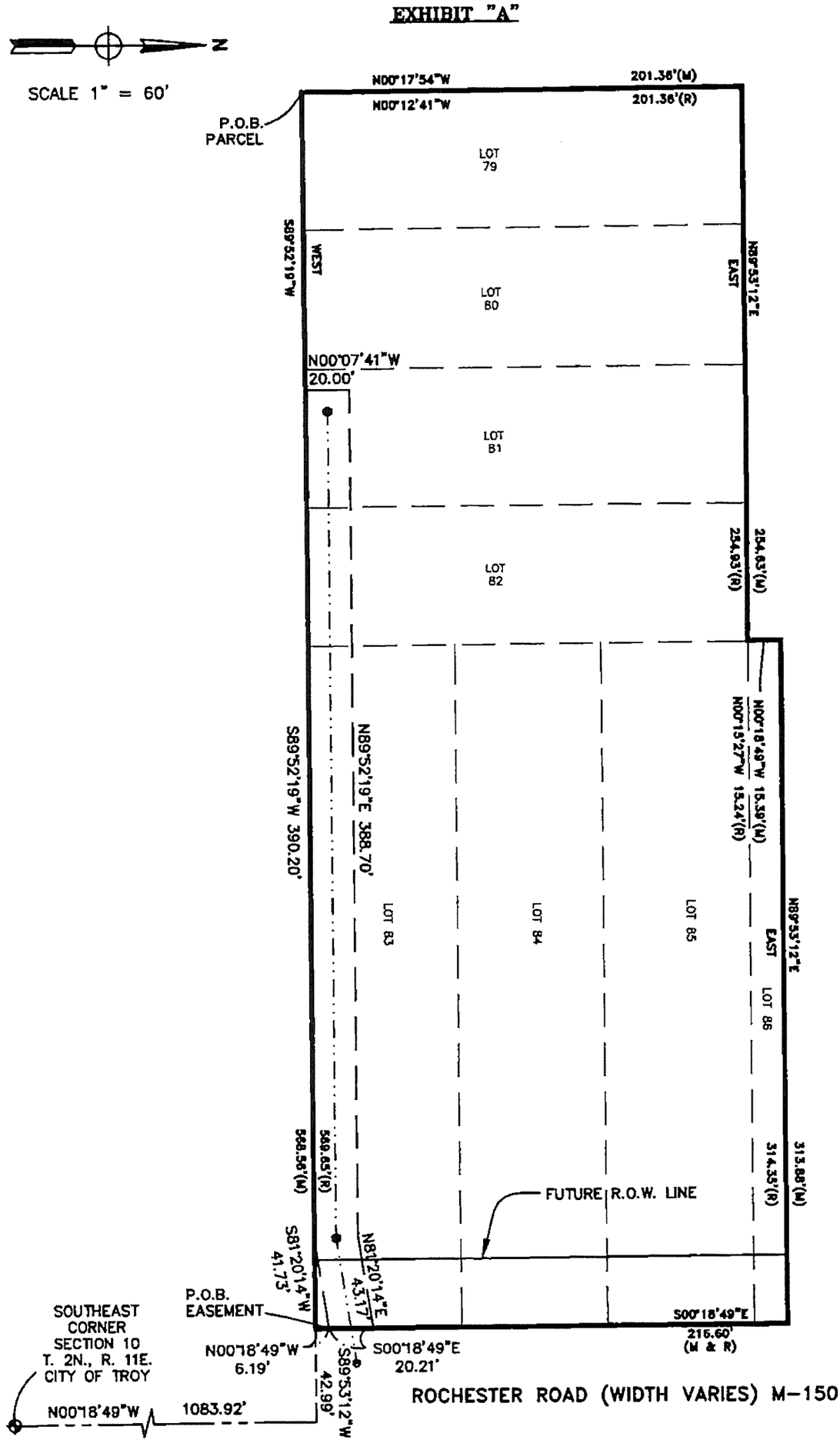
Notary Public, _____ County, MI
Acting in _____ County, MI
My Commission Expires _____

Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

OK - AN

EXHIBIT "A"



LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

SANDALWOOD CROSSING
5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

SANITARY SEWER EASEMENT MAP

MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

SCALE: 1" = 60'
DATE: 03-18-16
DRAWN BY: S.H.T.
LDCS # 15-SP-01
PAGE NO. 1

EXHIBIT "B"

PROPERTY DESCRIPTION

PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

20-10-476-006

PROPOSED SANITARY SEWER EASEMENT:

PART OF LOTS 81, 82 AND 83 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

Commencing BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE N00°18'49"W 6.19 FEET TO THE POINT OF BEGINNING; THENCE S81°20'14"W 41.73 FEET; THENCE S89°52'19"W 390.20 FEET; THENCE N00°07'41"W 20.00 FEET; THENCE N89°52'19"E 388.70 FEET; THENCE N81°20'14"E 43.17 FEET; THENCE S00°18'49"E 20.21 FEET; TO THE POINT OF BEGINNING.

pt. 20-10-476-006

LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 PHONE: (586)868-2350 MACOMB, MI 48044 FAX: (586)868-2351	
SANDALWOOD CROSSING 5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.	SCALE: NTS DATE: 03-18-16 DRAWN BY: S.H.T.
SANITARY SEWER EASEMENT DESCRIPTION	LDCS # 15-SP-01
MJC 5215 ROCHESTER LLC (586)-263-1203 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	PAGE NO. 2

0133746

LIBER 49582 PAGE 17
$16.00 DEED - COMBINED
$4.00 REMONUMENTATION
$.00 TRANSFER TX COMBINED
07/14/2016 12:43:50 PM RECEIPT# 78799
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

OAKLAND COUNTY TREASURER'S CERTIFICATE
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

JUL 14 2016

ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 206, 1893 as amended

5.00

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
OAKLAND
07/14/2016
9
$.00 CO
$.00 ST
001063679

EXHIBIT "E"

004014

WARRANTY DEED

Sidwell #88-20-10-476-066
Resolution # 2016-06-111-J-12

The Grantor(s), **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044, convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" & "B" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and 00/100 Dollars ($1.00)

subject to easements and building and use restrictions of record and further subject to:

Dated this 9th day of JUNE, 2016.

2016 JUL 13 PM 11:38

MJC 5215 ROCHESTER, LLC,
a Michigan limited liability company

By: _____
*Michael A. Chirco,
Manager

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this 9th day of JUNE, 2016, by Michael A. Chirco, Manager of MJC 5215 ROCHESTER, LLC, a Michigan limited liability company, on behalf of the company.

BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB

Barbara A. Klonke

Notary Public, _____ County, MI
Acting in _____ County, MI
My commission expires: _____

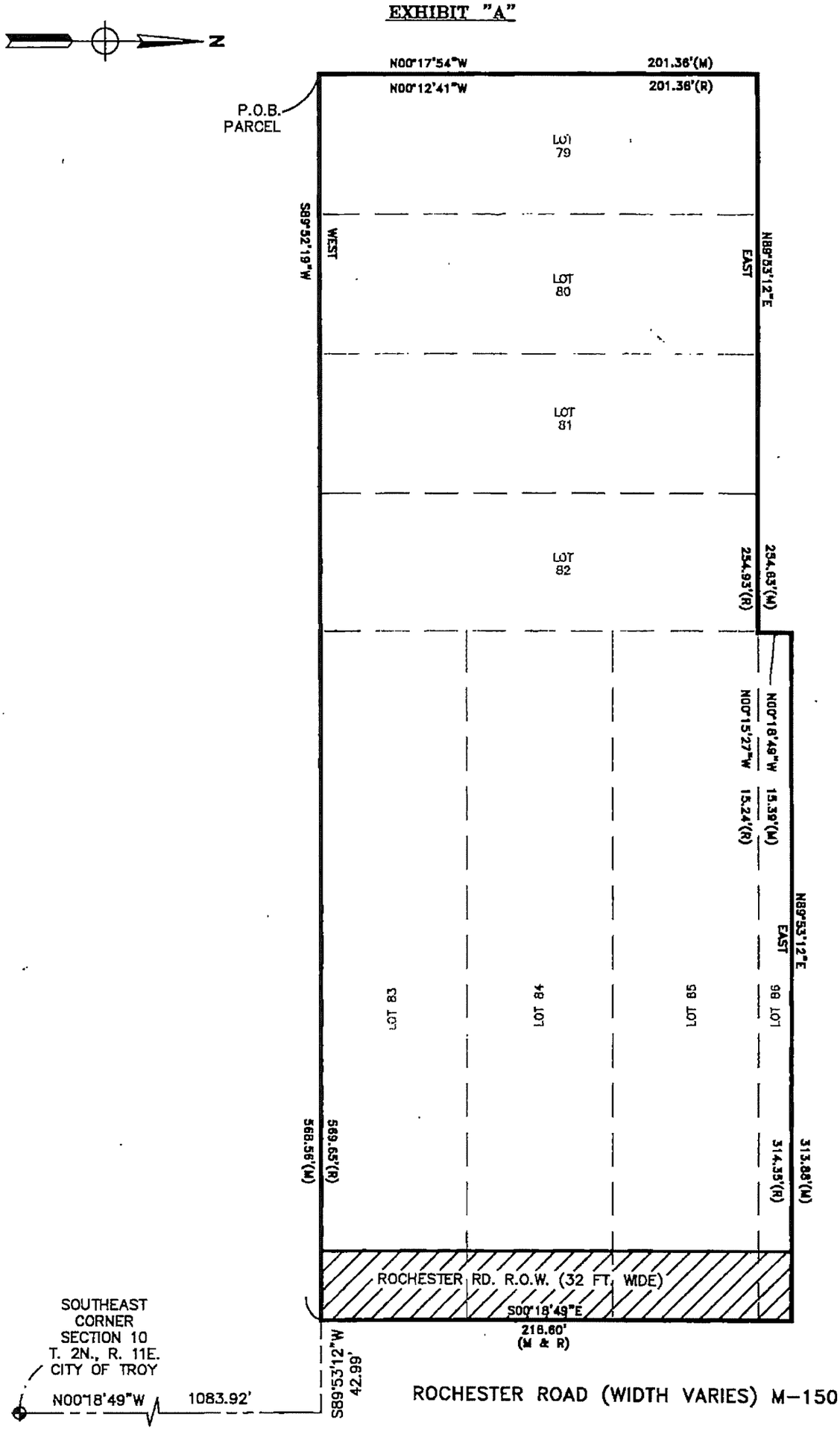
County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to:	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel #88-20-10-476-066 Recording Fee _____ Transfer Tax _____

OK - AN

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"



LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

SANDALWOOD CROSSING
5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

ROCHESTER ROAD R.O.W. EASEMENT MAP

MJC 5215 ROCHESTER LLC
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044
(586)-263-1203

SCALE: 1" = 60'
DATE: 01-27-16
DRAWN BY: S.H.T.
LDCS # 15-SP-01
PAGE NO.
1

EXHIBIT "B"

PROPERTY DESCRIPTION

PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

20-10-476-066

PROPOSED ROCHESTER ROW EASEMENT:

PART OF LOTS 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

THE EASTERLY 32.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41 W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

pt. 20-10-476-066

LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

SANDALWOOD CROSSING
5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

ROCHESTER ROAD R.O.W. EASEMENT MAP

MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

SCALE: NTS
DATE: 01-27-16
DRAWN BY: S.H.T.
LDCS # 15-SP-01
PAGE NO. 2

Recommendation

City Staff recommends that City Council vacate the permanent easements previously granted to the City of Troy and recorded in Liber 49582 Page 32, Liber 49582 Page 35, Liber 49582 Page 38, Liber 49582 page 41 and the right-of-way recorded by warranty deed in Liber 49582 Page 17. These property rights will be returned to the current owner by recording a Quit Claim Deed executed by the Mayor and City Clerk.

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 9, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request to Return Property Ownership of a Detention Pond and Request to Accept a Permanent Easement for a Detention Pond, West Troy Meadows Site Condominium, Section 16, Sidwell #88-20-16-401-002

History

Mondrian Homes proposed West Troy Meadows Site Condominium, a 35-unit cluster development located in the southeast ¼ of Section 16, north of Wattles Road, between I-75 and Livernois Road.

City Council granted preliminary site plan approval at their May 20, 2019 meeting (Resolution #2019-05-053).

At their January 13, 2020 meeting, City Council accepted a warranty deed for a detention pond on the West Troy Meadows Site Condominium property. This deed was granted and accepted in error. The uniqueness of this project and the detention facility will require that the City have access to maintain the piping system and manholes only. The maintenance and any aesthetic component to the pond will be the responsibility of the owners or homeowners association.

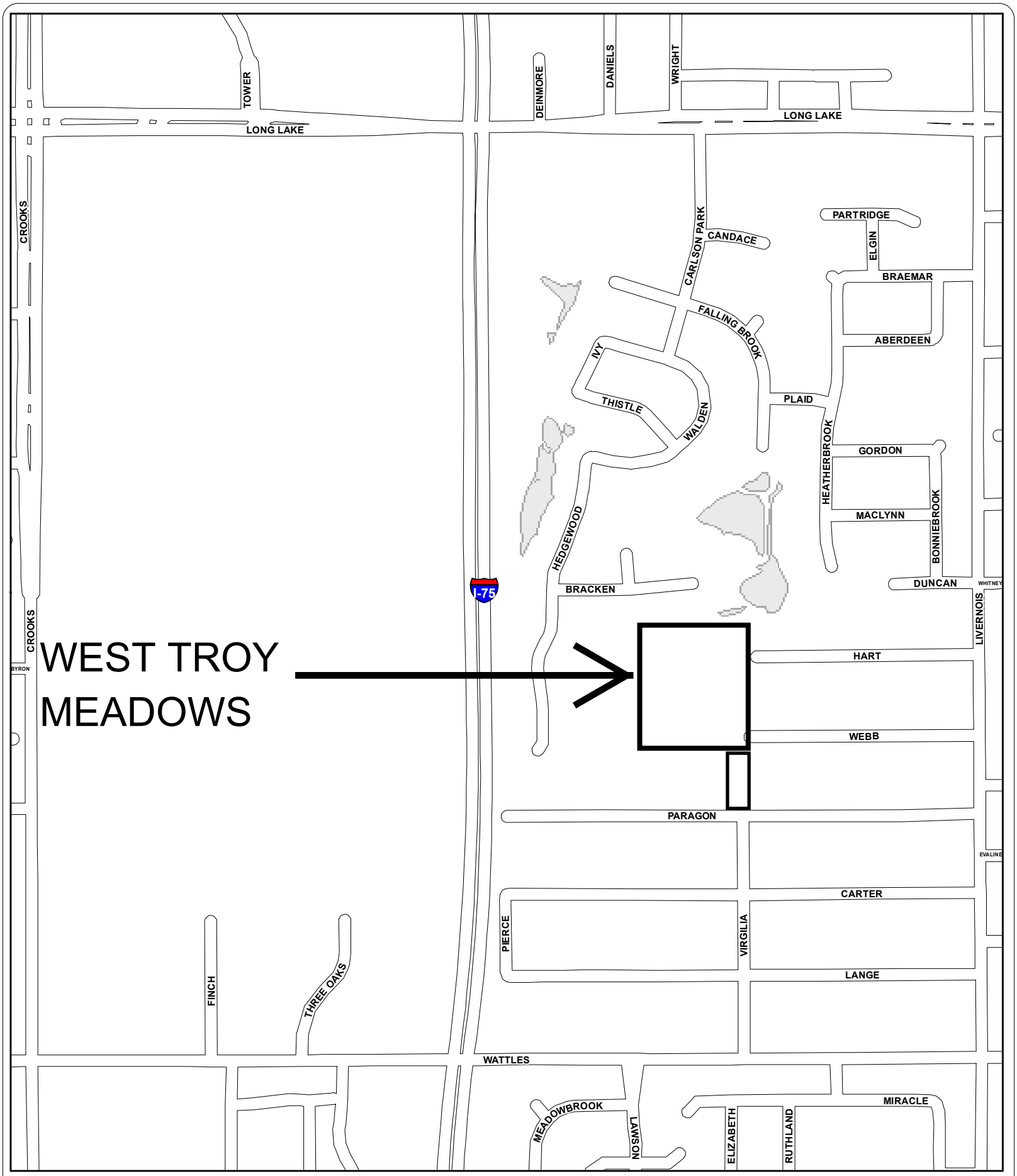
The City of Troy will return ownership of the detention area property by way of a quit claim deed executed by the Mayor and City Clerk. West Troy Meadows, LLC has granted to the City a permanent easement for the City to access the detention pond for the purpose of piping system and manhole maintenance.

Financial

The consideration amount on each document is $1.00.

Recommendation

City Management recommends that City Council authorize the Mayor and City Clerk to execute a quit claim deed to return the detention area property back to the previous owner, and accept a permanent easement for the detention pond consistent with our policy of accepting easements for development and improvement purposes.



City of Troy

Section 16

QUIT CLAIM DEED

Sidwell #88-20-16-401-002 (pt)
Resolution #

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **WEST TROY MEADOWS, LLC**, a Michigan limited liability company, Grantee, whose address is 50215 Schoenherr Road, Shelby Township, MI 48315, the following described premises land situated in the City of Troy, County of Oakland and State of Michigan as previously recorded in a warranty deed recorded in L53736, Page 790-792, Oakland County Register of Deeds, and attached as Exhibit "A":

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar ($ 1.00)

Dated this_____day of ____March___, 2020.

CITY OF TROY
a Michigan municipal corporation

By _____
* Ethan D. Baker, Mayor

By _____
* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of March, 2020 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of The City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

_____
*

Notary Public, _____ County, MI
My commission expires: _____
Acting in _____ County, MI

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel # 88-20-16-401-002 (pt) Recording Fee _____ Transfer Tax _____

EXHIBIT "A"

0014698

LIBER 53736 PAGE 790
$21.00 DEED - COMBINED
$4.00 REMONUMENTATION
$5.00 AUTOMATION
$.00 TRANSFER TX COMBINED
01/21/2020 02:22:14 PM RECEIPT# 11294
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

OAKLAND COUNTY TREASURERS CERTIFICATE
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

JAN 17 2020 KD

ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 206, 1893 as amended

5.00

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX

OAKLAND
01/21/2020
11294

$.00 CO
$.00 ST
001247786

000114

WARRANTY DEED

Sidwell # 88-20-16-401-002 (pt of)
Resolution #

The Grantor(s) **WEST TROY MEADOWS, LLC**, a Michigan limited liability company, whose address is: 50215 Schoenherr Road, Shelby Township, Michigan 48315 convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents ($1.00)

subject to easements and building and use restrictions of record and further subject to

Dated this 3rd day of January, 2020

WEST TROY MEADOWS, LLC
a Michigan limited liability company

By _____
Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 3rd day of January 2020, by Joseph Maniaci, Member of West Troy Meadows, LLC, a Michigan limited liability company, on behalf of the company.

MARIA PETKOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 20, 2020
ACTING IN COUNTY OF Oakland

Notary Public, Macomb County, MI
My commission expires: Sep 20, 2020
Acting in Oakland County, MI

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel #88-20-16-401-002 (pt of) Recording Fee _____ Transfer Tax _____

TYPE OR PRINT NAMES UNDER SIGNATURES

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2020 JAN 17 AM 11:26

OK - AB

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(as surveyed by PEA, Inc.)

PARCEL ID 20-16-401-002
Part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; being more particularly described as:
COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet (recorded as 161.50 feet) to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision", and the POINT OF BEGINNING;
thence continuing along said north line N87°20'00"W, 921.90 feet (recorded as 931.87 feet) to the east line of "Walnut Forest Site Condominium", Oakland County Condominium Plan No. 1874; thence along said east line N02°37'32"E, 918.90 feet (recorded as N02°33'30"E, 917.94 feet) to the south line of "The Glens at Carlson Park No. 2", said line also being the East-West 1/4 line of Section 16, as recorded in Liber 258, Pages 7-9 of Plats; Thence along said south line S87°29'38"E, 918.01 feet (recorded as S87°44'46"E. 933.19 feet) to the aforementioned west line of Virgilia Avenue (50 feet wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line S02°23'01"W, 921.49 feet (recorded as S01°51'59"W, 924.48 feet) to the POINT OF BEGINNING.
Containing 19.434 acres of land, more or less.

LEGAL DESCRIPTION
(Per PEA, Inc.)

DETENTION POND:
A variable width detention pond over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; said easement being more particularly described as:
COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line N02°23'01"E, 921.49 feet to the south line of "The Glens at Carlson Park No. 1", as recorded in Liber 253, Pages 31-40 of Plats, said line also being the East-West 1/4 line of Section 16, as recorded in Liber 258, Pages 7-9 of Plats; thence along said south line, N87°29'38"W, 102.24 feet to the POINT OF BEGINNING;
thence S73°12'07"W, 77.81 feet;
thence S49°32'17"W, 117.90 feet;
thence S58°11'38"W, 135.17 feet;
thence 145.24 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears N66°25'14"W, 143.21 feet;
thence N02°30'22"E, 130.79 feet to the aforementioned East-West 1/4 line of Section 16, said line also being the south line of "The Glens at Carlson Park No. 2", as recorded in Liber 258, Pages 7-9 of Plats;
thence along said south line and the aforementioned south line of "The Glens at Carlson Park No. 1", S87°29'38"E, 404.99 feet to the POINT OF BEGINNING.
Containing 0.98 acres of land, more or less.

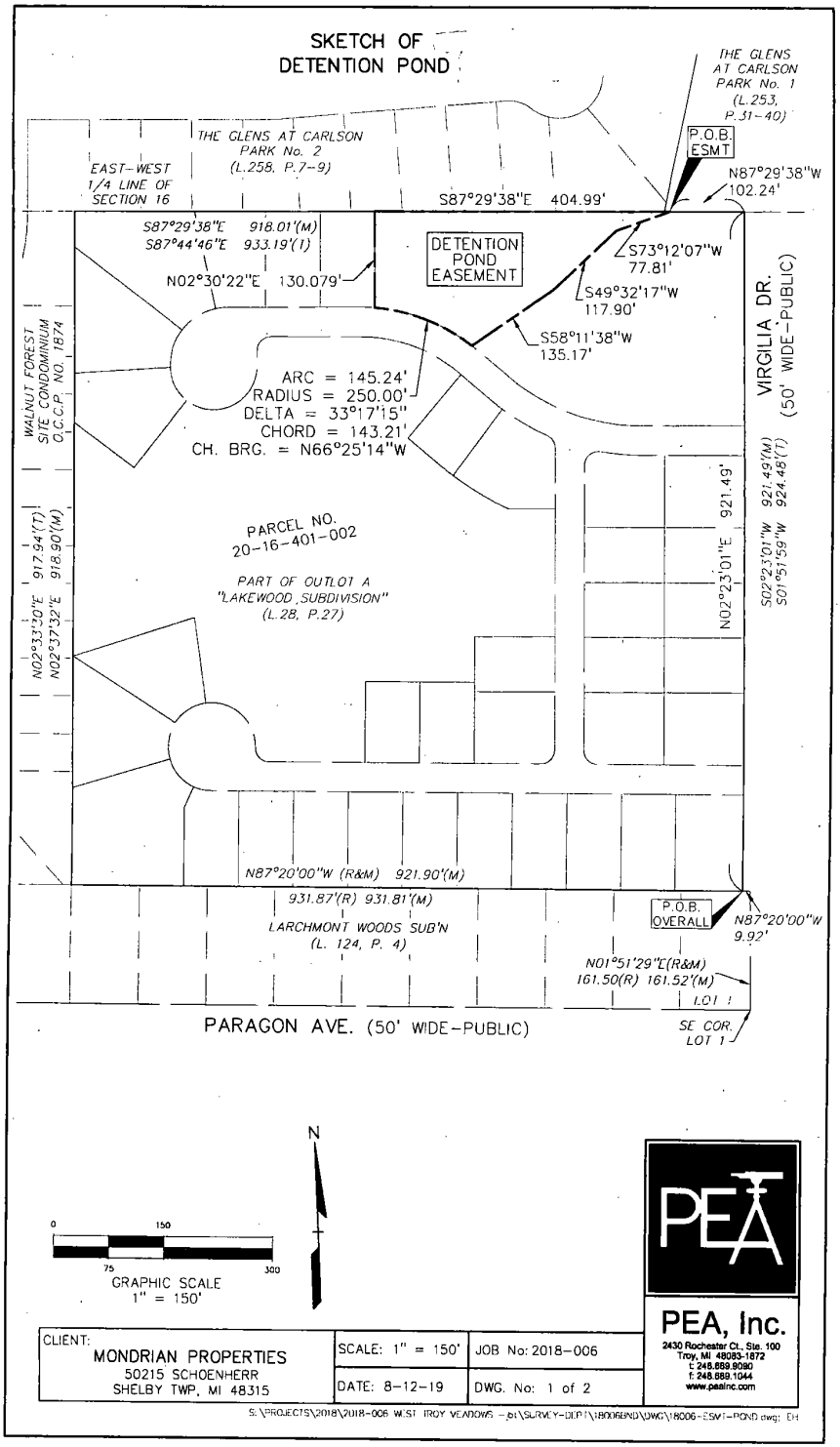
A. 20-16-401-002

CLIENT: MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 150'	JOB No: 2018-006
	DATE: 8-12-19	DWG. No: 2 of 2

PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48083-1672
t: 248.689.9090
f: 248.689.1044
www.peainc.com

S:\PROJECTS\2018\2018-006 WEST TROY MEADOWS - S:\SURVEY-DEPT\18006BND\DWG\18006-ESMT-POND.dwg, EH

SKETCH OF DETENTION POND



CLIENT: MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 150'	JOB No: 2018-006
	DATE: 8-12-19	DWG. No: 1 of 2

PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

S:\PROJECTS\2018\2018-006 WEST TROY MEADOWS - BI\SURVEY-DEPT\18006BND\DWG\18006-ESMT-POND.dwg; EH

PERMANENT EASEMENT
FOR A DETENTION POND

Sidwell #88-20-16-401-002 (pt of)

WEST TROY MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Township, MI 48315, for and in consideration of the sum of: One and no/100 Dollars ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, reconstruct, modify, repair, upgrade, improve, inspect, enlarge or remove and/or replace a **detention pond**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of access, reconstruction, modification, repair, upgrade, improvement, inspection, enlargement, removal and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 10th day of March A.D. 2020.

WEST TROY MEADOWS, LLC
a Michigan limited liability company

By _____(L.S.)
* Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 10th day of March, 2020, by Joseph Maniaci, Member of West Troy Meadows, LLC, a Michigan limited liability company, on behalf of the company.

MARIA PETKOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 20, 2020
ACTING IN COUNTY OF Oakland

* _____
Notary Public, Macomb County, Michigan
My Commission Expires Sep 20, 2020
Acting in Oakland County, Michigan

Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(as surveyed by PEA, Inc.)

PARCEL ID 20-16-401-002

Part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet (recorded as 161.50 feet) to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision", and the POINT OF BEGINNING;

thence continuing along said north line N87°20'00"W, 921.90 feet (recorded as 931.87 feet) to the east line of "Walnut Forest Site Condominium", Oakland County Condominium Plan No. 1874; thence along said east line N02°37'32"E, 918.90 feet (recorded as N02°33'30"E, 917.94 feet) to the south line of "The Glens at Carlson Park No. 2", said line also being the East-West 1/4 line of Section 16, as recorded in Liber 258, Pages 7-9 of Plats; Thence along said south line S87°29'38"E, 918.01 feet (recorded as S87°44'46"E. 933.19 feet) to the aforementioned west line of Virgilia Avenue (50 feet wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line S02°23'01"W, 921.49 feet (recorded as S01°51'59"W, 924.48 feet) to the POINT OF BEGINNING.

Containing 19.434 acres of land, more or less.

LEGAL DESCRIPTION
(Per PEA, Inc.)

DETENTION POND EASEMENT

A variable width detention pond easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; said easement being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line N02°23'01"E, 921.49 feet to the south line of "The Glens at Carlson Park No. 1", as recorded in Liber 253, Pages 31-40 of Plats, said line also being the East-West 1/4 line of Section 16, as recorded in Liber 258, Pages 7-9 of Plats; thence along said south line, N87°29'38"W, 102.24 feet to the POINT OF BEGINNING;

thence S73°12'07"W, 77.81 feet;

thence S49°32'17"W, 117.90 feet;

thence S58°11'38"W, 135.17 feet;

thence 145.24 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears N66°25'14"W, 143.21 feet;

thence N02°30'22"E, 130.79 feet to the aforementioned East-West 1/4 line of Section 16, said line also being the south line of "The Glens at Carlson Park No. 2", as recorded in Liber 258, Pages 7-9 of Plats;

thence along said south line and the aforementioned south line of "The Glens at Carlson Park No. 1", S87°29'38"E, 404.99 feet to the POINT OF BEGINNING.

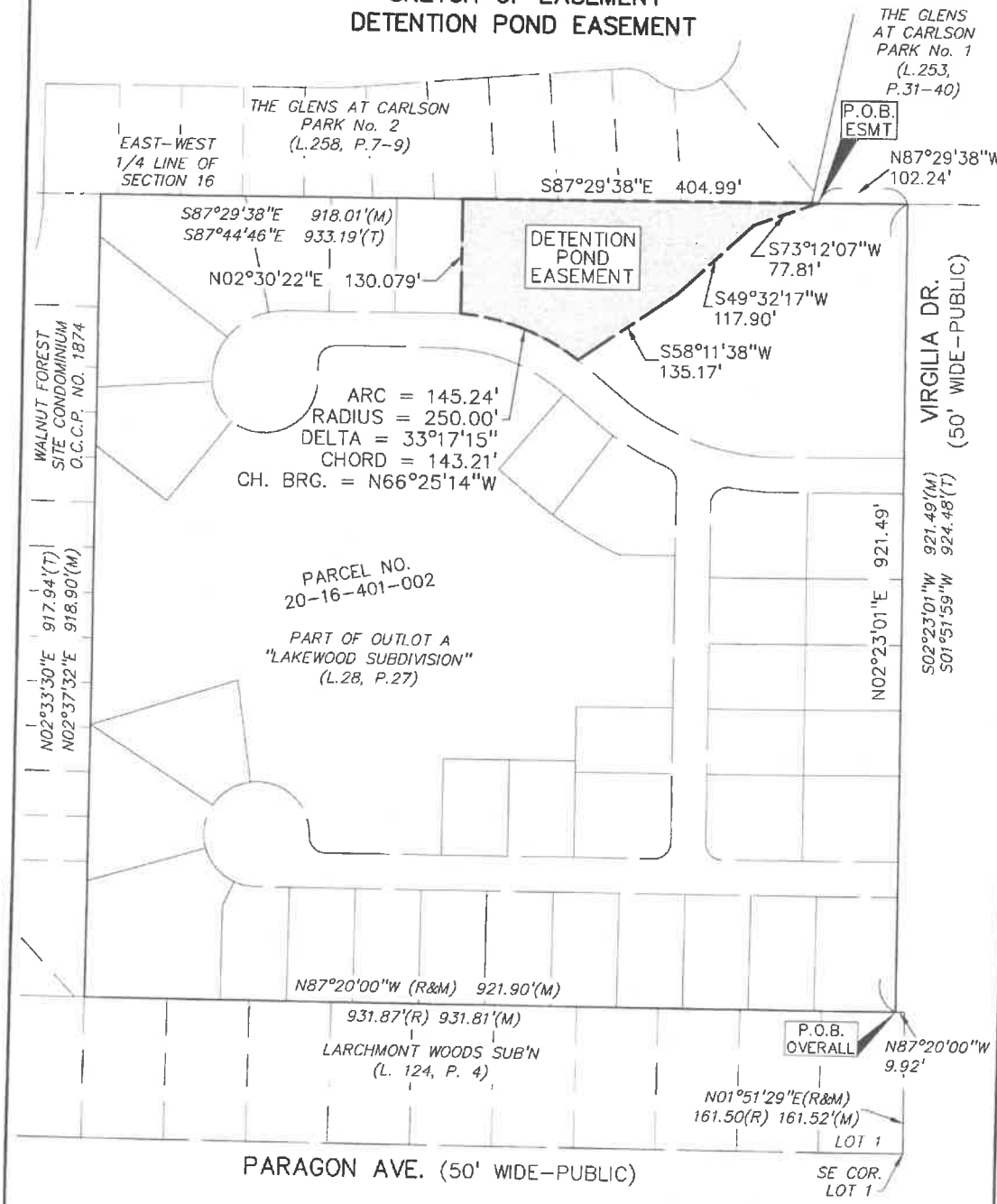
Containing 0.98 acres of land, more or less.

CLIENT: MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 150'	JOB No: 2018-006
	DATE: 8-12-19	DWG. No: 2 of 2

PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

S:\PROJECTS\2018\2018-006 WEST TROY MEADOWS -jbt\SURVEY-DEPT\18006BND\DWG\18006-ESMT-POND.dwg; EH

SKETCH OF EASEMENT
DETENTION POND EASEMENT



CLIENT: MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 150'	JOB No: 2018-006
	DATE: 8-12-19	DWG. No: 1 of 2

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S:\PROJECTS\2018\2018-006 WEST TROY MEADOWS - jb1\SURVEY-DEPT\18006BND\DWG\18006-ESMT-POND.dwg: EH

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 10, 2020

To: Honorable Mayor and City Council Members

From: Lori Grigg Bluhm, City Attorney
Julie Quinlan Dufrane, Assistant City Attorney

Subject: Eureka Building Inc. v. City of Troy

Enclosed please find a copy of a lawsuit that was recently filed against the City of Troy by Eureka Building Inc ("Eureka"), challenging the recent denial of a requested rezoning. Eureka owns three parcels of property located at 5395 Rochester Road in the City of Troy, and has been seeking relief from the current zoning district for a couple of years. With the R-1C zoning, Eureka would be limited to a maximum of four residential homes. Eureka submitted a conditional rezoning request, requesting rezoning from R-1C (one family residential) to RT (medium density attached residential). With this request, Eureka wanted three separate buildings with up to four attached units in each building, but they would construct no more than ten total attached units. The Troy City Council denied the conditional rezoning request in July 2019. After the denial of this conditional rezoning request, Eureka then submitted an application for a straight rezoning of the three parcels from one family residential zoning (R-1C) to one family attached zoning (RT). The requested straight rezoning to RT zoning would have allowed up to ten attached residential units on the three properties. With its application, Eureka provided a sketch, proposing the locations for the ten attached residential units, but this sketch was not binding. The Troy City Council denied the straight rezoning request at its February 10, 2020 meeting. This lawsuit follows that denial.

This case is currently assigned to Oakland County Circuit Court Judge Leo Bowman. However, due to the nature of the issues raised, where Eureka relies on federal law, our office is asking to remove this case to the United States District Court. Plaintiff's lawsuit alleges that the City of Troy violated its substantive due process rights under the Michigan Constitution and also the 5th and 14th Amendments of the United States Constitution. Plaintiff also alleges that Council's decision was arbitrary and capricious and not rationally related to the governmental interest of protecting public health, safety, and welfare. Plaintiff asserts that its rezoning request is consistent with the City's Master Plan and satisfies all of the criteria set forth in the City's Zoning Ordinance concerning rezoning, specifically Section 16.03(C)(1-5). Plaintiff also argues that the current zoning is "unconstitutional" because it "interferes with Plaintiff's legitimate use" of the property.

Attached is a proposed resolution which authorizes our office to represent the City's interest in this matter. Please let us know if you have any questions or concerns.

Approved, SCAO

Original - Court
1st copy - Defendant

2nd copy - Plaintiff
3rd copy - Return

STATE OF MICHIGAN 6th JUDICIAL DISTRICT JUDICIAL CIRCUIT COUNTY PROBATE	SUMMONS	CASE NO. 2020-179960-PZ JUDGE LEO BOWMAN

Court address
1200 N. Telegraph Rd. Pontiac, MI 48341

Court telephone no.

Plaintiff's name(s), address(es), and telephone no(s).
EUREKA BUILDING INC.
C/O RENIS NUSHAJ

v

Defendant's name(s), address(es), and telephone no(s).
CITY OF TROY and TROY CITY COUNCIL
C/O LORI GRIGG BLUHM
500 W. Big Beaver Rd.
Troy, MI 48084
Tel (248) 524-3320

Plaintiff's attorney, bar no., address, and telephone no.
RENIS NUSHAJ P72986
1985 W. Big Beaver Rd. Ste., 320
Troy, MI 48084
Tel. (248) 649-1000

This case has been designated as an eFiling case. To review a copy of the Notice of Mandatory eFiling visit www.oakgov.com/efiling.

Instructions: Check the items below that apply to you and provide any required information. Submit this form to the court clerk along with your complaint and, if necessary, a case inventory addendum (form MC 21). The summons section will be completed by the court clerk.

Domestic Relations Case

☐ There are no pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint.

☐ There is one or more pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint. I have separately filed a completed confidential case inventory (form MC 21) listing those cases.

☐ It is unknown if there are pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint.

Civil Case

☐ This is a business case in which all or part of the action includes a business or commercial dispute under MCL 600.8035.

☐ MDHHS and a contracted health plan may have a right to recover expenses in this case. I certify that notice and a copy of the complaint will be provided to MDHHS and (if applicable) the contracted health plan in accordance with MCL 400.106(4).

☑ There is no other pending or resolved civil action arising out of the same transaction or occurrence as alleged in the complaint.

☐ A civil action between these parties or other parties arising out of the transaction or occurrence alleged in the complaint has been previously filed in ☐ this court, ☐ _____ Court, where it was given case number _____ and assigned to Judge _____.

The action ☐ remains ☐ is no longer pending.

Summons section completed by court clerk.

SUMMONS

NOTICE TO THE DEFENDANT: In the name of the people of the State of Michigan you are notified:

1. You are being sued.
2. **YOU HAVE 21 DAYS** after receiving this summons and a copy of the complaint to **file a written answer with the court** and serve a copy on the other party **or take other lawful action with the court** (28 days if you were served by mail or you were served outside this state).
3. If you do not answer or take other action within the time allowed, judgment may be entered against you for the relief demanded in the complaint.
4. If you require special accommodations to use the court because of a disability or if you require a foreign language interpreter to help you fully participate in court proceedings, please contact the court immediately to make arrangements.

Issue date	Expiration date*	Court clerk
2/28/2020	5/29/2020	Lisa Brown

*This summons is invalid unless served on or before its expiration date. This document must be sealed by the seal of the court.

SUMMONS
Case No.

PROOF OF SERVICE

TO PROCESS SERVER: You are to serve the summons and complaint not later than 91 days from the date of filing or the date of expiration on the order for second summons. You must make and file your return with the court clerk. If you are unable to complete service you must return this original and all copies to the court clerk.

CERTIFICATE / AFFIDAVIT OF SERVICE / NONSERVICE

☐ **OFFICER CERTIFICATE**
I certify that I am a sheriff, deputy sheriff, bailiff, appointed court officer, or attorney for a party (MCR 2.104[A][2]), and that: (notarization not required)

OR

☐ **AFFIDAVIT OF PROCESS SERVER**
Being first duly sworn, I state that I am a legally competent adult, and I am not a party or an officer of a corporate party (MCR 2.103[A]), and that: (notarization required)

☐ I served personally a copy of the summons and complaint,
☐ I served by registered or certified mail (copy of return receipt attached) a copy of the summons and complaint,

together with _____
List all documents served with the summons and complaint

_____ on the defendant(s):

Defendant's name	Complete address(es) of service	Day, date, time

☐ I have personally attempted to serve the summons and complaint, together with any attachments, on the following defendant(s) and have been unable to complete service.

Defendant's name	Complete address(es) of service	Day, date, time

I declare under the penalties of perjury that this proof of service has been examined by me and that its contents are true to the best of my information, knowledge, and belief.

Service fee	Miles traveled	Fee	
$		$	
Incorrect address fee	Miles traveled	Fee	TOTAL FEE
$		$	$

_____
Signature

_____
Name (type or print)

_____
Title

Subscribed and sworn to before me on _____ (Date), _____ County, Michigan.

My commission expires: _____ (Date) Signature: _____ (Deputy court clerk/Notary public)

Notary public, State of Michigan, County of _____

ACKNOWLEDGMENT OF SERVICE

I acknowledge that I have received service of the summons and complaint, together with _____ (Attachments)

_____ on _____ (Day, date, time)

_____ on behalf of _____.
Signature

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

2020-179960-PZ

JUDGE LEO BOWMAN

EUREKA BUILDING INC.,

Plaintiff,

Case No.

Vs.

Hon.

THE CITY OF TROY, a municipal entity,

and TROY CITY COUNCIL,

Defendants.

_____/

GOETZ | NUSHAJ P.L.L.C.
RENIS NUSHAJ (P72986)
Attorney for Plaintiff
1985 W. Big Beaver Rd. Ste., 320
Troy, MI 48084
Tel. (248) 649-1000

LORI GRIGG BLUHM
Attorney for Defendant
500 W. Big Beaver Rd.
Troy, MI 48084
Tel. (248) 524-3320

_____/

There is no other pending or resolved civil action

arising out of the same transaction or occurrence

as alleged in the complaint.

NOW COMES, the plaintiff, by and through, RENIS NUSHAJ, and in support of this Complaint states the following:

PARTIES AND JURISDICTION

1. Eureka Building Inc. is a corporation doing business in the City of Troy, Michigan.
2. Defendant City of Troy (hereinafter "Troy") is a Michigan municipal corporation created and existing by virtue of the laws of the state of Michigan and is empowered to act through is governing body, its officials, employees and official bodies. Troy's principal place of business is 500 West Big Beaver Road, Troy, Michigan 48084.
3. Defendant Troy City Council (hereinafter "City Council") is the body which adopted the Troy Zoning Ordinance (hereinafter "Zoning Ordinance"). The City Council is subject to the jurisdiction of this Court.
4. All actions that are the subject of this lawsuit occurred in the City of Troy, County of Oakland, State of Michigan.
5. Venue is proper in the Oakland County Circuit Court as the subject parcel is located within the City of Troy, County of Oakland, State of Michigan.

FACTUAL ALLEGATIONS

6. The Plaintiff incorporates by reference Paragraphs 1-5 of this complaint as fully stated herein.
7. This is an action for declaratory and injunctive relief arising under the Constitutions of the State of Michigan and the U.S. Constitution as applied to the States.
8. Defendants, City of Troy and Troy City Council, have not identified any compelling or reasonable governmental interest prior to denying rezoning pursuant to the Troy Master Plan for Plaintiff's subject parcel.
9. Defendants have failed to enforce its Zoning Ordinance and Master Plan in the least restrictive means possible.

10. Eureka Building Inc. sought rezoning of a Parcel in the City of Troy in the Northwest corner of Rochester Road and Sylvanwood (88-20-10-426-029, -030 and -031), Section 10, From R-1C (One Family Residential) to RT (One Family Attached Residential) Zoning District.
11. The 1.2-acre site includes three vacant parcels.
12. The City of Troy Planning Department as well as the City of Troy's Planning Consultant summarized the project and recommended that the Planning Commission approve the rezoning.
13. The City of Troy Planning Commission held a public hearing on the application and recommended approval of the rezoning by a 5-4 vote.
14. Several members of the public objected to the rezoning raising concerns about increased traffic, criminal behavior that would be lured in by the townhomes, etc.
15. All rezoning requests in the City of Troy after review and recommendation from the Planning Commission must go for final approval before the Troy City Council.
16. On February 10, 2020 the Troy City Council held a Public Hearing on the Rezoning Request Application and ultimately denied the request.
17. The Planning Director presented before the City Council and once again recommended approval of the rezoning request.
18. The Planning Director offered a History of the City Master Plan changes through the years:
    a. In 1999 the City of Troy amended the Master Land Use plan adding medium density residential along Rochester Road north of Wattles.
    b. In 2002, the City adopted a Future Land Use Plan which retained medium density residential along Rochester Road north of Wattles.
    c. In 2008, the City comprehensively updated the Master Plan and retained the medium density residential along Rochester Road north of Wattles.

d. The City of Troy's Master Plan was again updated in 2017 and again retained medium density residential along Rochester Road north of Wattles.

19. The site has been Master Planned for medium density multiple family residential for 20 (twenty years) (See Exhibit 1 Page 4).

20. Rezoning to RT, One-Family Attached Residential District complies with the Master Plan (See Exhibit 1 Page 4).

21. The Planning Director also addressed for the benefit of City Council several of the concerns of the neighbors by pointing out the following:

    e. By right the site would be able to have 4 (four) single family detached lots whereas the proposed rezoning would be able to have up to 10 (ten) family units.

    f. The proposed heights pursuant to either current or proposed zoning would be the same.

    g. The proposed setbacks between current and proposed zoning are more restrictive if rezoned.

    h. The maximum percentage of the lot covered by buildings between the current and proposed zoning would be the same.

22. Based on a 10 unit plan the City's traffic consultant, OHM, conducted 2 (two) traffic reviews concluding that the traffic impact as a result of the proposed development would be minimal and are not expected to significantly worsen traffic conditions on Sylvanwood or Rochester Road.

23. Upon analyzing the entirety of the project the City's Planner also recommended the Rezoning be approved.

24. The Troy Council denied the Rezoning Request without advancing any reasonable Governmental interests.

25. Prior to the rezoning application and request, Plaintiff pursued, under the direction of the City, a process of Conditional Rezoning.
26. Plaintiff submitted a concept plan approved by the administration with a list of conditions for the development of the parcel.
27. Plaintiff's plan was recommended for approval and approved by the Planning Commission.
28. Troy City Council denied the conditional rezoning after neighbor complaints without advancing any reasonable governmental interests just as they did subsequently with the rezoning request.

COUNT 1 – DECLARATORY JUDGMENT: SUBSTANTIVE DUE PROCESS VIOLATIONS

29. The Plaintiff incorporates by reference Paragraphs 6-28 of this complaint as fully stated herein.
30. The denial of the rezoning application violated Plaintiff's right to substantive due process.
31. Both Michigan and Federal Constitutions guarantee procedural and substantive due process to landowners.
32. The Courts of the State of Michigan have repeatedly treated substantive due process challenges to a rezoning denial identically to challenges to an existing zoning ordinance. See *Grand/Sakwas of Northfield LLC v. Northfield Twonship*, 304 Mich App 137; 851 NW2d 574 (2014)
33. Over the years rezonings have been approved on Rochester Road pursuant to the City of Troy Master Plan and over 10 (ten) condominium projects can be seen in the stretch of road along with countless commercial development.
34. The City Council's denial treated Plaintiff's property differently than other properties that have sought rezonings.

35. No reasonable governmental interest was advanced by the denial of the rezoning application.

36. In a nonconfiscatory substantive due process zoning challenges such as this one a zoning ordinance is invalid if it fails to advance a legitimate governmental interest or if it is an unreasonable means of advancing a legitimate governmental interest. Id. At 461.

COUNT 2 – DECLARATORY JUDGMENT: UNCONSTITUTIONAL ZONING

37. The Plaintiff incorporates by reference Paragraphs 28-36 of this complaint as fully stated herein.

38. The current R1C zoning of the parcel is unreasonable and unconstitutional.

39. The Troy Master Plan has advanced denser uses along Rochester Road for the last 20 (twenty) years.

40. The current zoning of the parcel is not in conformity with the City of Troy's Master Plan.

41. The decision to deny the request to rezone was arbitrary and capricious.

42. The Plaintiff's proposed use of the property is in keeping with the Master Plan.

43. The Defendant's denial of the rezoning request unreasonably interferes with the Plaintiff's legitimate use of the parcel.

WHEREFORE, the Plaintiff, Eureka Building Inc., by and through their attorney RENIS NUSHAJ, respectfully requests that:

A. Judgment be entered against Defendant and in favor of Plaintiff in this matter.

B. The parcel (consisting of three lots) be rezoned RT pursuant to the request in this complaint.

C. Plaintiff be awarded all actual costs and attorney fees.

D. Plaintiff be issued any and all other relief as the court deem just and proper.

Respectfully submitted,

Date: February 25, 2020

RENIS NUSHAJ (P72986)
Attorney for Plaintiff
Renis@Nushajlaw.com

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

EUREKA BUILDING INC.,

Plaintiff,

Case No. 2020-179960-PZ

Vs.

Hon.

THE CITY OF TROY, a municipal entity,

and TROY CITY COUNCIL,

Defendants.

_____/

GOETZ | NUSHAJ P.L.L.C.
RENIS NUSHAJ (P72986)
Attorney for Plaintiff
1985 W. Big Beaver Rd. Ste., 320
Troy, MI 48084
Tel. (248) 649-1000

LORI GRIGG BLUHM
Attorney for Defendant
500 W. Big Beaver Rd.
Troy, MI 48084
Tel. (248) 524-3320

_____/

EXHIBIT

NOW COMES, the plaintiff, by and through, RENIS NUSHAJ, and submits the following exhibit in support to the Complaint:

1. Sylvanwood Rezoning Request packet to City Council.

Respectfully submitted,

Date: February 25, 2020

RENIS NUSHAJ (P72986)
Attorney for Plaintiff
Renis@Nushajlaw.com

EXHIBIT 1

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: February 5, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: PUBLIC HEARING – REZONING REQUEST (Z JPLN2019-0025) - Proposed Sylvanwood Court RT Development Rezoning, Northwest corner of Rochester Road and Sylvanwood (88-20-10-426-029, -030 and -031), Section 10, From R-1C (One Family Residential) to RT (One Family Attached Residential) Zoning District.

The applicant Eureka Building Co. seeks rezoning of the subject parcel from R-1C (One-Family Residential) District to RT (One Family Attached) District. The parcel is 1.2 acres in area.

The applicant submitted a concept plan showing two (2), five (5) unit buildings. This sketch is required as part of the application but is non-binding.

A summary of the project was prepared by the Planning Consultant and is included in the attached agenda item from the October 8, 2020 Planning Commission regular meeting.

The Planning Commission held a public hearing on this item on October 8, 2020 and recommended approval of the rezoning by a 5-4 vote.

At the request of numerous residential neighbors, the City's Traffic Consultant OHM prepared the attached memorandum dated December 6, 2019. The memorandum summarizes the results of a Speeding/Cut-Through study conducted for Sylvanwood, Trinway and Creston west of Rochester in October, 2019. The attached memorandum prepared by OHM and dated September 24, 2018 summarizes the traffic that can be anticipated from a 10-unit attached residential condominium project.

A City Council public hearing has been scheduled for February 10, 2020.

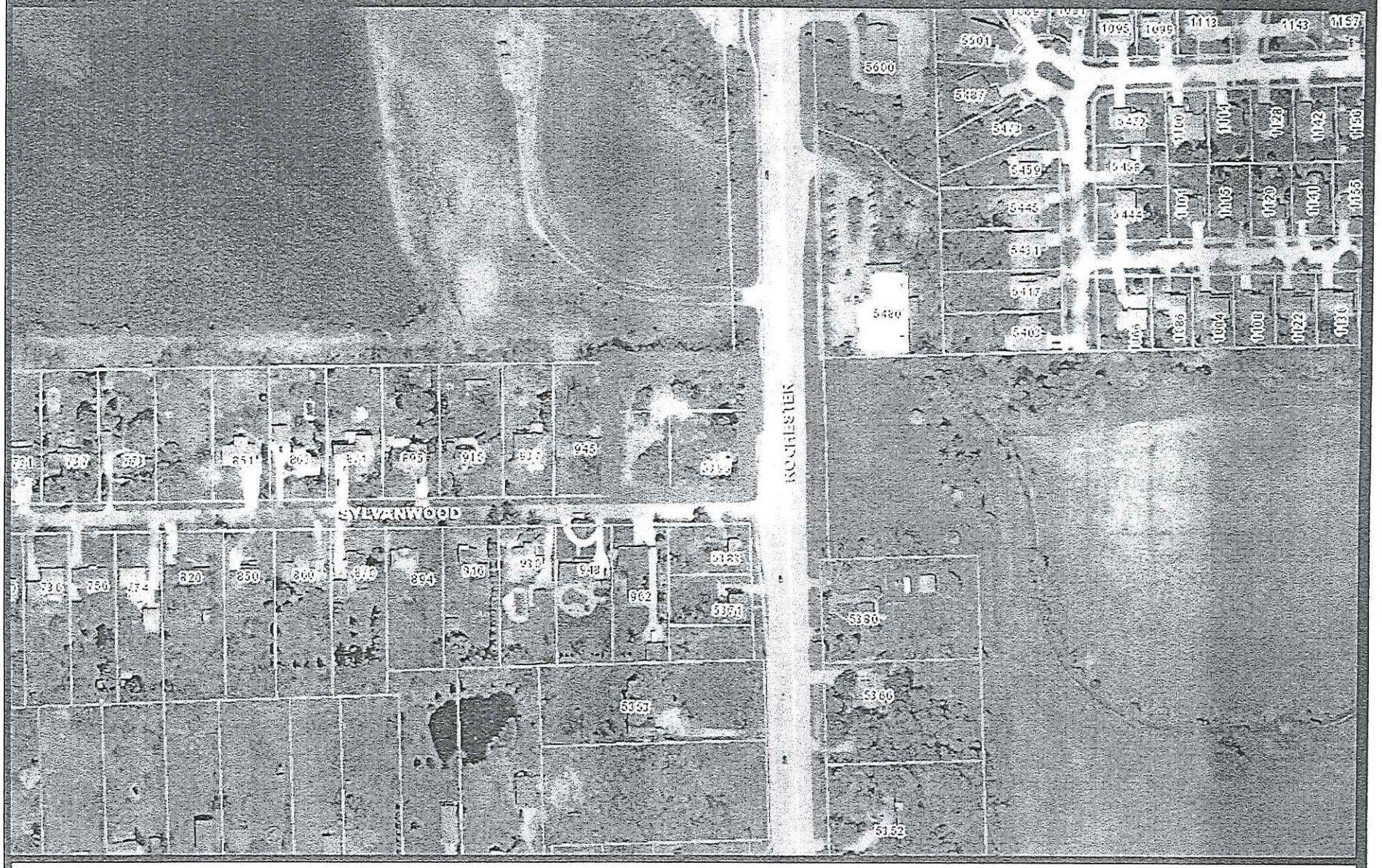
Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

Attachments:

1. Maps
2. Rezoning application
3. Report prepared by Carlisle/Wortman Associates, Inc.
4. Minutes from October 8, 2019 Planning Commission Regular meeting (excerpt)
5. Memorandum prepared by OHM dated December 6, 2019 (Speeding/Cut-Through Traffic)
6. Memorandum prepared by OHM, dated September 24, 2018

GIS Online



595 0 297 595 Feet

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.

GIS Online

595 0 297 595 Feet

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.

CITY OF TROY
REZONING REQUEST APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
E-MAIL: planning@troymi.gov

REZONING REQUEST APPLICATION
$1,800.00

ESCROW FEE
$1,500.00

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE TROY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAY OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

APPLICATIONS SHALL BE FILED NOT LATER THAN THIRTY (30) DAYS BEFORE THE SCHEDULED DATE OF THE MEETING.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE APPLICATION IS COMPLETE.

PLEASE COMPLETE THE FOLLOWING:

1. NAME OF THE PROPOSED DEVELOPMENT: Sycamwood Court RT Development
2. ADDRESS OF THE SUBJECT PROPERTY: 5395 Rochester
3. CURRENT ZONING CLASSIFICATION: R1-C
4. PROPOSED ZONING CLASSIFICATION: RT
5. TAX ID NUMBER(S) OF SUBJECT PROPERTY: 2010-426-031 2010-426-026 2010-426-029
6. APPLICANT FOR REZONING:

   NAME E. Nikolla
   COMPANY Eureka Building Co
   ADDRESS 1985 W. Big Beaver #320
   CITY Troy STATE MI ZIP 48084
   TELEPHONE (586) 405 4080
   E-MAIL eurekabld@gmail.com

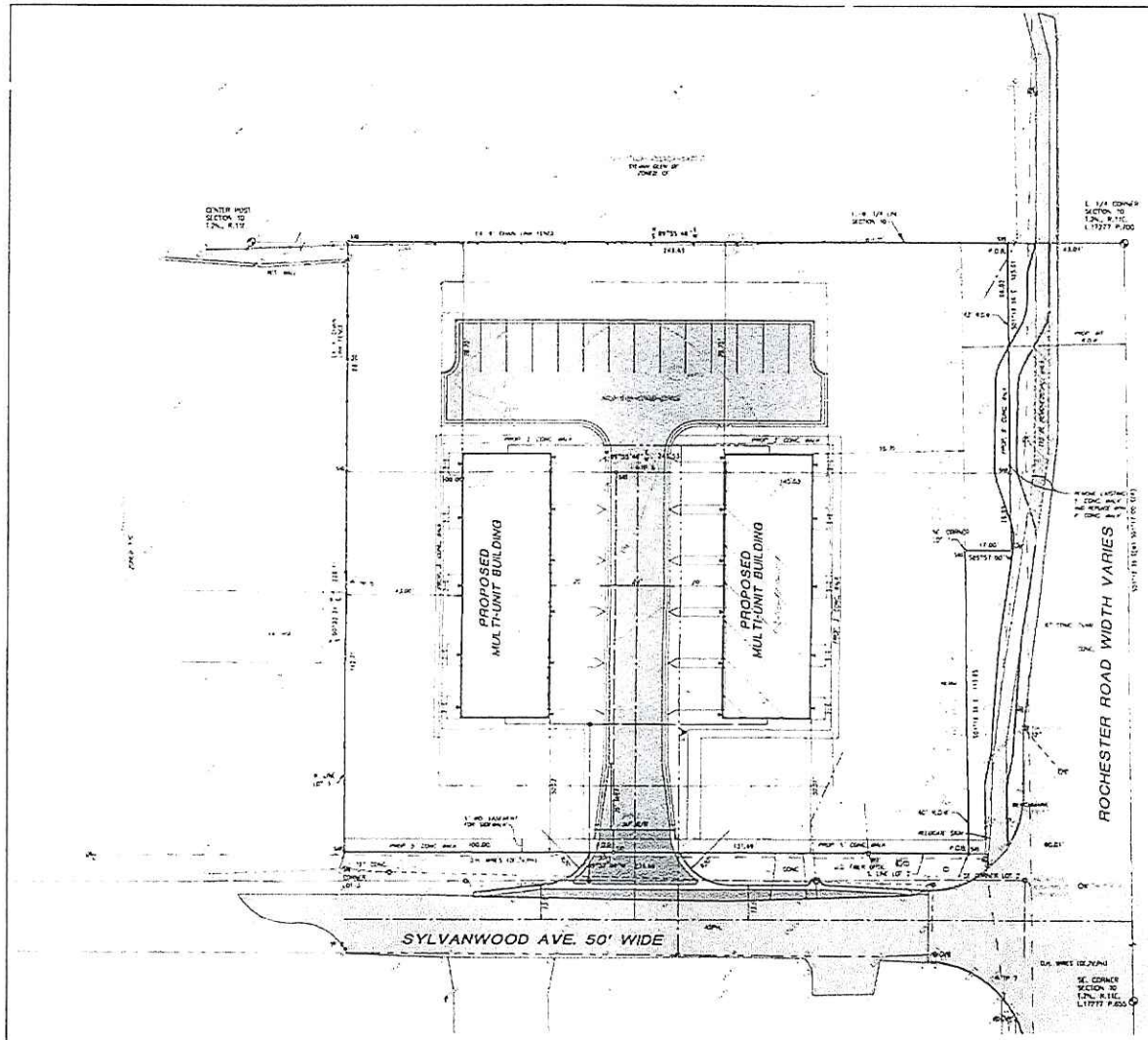
   OWNER OF THE SUBJECT PROPERTY:

   NAME Same as applicant.
   COMPANY
   ADDRESS
   CITY STATE ZIP
   TELEPHONE
   E-MAIL

7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:

8. **SIGNATURE OF THE PROPERTY OWNER:**
   BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR REZONING.

9. **SIGNATURE OF THE APPLICANT:**

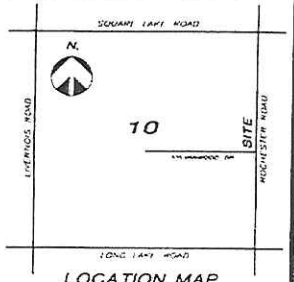


NORTH

SCALE: 1"=20'

0' 10' 20' 40' 60'

BENCHMARK



LOCATION MAP

SCALE: 1" = 1 MILE

PROPERTY DESCRIPTION

Property Description: 20-10-426-020

A parcel of land in the SE 1/4 of Section 10, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Commencing at the East 1/4 corner of said Section 10; thence S89°55'16"W, 1231.64 feet along the East-West 1/4 line of said Section 10 to the N-S 1/4 line; thence S00°04'44"E, 50.00 feet; thence S89°55'16"W, 241.43 feet; thence N00°04'44"W, 50.00 feet to the East-West 1/4 line of Section 10; thence along said line S89°55'16"W, 212.62 feet to the Point of Beginning; thence continuing S89°55'16"W, 212.62 feet; thence N00°04'44"W, 50.00 feet; thence S89°55'16"W, 212.62 feet to the Point of Beginning and containing 0.239 acres.

Property Description: 20-10-426-030

A parcel of land in the SE 1/4 of Section 10, T.2N., R.11E., City of Troy, Oakland County, Michigan and Part of Lots 1 and 2, "Commercial Centers Subdivision", part of the SE 1/4 of Section 10, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 112, Page 48 of Oakland County Records, described as: Beginning at the N. corner of said Lot 2; thence S.89°57'30"W., 121.64 feet along the North line of said Lot 2; thence S.00°02'30"E., 142.11 feet along the East line of said Lot 2; thence S.89°57'30"W., 100.00 feet; thence S.00°02'30"E., 142.11 feet to the South line of said Lot 2; thence S.89°57'30"W., 160.00 feet; thence S.00°02'30"E., 142.11 feet to the Point of Beginning and containing 0.478 acres.

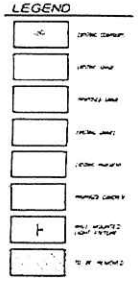
Property Description: 20-10-426-031

A parcel of land in the SE 1/4 of Section 10, T.2N., R.11E., City of Troy, Oakland County, Michigan and Part of Lots 1 and 2, "Commercial Centers Subdivision", part of the SE 1/4 of Section 10, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 112, Page 48 of Oakland County Records, described as: Beginning at the N. corner of said Lot 2; thence S.89°57'30"W., 121.64 feet along the North line of said Lot 2; thence S.00°02'30"E., 142.11 feet along the East line of said Lot 2; thence S.89°57'30"W., 100.00 feet; thence S.00°02'30"E., 142.11 feet along the West line of said Lot 2; thence S.89°57'30"W., 160.00 feet; thence S.00°02'30"E., 142.11 feet to the South line of said Lot 2; thence along said line S.89°57'30"W., 212.62 feet; thence N.00°04'44"W., 50.00 feet; thence S.89°55'16"W., 212.62 feet; thence N.00°04'44"W., 50.00 feet; thence S.89°55'16"W., 241.43 feet; thence S.00°04'44"E., 50.00 feet; thence S.89°55'16"W., 1231.64 feet to the East 1/4 corner of said Section 10; thence along said line S.89°55'16"W., 1319.82 feet to the Point of Beginning and containing 0.918 acres.

SITE CRITERIA

- PARCEL IDENTIFICATION / 20-10-426-020, 030, 031
- EXISTING ZONING: RT
- PROPOSED ZONING: RT
- MINIMUM ZONING: TRC D1
- AREA OF SITE: 0.249
- PROPOSED USE: ATTACHED RESIDENTIAL HOUSING
- TOTAL NUMBER OF PROPOSED UNITS: 4
- LOT SUMMARY (RT ZONED)
  - MINIMUM LOT SIZE: 3,300 S.F.
  - MINIMUM LOT FRONTAGE: 40
  - BUILDING SETBACKS: FRONT = 30' (ROCHESTER ROAD = 0.0')
    REAR = 20'
    SIDE = 5' MIN. TO TOTAL
- UTILITY SUMMARY
  - WATER MAIN: MUNICIPAL
  - SANITARY SEWER: MUNICIPAL
  - STORM SEWER: ENCLOSED PIPE WITH OUTLET TO EXISTING STORMWATER CB
- LIGHTING
  - EACH GARAGE WILL HAVE A WALL MOUNTED DECORATIVE LIGHT FIXTURE WITH A PHOTOCELL.
  - EACH PORCH WILL HAVE A STANDARD MOTION SENSOR LIGHTING DECORATIVE LIGHT FIXTURE
  - WALL LIGHTS MUST MEET THE GROUNDED SHIELDING REQUIREMENT AND THE LIGHTS MUST NOT EXCEED 10.0 FOOT CANDLES

LEGEND



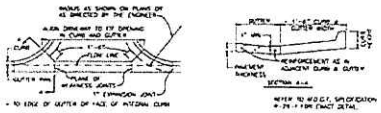
TOPOGRAPHY LEGEND

SHEET INDEX

1. CONCEPT PLAN
2. TOPOGRAPHIC and BOUNDARY SURVEY

SUPPLEMENTAL

LANDSCAPE PLAN and TREE INVENTORY



CONCRETE DRIVEWAY OPENING - DETAIL "M"

Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

CONCEPT PLAN - SHEET 1 of 2

CONCEPT PLAN

PART OF THE S.E. 1/4 OF SECTION 10
T.2N., R.11E., CITY OF TROY,
OAKLAND COUNTY, MICHIGAN

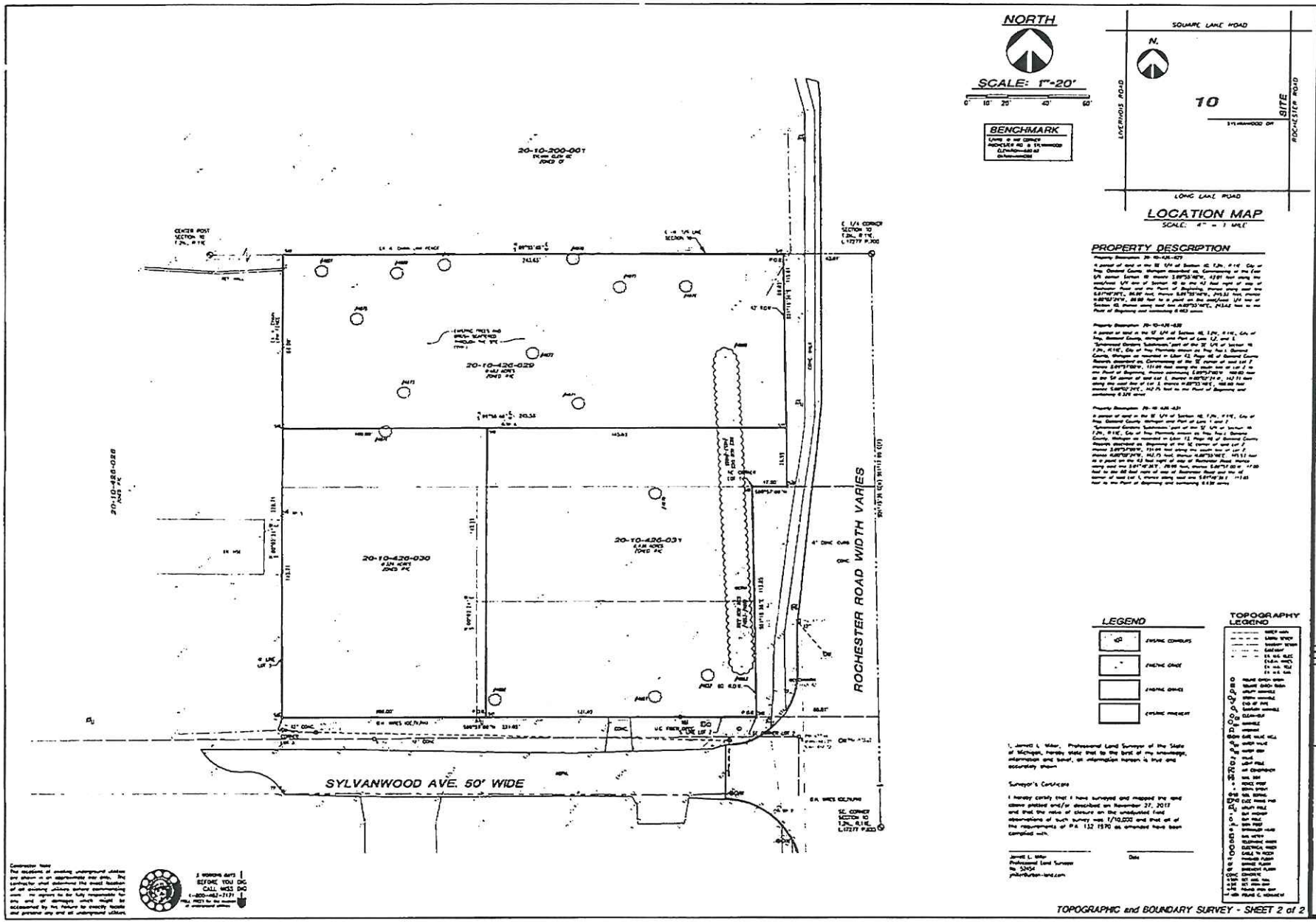
1	03/09/07 PER TCI SP REVISIONS	BY

PROJ. NO.	2003-8418
DATE	1-10-2003
SCALE	1"=20'
DRAWN BY	DMC
CHKD. BY	DMC
SHEET	1 OF 2
FILE NO.	

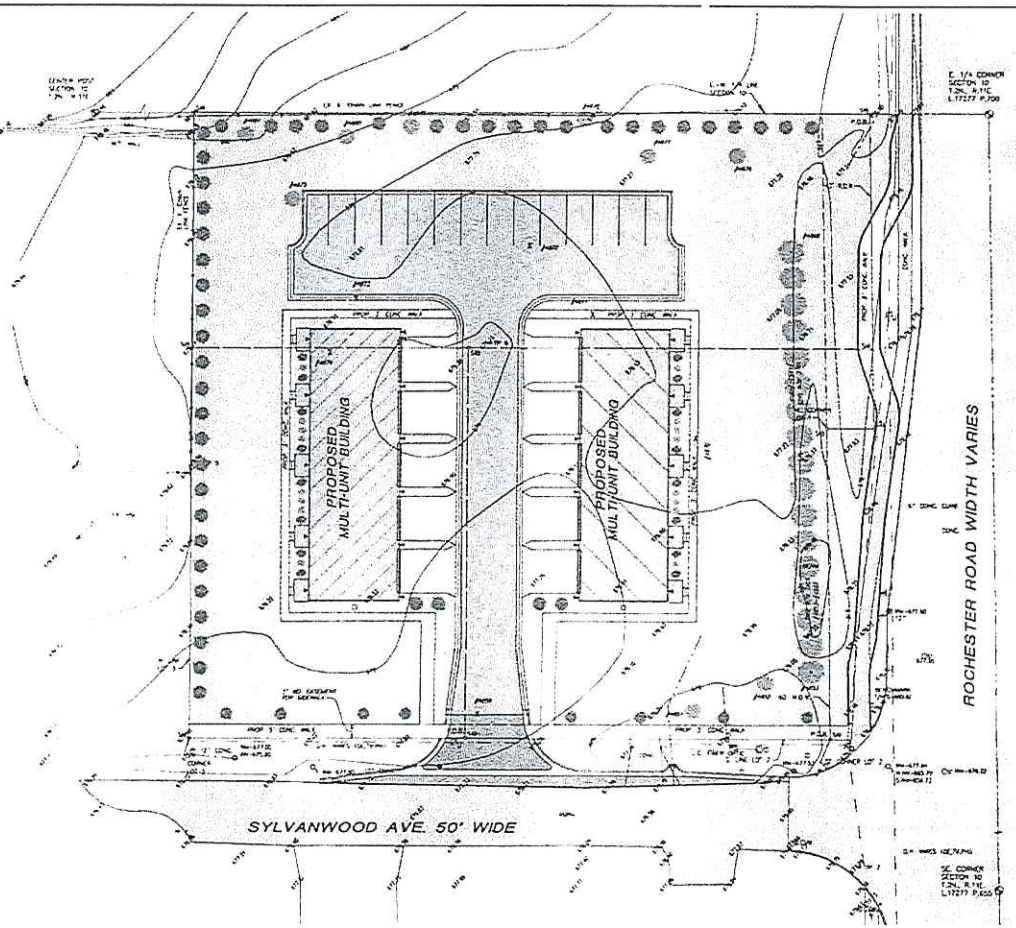
PROPOSED
SITE CONDOMINIUM

106 LUNDY BUILDING CONTRACT
5333 CASCADE
SUITE 100 DOWNTOWN, MI 48315
(586) 463-4000

URBAN LAND CONSULTANTS
PHONE 586 331-1333
FAX 586 331-2825
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
5800 33 MILE ROAD ROMEO, MI 48065-1116


NORTH
SCALE: 1"=20'
BENCHMARK
20-10-200-001
20-10-426-029
20-10-426-030
20-10-426-031
20-10-426-028
ROCHESTER ROAD WIDTH VARIES
SYLVANWOOD AVE. 50' WIDE
SQUARE LAKE ROAD
LONG LAKE ROAD
LIVERNOIS ROAD
ROCHESTER ROAD
SITE
10
LOCATION MAP
SCALE: 4" = 1 MILE
PROPERTY DESCRIPTION
LEGEND
TOPOGRAPHY LEGEND
TOPOGRAPHIC and BOUNDARY SURVEY
PART OF THE S.E. 1/4 OF SECTION 10
T.2N., R.11E., CITY OF TROY,
OAKLAND COUNTY, MICHIGAN
PROPOSED
SITE CONDOMINIUM
URBAN LAND CONSULTANTS ©
TOPOGRAPHIC and BOUNDARY SURVEY - SHEET 2 of 2

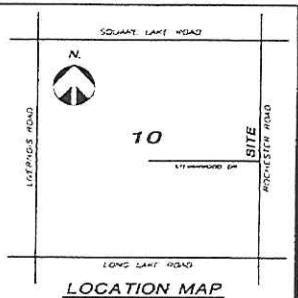
TOPOGRAPHY LEGEND



NORTH

SCALE: 1"=20'

BENCHMARK



LOCATION MAP

SCALE: 1" = 1 MILE

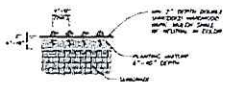
TREE PROTECTION NOTES

PLANTING NOTES

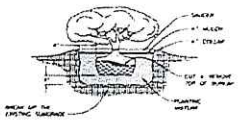
LEGEND

TREE LIST

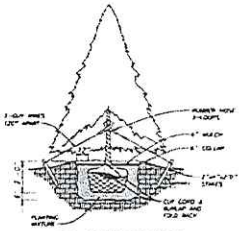
LANDSCAPING LEGEND



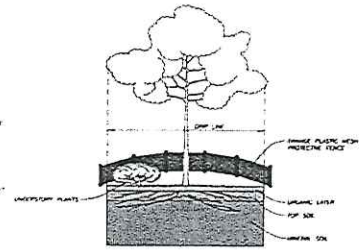
PERENNIAL PLANTING DETAIL



SHRUB PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



TREE PROTECTION DETAIL

LANDSCAPE PLAN and TREE INVENTORY - SHEET 1 OF 1

LANDSCAPE PLAN and TREE INVENTORY

PART OF THE S.E. 1/4 OF SECTION 10
T.2N., R.11E.
CITY OF ROCHESTER HILLS
OAKLAND COUNTY, MICHIGAN

PROPOSED
SITE CONDOMINIUM

FOR: EUROPA BUILDING COMPANY
5375 OFFUTT
SHELBY TOWNSHIP, MI 48315
(586) 781-4000

URBAN LAND CONSULTANTS
CIVIL ENGINEERS PLANNERS LAND SURVEYORS

Rezoning Statement.

ONE (1) HARD COPY OF A PROPOSED SITE PLAN INDICATING THE SUBJECT PROPERTY AND THE BUILDINGS / USES PROPOSED TO BE CONSTRUCTED

A detailed development is not proposed at this time, since the uses will be tied directly into the requirements of the RT one family attached. Once the rezoning to RT is approved, the Planning Department will then be consulted regarding potential development site plan layouts and associated requirements under the zoning ordinance in the ordinary course of action. All site plan, and associated form-based elements, will then be addressed though a site plan submission meeting pursuant to ordinance requirements.

ONE (1) HARD COPY OF A STATEMENT INDICATING WHY, IN THE OPINION OF THE APPLICANT, THE REZONING REQUESTED IS CONSISTENT WITH THE MASTER PLAN, AND WHY SUCH A REZONING IS CONSISTENT WITH ADJACENT ZONING DISTRICTS AND USES, AND WILL NOT BE DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY

Re-zoning to RT meets Troy Master Plan objectives by providing a transition from non-residential area & main artery roadway and lower density residential land use areas. The City of Troy Zoning Ordinance has additional requirements that must be met for all rezoning approvals. More specifically, Section 16.03(C), Rezoning Procedures, of the ordinance provides the following standards for rezoning requests:

C. Standards for Approval. A rezoning may be approved upon a finding and determination that all of the following are satisfied:

1. The proposed rezoning is consistent with the Master Plan. If the current zoning is in material conflict with the Master Plan, such conflict is due to one of the following: a. A change in City policy since the Master Plan was adopted. b. A change in conditions since the Master Plan was adopted. c. An error in the Master Plan.

The proposed rezoning of the subject site from R1-C, One Family Residential District, to RT Multi Family Residential, is consistent with the Future Land Use designation of Rochester Road in the City of Troy Master Plan. The project enables medium density residential development in one of the "Targeted Locations in Troy for Missing Middle housing." (See Master Plan Chapter 8 Pg. 6)

Rezoning the site to RT would enable the project to satisfy the characteristics of Missing Middle Housing as noted in the Master Plan by providing for: 1. Walkable context and sense of community; Transitional density, by creating housing at densities which fall between traditional single family and multiple family; Smaller, well designed units and efficient use of space; Deemphasizing parking.

2. The proposed rezoning will not cause nor increase any non-conformity.

The proposed rezoning to RT One Family Attached will not cause or increase any non-conformity. Any new development must be in conformity with current City ordinances and Planning Department site plan review and approval as such the development will of necessity continue and transition the current theme of the neighborhood.

3. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

The subject site is not large in size (1.2 acres) and any proposed development, in compliance with the RT One Family Attached would be easily accommodated by public services and facilities that serve the surrounding commercial and residential developments.

4. The rezoning will not impact public health, safety, or welfare.

The proposed RT designation for this site, and the associated development review process, is intended to ensure that a project does not impact the public health, safety, or welfare. The very designation of the site is intended to provide affordable housing for young families.

5. The rezoning will ensure compatibility with adjacent uses of land.

The rezoning will continue an ongoing theme in the Rochester Road corridor where a number of RT developments have been approved by the city and constructed in recent years in conformity with the Master Plan and its dictates.

ONE (1) CD CONTAINING AN ELECTRONIC VERSION OF THE COMPLETE REZONING APPLICATION

A flash drive with the complete application is provided

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 24, 2019

Rezoning Analysis
For
City of Troy, Michigan

Project Name:	Sylvanwood Court RT Development
Location:	5395 Rochester Road
Current Zoning:	R-1C, One-Family Residential
Proposed Rezoning:	RT, One-Family Attached Residential
Action Requested:	Rezone to RT, One-Family Attached Residential
Required Information:	As provided within this review

PROJECT AND SITE DESCRIPTION

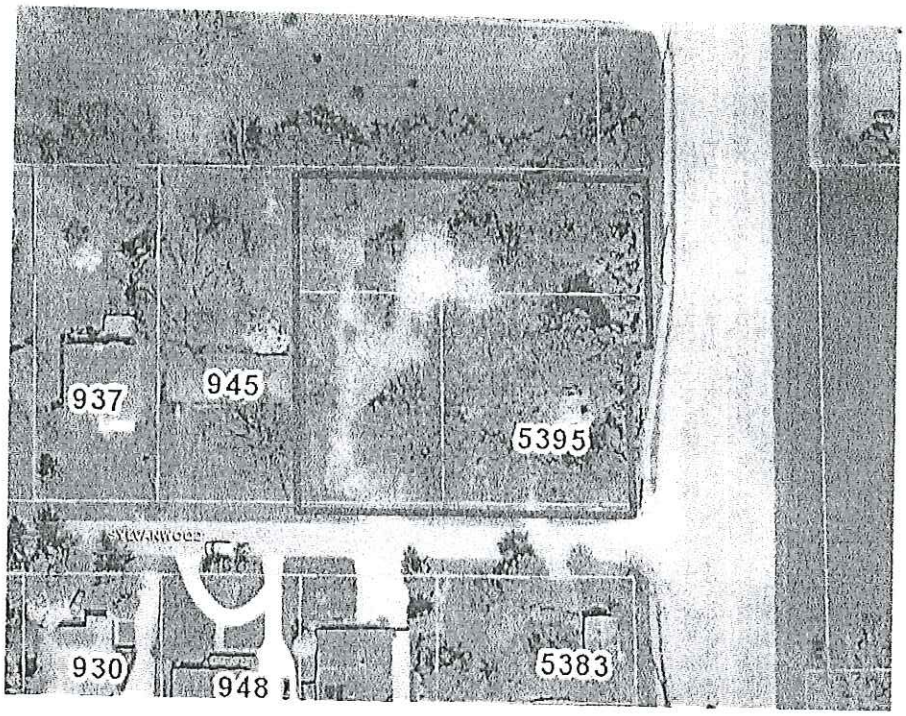
An application was submitted to straight rezone the property at 5395 Rochester Road from one-family residential (R-1C) to one-family attached residential (RT). There are no conditions offered by the applicant for the rezoning. The 1.20-acre site includes three (3) parcels. Two (2) parcels are vacant and one (1) parcel is improved with a single-family home.

In late 2018, the Planning Commission recommended Conditional Rezoning of the site, with the condition of the rezoning to be the site plan. The site plan proposed to construct ten (10) multiple family units, 30-feet in height. If the site was straight rezoned to RT, ten (10) units, 30-feet in height, would still be the maximum density and height.

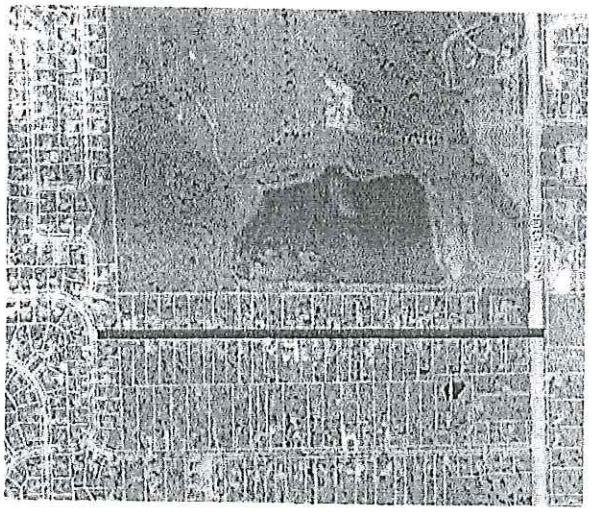
On November 27, 2018, the Planning Commission recommended approval of the proposed conditional rezoning and site plan on a vote of 6-2. On July 8, 2019, the Troy City Council held a public hearing on the meeting. After receiving public comments and City Council deliberation, the City Council voted 7-0 to deny the conditional rezoning.

An aerial image of the subject site is depicted in **Figure 1**.

Figure 1: *Subject Site*



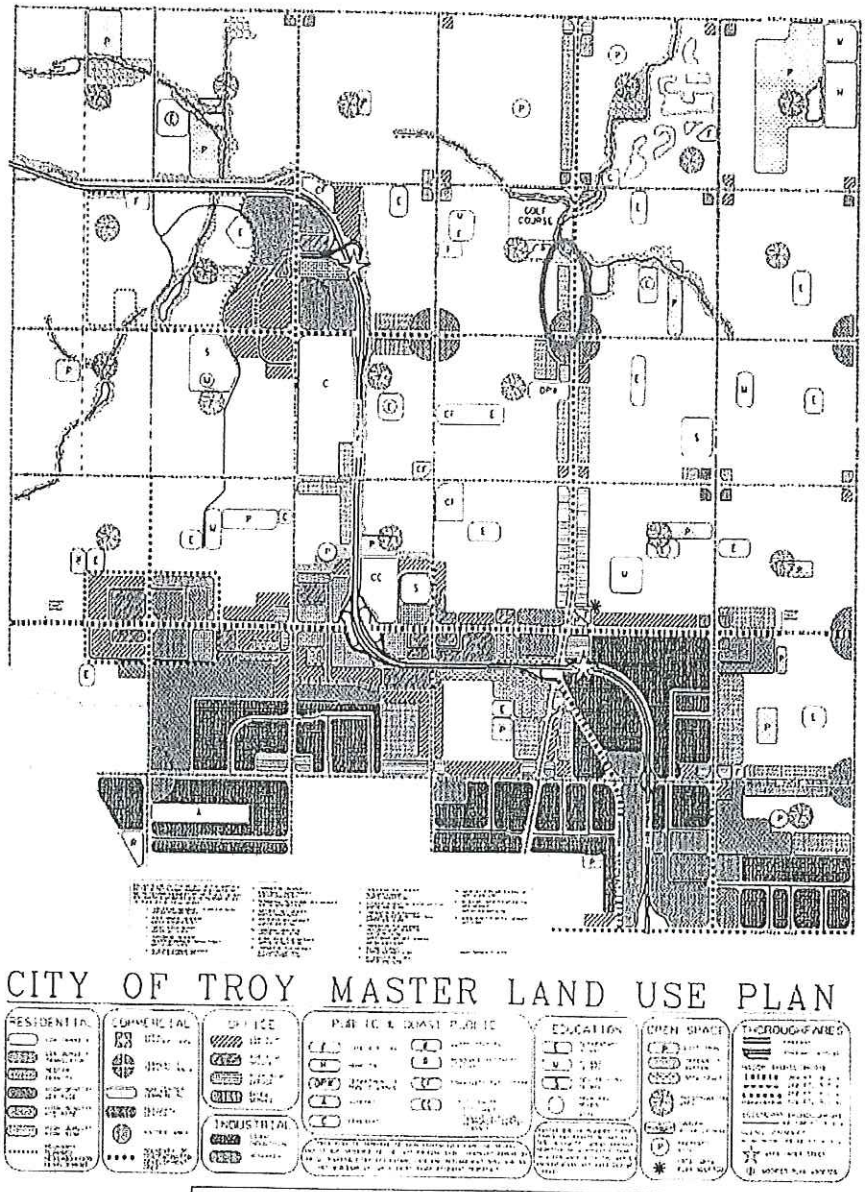
Sylvanwood (outlined in Blue) is a paved street, approximately 22-feet in road paving width, with approximately +/- 53 houses street fronting on it.



MASTER PLAN (HISTORY AND CURRENT)

In 1999, the city updated the Master Land Use Plan. During the process, the city spent considerable amount of time and input deliberating the future use of key corridors including Big Beaver, Crooks, Maple, and Rochester. Due to traffic volume, noise, and market economics, the Future Land Use Plan recognized parcels that abut major mile corridors such as Rochester would be difficult to develop or redevelop as single-family residential. For this reason, the city considered alternative land use patterns along these corridors that were contextually relevant and compatible with surrounding and adjacent land use.

The 1999 amended Master Land Use Plan , added medium density residential along Rochester Road north of Wattles.



1999 Master Land Use Plan

In 2002, the City adopted a Future Land Use Plan, which retained medium density residential along Rochester Road north of Wattles. In 2008, the City comprehensively updated the Master Plan. The process of updating the Master Plan included a significant public participation component that included numerous opportunities for public input. The 2008 comprehensive update to the Master Plan also retained medium density residential along Rochester Road north of Wattles.

The Master Plan was updated in 2017, also retained medium density residential along Rochester Road north of Wattles. From a land use perspective, the updated 2017 Master Plan calls for this site:

> *North of Long Lake Road, the land use pattern evolves, becoming a mix of commercial and office near the intersections and older single-family homes and multiple-family complexes in between.*
>
> *Uses along Rochester Road will include a variety of mixed uses, established in a "pulsing" pattern where the most intense mixed-use or exclusively non-residential development will occur near the Neighborhood Nodes situated along its main intersections. Lower-impact uses, such as small scale retail or condominiums should be encouraged along the corridor frontage between these nodes.....The areas between nodes should develop as lower-rise office and multiple-family. The height differences encourage a visual "pulse." (pg. 87-88)*

This section of Rochester Road Master Plan also calls for use of innovative stormwater management:

> *Ultimately, the Rochester Road Corridor will become a regional showcase for effective stormwater management and enhancement of the natural environment, while encouraging a combination of high-quality land uses. Effective landscaping focused on native plantings, and improved land use and access management along Rochester will create a green corridor that provides a high level of service for motorists, and which provides an effective natural buffer between high traffic volumes and people visiting adjacent properties. The creation of this green corridor would occur primarily in the right-of-way along road frontages and in the median of a future boulevard.*
>
> *New construction along the corridor may include detention and retention basins that work together from site-to-site with other features to create a continuous, linear landscape feature. By connecting properties, the basins create visual relief from traffic. Low impact development methods will be used throughout the corridor to filter stormwater runoff. (pg. 87)*

The site has been master-planned for medium density multiple family residential for 20 years. We find that a rezoning to RT, One-Family Attached Residential District complies with the Master Plan.

PROPOSED DEVELOPMENT VS. BY-RIGHT

The stated intent of the RT, One Family Attached Residential is as follows:

> *SECTION 4.07 RT ONE-FAMILY ATTACHED RESIDENTIAL DISTRICT*
> *A. Intent. The intent of the RT, One-Family Attached Residential District is to provide medium density residential areas in those areas which are served with public sewer and water, and where attached forms of residential development achieves the objectives of the Master Plan. The District is designed primarily to permit attached residential dwellings which may serve as a transition between high intensity or nonresidential use areas, and lower density residential land use areas. The RT District is further intended to provide medium density residential development in compact areas so as to encourage walkability.*

The RT, One-family Attached Residential District is consistent with the medium density residential as contemplated in the Master Plan.

The table below outlines the development differences of the proposed plan versus what could be done by-right under the current zoning:

	By-Right R-1C Zoning	Proposed by applicant if rezoned to RT Zoning
Density	4 single-family detached lots via a site condominium	10 multiple family units
Height	2.5 stories and 30 feet	2.5 stories and 30 feet
Setbacks	Front: 30 feet Sides: 15 feet Rear: 40 feet	Front (Rochester): 50 feet Front (Sylvanwood): 25 feet Sides: 5 single / 15 total feet Rear: 35 feet
Open Space	Max % of lot covered by building: 30%	Max % of lot covered by building: 30%

If rezoned the maximum number and height of units if rezoned would be ten (10) units, 30-feet in height.

SITE ACCESS AND CIRCULATION

Due to intersection distance requirements, access for future development, regardless if rezoned or not, would remain off Sylvanwood.

TRAFFIC STUDY

Based upon the 10-unit plan previously submitted by the applicant, the City's traffic consultant, OHM, conducted a traffic review. See the OHM memo for additional details. OHM's review concludes:

> *During the morning (AM) peak hour, the proposed Sylvanwood condominium development is expected to generate 5 new trips: 1 inbound (entering the site), and 4 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 8 new vehicle trips: 5 inbound (entering the site) trips, and 3 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work, and returning home in the evening.*
>
> *On Sylvanwood Drive, the development would result in slight increases to traffic volumes, amounting to one additional vehicle every 7-8 minutes during "rush hour". Most drivers would not even notice this additional traffic.*
>
> *In conclusion, the traffic impacts as a result of the proposed development are very minimal and are not expected to significantly worsen traffic conditions on Sylvanwood Drive or Rochester Road.*

REZONING STANDARDS

As set forth in Section 16.03.C, the Planning Commission shall consider the following standards:

1. *The proposed rezoning is consistent with the Master Plan. If the current zoning is in material conflict with the Master Plan, such conflict is due to one of the following:*
    a. *A change in City policy since the Master Plan was adopted.*
    b. *A change in conditions since the Master Plan was adopted.*
    c. *An error in the Master Plan.*

2. *The proposed rezoning will not cause nor increase any non-conformity.*

3. *Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.*

4. *The rezoning will not impact public health, safety, or welfare.*

5. *The rezoning will ensure compatibility with adjacent uses of land.*

We find that the rezoning standards have been met:

- The site has been master planned for medium density residential for 20 years.

- Rezoning the site that abut Rochester Road from R-1C, One-Family Residential District to RT, One-Family Attached Residential District is consistent with the Master Plan.
- Rezoning the site to RT, One-Family Attached Residential District provides a transition from the heavily traveled Rochester Road arterial to the adjacent neighborhood.
- Innovative stormwater management can be required and confirmed during the site planning process.
- The rezoning will permit a maximum of 10 townhome units, as compared to four (4) single-family homes permitted with the current R-1C Zoning. Six (6) more units than what can be built with the current zoning will not adversely impact the public health, safety, and welfare of the neighborhood.
- Based on the maximum number of ten (10) units that could be constructed if built, the traffic impact analysis concludes that *"The traffic impacts as a result of the proposed development are very minimal and are not expected to significantly worsen traffic conditions on Sylvanwood Drive or Rochester Road."*

RECOMMENDATIONS

We recommend rezoning of the properties from R-1C, One-Family Residential District to RT, One-Family Attached Residential District

Benjamin R. Carlisle

CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, AICP, LEED AP

PUBLIC HEARING – SYLVANWOOD COURT RT DEVELOPMENT REZONING REQUEST (Z JPLN2019-0015) – Proposed Sylvanwood Court RT Development Rezoning, Northwest Corner of Rochester and Sylvanwood (88-20-10-426-029, 88-20-10-426-030, 88-20-10-426-031), Section 10, From R-1C (One Family Residential) Zoning District to RT (One Family Attached Residential) Zoning District

Mr. Savidant presented a background and history of a previous Conditional Rezoning request for the subject property. He explained the request before the Board this evening is a straight rezoning request with no conditions attached to it. Mr. Savidant reviewed the City's Land Use Policies along Rochester Road dating back to 1999 and stated the City's Land Use Policies for the last 20 years have called for medium density residential along Rochester Road and north of Wattles.

Mr. Carlisle reviewed the rezoning request application and compared what could be developed by-right with R-1C zoning versus what could be developed with the proposed RT zoning. He addressed the traffic review and findings of the City Traffic Consultant (OHM) and the Rezoning Standards for consideration by the Planning Commission. Mr. Carlisle recommended that the Planning Commission recommend to City Council to grant the rezoning request.

Erion Nikolla said the rezoning request is to develop multiple family residential at this site which is consistent with the Master Plan. Mr. Nikolla said the proposed development would be very similar to the conceptual plan submitted in the application.

There was discussion on:

- Master Plan classification along Rochester Road.
- Correlation between previously denied Conditional Rezoning request and traditional Rezoning Request before the Board this evening.
- Proposed development as relates to adjacent single family residential and City right-of-way.
- Conceptual plan; non-binding.
- Density and building height permitted in RT zoning district.

PUBLIC HEARING OPENED

The following people spoke in opposition expressing concerns with traffic, traffic study results, compatibility with existing neighborhood, property values, density, snow removal, safety of children and pedestrians, access off Sylvanwood and parking.

- Don Tarr, 937 Sylvanwood
- Daniel Levitt, 871 Sylvanwood
- Richard Lisowski, 5697 Wright
- Marcia Bossenberger, 369 Ottawa
- April Orselli, 894 Sylvanwood
- Tara Hulett, 948 Sylvanwood
- Allison Peck, 863 Sylvanwood
- Christine Simancik, 5464 Whitehaven
- Matthew Mikiczenko, 625 Sylvanwood
- David Orselli, 894 Sylvanwood
- Danuta Sitarczyk, 895 Sylvanwood
- Nathaniel Wilkowski, 1396 Byron Lane
- Jeanne Mikiczenko, 625 Sylvanwood
- Chris Sarsfield, 773 Sylvanwood
- Pierre Harik, 692 Sylvanwood
- Dorothy Clendening, 5371 Rochester
- Mike Donahue, 962 Sylvanwood
- Robert Flora, 607 Sylvanwood
- Surab Shrestha, 674 Sylvanwood

PUBLIC HEARING CLOSED

Discussion continued:

- Role of Planning Commission; recommending body, legal constraints.
- Rezoning request as relates to Master Plan and Rezoning Standards.
- City Traffic Consultant findings; trip generations.
- Access; off Sylvanwood or Rochester.
- Right-of-way acquisition; site plan requirement to meet ultimate right-of-way.
- Existing traffic and safety concerns; speeding, cut-through, no sidewalks.

Mr. Lambert addressed concerns of compatibility with adjacent single family residential, as relates to Rezoning Standard No. 5.

Chair Faison addressed concerns with public health, safety and welfare of potential traffic impact resulting from access off Sylvanwood, as relates to Rezoning Standard No. 4.

Resolution # PC-2019-10-069
Moved by: Hutson
Support by: Tagle

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C to RT rezoning request, as per Section 16.03 of the City of Troy Zoning Ordinance, located on the northwest corner of Rochester and

Sylvanwood, within Section 10, being approximately 1.2 acres in size, be **GRANTED** for the following reasons:

1. The proposed rezoning is consistent with the Master Plan.
2. The proposed rezoning does not appear to cause or increase any nonconformity.
3. If rezoned the property will be capable of accommodating service and facility loads caused by use of the development.
4. The rezoning does not appear to impact public health, safety or welfare.
5. The rezoning will ensure compatibility with adjacent uses of land.

Yes: Apahidean, Crusse, Fowler, Hutson, Tagle
No: Faison, Krent, Lambert, Rahman

MOTION CARRIED

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities

memorandum

Date: December 6, 2019

To: Bill Huotari, PE
CC: Stephen Dearing, PE, PTOE
From: Stephan Maxe, PE

Re: Speeding/Cut-Through Traffic Concerns on Sylvanwood Drive

Introduction

There are resident concerns related to the development of 10 units of condominiums on Sylvanwood Drive at the intersection with Rochester Road. This is due to the perceived existing issue of speeding along Sylvanwood Drive as well as cut through traffic. In order to address these concerns a speed and volume study was conducted on Sylvanwood Drive, Trinway Road and Creston Road as these are all parallel streets with access to Rochester Road in the area of the proposed development. This study will also investigate if there is cut through traffic and discuss possible countermeasures.

Speed and Volume Study

As requested, speed and volume data has been collected on Sylvanwood Drive, Trinway Road and Creston Road west of Rochester Road. The data has been processed and summarized. Attached to this memo is the actual data collected for both speed and volumes. The posted speed limit is 25 mph on all 3 roads. Data was collected for a time period spanning from October 11, 2019 to October 28, 2019.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA MICHIGAN 48150
T 734 522 6711
F 734 522 6427
OHM-Advisors.com

Table 1 - Speed Data Results

Sylvanwood Drive		
	Westbound	**Eastbound**
85th Percentile (MPH)	29	33
Mean Speed (MPH)	24	27
10 MPH Pace Speed (MPH)	21-30	21-30
Percent in Pace (%)	66.7	58.8
Violation Rate (%)	48.0	67.7
Trinway Road		
	Westbound	**Eastbound**
85th Percentile (MPH)	30	34
Mean Speed (MPH)	25	28
10 MPH Pace Speed (MPH)	21-30	26-35
Percent in Pace (%)	62.4	59.0
Violation Rate (%)	49.1	71.6
Creston Road		
	Westbound	**Eastbound**
85th Percentile (MPH)	34	36
Mean Speed (MPH)	26	30
10 MPH Pace Speed (MPH)	26-35	26-35
Percent in Pace (%)	48.4	54.9
Violation Rate (%)	60.1	76.2

Based on Table 1, at all 3 locations, the 85th percentile speed is higher than the posted speed limit of 25 mph for both directions.

Table 2 is a day–by-day summary of the traffic volumes along Sylvanwood Drive, Trinway Road and Creston Road. On average, eastbound traffic volumes (entering the neighborhood) are higher on all the study roadways.

Table 2 –Traffic Volumes

Sylvanwood Drive			
Day	**Westbound**	**Eastbound**	**Total**
Saturday 10/12	213	209	422
Sunday 10/13	209	195	404
Monday 10/14	246	284	530
Tuesday 10/15	268	288	556
Wednesday 10/16	249	270	519
Thursday 10/17	263	297	560
Average Weekday Daily Traffic*	261	285	546
Average Weekend Daily Traffic	211	202	413
Trinway Road			
Day	**Westbound**	**Eastbound**	**Total**
Saturday 10/12	216	269	485
Sunday 10/13	174	224	398
Monday 10/14	206	294	500
Tuesday 10/15	239	324	563
Wednesday 10/16	213	316	529
Thursday 10/17	246	336	582
Average Weekday Daily Traffic*	133	325	558
Average Weekend Daily Traffic	195	247	442
Creston Road			
Day	**Westbound**	**Eastbound**	**Total**
Tuesday 10/22	151	293	444
Wednesday 10/23	128	404	532
Thursday 10/24	138	327	465
Friday 10/25	148	278	426
Saturday 10/26	123	194	317
Sunday 10/28	103	134	237
Average Weekday Daily Traffic*	139	341	480
Average Weekend Daily Traffic	113	164	277

Table 3 shows the percentage of the total traffic in each speed range.

Table 3 –Percent Traffic Volume in Each Speed Range

Sylvanwood Drive		
Speed Range	**Westbound**	**Eastbound**
1-15	9.8%	7.7%
16-20	6.4%	5.6%
21-25	31.3%	19.0%
26-30	35.4%	35.2%
31-35	9.8%	23.6%
36-40	2.1%	7.5%
41-45	0.3%	1.4%
Trinway Road		
Speed Range	**Westbound**	**Eastbound**
1-15	7.8%	6.9%
16-20	12.4%	5.0%
21-25	30.7%	16.4%
26-30	31.7%	32.0%
31-35	14.3%	27.0%
36-40	2.7%	10.4%
41-45	0.3%	1.9%
Creston Road		
Speed Range	**Westbound**	**Eastbound**
1-15	11.7%	6.6%
16-20	9.0%	3.8%
21-25	19.3%	13.4%
26-30	27.7%	26.3%
31-35	20.7%	28.6%
36-40	8.8%	16.3%
41-45	2.4%	3.9%

Cut-Through Traffic

There are over 200 single-family homes in the southeast quadrant of the square mile bounded by Long Lake Road, Livernois Road, Rochester Road and Square Lake Road. There are even more in the western part of this square mile as the lots are more compact. This southeast quadrant has access to/from Rochester Road via Sylvanwood Drive, Trinway Road and Creston Road as well as to/from Long Lake Road via Somerton Drive and Falmouth Drive.

The ITE trip generation manual: 10th Edition was used to determine the expected number of vehicle trips to/from the neighborhood. This number can be compared to the volume data collected to see if there is a higher number of trips which would imply that there is cut through traffic occurring. According to the ITE trip generation manual a single-family home generates 9.44 trips per weekday. 200 homes would be expected to generate 1,888 trips in an average weekday. The number of vehicle trips counted on an average weekday for Sylvanwood Drive, Trinway Road and Creston Road was 1,584. This is less than the projected number of trips generated by the houses. While many of these houses may be accessed from Long Lake Road via Somerton Drive and Falmouth Drive, there are also many other houses in the neighborhood that could be using these routes.

In summary, there is not an obvious case of vehicles utilizing Sylvanwood Drive, Trinway Road or Creston Road as a cut-through between the major (arterial) roads.

Traffic Calming

Traffic calming measures are used to reduce vehicle speeds, volumes, or both to improve the safety and comfort of pedestrians and bicyclists. Lower traffic volumes reduce the number of potential conflicts between pedestrians or bikes and vehicles, while lower rates of speed reduce the likelihood of severe injury in the event a crash occurs, as well as provide more time to perceive and react to potential conflicts, such as a pedestrian crossing the road. However, installing calming measures remains a trade-off, as it reduces the efficient travel of vehicles – including essential public services like police, fire trucks, school buses, snow removal, and trash collection.

Most traffic calming measures include physical alterations intended to slow traffic, by forcing vehicles to maneuver around or over obstacles. These alterations may consist of center islands, curb bulb-outs, chicanes, mini roundabouts, and speed tables, to name a few. Calming measures to reduce traffic volumes involve restricting vehicle access, such as installing barriers or by street closures. However, because these also impact emergency vehicles, DPW maintenance, and other essential services, proposed measures must judiciously consider overall public safety and mobility needs.

Resident concerns and the speed study conducted do show that speeds on all 3 streets have high violation rates with speeds over 25 mph on average. All 3 streets are straight roadways with no horizontal or vertical curves or traffic control measures between their end points.

Initially, we recommend first applying education & enforcement strategies that do not physically modify the street, such as supplementing law enforcement patrols with a neighborhood speed watch program or a neighborhood awareness campaign. If speeding concerns persist, we suggest consideration of a horizontal deflection, such as a chicane or reducing the width of the street through the installation of a median island or curb modifications.

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None

Sylvanwood
W of Rochester

Start	07-Oct-19		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
Time	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB
12:00 AM	*	*	*	*	*	*	*	*	*	*	2	0	3	6	2	3
01:00	*	*	*	*	*	*	*	*	*	*	1	0	3	2	2	1
02:00	*	*	*	*	*	*	*	*	*	*	2	1	0	0	1	0
03:00	*	*	*	*	*	*	*	*	*	*	3	0	1	0	2	0
04:00	*	*	*	*	*	*	*	*	*	*	0	1	3	1	2	1
05:00	*	*	*	*	*	*	*	*	*	*	2	1	1	0	2	0
06:00	*	*	*	*	*	*	*	*	*	*	0	3	1	1	0	2
07:00	*	*	*	*	*	*	*	*	*	*	0	7	3	0	2	4
08:00	*	*	*	*	*	*	*	*	*	*	4	12	4	14	4	13
09:00	*	*	*	*	*	*	*	*	*	*	3	13	9	13	6	13
10:00	*	*	*	*	*	*	*	*	*	*	6	10	10	12	8	11
11:00	*	*	*	*	*	*	*	*	*	*	14	21	10	16	12	18
12:00 PM	*	*	*	*	*	*	*	*	*	*	20	11	14	14	17	12
01:00	*	*	*	*	*	*	*	*	16	10	17	16	15	21	16	16
02:00	*	*	*	*	*	*	*	*	15	13	18	15	14	14	16	14
03:00	*	*	*	*	*	*	*	*	14	22	20	19	20	12	18	18
04:00	*	*	*	*	*	*	*	*	20	25	18	14	24	16	21	18
05:00	*	*	*	*	*	*	*	*	18	25	22	13	20	11	20	16
06:00	*	*	*	*	*	*	*	*	19	26	23	16	18	15	20	19
07:00	*	*	*	*	*	*	*	*	10	13	16	13	10	11	12	12
08:00	*	*	*	*	*	*	*	*	18	9	5	6	6	4	10	6
09:00	*	*	*	*	*	*	*	*	10	8	9	3	12	9	10	7
10:00	*	*	*	*	*	*	*	*	6	6	4	9	5	2	5	6
11:00	*	*	*	*	*	*	*	*	6	3	4	5	3	1	4	3
Lane	0	0	0	0	0	0	0	0	152	160	213	209	209	195	212	213
Day	0		0		0		0		312		422		404		425	
AM Peak	-	-	-	-	-	-	-	-	-	-	11:00	11:00	10:00	11:00	11:00	11:00
Vol.	-	-	-	-	-	-	-	-	-	-	14	21	10	16	12	18
PM Peak	-	-	-	-	-	-	-	-	16:00	18:00	18:00	15:00	16:00	13:00	16:00	18:00
Vol.	-	-	-	-	-	-	-	-	20	26	23	19	24	21	21	19

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None

Sylvanwood
W of Rochester

Start Time	14-Oct-19 WB	14-Oct-19 EB	Tue WB	Tue EB	Wed WB	Wed EB	Thu WB	Thu EB	Fri WB	Fri EB	Sat WB	Sat EB	Sun WB	Sun EB	Week Average WB	Week Average EB
12:00 AM	0	1	2	2	0	0	0	1	0	0	-	-	-	-	0	1
01:00	1	0	1	0	0	0	1	0	0	1	-	-	-	-	1	0
02:00	0	1	0	0	0	0	0	0	0	0	-	-	-	-	0	0
03:00	1	0	3	0	1	1	2	1	1	1	-	-	-	-	2	1
04:00	0	2	1	1	0	0	1	1	1	2	-	-	-	-	1	1
05:00	0	5	1	4	0	3	2	4	0	2	-	-	-	-	1	4
06:00	4	10	4	13	4	9	4	3	3	9	-	-	-	-	4	9
07:00	12	20	16	19	14	25	12	25	11	22	-	-	-	-	13	22
08:00	21	35	21	33	18	25	16	29	14	22	-	-	-	-	18	29
09:00	14	9	14	13	12	11	9	9	9	16	-	-	-	-	12	12
10:00	9	9	14	7	12	15	7	21	9	10	-	-	-	-	10	12
11:00	11	14	11	14	7	9	15	15	20	11	-	-	-	-	13	13
12:00 PM	20	22	10	12	16	13	18	25	30	27	-	-	-	-	19	20
01:00	13	14	18	17	18	10	9	17	30	10	-	-	-	-	18	14
02:00	16	25	14	22	21	19	23	17	12	14	-	-	-	-	17	19
03:00	19	26	23	20	24	28	22	20	-	-	-	-	-	-	22	24
04:00	15	16	22	17	13	22	20	20	-	-	-	-	-	-	18	19
05:00	27	27	21	35	24	25	31	29	-	-	-	-	-	-	26	29
06:00	19	14	25	24	16	23	18	21	-	-	-	-	-	-	20	20
07:00	21	18	14	13	24	13	14	14	-	-	-	-	-	-	18	14
08:00	13	9	19	16	17	10	23	15	-	-	-	-	-	-	18	12
09:00	4	5	7	3	3	5	10	6	-	-	-	-	-	-	6	5
10:00	2	1	3	3	3	3	4	3	-	-	-	-	-	-	3	2
11:00	4	1	4	0	2	1	2	1	-	-	-	-	-	-	3	1
Lane	246	284	268	288	249	270	263	297	140	147	0	0	0	0	263	283
Day	530		556		519		560		287		0		0		546	
AM Peak	08:00	08:00	08:00	08:00	08:00	07:00	08:00	08:00	11:00	07:00	-	-	-	-	08:00	08:00
Vol.	21	35	21	33	18	25	16	29	20	22	-	-	-	-	18	29
PM Peak	17:00	17:00	18:00	17:00	15:00	15:00	17:00	17:00	12:00	12:00	-	-	-	-	17:00	17:00
Vol.	27	27	25	35	24	28	31	29	30	27	-	-	-	-	26	29

Comb. Total	530	556	519	560	599	422	404	971

ADT ADT 545 AADT 545

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
WB

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/11/19	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
13:00	7	2	2	5	0	0	0	0	0	0	0	0	0	0	16	21-30	7
14:00	0	1	1	9	3	1	0	0	0	0	0	0	0	0	15	25-34	12
15:00	1	1	3	6	1	1	0	1	0	0	0	0	0	0	14	21-30	9
16:00	0	3	12	3	1	1	0	0	0	0	0	0	0	0	20	16-25	15
17:00	0	1	6	5	5	1	0	0	0	0	0	0	0	0	18	21-30	11
18:00	1	4	6	6	2	0	0	0	0	0	0	0	0	0	19	21-30	12
19:00	0	1	4	3	1	1	0	0	0	0	0	0	0	0	10	21-30	7
20:00	2	2	8	6	0	0	0	0	0	0	0	0	0	0	18	21-30	14
21:00	0	3	1	5	1	0	0	0	0	0	0	0	0	0	10	21-30	6
22:00	0	0	4	0	2	0	0	0	0	0	0	0	0	0	6	16-25	4
23:00	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6	16-25	6
Total	11	18	53	48	16	5	0	1	0	0	0	0	0	0	152		
Percent	7.2%	11.8%	34.9%	31.6%	10.5%	3.3%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak Vol.																	
PM Peak	13:00	18:00	16:00	14:00	17:00	14:00		15:00							16:00		
Vol.	7	4	12	9	5	1		1							20		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
WB

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/12/19	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2	19-28	2
01:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
02:00	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2	19-28	2
03:00	1	0	0	2	0	0	0	0	0	0	0	0	0	0	3	20-29	2
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	•	•
05:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	20-29	2
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	•	•
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	•	•
08:00	0	1	1	1	1	0	0	0	0	0	0	0	0	0	4	14-23	2
09:00	0	1	1	1	0	0	0	0	0	0	0	0	0	0	3	14-23	2
10:00	0	2	2	2	0	0	0	0	0	0	0	0	0	0	6	15-24	4
11:00	2	2	3	5	2	0	0	0	0	0	0	0	0	0	14	21-30	8
12 PM	2	2	3	10	3	0	0	0	0	0	0	0	0	0	20	26-35	13
13:00	0	3	5	6	3	0	0	0	0	0	0	0	0	0	17	21-30	11
14:00	0	0	7	8	2	1	0	0	0	0	0	0	0	0	18	21-30	15
15:00	1	1	3	13	1	1	0	0	0	0	0	0	0	0	20	21-30	16
16:00	0	2	4	10	2	0	0	0	0	0	0	0	0	0	18	21-30	14
17:00	3	1	6	9	3	0	0	0	0	0	0	0	0	0	22	21-30	15
18:00	1	6	5	8	3	0	0	0	0	0	0	0	0	0	23	20-29	13
19:00	0	0	5	8	3	0	0	0	0	0	0	0	0	0	16	21-30	13
20:00	0	0	3	2	0	0	0	0	0	0	0	0	0	0	5	20-29	5
21:00	0	0	4	4	1	0	0	0	0	0	0	0	0	0	9	21-30	8
22:00	0	0	0	2	2	0	0	0	0	0	0	0	0	0	4	25-34	4
23:00	0	0	3	0	0	1	0	0	0	0	0	0	0	0	4	16-25	3
Total	10	21	57	96	26	3	0	0	0	0	0	0	0	0	213		
Percent	4.7%	9.9%	26.8%	45.1%	12.2%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	11:00	10:00	11:00	11:00	11:00										11:00		
Vol.	2	2	3	5	2										14		
PM Peak	17:00	18:00	14:00	15:00	12:00	14:00									18:00		
Vol.	3	6	7	13	3	1									23		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
WB

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/13/19	0	0	1	1	1	0	0	0	0	0	0	0	0	0	3	19-28	2
01:00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	3	20-29	3
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
04:00	1	0	1	1	0	0	0	0	0	0	0	0	0	0	3	19-28	2
05:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
06:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
07:00	0	0	2	1	0	0	0	0	0	0	0	0	0	0	3	19-28	3
08:00	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	16-25	4
09:00	0	1	2	5	1	0	0	0	0	0	0	0	0	0	9	21-30	7
10:00	0	1	1	5	2	1	0	0	0	0	0	0	0	0	10	26-35	7
11:00	0	2	3	3	1	1	0	0	0	0	0	0	0	0	10	21-30	6
12 PM	3	1	5	3	2	0	0	0	0	0	0	0	0	0	14	20-29	8
13:00	0	2	1	7	2	3	0	0	0	0	0	0	0	0	15	24-33	9
14:00	0	0	5	9	0	0	0	0	0	0	0	0	0	0	14	21-30	14
15:00	0	4	5	9	2	0	0	0	0	0	0	0	0	0	20	21-30	14
16:00	0	3	7	8	4	1	1	0	0	0	0	0	0	0	24	21-30	15
17:00	2	1	5	9	2	1	0	0	0	0	0	0	0	0	20	21-30	14
18:00	2	5	5	5	1	0	0	0	0	0	0	0	0	0	18	16-25	10
19:00	1	2	5	2	0	0	0	0	0	0	0	0	0	0	10	21-30	7
20:00	0	2	1	3	0	0	0	0	0	0	0	0	0	0	6	19-28	4
21:00	1	2	4	4	0	0	1	0	0	0	0	0	0	0	12	20-29	8
22:00	0	1	1	2	1	0	0	0	0	0	0	0	0	0	5	26-35	3
23:00	0	0	2	1	0	0	0	0	0	0	0	0	0	0	3	19-28	3
Total	10	27	62	82	19	7	2	0	0	0	0	0	0	0	209		
Percent	4.8%	12.9%	29.7%	39.2%	9.1%	3.3%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	04:00	11:00	08:00	09:00	10:00	10:00									10:00		
Vol.	1	2	4	5	2	1									10		
PM Peak	12:00	18:00	16:00	14:00	16:00	13:00	16:00								16:00		
Vol.	3	5	7	9	4	3	1								24		

OHM Advisors

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
WB

Advancing Communities

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/14/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	2	0	2	0	0	0	0	0	0	0	0	0	4	15-24	2
07:00	2	3	3	2	1	1	0	0	0	0	0	0	0	0	12	16-25	6
08:00	4	1	7	5	2	1	0	0	0	1	0	0	0	0	21	21-30	12
09:00	1	3	5	5	0	0	0	0	0	0	0	0	0	0	14	20-29	10
10:00	0	1	5	2	1	0	0	0	0	0	0	0	0	0	9	21-30	7
11:00	2	0	3	5	0	1	0	0	0	0	0	0	0	0	11	21-30	8
12 PM	5	6	2	5	2	0	0	0	0	0	0	0	0	0	20	16-25	8
13:00	0	2	3	5	3	0	0	0	0	0	0	0	0	0	13	21-30	8
14:00	3	1	4	7	0	1	0	0	0	0	0	0	0	0	16	21-30	11
15:00	2	1	9	5	1	1	0	0	0	0	0	0	0	0	19	21-30	14
16:00	1	4	7	3	0	0	0	0	0	0	0	0	0	0	15	16-25	11
17:00	3	4	6	11	3	0	0	0	0	0	0	0	0	0	27	21-30	17
18:00	3	1	8	7	0	0	0	0	0	0	0	0	0	0	19	21-30	15
19:00	8	3	3	5	2	0	0	0	0	0	0	0	0	0	21	20-29	8
20:00	1	3	5	3	1	0	0	0	0	0	0	0	0	0	13	16-25	8
21:00	0	0	1	2	0	1	0	0	0	0	0	0	0	0	4	20-29	3
22:00	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	24-33	2
23:00	0	0	1	2	1	0	0	0	0	0	0	0	0	0	4	20-29	3
Total	35	33	75	75	21	6	0	0	0	1	0	0	0	0	246		
Percent	14.2%	13.4%	30.5%	30.5%	8.5%	2.4%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%			
AM Peak	08:00	07:00	08:00	08:00	06:00	07:00				08:00					08:00		
Vol.	4	3	7	5	2	1				1					21		
PM Peak	19:00	12:00	15:00	17:00	13:00	14:00									17:00		
Vol.	8	6	9	11	3	1									27		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
WB

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/15/19	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	*	1
01:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	2	0	0	0	0	1	0	0	0	0	0	0	3	15-24	2
04:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
05:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
06:00	1	2	1	0	0	0	0	0	0	0	0	0	0	0	4	13-22	3
07:00	3	0	7	3	1	2	0	0	0	0	0	0	0	0	16	21-30	10
08:00	5	2	4	7	2	1	0	0	0	0	0	0	0	0	21	21-30	11
09:00	2	1	4	5	2	0	0	0	0	0	0	0	0	0	14	21-30	9
10:00	3	3	1	7	0	0	0	0	0	0	0	0	0	0	14	21-30	8
11:00	1	1	3	4	2	0	0	0	0	0	0	0	0	0	11	21-30	7
12 PM	2	1	6	1	0	0	0	0	0	0	0	0	0	0	10	20-29	7
13:00	1	3	8	5	0	1	0	0	0	0	0	0	0	0	18	20-29	13
14:00	2	1	6	5	0	0	0	0	0	0	0	0	0	0	14	21-30	11
15:00	3	2	7	10	1	0	0	0	0	0	0	0	0	0	23	21-30	17
16:00	3	5	6	7	1	0	0	0	0	0	0	0	0	0	22	20-29	13
17:00	3	3	7	8	0	0	0	0	0	0	0	0	0	0	21	21-30	15
18:00	5	4	4	8	4	0	0	0	0	0	0	0	0	0	25	26-35	12
19:00	0	0	6	6	2	0	0	0	0	0	0	0	0	0	14	21-30	12
20:00	5	1	5	4	3	1	0	0	0	0	0	0	0	0	19	21-30	9
21:00	0	0	2	3	2	0	0	0	0	0	0	0	0	0	7	26-35	5
22:00	0	0	0	2	1	0	0	0	0	0	0	0	0	0	3	24-33	3
23:00	0	0	1	3	0	0	0	0	0	0	0	0	0	0	4	21-30	4
Total	40	29	81	91	21	5	0	1	0	0	0	0	0	0	268		
Percent	14.9%	10.8%	30.2%	34.0%	7.8%	1.9%	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	08:00	10:00	07:00	08:00	08:00	07:00		03:00							08:00		
Vol.	5	3	7	7	2	2		1							21		
PM Peak	18:00	16:00	13:00	15:00	18:00	13:00									18:00		
Vol.	5	5	8	10	4	1									25		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None

Sylvanwood
W of Rochester

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/16/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	9-18	1
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	1	2	1	0	0	0	0	0	0	0	0	0	0	4	15-24	3
07:00	3	4	3	4	0	0	0	0	0	0	0	0	0	0	14	15-24	7
08:00	2	1	6	7	1	0	0	0	1	0	0	0	0	0	18	21-30	13
09:00	1	0	4	4	2	1	0	0	0	0	0	0	0	0	12	21-30	8
10:00	2	0	2	8	0	0	0	0	0	0	0	0	0	0	12	21-30	10
11:00	0	1	3	3	0	0	0	0	0	0	0	0	0	0	7	21-30	6
12 PM	1	1	6	7	1	0	0	0	0	0	0	0	0	0	16	21-30	13
13:00	1	4	5	7	1	0	0	0	0	0	0	0	0	0	18	21-30	12
14:00	2	2	8	7	2	0	0	0	0	0	0	0	0	0	21	21-30	15
15:00	1	6	5	7	4	0	0	1	0	0	0	0	0	0	24	19-28	12
16:00	1	0	6	5	0	1	0	0	0	0	0	0	0	0	13	21-30	11
17:00	3	0	11	7	3	0	0	0	0	0	0	0	0	0	24	21-30	18
18:00	1	2	7	6	0	0	0	0	0	0	0	0	0	0	16	21-30	13
19:00	0	1	9	11	3	0	0	0	0	0	0	0	0	0	24	21-30	20
20:00	2	0	7	5	3	0	0	0	0	0	0	0	0	0	17	21-30	12
21:00	0	0	2	1	0	0	0	0	0	0	0	0	0	0	3	19-28	3
22:00	0	1	0	2	0	0	0	0	0	0	0	0	0	0	3	19-28	2
23:00	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2	14-23	1
Total	20	25	87	92	20	3	0	1	1	0	0	0	0	0	249		
Percent	8.0%	10.0%	34.9%	36.9%	8.0%	1.2%	0.0%	0.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	07:00	07:00	08:00	10:00	09:00	09:00			08:00						08:00		
Vol.	3	4	6	8	2	1			1						18		
PM Peak	17:00	15:00	17:00	19:00	15:00	16:00		15:00							15:00		
Vol.	3	6	11	11	4	1		1							24		

OHM Advisors

4285 Plymouth Road
Livonia, Michigan

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None

Sylvanwood
W of Rochester

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/17/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2	14-23	2
04:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
05:00	1	0	0	0	1	0	0	0	0	0	0	0	0	0	2	*	1
06:00	0	0	3	1	0	0	0	0	0	0	0	0	0	0	4	19-28	4
07:00	0	1	5	5	1	0	0	0	0	0	0	0	0	0	12	21-30	10
08:00	3	2	5	4	1	0	1	0	0	0	0	0	0	0	16	21-30	9
09:00	0	2	0	5	2	0	0	0	0	0	0	0	0	0	9	26-35	7
10:00	1	1	1	3	1	0	0	0	0	0	0	0	0	0	7	26-35	4
11:00	0	3	6	4	1	0	0	0	1	0	0	0	0	0	15	21-30	10
12 PM	2	1	5	7	3	0	0	0	0	0	0	0	0	0	18	21-30	12
13:00	0	1	1	2	3	2	0	0	0	0	0	0	0	0	9	31-40	5
14:00	4	0	10	2	4	2	0	1	0	0	0	0	0	0	23	20-29	12
15:00	2	3	5	8	4	0	0	0	0	0	0	0	0	0	22	21-30	13
16:00	1	2	8	8	1	0	0	0	0	0	0	0	0	0	20	21-30	16
17:00	9	3	9	8	2	0	0	0	0	0	0	0	0	0	31	21-30	17
18:00	3	0	9	5	1	0	0	0	0	0	0	0	0	0	18	21-30	14
19:00	1	2	6	2	3	0	0	0	0	0	0	0	0	0	14	16-25	8
20:00	3	3	11	6	0	0	0	0	0	0	0	0	0	0	23	21-30	17
21:00	0	2	2	5	1	0	0	0	0	0	0	0	0	0	10	21-30	7
22:00	0	1	1	2	0	0	0	0	0	0	0	0	0	0	4	19-28	3
23:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	20-29	2
Total	30	28	90	79	29	4	1	1	1	0	0	0	0	0	263		
Percent	11.4%	10.6%	34.2%	30.0%	11.0%	1.5%	0.4%	0.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	08:00	11:00	11:00	07:00	09:00		08:00		11:00						08:00		
Vol.	3	3	6	5	2		1		1						16		
PM Peak	17:00	15:00	20:00	15:00	14:00	13:00		14:00							17:00		
Vol.	9	3	11	8	4	2		1							31		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
WB

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/18/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
04:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	3	0	0	0	0	0	0	0	0	0	0	0	3	16-25	3
07:00	0	0	6	4	1	0	0	0	0	0	0	0	0	0	11	21-30	10
08:00	4	2	2	4	1	1	0	0	0	0	0	0	0	0	14	21-30	6
09:00	1	2	2	2	2	0	0	0	0	0	0	0	0	0	9	26-35	4
10:00	0	0	3	6	0	0	0	0	0	0	0	0	0	0	9	21-30	9
11:00	3	0	5	8	2	0	2	0	0	0	0	0	0	0	20	21-30	13
12 PM	1	4	8	12	5	0	0	0	0	0	0	0	0	0	30	21-30	20
13:00	2	0	7	14	6	1	0	0	0	0	0	0	0	0	30	21-30	21
14:00	4	1	1	3	2	1	0	0	0	0	0	0	0	0	12	26-35	5
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	15	9	39	53	19	3	2	0	0	0	0	0	0	0	140		
Percent	10.7%	6.4%	27.9%	37.9%	13.6%	2.1%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	08:00	08:00	07:00	11:00	09:00	08:00	11:00								11:00		
Vol.	4	2	6	8	2	1	2								20		
PM Peak	14:00	12:00	12:00	13:00	13:00	13:00									12:00		
Vol.	4	4	8	14	6	1									30		
Total	171	190	544	616	171	36	5	4	2	1	0	0	0	0	1740		
Percent	9.8%	10.9%	31.3%	35.4%	9.8%	2.1%	0.3%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%			

15th Percentile :	17 MPH
50th Percentile :	24 MPH
85th Percentile :	29 MPH
95th Percentile :	33 MPH

Stats

10 MPH Pace Speed :	21-30 MPH
Number in Pace :	1160
Percent in Pace :	66.7%
Number of Vehicles > 25 MPH :	835
Percent of Vehicles > 25 MPH :	48.0%
Mean Speed(Average) :	24 MPH

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
EB

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/11/19	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
13:00	2	0	2	3	1	2	0	0	0	0	0	0	0	0	10	21-30	5
14:00	2	1	3	2	5	0	0	0	0	0	0	0	0	0	13	25-34	7
15:00	2	0	2	12	5	1	0	0	0	0	0	0	0	0	22	26-35	17
16:00	2	2	4	12	4	1	0	0	0	0	0	0	0	0	25	21-30	16
17:00	2	1	6	9	5	2	0	0	0	0	0	0	0	0	25	21-30	15
18:00	1	0	8	10	6	1	0	0	0	0	0	0	0	0	26	21-30	18
19:00	1	1	3	5	3	0	0	0	0	0	0	0	0	0	13	21-30	8
20:00	2	0	3	2	2	0	0	0	0	0	0	0	0	0	9	21-30	5
21:00	0	0	1	2	4	1	0	0	0	0	0	0	0	0	8	26-35	6
22:00	0	0	2	3	0	1	0	0	0	0	0	0	0	0	6	21-30	5
23:00	0	0	1	0	2	0	0	0	0	0	0	0	0	0	3	24-33	2
Total	14	5	35	60	37	9	0	0	0	0	0	0	0	0	160		
Percent	8.8%	3.1%	21.9%	37.5%	23.1%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak Vol.																	
PM Peak Vol.	13:00 2	16:00 2	18:00 8	15:00 12	18:00 6	13:00 2									18:00 26		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
EB

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/12/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	9-18	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
05:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
06:00	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	26-35	3
07:00	0	1	1	3	0	2	0	0	0	0	0	0	0	0	7	20-29	4
08:00	0	2	1	5	2	2	0	0	0	0	0	0	0	0	12	26-35	7
09:00	0	0	0	5	6	1	1	0	0	0	0	0	0	0	13	26-35	11
10:00	0	2	1	2	4	1	0	0	0	0	0	0	0	0	10	26-35	6
11:00	3	1	4	6	7	0	0	0	0	0	0	0	0	0	21	26-35	13
12 PM	1	0	1	7	2	0	0	0	0	0	0	0	0	0	11	24-33	9
13:00	2	0	2	6	5	1	0	0	0	0	0	0	0	0	16	26-35	11
14:00	0	0	4	7	3	0	1	0	0	0	0	0	0	0	15	21-30	11
15:00	2	1	3	4	8	1	0	0	0	0	0	0	0	0	19	26-35	12
16:00	2	0	1	4	5	2	0	0	0	0	0	0	0	0	14	26-35	9
17:00	1	0	5	2	4	1	0	0	0	0	0	0	0	0	13	21-30	7
18:00	1	1	5	4	3	2	0	0	0	0	0	0	0	0	16	21-30	9
19:00	1	1	5	3	2	1	0	0	0	0	0	0	0	0	13	20-29	8
20:00	0	0	0	2	3	0	1	0	0	0	0	0	0	0	6	26-35	5
21:00	0	1	1	0	0	1	0	0	0	0	0	0	0	0	3	14-23	2
22:00	0	0	0	6	2	1	0	0	0	0	0	0	0	0	9	26-35	8
23:00	0	1	1	2	0	1	0	0	0	0	0	0	0	0	5	21-30	3
Total	13	12	35	70	59	17	3	0	0	0	0	0	0	0	209		
Percent	6.2%	5.7%	16.7%	33.5%	28.2%	8.1%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	11:00	08:00	11:00	11:00	11:00	07:00	09:00								11:00		
Vol.	3	2	4	6	7	2	1								21		
PM Peak	13:00	15:00	17:00	12:00	15:00	16:00	14:00								15:00		
Vol.	2	1	5	7	8	2	1								19		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
EB

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/13/19	0	0	1	2	2	1	0	0	0	0	0	0	0	0	6	26-35	4
01:00	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2	9-18	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
08:00	0	0	1	3	8	2	0	0	0	0	0	0	0	0	14	26-35	11
09:00	0	1	2	5	4	1	0	0	0	0	0	0	0	0	13	26-35	9
10:00	0	1	0	1	6	2	2	0	0	0	0	0	0	0	12	31-40	8
11:00	2	0	3	3	6	2	0	0	0	0	0	0	0	0	16	26-35	9
12 PM	1	0	0	3	7	2	1	0	0	0	0	0	0	0	14	26-35	10
13:00	0	2	3	10	4	0	2	0	0	0	0	0	0	0	21	26-35	14
14:00	0	1	2	5	6	0	0	0	0	0	0	0	0	0	14	26-35	11
15:00	0	0	1	2	8	1	0	0	0	0	0	0	0	0	12	26-35	10
16:00	0	0	4	4	5	2	1	0	0	0	0	0	0	0	16	26-35	9
17:00	0	2	5	2	2	0	0	0	0	0	0	0	0	0	11	21-30	7
18:00	1	1	4	5	3	0	1	0	0	0	0	0	0	0	15	21-30	9
19:00	0	0	3	2	2	4	0	0	0	0	0	0	0	0	11	30-39	6
20:00	0	0	0	3	1	0	0	0	0	0	0	0	0	0	4	24-33	4
21:00	0	0	3	2	3	1	0	0	0	0	0	0	0	0	9	26-35	5
22:00	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	24-33	2
23:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	9-18	1
Total	4	10	32	54	70	18	7	0	0	0	0	0	0	0	195		
Percent	2.1%	5.1%	16.4%	27.7%	35.9%	9.2%	3.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	11:00	01:00	11:00	09:00	08:00	08:00	10:00								11:00		
Vol.	2	1	3	5	8	2	2								16		
PM Peak	12:00	13:00	17:00	13:00	15:00	19:00	13:00								13:00		
Vol.	1	2	5	10	8	4	2								21		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None

Sylvanwood
W of Rochester

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/15/19	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2	*	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
05:00	0	0	2	0	2	0	0	0	0	0	0	0	0	0	4	15-24	2
06:00	1	0	2	4	6	0	0	0	0	0	0	0	0	0	13	26-35	10
07:00	1	4	8	3	3	0	0	0	0	0	0	0	0	0	19	16-25	12
08:00	5	3	7	11	5	2	0	0	0	0	0	0	0	0	33	21-30	18
09:00	1	4	2	5	1	0	0	0	0	0	0	0	0	0	13	21-30	7
10:00	1	1	3	2	0	0	0	0	0	0	0	0	0	0	7	19-28	5
11:00	0	4	3	2	5	0	0	0	0	0	0	0	0	0	14	26-35	7
12 PM	0	0	3	4	2	3	0	0	0	0	0	0	0	0	12	21-30	7
13:00	2	1	2	5	4	2	1	0	0	0	0	0	0	0	17	25-34	9
14:00	1	3	4	11	2	1	0	0	0	0	0	0	0	0	22	21-30	15
15:00	3	0	3	10	3	1	0	0	0	0	0	0	0	0	20	21-30	13
16:00	4	1	2	5	2	3	0	0	0	0	0	0	0	0	17	26-35	7
17:00	2	2	8	13	7	3	0	0	0	0	0	0	0	0	35	21-30	21
18:00	3	2	4	5	7	3	0	0	0	0	0	0	0	0	24	26-35	12
19:00	0	1	1	9	1	1	0	0	0	0	0	0	0	0	13	24-33	10
20:00	2	2	4	4	2	1	1	0	0	0	0	0	0	0	16	21-30	8
21:00	0	1	1	0	0	1	0	0	0	0	0	0	0	0	3	14-23	2
22:00	0	0	0	2	1	0	0	0	0	0	0	0	0	0	3	24-33	3
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	27	29	60	96	53	21	2	0	0	0	0	0	0	0	288		
Percent	9.4%	10.1%	20.8%	33.3%	18.4%	7.3%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	08:00	07:00	07:00	08:00	06:00	08:00									08:00		
Vol.	5	4	8	11	6	2									33		
PM Peak	16:00	14:00	17:00	17:00	17:00	12:00	13:00								17:00		
Vol.	4	3	8	13	7	3	1								35		

OHM Advisors

Plymouth Plaza
Plym, MI 48170

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
EB

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/16/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	2	0	1	0	0	0	0	0	0	0	0	3	20-29	2
06:00	0	0	2	2	2	3	0	0	0	0	0	0	0	0	9	29-38	5
07:00	3	1	5	9	6	0	1	0	0	0	0	0	0	0	25	24-33	15
08:00	3	0	4	11	5	2	0	0	0	0	0	0	0	0	25	26-35	16
09:00	1	0	1	5	4	0	0	0	0	0	0	0	0	0	11	26-35	9
10:00	0	0	4	2	7	1	1	0	0	0	0	0	0	0	15	26-35	9
11:00	0	0	1	4	2	1	1	0	0	0	0	0	0	0	9	26-35	6
12 PM	1	1	2	6	1	2	0	0	0	0	0	0	0	0	13	21-30	8
13:00	2	1	1	4	2	0	0	0	0	0	0	0	0	0	10	26-35	6
14:00	2	1	5	2	8	1	0	0	0	0	0	0	0	0	19	26-35	10
15:00	3	0	7	14	3	1	0	0	0	0	0	0	0	0	28	21-30	21
16:00	1	0	9	5	7	0	0	0	0	0	0	0	0	0	22	21-30	14
17:00	1	3	7	9	4	1	0	0	0	0	0	0	0	0	25	21-30	16
18:00	3	1	3	9	5	2	0	0	0	0	0	0	0	0	23	26-35	14
19:00	0	1	2	5	4	1	0	0	0	0	0	0	0	0	13	26-35	9
20:00	2	0	3	3	1	1	0	0	0	0	0	0	0	0	10	21-30	6
21:00	0	0	0	2	3	0	0	0	0	0	0	0	0	0	5	26-35	5
22:00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	3	20-29	3
23:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
Total	22	9	57	97	65	17	3	0	0	0	0	0	0	0	270		
Percent	8.1%	3.3%	21.1%	35.9%	24.1%	6.3%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	07:00	07:00	07:00	08:00	10:00	06:00	07:00								07:00		
Vol.	3	1	5	11	7	3	1								25		
PM Peak	15:00	17:00	16:00	15:00	14:00	12:00									15:00		
Vol.	3	3	9	14	8	2									28		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
EB

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/17/19	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	9-18	1
04:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
05:00	0	0	0	1	3	0	0	0	0	0	0	0	0	0	4	26-35	4
06:00	0	0	1	1	0	1	0	0	0	0	0	0	0	0	3	19-28	2
07:00	0	1	6	14	4	0	0	0	0	0	0	0	0	0	25	21-30	20
08:00	4	1	3	12	5	4	0	0	0	0	0	0	0	0	29	26-35	17
09:00	0	0	2	4	3	0	0	0	0	0	0	0	0	0	9	24-33	7
10:00	1	2	4	7	3	4	0	0	0	0	0	0	0	0	21	21-30	11
11:00	1	0	4	6	2	1	1	0	0	0	0	0	0	0	15	21-30	10
12 PM	3	0	5	10	5	1	1	0	0	0	0	0	0	0	25	21-30	15
13:00	0	0	5	9	2	1	0	0	0	0	0	0	0	0	17	21-30	14
14:00	2	1	3	6	4	0	1	0	0	0	0	0	0	0	17	24-33	10
15:00	3	2	2	5	5	2	0	1	0	0	0	0	0	0	20	26-35	10
16:00	0	3	2	7	6	2	0	0	0	0	0	0	0	0	20	26-35	13
17:00	5	1	10	5	5	3	0	0	0	0	0	0	0	0	29	21-30	15
18:00	0	1	3	9	5	3	0	0	0	0	0	0	0	0	21	25-34	14
19:00	2	0	4	2	6	0	0	0	0	0	0	0	0	0	14	25-34	8
20:00	1	1	4	5	4	0	0	0	0	0	0	0	0	0	15	21-30	9
21:00	0	0	2	2	1	1	0	0	0	0	0	0	0	0	6	21-30	4
22:00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	3	20-29	3
23:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
Total	22	14	61	110	63	23	3	1	0	0	0	0	0	0	297		
Percent	7.4%	4.7%	20.5%	37.0%	21.2%	7.7%	1.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	08:00	10:00	07:00	07:00	08:00	08:00	11:00								08:00		
Vol.	4	2	6	14	5	4	1								29		
PM Peak	17:00	16:00	17:00	12:00	16:00	17:00	12:00	15:00							17:00		
Vol.	5	3	10	10	6	3	1	1							29		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32214
Installed by: Matt Clark
Other Notes: None
EB

Sylvanwood
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/18/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
04:00	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2	9-18	1
05:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	20-29	2
06:00	0	1	2	4	2	0	0	0	0	0	0	0	0	0	9	26-35	6
07:00	0	0	5	13	4	0	0	0	0	0	0	0	0	0	22	21-30	18
08:00	3	2	2	5	4	5	1	0	0	0	0	0	0	0	22	25-34	9
09:00	1	0	2	6	6	1	0	0	0	0	0	0	0	0	16	26-35	12
10:00	0	0	0	4	5	1	0	0	0	0	0	0	0	0	10	26-35	9
11:00	0	0	2	4	2	1	2	0	0	0	0	0	0	0	11	26-35	6
12 PM	4	1	5	8	4	4	1	0	0	0	0	0	0	0	27	21-30	13
13:00	0	1	1	3	5	0	0	0	0	0	0	0	0	0	10	26-35	8
14:00	4	2	3	1	3	1	0	0	0	0	0	0	0	0	14	15-24	5
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	12	8	22	52	36	13	4	0	0	0	0	0	0	0	147		
Percent	8.2%	5.4%	15.0%	35.4%	24.5%	8.8%	2.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	08:00	08:00	07:00	07:00	09:00	08:00	11:00								07:00		
Vol.	3	2	5	13	6	5	2								22		
PM Peak	12:00	14:00	12:00	12:00	13:00	12:00	12:00								12:00		
Vol.	4	2	5	8	5	4	1								27		
Total	143	104	351	652	436	138	25	1	0	0	0	0	0	0	1850		
Percent	7.7%	5.6%	19.0%	35.2%	23.6%	7.5%	1.4%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			

15th Percentile :	20 MPH
50th Percentile :	27 MPH
85th Percentile :	33 MPH
95th Percentile :	37 MPH

Stats

10 MPH Pace Speed :	26-35 MPH
Number in Pace :	1088
Percent in Pace :	58.8%
Number of Vehicles > 25 MPH :	1252
Percent of Vehicles > 25 MPH :	67.7%
Mean Speed(Average) :	27 MPH

OHM Advisors

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Advancing Communities

Trinway
W of Rochester

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/11/19	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	2	1	0	0	0	0	0	0	0	0	0	0	0	0	3	9-18	2
13:00	4	1	7	5	3	1	1	0	0	0	0	0	0	0	22	21-30	12
14:00	1	1	3	5	6	2	0	0	0	0	0	0	0	0	18	26-35	11
15:00	0	2	3	7	6	1	0	0	0	0	0	0	0	0	19	26-35	13
16:00	0	4	1	12	5	4	0	0	0	0	0	0	0	0	26	26-35	17
17:00	1	3	9	12	14	2	1	0	0	0	0	0	0	0	42	26-35	26
18:00	2	0	6	4	6	4	0	0	0	0	0	0	0	0	22	31-40	10
19:00	0	0	1	1	5	0	0	0	0	0	0	0	0	0	7	26-35	6
20:00	1	0	1	0	3	0	0	0	0	0	0	0	0	0	5	25-34	3
21:00	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3	25-34	3
22:00	1	0	1	0	1	1	1	0	0	0	0	0	0	0	5	36-45	2
23:00	6	1	0	0	0	0	0	0	0	0	0	0	0	0	7	6-15	4
Total	18	13	32	47	51	15	3	0	0	0	0	0	0	0	179		
Percent	10.1%	7.3%	17.9%	26.3%	28.5%	8.4%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak Vol.																	
PM Peak	23:00	16:00	17:00	16:00	17:00	16:00	13:00								17:00		
Vol.	6	4	9	12	14	4	1								42		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/12/19	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
01:00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	15-24	1
02:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
03:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	9-18	1
04:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
05:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
06:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	20-29	2
07:00	1	0	0	2	0	0	0	0	0	0	0	0	0	0	3	20-29	2
08:00	0	0	2	5	1	0	0	0	0	0	0	0	0	0	8	21-30	7
09:00	1	0	2	6	6	3	1	0	0	0	0	0	0	0	19	26-35	12
10:00	3	1	2	15	2	3	0	0	0	0	0	0	0	0	26	21-30	17
11:00	0	3	1	7	16	1	0	0	0	0	0	0	0	0	28	26-35	23
12 PM	0	0	5	9	1	3	0	0	0	0	0	0	0	0	18	21-30	14
13:00	2	2	5	6	6	0	0	0	0	0	0	0	0	0	21	24-33	12
14:00	2	0	0	11	5	4	0	0	0	0	0	0	0	0	22	26-35	16
15:00	0	1	3	4	11	3	0	1	0	0	0	0	0	0	23	26-35	15
16:00	1	2	1	5	5	0	0	0	0	0	0	0	0	0	14	26-35	10
17:00	0	0	0	7	8	3	0	0	0	0	0	0	0	0	18	26-35	15
18:00	0	2	1	7	3	2	1	0	0	0	0	0	0	0	16	26-35	10
19:00	1	0	2	6	1	0	0	0	0	0	0	0	0	0	10	21-30	8
20:00	0	1	1	2	4	4	0	0	0	0	0	0	0	0	12	30-39	8
21:00	0	0	2	1	3	1	0	0	0	0	0	0	0	0	7	31-40	4
22:00	6	0	1	2	0	0	0	0	0	0	0	0	0	0	9	6-15	4
23:00	1	0	0	3	2	0	0	0	0	0	0	0	0	0	6	25-34	5
Total	19	14	30	101	75	27	2	1	0	0	0	0	0	0	269		
Percent	7.1%	5.2%	11.2%	37.5%	27.9%	10.0%	0.7%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	10:00	11:00	08:00	10:00	11:00	09:00	09:00								11:00		
Vol.	3	3	2	15	16	3	1								28		
PM Peak	22:00	13:00	12:00	14:00	15:00	14:00	18:00	15:00							15:00		
Vol.	6	2	5	11	11	4	1	1							23		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None
EB

Trinway
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/13/19	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2	14-23	1
01:00	1	0	1	0	0	1	0	0	0	0	0	0	0	0	3	*	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	2	0	1	0	0	0	0	0	0	0	0	0	3	15-24	2
05:00	0	0	0	2	1	0	0	0	0	0	0	0	0	0	3	24-33	3
06:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
07:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
08:00	1	0	1	2	1	1	0	0	0	0	0	0	0	0	6	26-35	3
09:00	0	0	2	2	6	2	1	0	0	0	0	0	0	0	13	31-40	8
10:00	6	2	1	6	11	1	0	0	0	0	0	0	0	0	27	26-35	17
11:00	0	3	2	7	4	4	0	0	0	0	0	0	0	0	20	26-35	11
12 PM	5	1	3	10	5	2	1	0	0	0	0	0	0	0	27	25-34	15
13:00	1	0	2	6	0	0	0	0	0	0	0	0	0	0	9	21-30	8
14:00	3	1	3	4	8	1	0	1	0	0	0	0	0	0	21	26-35	12
15:00	1	0	2	3	6	1	2	0	0	0	0	0	0	0	15	26-35	9
16:00	3	0	2	0	3	7	0	0	0	0	0	0	0	0	15	31-40	10
17:00	0	1	3	8	3	0	0	0	0	0	0	0	0	0	15	21-30	11
18:00	0	1	3	6	4	1	0	0	0	0	0	0	0	0	15	26-35	10
19:00	1	2	4	1	1	1	0	0	0	0	0	0	0	0	10	16-25	6
20:00	0	1	1	1	2	0	0	0	0	0	0	0	0	0	5	24-33	3
21:00	0	0	3	1	2	0	0	0	0	0	0	0	0	0	6	19-28	4
22:00	2	0	1	1	2	0	0	0	0	0	0	0	0	0	6	24-33	3
23:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
Total	25	12	37	62	60	23	4	1	0	0	0	0	0	0	224		
Percent	11.2%	5.4%	16.5%	27.7%	26.8%	10.3%	1.8%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	10:00	11:00	04:00	11:00	10:00	11:00	09:00								10:00		
Vol.	6	3	2	7	11	4	1								27		
PM Peak	12:00	19:00	19:00	12:00	14:00	16:00	15:00	14:00							12:00		
Vol.	5	2	4	10	8	7	2	1							27		

OHM Advisors

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None
EB

Advancing Communities

Trinway
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/14/19	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
01:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2	14-23	1
05:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	20-29	2
06:00	1	0	1	3	0	2	0	0	0	0	0	0	0	0	7	21-30	4
07:00	0	1	2	6	4	1	1	0	0	0	0	0	0	0	15	26-35	10
08:00	0	2	3	7	6	1	1	0	0	0	0	0	0	0	20	26-35	13
09:00	0	0	1	2	8	2	1	0	0	0	0	0	0	0	14	28-37	10
10:00	1	1	4	6	4	1	0	0	0	0	0	0	0	0	17	21-30	10
11:00	0	2	4	8	7	1	0	0	0	0	0	0	0	0	22	26-35	15
12 PM	4	1	1	8	0	2	0	0	0	0	0	0	0	0	16	21-30	9
13:00	1	1	2	3	3	4	0	0	0	0	0	0	0	0	14	29-38	7
14:00	5	3	3	4	3	1	0	0	0	0	0	0	0	0	19	19-28	7
15:00	0	0	5	10	6	4	1	0	0	0	0	0	0	0	26	24-33	16
16:00	2	1	5	12	9	5	0	0	0	0	0	0	0	0	34	26-35	21
17:00	0	1	7	9	9	7	1	0	0	0	0	0	0	0	34	25-34	18
18:00	2	3	3	11	5	3	0	0	0	0	0	0	0	0	27	25-34	16
19:00	2	0	1	7	1	0	0	0	0	0	0	0	0	0	11	22-31	8
20:00	2	0	0	1	5	0	0	0	0	0	0	0	0	0	8	26-35	6
21:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
22:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
23:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	20-29	2
Total	21	16	44	103	71	34	5	0	0	0	0	0	0	0	294		
Percent	7.1%	5.4%	15.0%	35.0%	24.1%	11.6%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	01:00	08:00	10:00	11:00	09:00	06:00	07:00								11:00		
Vol.	1	2	4	8	8	2	1								22		
PM Peak	14:00	14:00	17:00	16:00	16:00	17:00	15:00								16:00		
Vol.	5	3	7	12	9	7	1								34		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/15/19	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2	19-28	2
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	3	0	3	0	0	0	0	0	0	0	0	0	6	31-40	3
06:00	0	0	3	3	3	1	0	0	0	0	0	0	0	0	10	26-35	6
07:00	1	1	2	7	6	2	0	0	0	0	0	0	0	0	19	26-35	13
08:00	2	0	6	6	6	1	1	0	0	0	0	0	0	0	22	21-30	12
09:00	4	2	4	3	2	4	0	0	0	0	0	0	0	0	19	19-28	7
10:00	4	0	4	2	4	0	0	0	0	0	0	0	0	0	14	26-35	6
11:00	0	1	4	4	1	1	1	0	0	0	0	0	0	0	12	21-30	8
12 PM	1	1	3	6	3	1	0	0	0	0	0	0	0	0	15	21-30	9
13:00	2	1	5	3	1	1	1	0	0	0	0	0	0	0	14	20-29	8
14:00	3	0	2	5	3	5	0	0	0	0	0	0	0	0	18	24-33	8
15:00	1	4	5	7	4	1	0	0	0	0	0	0	0	0	22	21-30	12
16:00	5	2	3	13	15	0	0	0	0	0	0	0	0	0	38	26-35	28
17:00	0	2	7	14	12	3	1	0	0	0	0	0	0	0	39	26-35	26
18:00	0	2	9	11	7	3	0	0	0	0	0	0	0	0	32	21-30	20
19:00	1	0	2	9	1	1	0	0	0	0	0	0	0	0	14	21-30	11
20:00	3	1	1	3	1	1	1	1	0	0	0	0	0	0	12	26-35	4
21:00	0	0	2	6	1	1	0	0	0	0	0	0	0	0	10	21-30	8
22:00	0	0	0	1	1	2	0	0	0	0	0	0	0	0	4	29-38	3
23:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2	14-23	2
Total	27	18	67	104	74	28	5	1	0	0	0	0	0	0	324		
Percent	8.3%	5.6%	20.7%	32.1%	22.8%	8.6%	1.5%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	09:00	09:00	08:00	07:00	07:00	09:00	08:00								08:00		
Vol.	4	2	6	7	6	4	1								22		
PM Peak	16:00	15:00	18:00	17:00	16:00	14:00	13:00	20:00							17:00		
Vol.	5	4	9	14	15	5	1	1							39		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None
EB

Trinway
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/16/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	1	0	1	0	0	0	0	0	0	0	0	0	0	2	9-18	1
05:00	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	25-34	2
06:00	1	0	2	3	3	0	0	0	0	0	0	0	0	0	9	24-33	6
07:00	0	1	1	11	5	3	0	0	0	0	0	0	0	0	21	26-35	16
08:00	0	0	2	7	4	2	1	0	0	0	0	0	0	0	16	26-35	11
09:00	1	2	2	6	6	1	0	0	0	0	0	0	0	0	18	26-35	12
10:00	0	0	6	6	2	1	1	0	0	0	0	0	0	0	16	21-30	12
11:00	0	1	2	4	2	1	0	0	0	0	0	0	0	0	10	26-35	6
12 PM	1	0	3	3	4	2	0	0	0	0	0	0	0	0	13	26-35	7
13:00	0	1	3	5	4	0	0	0	0	0	0	0	0	0	13	24-33	9
14:00	2	1	4	3	7	2	0	0	0	0	0	0	0	0	19	26-35	10
15:00	0	3	5	4	6	1	1	0	0	0	0	0	0	0	20	24-33	10
16:00	0	0	2	13	17	5	0	0	0	0	0	0	0	0	37	26-35	30
17:00	1	1	13	16	15	10	1	0	0	0	0	0	0	0	57	25-34	31
18:00	0	0	7	13	10	1	1	0	0	0	0	0	0	0	32	26-35	23
19:00	0	1	0	2	2	1	0	0	0	0	0	0	0	0	6	26-35	4
20:00	3	1	0	4	2	0	0	0	0	0	0	0	0	0	10	26-35	6
21:00	1	0	3	2	3	1	0	0	0	0	0	0	0	0	10	23-32	5
22:00	0	0	3	1	0	0	0	0	0	0	0	0	0	0	4	19-28	4
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	10	13	58	104	95	31	5	0	0	0	0	0	0	0	316		
Percent	3.2%	4.1%	18.4%	32.9%	30.1%	9.8%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	06:00	09:00	10:00	07:00	09:00	07:00	08:00								07:00		
Vol.	1	2	6	11	6	3	1								21		
PM Peak	20:00	15:00	17:00	17:00	16:00	17:00	15:00								17:00		
Vol.	3	3	13	16	17	10	1								57		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/17/19	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	2	0	1	0	0	0	0	0	0	0	0	0	3	15-24	2
05:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
06:00	0	2	2	5	2	0	1	0	0	0	0	0	0	0	12	26-35	7
07:00	2	0	0	6	4	2	0	0	0	0	0	0	0	0	14	26-35	10
08:00	0	2	1	10	3	4	0	0	0	0	0	0	0	0	20	26-35	13
09:00	1	0	4	5	3	1	1	0	0	0	0	0	0	0	15	21-30	9
10:00	0	0	0	2	4	1	0	0	0	0	0	0	0	0	7	26-35	6
11:00	2	0	2	5	9	1	0	0	0	0	0	0	0	0	19	26-35	14
12 PM	1	3	2	11	5	1	0	0	0	0	0	0	0	0	23	26-35	16
13:00	3	0	6	6	0	0	0	0	0	0	0	0	0	0	15	21-30	12
14:00	2	4	5	9	6	2	0	0	0	0	0	0	0	0	28	24-33	15
15:00	0	0	2	5	8	5	1	0	0	0	0	0	0	0	21	26-35	13
16:00	0	0	7	9	17	11	1	1	0	0	0	0	0	0	46	30-39	28
17:00	2	0	7	18	22	4	3	0	0	0	0	0	0	0	56	26-35	40
18:00	0	3	3	5	10	1	0	0	0	0	0	0	0	0	22	26-35	15
19:00	0	0	3	7	3	1	0	0	0	0	0	0	0	0	14	21-30	10
20:00	2	2	2	3	1	1	1	1	0	0	0	0	0	0	13	21-30	5
21:00	1	0	1	0	3	0	0	0	0	0	0	0	0	0	5	25-34	3
22:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	16	16	50	107	102	35	8	2	0	0	0	0	0	0	336		
Percent	4.8%	4.8%	14.9%	31.8%	30.4%	10.4%	2.4%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	07:00	06:00	09:00	08:00	11:00	08:00	06:00								08:00		
Vol.	2	2	4	10	9	4	1								20		
PM Peak	13:00	14:00	16:00	17:00	17:00	16:00	17:00	16:00							17:00		
Vol.	3	4	7	18	22	11	3	1							56		

OHM Advisors

Rochester Hills
MI 48309

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/18/19	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	29-38	1
01:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	1	1	0	0	1	0	0	0	0	0	0	0	3	19-28	2
05:00	0	0	0	1	1	1	1	0	0	0	0	0	0	0	4	24-33	2
06:00	2	0	3	3	6	2	0	0	0	0	0	0	0	0	16	26-35	9
07:00	0	0	4	4	2	2	1	0	0	0	0	0	0	0	13	21-30	8
08:00	0	0	6	4	3	0	1	1	0	0	0	0	0	0	15	21-30	10
09:00	0	0	4	4	3	3	0	0	0	0	0	0	0	0	14	21-30	8
10:00	0	0	0	3	5	1	1	0	0	0	0	0	0	0	10	26-35	8
11:00	0	0	3	2	2	7	0	0	0	0	0	0	0	0	14	31-40	9
12 PM	1	1	0	5	2	1	1	0	0	0	0	0	0	0	11	26-35	7
13:00	1	0	1	6	4	5	1	0	0	0	0	0	0	0	18	26-35	10
14:00	1	1	1	3	4	0	0	0	0	0	0	0	0	0	10	26-35	7
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	7	2	23	36	32	23	7	1	0	0	0	0	0	0	131		
Percent	5.3%	1.5%	17.6%	27.5%	24.4%	17.6%	5.3%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	01:00		08:00	07:00	06:00	11:00	04:00	08:00							06:00		
Vol.	2		6	4	6	7	1	1							16		
PM Peak	12:00	12:00	13:00	13:00	13:00	13:00	12:00								13:00		
Vol.	1	1	1	6	4	5	1								18		
Total	143	104	341	664	560	216	39	6	0	0	0	0	0	0	2073		
Percent	6.9%	5.0%	16.4%	32.0%	27.0%	10.4%	1.9%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			

15th Percentile :	20 MPH
50th Percentile :	28 MPH
85th Percentile :	34 MPH
95th Percentile :	38 MPH

Stats

10 MPH Pace Speed :	26-35 MPH
Number in Pace :	1224
Percent in Pace :	59.0%
Number of Vehicles > 25 MPH :	1485
Percent of Vehicles > 25 MPH :	71.6%
Mean Speed(Average) :	28 MPH

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/11/19	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	2	0	1	0	0	0	0	0	0	0	0	0	0	0	3	8-17	1
13:00	5	2	7	3	2	0	0	0	0	0	0	0	0	0	19	21-30	10
14:00	2	1	4	6	4	0	0	0	0	0	0	0	0	0	17	26-35	10
15:00	2	1	3	3	4	0	0	0	0	0	0	0	0	0	13	24-33	7
16:00	1	0	5	6	2	0	0	0	0	0	0	0	0	0	14	21-30	11
17:00	2	3	10	6	1	0	0	0	0	0	0	0	0	0	22	21-30	16
18:00	1	1	2	4	0	2	0	0	0	0	0	0	0	0	10	21-30	6
19:00	0	2	2	0	0	0	0	0	0	0	0	0	0	0	4	15-24	4
20:00	0	7	2	4	1	0	0	0	0	0	0	0	0	0	14	15-24	9
21:00	1	0	2	1	1	0	0	0	0	0	0	0	0	0	5	21-30	3
22:00	1	0	5	1	1	0	0	0	0	0	0	0	0	0	8	19-28	6
23:00	2	3	6	3	1	0	0	0	0	0	0	0	0	0	15	16-25	9
Total	19	20	49	37	17	2	0	0	0	0	0	0	0	0	144		
Percent	13.2%	13.9%	34.0%	25.7%	11.8%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak Vol.																	
PM Peak Vol.	13:00 5	20:00 7	17:00 10	14:00 6	14:00 4	18:00 2									17:00 22		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/12/19	2	0	1	2	0	0	0	0	0	0	0	0	0	0	5	20-29	3
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
07:00	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	24-33	2
08:00	1	0	2	1	1	0	0	0	0	0	0	0	0	0	5	21-30	3
09:00	0	1	0	8	1	0	0	0	0	0	0	0	0	0	10	24-33	9
10:00	0	1	6	4	2	0	0	0	0	0	0	0	0	0	13	21-30	10
11:00	0	2	6	2	1	0	0	0	0	0	0	0	0	0	11	21-30	8
12 PM	2	4	5	9	3	0	0	0	0	0	0	0	0	0	23	21-30	14
13:00	1	1	3	5	6	0	0	0	0	0	0	0	0	0	16	26-35	11
14:00	0	1	3	9	4	1	0	0	0	0	0	0	0	0	18	24-33	13
15:00	0	1	4	5	4	0	0	0	0	0	0	0	0	0	14	21-30	9
16:00	0	0	2	7	5	0	0	0	0	0	0	0	0	0	14	26-35	12
17:00	0	1	5	8	2	0	0	0	0	0	0	0	0	0	16	21-30	13
18:00	0	1	5	4	1	0	0	0	0	0	0	0	0	0	11	21-30	9
19:00	0	2	7	7	3	0	0	0	0	0	0	0	0	0	19	21-30	14
20:00	0	3	5	7	1	0	0	0	0	0	0	0	0	0	16	21-30	12
21:00	0	0	5	2	0	1	0	0	0	0	0	0	0	0	8	21-30	7
22:00	2	0	1	1	0	0	0	0	0	0	0	0	0	0	4	19-28	2
23:00	3	1	2	2	2	0	0	0	0	0	0	0	0	0	10	26-35	4
Total	11	19	62	84	38	2	0	0	0	0	0	0	0	0	216		
Percent	5.1%	8.8%	28.7%	38.9%	17.6%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	00:00	11:00	10:00	09:00	10:00										10:00		
Vol.	2	2	6	8	2										13		
PM Peak	23:00	12:00	19:00	12:00	13:00	14:00									12:00		
Vol.	3	4	7	9	6	1									23		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/13/19	0	1	1	1	0	0	0	0	0	0	0	0	0	0	3	14-23	2
01:00	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	*	1
02:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
07:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
08:00	0	1	0	1	0	0	0	0	0	0	0	0	0	0	2	9-18	1
09:00	0	0	0	5	0	0	0	0	0	0	0	0	0	0	5	21-30	5
10:00	0	1	1	7	1	1	0	0	0	0	0	0	0	0	11	22-31	8
11:00	1	2	3	4	3	2	0	0	0	0	0	0	0	0	15	20-29	7
12 PM	0	1	4	7	4	0	0	0	0	0	0	0	0	0	16	26-35	11
13:00	1	0	3	8	4	0	2	0	0	0	0	0	0	0	18	26-35	12
14:00	1	1	1	5	4	0	0	0	0	0	0	0	0	0	12	26-35	9
15:00	1	2	2	5	1	1	0	0	0	0	0	0	0	0	12	21-30	7
16:00	3	1	5	3	0	1	0	0	0	0	0	0	0	0	13	20-29	8
17:00	0	4	4	4	1	0	0	0	0	0	0	0	0	0	13	16-25	8
18:00	0	3	5	5	2	0	0	0	0	0	0	0	0	0	15	21-30	10
19:00	2	1	4	6	1	0	0	0	0	0	0	0	0	0	14	21-30	10
20:00	0	1	1	3	1	0	0	0	0	0	0	0	0	0	6	26-35	4
21:00	1	0	6	1	1	0	0	0	0	0	0	0	0	0	9	21-30	7
22:00	0	0	0	2	1	0	0	0	0	0	0	0	0	0	3	24-33	3
23:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	10-19	2
Total	12	21	40	69	25	5	2	0	0	0	0	0	0	0	174		
Percent	6.9%	12.1%	23.0%	39.7%	14.4%	2.9%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	01:00	11:00	11:00	10:00	11:00	11:00									11:00		
Vol.	1	2	3	7	3	2									15		
PM Peak	16:00	17:00	21:00	13:00	12:00	15:00	13:00								13:00		
Vol.	3	4	6	8	4	1	2								18		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/14/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
06:00	0	0	1	1	1	0	0	0	0	0	0	0	0	0	3	19-28	2
07:00	2	0	5	3	1	0	0	0	0	0	0	0	0	0	11	21-30	8
08:00	1	1	7	2	2	0	0	0	0	0	0	0	0	0	13	21-30	9
09:00	0	1	4	1	0	0	0	0	0	0	0	0	0	0	6	18-27	5
10:00	4	0	5	2	0	0	0	0	0	0	0	0	0	0	11	21-30	7
11:00	1	1	2	5	2	0	0	0	0	0	0	0	0	0	11	26-35	7
12 PM	0	4	6	4	2	0	0	0	0	0	0	0	0	0	16	21-30	10
13:00	5	3	1	4	1	1	0	0	0	0	0	0	0	0	15	23-32	5
14:00	1	5	2	2	0	1	0	0	0	0	0	0	0	0	11	16-25	7
15:00	2	2	2	7	0	0	0	0	0	0	0	0	0	0	13	21-30	9
16:00	1	0	5	8	2	0	0	0	0	0	0	0	0	0	16	21-30	13
17:00	1	2	11	8	0	0	0	0	0	0	0	0	0	0	22	21-30	19
18:00	1	2	7	1	0	0	0	0	0	0	0	0	0	0	11	16-25	9
19:00	0	3	8	10	3	0	0	0	0	0	0	0	0	0	24	21-30	18
20:00	1	1	1	3	2	1	0	0	0	0	0	0	0	0	9	26-35	5
21:00	0	2	2	2	0	0	1	0	0	0	0	0	0	0	7	21-30	4
22:00	0	0	3	1	0	0	0	0	0	0	0	0	0	0	4	19-28	4
23:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
Total	20	27	73	64	18	3	1	0	0	0	0	0	0	0	206		
Percent	9.7%	13.1%	35.4%	31.1%	8.7%	1.5%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	10:00	08:00	08:00	11:00	08:00										08:00		
Vol.	4	1	7	5	2										13		
PM Peak	13:00	14:00	17:00	19:00	19:00	13:00	21:00								19:00		
Vol.	5	5	11	10	3	1	1								24		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

WB

Start	1	16	21	26	31	36	41	46	51	56	61	66	71	76		Pace	Number
Time	15	20	25	30	35	40	45	50	55	60	65	70	75	999	Total	Speed	in Pace
10/15/19	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
01:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	25-34	2
06:00	0	0	3	2	0	0	0	0	0	0	0	0	0	0	5	20-29	5
07:00	1	1	6	3	1	1	0	0	0	0	0	0	0	0	13	20-29	9
08:00	1	3	3	4	1	2	0	0	0	0	0	0	0	0	14	21-30	7
09:00	2	2	3	2	0	0	0	0	0	0	0	0	0	0	9	21-30	5
10:00	4	1	1	3	0	0	0	0	0	0	0	0	0	0	9	21-30	4
11:00	1	0	2	7	1	2	0	0	0	0	0	0	0	0	13	21-30	9
12 PM	0	0	1	5	2	1	0	0	0	0	0	0	0	0	9	26-35	7
13:00	3	2	2	1	0	0	0	0	0	0	0	0	0	0	8	14-23	4
14:00	1	3	10	1	2	1	0	0	0	0	0	0	0	0	18	16-25	13
15:00	2	3	6	6	0	1	0	0	0	0	0	0	0	0	18	21-30	12
16:00	2	7	7	3	1	0	0	0	0	0	0	0	0	0	20	16-25	14
17:00	1	6	13	9	4	0	0	0	0	0	0	0	0	0	33	21-30	22
18:00	1	4	12	1	0	0	0	0	0	0	0	0	0	0	18	16-25	16
19:00	0	1	8	6	1	2	0	0	0	0	0	0	0	0	18	21-30	14
20:00	0	2	1	10	4	0	0	0	0	0	0	0	0	0	17	26-35	14
21:00	0	0	1	2	3	0	0	0	0	0	0	0	0	0	6	25-34	5
22:00	0	0	3	1	0	1	0	0	0	0	0	0	0	0	5	21-30	4
23:00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	8-17	1
Total	21	35	83	67	22	11	0	0	0	0	0	0	0	0	239		
Percent	8.8%	14.6%	34.7%	28.0%	9.2%	4.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	10:00	08:00	07:00	11:00	05:00	08:00									08:00		
Vol.	4	3	6	7	2	2									14		
PM Peak	13:00	16:00	17:00	20:00	17:00	19:00									17:00		
Vol.	3	7	13	10	4	2									33		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None
WB

Trinway
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/16/19	1	1	0	1	0	0	0	0	0	0	0	0	0	0	3	15-24	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
06:00	0	0	1	1	1	1	0	0	0	0	0	0	0	0	4	19-28	2
07:00	0	3	4	1	1	1	0	0	0	0	0	0	0	0	10	16-25	7
08:00	1	2	3	7	2	2	0	0	0	0	0	0	0	0	17	21-30	10
09:00	2	1	5	3	2	0	0	0	0	0	0	0	0	0	13	20-29	8
10:00	0	1	1	1	0	0	0	0	0	0	0	0	0	0	3	14-23	2
11:00	2	1	3	3	0	0	0	0	0	0	0	0	0	0	9	20-29	6
12 PM	1	2	6	5	0	0	0	0	0	0	0	0	0	0	14	21-30	11
13:00	2	4	8	3	0	0	0	0	0	0	0	0	0	0	17	16-25	12
14:00	0	0	4	5	3	0	0	0	0	0	0	0	0	0	12	21-30	9
15:00	1	1	5	8	4	0	0	0	0	0	0	0	0	0	19	21-30	13
16:00	2	1	8	3	4	2	1	0	0	0	0	0	0	0	21	20-29	11
17:00	0	2	5	6	3	0	0	0	0	0	0	0	0	0	16	21-30	11
18:00	1	3	6	4	3	0	0	0	0	0	0	0	0	0	17	19-28	10
19:00	1	2	4	7	3	0	0	0	0	0	0	0	0	0	17	21-30	11
20:00	0	1	3	8	0	0	0	0	0	0	0	0	0	0	12	21-30	11
21:00	0	1	1	1	1	0	0	0	0	0	0	0	0	0	4	14-23	2
22:00	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2	14-23	1
23:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
Total	14	26	71	67	28	6	1	0	0	0	0	0	0	0	213		
Percent	6.6%	12.2%	33.3%	31.5%	13.1%	2.8%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	09:00	07:00	09:00	08:00	08:00	08:00									08:00		
Vol.	2	3	5	7	2	2									17		
PM Peak	13:00	13:00	13:00	15:00	15:00	16:00	16:00								16:00		
Vol.	2	4	8	8	4	2	1								21		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/17/19	0	2	0	1	1	0	0	0	0	0	0	0	0	0	4	10-19	2
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2	19-28	2
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	15-24	2
06:00	0	0	1	3	0	0	0	0	0	0	0	0	0	0	4	21-30	4
07:00	0	4	0	2	3	0	0	0	0	0	0	0	0	0	9	26-35	5
08:00	1	2	6	5	4	1	0	0	0	0	0	0	0	0	19	21-30	11
09:00	0	0	4	2	4	0	0	0	0	0	0	0	0	0	10	20-29	6
10:00	2	1	0	2	2	0	0	0	0	0	0	0	0	0	7	25-34	4
11:00	0	1	4	5	6	0	0	0	0	0	0	0	0	0	16	26-35	11
12 PM	2	5	9	6	5	0	0	0	0	0	0	0	0	0	27	19-28	15
13:00	4	6	6	3	0	0	0	0	0	0	0	0	0	0	19	16-25	12
14:00	3	2	5	3	1	1	0	0	0	0	0	0	0	0	15	19-28	8
15:00	1	1	7	6	2	1	0	0	0	0	0	0	0	0	18	21-30	13
16:00	0	1	5	8	2	1	0	0	0	0	0	0	0	0	17	21-30	13
17:00	0	1	3	6	5	0	0	0	0	0	0	0	0	0	15	26-35	11
18:00	1	1	7	2	2	0	0	0	0	0	0	0	0	0	13	21-30	9
19:00	4	3	6	8	3	1	0	0	0	0	0	0	0	0	25	21-30	14
20:00	0	0	4	2	2	0	1	0	0	0	0	0	0	0	9	21-30	6
21:00	1	3	3	2	1	0	0	0	0	0	0	0	0	0	10	16-25	6
22:00	0	1	1	3	0	0	0	0	0	0	0	0	0	0	5	20-29	4
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	19	34	74	70	43	5	1	0	0	0	0	0	0	0	246		
Percent	7.7%	13.8%	30.1%	28.5%	17.5%	2.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	10:00	07:00	08:00	08:00	11:00	08:00									08:00		
Vol.	2	4	6	5	6	1									19		
PM Peak	13:00	13:00	12:00	16:00	12:00	14:00	20:00								12:00		
Vol.	4	6	9	8	5	1	1								27		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None
WB

Trinway
W of Rochester

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/18/19	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
05:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
07:00	0	5	4	3	0	3	0	0	0	0	0	0	0	0	15	16-25	9
08:00	0	0	1	3	4	2	0	0	0	0	0	0	0	0	10	26-35	7
09:00	0	0	4	3	3	0	0	0	0	0	0	0	0	0	10	21-30	7
10:00	0	0	1	2	1	2	0	0	0	0	0	0	0	0	6	20-29	3
11:00	0	1	3	4	5	0	0	0	0	0	0	0	0	0	13	25-34	9
12 PM	1	0	2	5	3	0	0	0	0	0	0	0	0	0	11	24-33	8
13:00	0	2	3	2	8	0	0	0	0	0	0	0	0	0	15	26-35	10
14:00	3	0	1	4	4	1	0	0	0	0	0	0	0	0	13	26-35	8
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	4	8	19	28	29	8	0	0	0	0	0	0	0	0	96		
Percent	4.2%	8.3%	19.8%	29.2%	30.2%	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak		07:00	07:00	11:00	11:00	07:00									07:00		
Vol.		5	4	4	5	3									15		
PM Peak	14:00	13:00	13:00	12:00	13:00	14:00									13:00		
Vol.	3	2	3	5	8	1									15		
Total	120	190	471	486	220	42	5	0	0	0	0	0	0	0	1534		
Percent	7.8%	12.4%	30.7%	31.7%	14.3%	2.7%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			

15th Percentile :	17 MPH
50th Percentile :	24 MPH
85th Percentile :	30 MPH
95th Percentile :	34 MPH

Stats

10 MPH Pace Speed :	21-30 MPH
Number in Pace :	957
Percent in Pace :	62.4%
Number of Vehicles > 25 MPH :	753
Percent of Vehicles > 25 MPH :	49.1%
Mean Speed(Average) :	25 MPH

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

Start Time	07-Oct-19 EB	07-Oct-19 WB	Tue EB	Tue WB	Wed EB	Wed WB	Thu EB	Thu WB	Fri EB	Fri WB	Sat EB	Sat WB	Sun EB	Sun WB	Week Average EB	Week Average WB
12:00 AM	*	*	*	*	*	*	*	*	*	*	1	5	2	3	2	4
01:00	*	*	*	*	*	*	*	*	*	*	2	0	3	2	2	1
02:00	*	*	*	*	*	*	*	*	*	*	1	1	0	1	0	1
03:00	*	*	*	*	*	*	*	*	*	*	1	0	0	0	0	0
04:00	*	*	*	*	*	*	*	*	*	*	1	0	3	0	2	0
05:00	*	*	*	*	*	*	*	*	*	*	1	0	3	0	2	0
06:00	*	*	*	*	*	*	*	*	*	*	2	0	1	1	2	0
07:00	*	*	*	*	*	*	*	*	*	*	3	2	1	1	2	2
08:00	*	*	*	*	*	*	*	*	*	*	8	5	6	2	7	4
09:00	*	*	*	*	*	*	*	*	*	*	19	10	13	5	16	8
10:00	*	*	*	*	*	*	*	*	*	*	26	13	27	11	26	12
11:00	*	*	*	*	*	*	*	*	*	*	28	11	20	15	24	13
12:00 PM	*	*	*	*	*	*	*	*	3	3	18	23	27	16	16	14
01:00	*	*	*	*	*	*	*	*	22	19	21	16	9	18	17	18
02:00	*	*	*	*	*	*	*	*	18	17	22	18	21	12	20	16
03:00	*	*	*	*	*	*	*	*	19	13	23	14	15	12	19	13
04:00	*	*	*	*	*	*	*	*	26	14	14	14	15	13	18	14
05:00	*	*	*	*	*	*	*	*	42	22	18	16	15	13	25	17
06:00	*	*	*	*	*	*	*	*	22	10	16	11	15	15	18	12
07:00	*	*	*	*	*	*	*	*	7	4	10	19	10	14	9	12
08:00	*	*	*	*	*	*	*	*	5	14	12	16	5	6	7	12
09:00	*	*	*	*	*	*	*	*	3	5	7	8	6	9	5	7
10:00	*	*	*	*	*	*	*	*	5	8	9	4	6	3	7	5
11:00	*	*	*	*	*	*	*	*	7	15	6	10	1	2	5	9
Lane	0	0	0	0	0	0	0	0	179	144	269	216	224	174	251	194
Day	0		0		0		0		323		485		398		445	
AM Peak	-	-	-	-	-	-	-	-	-	-	11:00	10:00	10:00	11:00	10:00	11:00
Vol.	-	-	-	-	-	-	-	-	-	-	28	13	27	15	26	13
PM Peak	-	-	-	-	-	-	-	-	17:00	17:00	15:00	12:00	12:00	13:00	17:00	13:00
Vol.	-	-	-	-	-	-	-	-	42	22	23	23	27	18	25	18

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Trinway
W of Rochester

Start Time	14-Oct-19 EB	14-Oct-19 WB	Tue EB	Tue WB	Wed EB	Wed WB	Thu EB	Thu WB	Fri EB	Fri WB	Sat EB	Sat WB	Sun EB	Sun WB	Week Average EB	Week Average WB
12:00 AM	1	0	2	1	0	3	1	4	1	1	*	*	*	*	1	2
01:00	1	1	0	1	1	0	0	0	2	0	*	*	*	*	1	0
02:00	0	0	0	0	0	0	0	2	0	0	*	*	*	*	0	0
03:00	0	0	0	0	0	1	0	0	0	0	*	*	*	*	0	0
04:00	2	0	0	0	2	0	3	0	3	1	*	*	*	*	2	0
05:00	2	1	6	2	2	1	1	2	4	1	*	*	*	*	3	1
06:00	7	3	10	5	9	4	12	4	16	0	*	*	*	*	11	3
07:00	15	11	19	13	21	10	14	9	13	15	*	*	*	*	16	12
08:00	20	13	22	14	16	17	20	19	15	10	*	*	*	*	19	15
09:00	14	6	19	9	18	13	15	10	14	10	*	*	*	*	16	10
10:00	17	11	14	9	16	3	7	7	10	6	*	*	*	*	13	7
11:00	22	11	12	13	10	9	19	16	14	13	*	*	*	*	15	12
12:00 PM	16	16	15	9	13	14	23	27	11	11	*	*	*	*	16	15
01:00	14	15	14	8	13	17	15	19	18	15	*	*	*	*	15	15
02:00	19	11	18	18	19	12	28	15	10	13	*	*	*	*	19	14
03:00	26	13	22	18	20	19	21	18	*	*	*	*	*	*	22	17
04:00	34	16	38	20	37	21	46	17	*	*	*	*	*	*	39	18
05:00	34	22	39	33	57	16	56	15	*	*	*	*	*	*	46	22
06:00	27	11	32	18	32	17	22	13	*	*	*	*	*	*	28	15
07:00	11	24	14	18	6	17	14	25	*	*	*	*	*	*	11	21
08:00	8	9	12	17	10	12	13	9	*	*	*	*	*	*	11	12
09:00	1	7	10	6	10	4	5	10	*	*	*	*	*	*	6	7
10:00	1	4	4	5	4	2	1	5	*	*	*	*	*	*	2	4
11:00	2	1	2	2	0	1	0	0	*	*	*	*	*	*	1	1
Lane	294	206	324	239	316	213	336	246	131	96	0	0	0	0	313	223
Day	500		563		529		582		227		0		0		536	
AM Peak	11:00	08:00	08:00	08:00	07:00	08:00	08:00	08:00	06:00	07:00	-	-	-	-	08:00	08:00
Vol.	22	13	22	14	21	17	20	19	16	15	-	-	-	-	19	15
PM Peak	16:00	19:00	17:00	17:00	17:00	16:00	17:00	12:00	13:00	13:00	-	-	-	-	17:00	17:00
Vol.	34	24	39	33	57	21	56	27	18	15	-	-	-	-	46	22

Comb. Total	500	563	529	582	550	485	398	981

ADT ADT 558 AADT 558

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

Start Time	21-Oct-19 WB	21-Oct-19 EB	Tue WB	Tue EB	Wed WB	Wed EB	Thu WB	Thu EB	Fri WB	Fri EB	Sat WB	Sat EB	Sun WB	Sun EB	Week Average WB	Week Average EB
12:00 AM	*	*	1	0	1	0	2	0	1	0	4	2	1	5	2	1
01:00	*	*	0	0	0	1	0	0	0	0	3	6	1	0	1	1
02:00	*	*	1	1	0	0	0	0	0	0	0	0	1	2	0	0
03:00	*	*	0	0	0	0	0	0	0	0	1	0	0	0	0	0
04:00	*	*	0	1	0	0	1	2	1	2	1	0	1	0	1	1
05:00	*	*	1	3	1	3	1	2	1	2	0	0	1	0	1	2
06:00	*	*	3	3	6	10	4	4	4	3	0	2	0	0	3	4
07:00	*	*	4	16	4	9	0	6	1	9	1	1	0	2	2	7
08:00	*	*	10	9	4	12	8	7	15	10	1	4	2	2	7	7
09:00	*	*	9	12	4	10	5	10	6	10	4	9	0	5	5	9
10:00	*	*	7	13	4	11	7	9	5	9	4	11	10	8	6	10
11:00	*	*	12	10	12	14	13	9	3	19	7	14	7	13	9	13
12:00 PM	*	*	9	12	10	15	11	11	13	10	9	13	6	8	10	12
01:00	*	*	18	10	8	15	11	23	10	12	10	18	8	15	11	16
02:00	*	*	9	16	13	15	15	12	20	17	11	12	5	7	12	13
03:00	*	*	9	19	10	20	9	25	8	29	9	11	14	14	10	20
04:00	12	62	12	53	6	110	7	61	6	42	14	16	7	15	9	51
05:00	9	101	13	60	11	104	11	72	16	41	9	18	11	10	11	58
06:00	7	30	8	23	11	27	11	28	8	20	9	15	8	4	9	21
07:00	10	13	8	13	6	14	5	11	7	13	10	14	8	8	8	12
08:00	6	5	4	7	8	6	12	13	13	12	6	5	6	8	8	8
09:00	4	9	5	9	4	4	3	11	4	10	3	11	2	5	4	8
10:00	3	2	7	0	4	3	1	4	6	3	2	6	2	3	4	3
11:00	3	0	1	3	1	1	1	7	0	5	5	6	2	0	2	3
Lane	54	222	151	293	128	404	138	327	148	278	123	194	103	134	135	280
Day	276		444		532		465		426		317		237		415	
AM Peak	-	-	11:00	07:00	11:00	11:00	11:00	09:00	08:00	11:00	11:00	11:00	10:00	11:00	11:00	11:00
Vol.	-	-	12	16	12	14	13	10	15	19	7	14	10	13	9	13
PM Peak	16:00	17:00	13:00	17:00	14:00	16:00	14:00	17:00	14:00	16:00	16:00	13:00	15:00	13:00	14:00	17:00
Vol.	12	101	18	60	13	110	15	72	20	42	14	18	14	15	12	58

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

Start Time	28-Oct-19 WB	28-Oct-19 EB	Tue WB	Tue EB	Wed WB	Wed EB	Thu WB	Thu EB	Fri WB	Fri EB	Sat WB	Sat EB	Sun WB	Sun EB	Week Average WB	Week Average EB
12:00 AM	1	0	*	*	*	*	*	*	*	*	*	*	*	*	1	0
01:00	0	0	*	*	*	*	*	*	*	*	*	*	*	*	0	0
02:00	0	0	*	*	*	*	*	*	*	*	*	*	*	*	0	0
03:00	0	0	*	*	*	*	*	*	*	*	*	*	*	*	0	0
04:00	0	0	*	*	*	*	*	*	*	*	*	*	*	*	0	0
05:00	1	2	*	*	*	*	*	*	*	*	*	*	*	*	1	2
06:00	2	3	*	*	*	*	*	*	*	*	*	*	*	*	2	3
07:00	5	8	*	*	*	*	*	*	*	*	*	*	*	*	5	8
08:00	12	10	*	*	*	*	*	*	*	*	*	*	*	*	12	10
09:00	4	9	*	*	*	*	*	*	*	*	*	*	*	*	4	9
10:00	7	7	*	*	*	*	*	*	*	*	*	*	*	*	7	7
11:00	9	17	*	*	*	*	*	*	*	*	*	*	*	*	9	17
12:00 PM	6	11	*	*	*	*	*	*	*	*	*	*	*	*	6	11
01:00	13	10	*	*	*	*	*	*	*	*	*	*	*	*	13	10
02:00	9	12	*	*	*	*	*	*	*	*	*	*	*	*	9	12
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Lane	69	89	0	0	0	0	0	0	0	0	0	0	0	0	69	89
Day	158		0		0		0		0		0		0		158	
AM Peak	08:00	11:00	-	-	-	-	-	-	-	-	-	-	-	-	08:00	11:00
Vol.	12	17	-	-	-	-	-	-	-	-	-	-	-	-	12	17
PM Peak	13:00	14:00	-	-	-	-	-	-	-	-	-	-	-	-	13:00	14:00
Vol.	13	12	-	-	-	-	-	-	-	-	-	-	-	-	13	12
Comb. Total	434		444		532		465		426		317		237		573	
ADT	ADT 480		AADT 480													

OHM Advisors

[illegible]
[illegible]

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/21/19	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	6	1	1	3	1	0	0	0	0	0	0	0	0	0	12	6-15	4
17:00	3	1	0	2	1	1	1	0	0	0	0	0	0	0	9	26-35	3
18:00	0	0	1	3	2	1	0	0	0	0	0	0	0	0	7	26-35	5
19:00	1	1	1	5	1	0	1	0	0	0	0	0	0	0	10	24-33	6
20:00	1	1	2	2	0	0	0	0	0	0	0	0	0	0	6	19-28	4
21:00	0	2	1	1	0	0	0	0	0	0	0	0	0	0	4	14-23	3
22:00	0	1	1	0	1	0	0	0	0	0	0	0	0	0	3	14-23	2
23:00	2	0	0	0	1	0	0	0	0	0	0	0	0	0	3	8-17	1
Total	13	7	7	16	7	2	2	0	0	0	0	0	0	0	54		
Percent	24.1%	13.0%	13.0%	29.6%	13.0%	3.7%	3.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak Vol.																	
PM Peak Vol.	16:00 6	21:00 2	20:00 2	19:00 5	18:00 2	17:00 1	17:00 1								16:00 12		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/22/19	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	9-18	1
06:00	0	1	2	0	0	0	0	0	0	0	0	0	0	0	3	15-24	3
07:00	0	2	0	0	1	0	1	0	0	0	0	0	0	0	4	10-19	2
08:00	1	0	3	3	3	0	0	0	0	0	0	0	0	0	10	21-30	6
09:00	1	1	2	2	2	1	0	0	0	0	0	0	0	0	9	26-35	4
10:00	0	0	1	2	2	0	1	1	0	0	0	0	0	0	7	26-35	4
11:00	0	0	2	7	3	0	0	0	0	0	0	0	0	0	12	24-33	10
12 PM	0	1	2	3	1	2	0	0	0	0	0	0	0	0	9	21-30	5
13:00	5	3	3	3	3	1	0	0	0	0	0	0	0	0	18	15-24	6
14:00	2	0	3	0	2	2	0	0	0	0	0	0	0	0	9	31-40	4
15:00	0	3	2	3	0	1	0	0	0	0	0	0	0	0	9	21-30	5
16:00	0	0	3	2	5	1	1	0	0	0	0	0	0	0	12	26-35	7
17:00	1	3	0	7	2	0	0	0	0	0	0	0	0	0	13	26-35	9
18:00	1	0	3	3	1	0	0	0	0	0	0	0	0	0	8	21-30	6
19:00	1	0	2	4	1	0	0	0	0	0	0	0	0	0	8	21-30	6
20:00	0	0	2	1	1	0	0	0	0	0	0	0	0	0	4	19-28	3
21:00	0	1	2	1	0	0	0	1	0	0	0	0	0	0	5	21-30	3
22:00	0	0	0	0	4	3	0	0	0	0	0	0	0	0	7	31-40	7
23:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
Total	12	16	34	42	31	11	3	2	0	0	0	0	0	0	151		
Percent	7.9%	10.6%	22.5%	27.8%	20.5%	7.3%	2.0%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	08:00	07:00	08:00	11:00	08:00	09:00	07:00	10:00							11:00		
Vol.	1	2	3	7	3	1	1	1							12		
PM Peak	13:00	13:00	13:00	17:00	16:00	22:00	16:00	21:00							13:00		
Vol.	5	3	3	7	5	3	1	1							18		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/23/19	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	29-38	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
06:00	2	1	0	2	0	1	0	0	0	0	0	0	0	0	6	26-35	2
07:00	1	1	2	0	0	0	0	0	0	0	0	0	0	0	4	15-24	3
08:00	0	0	0	4	0	0	0	0	0	0	0	0	0	0	4	21-30	4
09:00	0	0	0	2	1	1	0	0	0	0	0	0	0	0	4	24-33	3
10:00	0	0	1	2	0	1	0	0	0	0	0	0	0	0	4	20-29	3
11:00	1	0	4	4	1	2	0	0	0	0	0	0	0	0	12	21-30	8
12 PM	2	2	0	4	2	0	0	0	0	0	0	0	0	0	10	26-35	6
13:00	0	0	2	5	1	0	0	0	0	0	0	0	0	0	8	21-30	7
14:00	0	1	1	4	7	0	0	0	0	0	0	0	0	0	13	26-35	11
15:00	2	2	1	1	4	0	0	0	0	0	0	0	0	0	10	26-35	5
16:00	0	1	1	1	2	0	0	1	0	0	0	0	0	0	6	26-35	3
17:00	0	3	4	3	0	0	1	0	0	0	0	0	0	0	11	16-25	7
18:00	2	1	1	3	4	0	0	0	0	0	0	0	0	0	11	26-35	7
19:00	2	0	2	0	2	0	0	0	0	0	0	0	0	0	6	15-24	2
20:00	2	0	1	2	2	1	0	0	0	0	0	0	0	0	8	26-35	4
21:00	0	0	3	1	0	0	0	0	0	0	0	0	0	0	4	19-28	4
22:00	2	0	0	0	1	1	0	0	0	0	0	0	0	0	4	29-38	2
23:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
Total	17	12	24	38	27	8	1	1	0	0	0	0	0	0	128		
Percent	13.3%	9.4%	18.8%	29.7%	21.1%	6.3%	0.8%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	06:00	06:00	11:00	08:00	09:00	11:00									11:00		
Vol.	2	1	4	4	1	2									12		
PM Peak	12:00	17:00	17:00	13:00	14:00	20:00	17:00	16:00							14:00		
Vol.	2	3	4	5	7	1	1	1							13		

OHM Advisors

Plymouth Road
Ann Arbor, MI 48105

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/24/19	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2	19-28	2
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
05:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
06:00	1	1	1	0	1	0	0	0	0	0	0	0	0	0	4	13-22	2
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
08:00	0	0	2	2	1	2	1	0	0	0	0	0	0	0	8	21-30	4
09:00	1	0	2	1	1	0	0	0	0	0	0	0	0	0	5	21-30	3
10:00	0	0	2	2	2	1	0	0	0	0	0	0	0	0	7	26-35	4
11:00	1	1	2	3	4	1	1	0	0	0	0	0	0	0	13	26-35	7
12 PM	0	0	4	3	4	0	0	0	0	0	0	0	0	0	11	26-35	7
13:00	1	0	2	2	4	2	0	0	0	0	0	0	0	0	11	31-40	6
14:00	0	1	3	6	3	1	0	1	0	0	0	0	0	0	15	26-35	9
15:00	1	0	2	1	3	1	1	0	0	0	0	0	0	0	9	31-40	4
16:00	0	0	0	1	3	3	0	0	0	0	0	0	0	0	7	31-40	6
17:00	4	1	2	1	0	2	1	0	0	0	0	0	0	0	11	36-45	3
18:00	1	2	0	5	3	0	0	0	0	0	0	0	0	0	11	26-35	8
19:00	0	0	1	2	0	0	2	0	0	0	0	0	0	0	5	20-29	3
20:00	2	0	3	5	2	0	0	0	0	0	0	0	0	0	12	21-30	8
21:00	0	0	1	1	0	1	0	0	0	0	0	0	0	0	3	19-28	2
22:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
23:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
Total	14	6	29	36	32	14	6	1	0	0	0	0	0	0	138		
Percent	10.1%	4.3%	21.0%	26.1%	23.2%	10.1%	4.3%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	04:00	06:00	08:00	11:00	11:00	08:00	08:00								11:00		
Vol.	1	1	2	3	4	2	1								13		
PM Peak	17:00	18:00	12:00	14:00	12:00	16:00	19:00	14:00							14:00		
Vol.	4	2	4	6	4	3	2	1							15		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None
WB

Creston Dr
W of Rochester Rd

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/25/19	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
05:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
06:00	0	1	1	2	0	0	0	0	0	0	0	0	0	0	4	19-28	3
07:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	9-18	1
08:00	1	0	3	8	3	0	0	0	0	0	0	0	0	0	15	21-30	11
09:00	1	0	0	3	2	0	0	0	0	0	0	0	0	0	6	25-34	5
10:00	1	2	1	0	1	0	0	0	0	0	0	0	0	0	5	16-25	3
11:00	0	0	2	0	1	0	0	0	0	0	0	0	0	0	3	15-24	2
12 PM	1	1	2	3	4	2	0	0	0	0	0	0	0	0	13	26-35	7
13:00	2	0	4	2	1	1	0	0	0	0	0	0	0	0	10	21-30	6
14:00	1	0	3	10	3	3	0	0	0	0	0	0	0	0	20	21-30	13
15:00	0	2	2	2	1	0	1	0	0	0	0	0	0	0	8	21-30	4
16:00	0	0	1	1	2	2	0	0	0	0	0	0	0	0	6	29-38	4
17:00	3	1	5	4	2	0	1	0	0	0	0	0	0	0	16	21-30	9
18:00	2	1	0	2	3	0	0	0	0	0	0	0	0	0	8	26-35	5
19:00	1	0	0	3	1	2	0	0	0	0	0	0	0	0	7	26-35	4
20:00	0	2	3	4	2	1	1	0	0	0	0	0	0	0	13	21-30	7
21:00	0	0	1	2	1	0	0	0	0	0	0	0	0	0	4	20-29	3
22:00	2	0	2	1	1	0	0	0	0	0	0	0	0	0	6	21-30	3
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	17	11	30	47	29	11	3	0	0	0	0	0	0	0	148		
Percent	11.5%	7.4%	20.3%	31.8%	19.6%	7.4%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	04:00	10:00	08:00	08:00	08:00										08:00		
Vol.	1	2	3	8	3										15		
PM Peak	17:00	15:00	17:00	14:00	12:00	14:00	15:00								14:00		
Vol.	3	2	5	10	4	3	1								20		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

WB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/26/19	0	0	2	1	1	0	0	0	0	0	0	0	0	0	4	19-28	3
01:00	1	1	0	0	0	1	0	0	0	0	0	0	0	0	3	15-24	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
04:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
07:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
08:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	29-38	1
09:00	0	0	3	1	0	0	0	0	0	0	0	0	0	0	4	19-28	4
10:00	0	1	0	3	0	0	0	0	0	0	0	0	0	0	4	20-29	3
11:00	1	1	0	3	2	0	0	0	0	0	0	0	0	0	7	25-34	5
12 PM	1	2	0	2	4	0	0	0	0	0	0	0	0	0	9	26-35	6
13:00	0	0	0	7	1	2	0	0	0	0	0	0	0	0	10	26-35	8
14:00	2	1	4	1	2	1	0	0	0	0	0	0	0	0	11	19-28	5
15:00	0	2	3	0	4	0	0	0	0	0	0	0	0	0	9	16-25	5
16:00	6	3	1	1	1	0	2	0	0	0	0	0	0	0	14	11-20	5
17:00	1	1	2	1	3	1	0	0	0	0	0	0	0	0	9	31-40	4
18:00	0	3	1	2	3	0	0	0	0	0	0	0	0	0	9	25-34	5
19:00	0	2	2	3	0	2	1	0	0	0	0	0	0	0	10	21-30	5
20:00	1	1	1	2	1	0	0	0	0	0	0	0	0	0	6	26-35	3
21:00	2	0	1	0	0	0	0	0	0	0	0	0	0	0	3	8-17	1
22:00	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2	19-28	2
23:00	0	0	1	4	0	0	0	0	0	0	0	0	0	0	5	21-30	5
Total	15	18	22	33	24	8	3	0	0	0	0	0	0	0	123		
Percent	12.2%	14.6%	17.9%	26.8%	19.5%	6.5%	2.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	01:00	01:00	09:00	10:00	11:00	01:00									11:00		
Vol.	1	1	3	3	2	1									7		
PM Peak	16:00	16:00	14:00	13:00	12:00	13:00	16:00								16:00		
Vol.	6	3	4	7	4	2	2								14		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None
WB

Creston Dr
W of Rochester Rd

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/27/19	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
01:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	24-33	1
02:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	29-38	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
05:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
08:00	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	*	1
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
10:00	1	0	2	4	3	0	0	0	0	0	0	0	0	0	10	24-33	7
11:00	0	0	1	1	2	3	0	0	0	0	0	0	0	0	7	30-39	5
12 PM	1	1	0	1	2	0	0	0	1	0	0	0	0	0	6	26-35	3
13:00	0	1	2	4	0	1	0	0	0	0	0	0	0	0	8	21-30	6
14:00	0	1	0	1	2	1	0	0	0	0	0	0	0	0	5	31-40	3
15:00	4	0	1	4	3	2	0	0	0	0	0	0	0	0	14	25-34	7
16:00	0	0	0	2	2	2	1	0	0	0	0	0	0	0	7	31-40	4
17:00	0	0	4	3	3	1	0	0	0	0	0	0	0	0	11	21-30	7
18:00	0	1	3	0	2	2	0	0	0	0	0	0	0	0	8	16-25	4
19:00	1	0	3	1	3	0	0	0	0	0	0	0	0	0	8	26-35	4
20:00	1	2	1	2	0	0	0	0	0	0	0	0	0	0	6	13-22	3
21:00	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2	14-23	1
22:00	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	15-24	2
23:00	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	24-33	2
Total	11	6	20	26	24	14	1	0	1	0	0	0	0	0	103		
Percent	10.7%	5.8%	19.4%	25.2%	23.3%	13.6%	1.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	04:00		10:00	10:00	10:00	11:00									10:00		
Vol.	1		2	4	3	3									10		
PM Peak	15:00	20:00	17:00	13:00	15:00	15:00	16:00		12:00						15:00		
Vol.	4	2	4	4	3	2	1		1						14		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None
WB

Creston Dr
W of Rochester Rd

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/28/19	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	*	1
06:00	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	*	1
07:00	1	1	1	1	0	1	0	0	0	0	0	0	0	0	5	21-30	2
08:00	0	3	2	4	3	0	0	0	0	0	0	0	0	0	12	24-33	7
09:00	1	1	0	0	1	1	0	0	0	0	0	0	0	0	4	29-38	2
10:00	0	0	2	0	3	2	0	0	0	0	0	0	0	0	7	31-40	5
11:00	0	0	2	4	1	2	0	0	0	0	0	0	0	0	9	21-30	6
12 PM	0	1	0	2	2	0	1	0	0	0	0	0	0	0	6	26-35	4
13:00	0	0	3	1	4	3	2	0	0	0	0	0	0	0	13	30-39	7
14:00	4	0	0	1	1	3	0	0	0	0	0	0	0	0	9	31-40	4
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	8	6	10	15	15	12	3	0	0	0	0	0	0	0	69		
Percent	11.6%	8.7%	14.5%	21.7%	21.7%	17.4%	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	05:00	08:00	08:00	08:00	08:00	10:00									08:00		
Vol.	1	3	2	4	3	2									12		
PM Peak	14:00	12:00	13:00	12:00	13:00	13:00	13:00								13:00		
Vol.	4	1	3	2	4	3	2								13		
Total	107	82	176	253	189	80	22	4	1	0	0	0	0	0	914		
Percent	11.7%	9.0%	19.3%	27.7%	20.7%	8.8%	2.4%	0.4%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%			

15th Percentile :	16 MPH
50th Percentile :	26 MPH
85th Percentile :	34 MPH
95th Percentile :	38 MPH

Stats

10 MPH Pace Speed :	26-35 MPH
Number in Pace :	442
Percent in Pace :	48.4%
Number of Vehicles > 25 MPH :	549
Percent of Vehicles > 25 MPH :	60.1%
Mean Speed(Average) :	26 MPH

OHM Advisors

[illegible] Road
[illegible] 48130

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/21/19	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
01:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
02:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
03:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
04:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
05:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
06:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
07:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
08:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
09:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
10:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
11:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
12 PM	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
13:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
14:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	2	1	9	21	20	9	0	0	0	0	0	0	0	0	62	26-35	41
17:00	2	1	16	28	38	14	2	0	0	0	0	0	0	0	101	26-35	66
18:00	5	0	8	7	7	3	0	0	0	0	0	0	0	0	30	21-30	15
19:00	1	0	3	5	4	0	0	0	0	0	0	0	0	0	13	24-33	9
20:00	0	1	1	0	2	1	0	0	0	0	0	0	0	0	5	31-40	3
21:00	0	0	2	2	4	0	0	1	0	0	0	0	0	0	9	26-35	6
22:00	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2	14-23	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	10	3	40	63	76	27	2	1	0	0	0	0	0	0	222		
Percent	4.5%	1.4%	18.0%	28.4%	34.2%	12.2%	0.9%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak Vol.																	
PM Peak Vol.	18:00 5	16:00 1	17:00 16	17:00 28	17:00 38	17:00 14	17:00 2	21:00 1							17:00 101		

OHM Advisors

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Advancing Communities

Creston Dr
W of Rochester Rd

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/22/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	39-48	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	14-23	1
05:00	1	0	0	0	2	0	0	0	0	0	0	0	0	0	3	25-34	2
06:00	0	0	1	0	1	1	0	0	0	0	0	0	0	0	3	29-38	2
07:00	3	1	2	7	1	1	1	0	0	0	0	0	0	0	16	21-30	9
08:00	0	0	3	4	1	1	0	0	0	0	0	0	0	0	9	21-30	7
09:00	2	2	1	2	3	2	0	0	0	0	0	0	0	0	12	31-40	5
10:00	1	0	0	4	5	3	0	0	0	0	0	0	0	0	13	26-35	9
11:00	0	1	0	2	3	3	0	1	0	0	0	0	0	0	10	31-40	6
12 PM	0	0	4	1	4	3	0	0	0	0	0	0	0	0	12	30-39	7
13:00	2	1	4	1	1	1	0	0	0	0	0	0	0	0	10	19-28	5
14:00	4	1	3	3	4	1	0	0	0	0	0	0	0	0	16	26-35	7
15:00	2	1	3	6	1	6	0	0	0	0	0	0	0	0	19	21-30	9
16:00	4	1	8	11	20	5	3	0	1	0	0	0	0	0	53	26-35	31
17:00	1	4	9	18	22	6	0	0	0	0	0	0	0	0	60	26-35	40
18:00	3	0	2	5	8	4	1	0	0	0	0	0	0	0	23	26-35	13
19:00	0	1	1	6	2	2	1	0	0	0	0	0	0	0	13	26-35	8
20:00	1	1	3	0	1	1	0	0	0	0	0	0	0	0	7	16-25	4
21:00	0	0	0	3	4	2	0	0	0	0	0	0	0	0	9	26-35	7
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
23:00	0	0	0	2	0	0	1	0	0	0	0	0	0	0	3	20-29	2
Total	24	14	45	75	83	42	7	2	1	0	0	0	0	0	293		
Percent	8.2%	4.8%	15.4%	25.6%	28.3%	14.3%	2.4%	0.7%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	07:00	09:00	08:00	07:00	10:00	10:00	07:00	02:00							07:00		
Vol.	3	2	3	7	5	3	1	1							16		
PM Peak	14:00	17:00	17:00	17:00	17:00	15:00	16:00		16:00						17:00		
Vol.	4	4	9	18	22	6	3		1						60		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/23/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	19-28	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	1	0	1	0	1	0	0	0	0	0	0	0	0	0	3	*	1
06:00	3	1	0	4	1	0	1	0	0	0	0	0	0	0	10	24-33	5
07:00	0	1	0	5	2	1	0	0	0	0	0	0	0	0	9	26-35	7
08:00	0	0	2	4	3	1	1	0	1	0	0	0	0	0	12	24-33	7
09:00	1	1	1	1	3	3	0	0	0	0	0	0	0	0	10	30-39	6
10:00	0	0	1	3	5	2	0	0	0	0	0	0	0	0	11	26-35	8
11:00	1	0	0	3	7	3	0	0	0	0	0	0	0	0	14	26-35	10
12 PM	1	1	1	3	3	5	1	0	0	0	0	0	0	0	15	31-40	8
13:00	3	2	1	3	3	3	0	0	0	0	0	0	0	0	15	25-34	6
14:00	0	1	0	2	6	3	2	1	0	0	0	0	0	0	15	31-40	9
15:00	1	1	4	4	6	3	1	0	0	0	0	0	0	0	20	25-34	10
16:00	0	1	2	28	49	25	4	1	0	0	0	0	0	0	110	26-35	77
17:00	5	1	7	26	36	24	3	2	0	0	0	0	0	0	104	26-35	62
18:00	0	1	3	5	12	3	2	1	0	0	0	0	0	0	27	26-35	17
19:00	1	1	3	4	1	4	0	0	0	0	0	0	0	0	14	21-30	7
20:00	0	0	0	4	0	1	1	0	0	0	0	0	0	0	6	26-35	4
21:00	0	0	1	1	1	1	0	0	0	0	0	0	0	0	4	19-28	2
22:00	2	1	0	0	0	0	0	0	0	0	0	0	0	0	3	9-18	2
23:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	34-43	1
Total	19	13	27	101	139	82	17	5	1	0	0	0	0	0	404		
Percent	4.7%	3.2%	6.7%	25.0%	34.4%	20.3%	4.2%	1.2%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	06:00	06:00	08:00	07:00	11:00	09:00	06:00		08:00						11:00		
Vol.	3	1	2	5	7	3	1		1						14		
PM Peak	17:00	13:00	17:00	16:00	16:00	16:00	16:00	17:00							16:00		
Vol.	5	2	7	28	49	25	4	2							110		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/24/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2	14-23	1
05:00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2	15-24	1
06:00	0	0	0	2	0	2	0	0	0	0	0	0	0	0	4	20-29	2
07:00	1	0	0	1	0	3	1	0	0	0	0	0	0	0	6	36-45	4
08:00	0	0	1	2	4	0	0	0	0	0	0	0	0	0	7	26-35	6
09:00	0	0	0	3	4	3	0	0	0	0	0	0	0	0	10	26-35	7
10:00	2	1	1	2	0	2	1	0	0	0	0	0	0	0	9	36-45	3
11:00	0	0	0	2	5	2	0	0	0	0	0	0	0	0	9	31-40	7
12 PM	1	0	1	3	4	2	0	0	0	0	0	0	0	0	11	26-35	7
13:00	5	0	2	3	6	6	1	0	0	0	0	0	0	0	23	31-40	12
14:00	0	0	0	0	5	5	2	0	0	0	0	0	0	0	12	31-40	10
15:00	1	1	3	5	10	5	0	0	0	0	0	0	0	0	25	26-35	15
16:00	2	1	5	18	23	4	8	0	0	0	0	0	0	0	61	26-35	41
17:00	5	3	7	27	18	11	1	0	0	0	0	0	0	0	72	26-35	45
18:00	4	3	8	9	3	0	1	0	0	0	0	0	0	0	28	21-30	17
19:00	0	0	0	4	3	3	1	0	0	0	0	0	0	0	11	26-35	7
20:00	0	0	2	2	3	3	2	1	0	0	0	0	0	0	13	31-40	6
21:00	1	1	0	2	6	1	0	0	0	0	0	0	0	0	11	26-35	8
22:00	0	0	1	2	1	0	0	0	0	0	0	0	0	0	4	20-29	3
23:00	0	0	2	0	3	1	0	1	0	0	0	0	0	0	7	31-40	4
Total	23	11	34	87	99	53	18	2	0	0	0	0	0	0	327		
Percent	7.0%	3.4%	10.4%	26.6%	30.3%	16.2%	5.5%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	10:00	05:00	04:00	09:00	11:00	07:00	07:00								09:00		
Vol.	2	1	1	3	5	3	1								10		
PM Peak	13:00	17:00	18:00	17:00	16:00	17:00	16:00	20:00							17:00		
Vol.	5	3	8	27	23	11	8	1							72		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/25/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	1	0	0	1	0	0	0	0	0	0	0	0	2	14-23	1
05:00	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2	*	1
06:00	0	0	0	2	0	1	0	0	0	0	0	0	0	0	3	20-29	2
07:00	0	1	1	2	2	2	1	0	0	0	0	0	0	0	9	31-40	4
08:00	2	1	1	4	1	0	1	0	0	0	0	0	0	0	10	23-32	5
09:00	0	1	3	3	0	2	1	0	0	0	0	0	0	0	10	21-30	6
10:00	2	1	2	2	1	1	0	0	0	0	0	0	0	0	9	21-30	4
11:00	1	0	5	2	6	2	2	1	0	0	0	0	0	0	19	24-33	8
12 PM	1	0	2	2	4	1	0	0	0	0	0	0	0	0	10	26-35	6
13:00	0	0	0	3	6	2	1	0	0	0	0	0	0	0	12	26-35	9
14:00	2	2	3	2	5	1	2	0	0	0	0	0	0	0	17	26-35	7
15:00	1	2	6	9	6	4	0	1	0	0	0	0	0	0	29	21-30	15
16:00	1	1	6	12	9	9	4	0	0	0	0	0	0	0	42	26-35	21
17:00	3	1	5	8	13	8	3	0	0	0	0	0	0	0	41	31-40	21
18:00	2	1	2	8	4	2	1	0	0	0	0	0	0	0	20	25-34	12
19:00	2	1	2	5	1	2	0	0	0	0	0	0	0	0	13	21-30	7
20:00	0	0	1	5	2	3	1	0	0	0	0	0	0	0	12	24-33	7
21:00	0	0	2	4	3	1	0	0	0	0	0	0	0	0	10	24-33	7
22:00	1	0	0	1	1	0	0	0	0	0	0	0	0	0	3	24-33	2
23:00	0	0	0	2	2	1	0	0	0	0	0	0	0	0	5	26-35	4
Total	19	12	43	76	66	43	17	2	0	0	0	0	0	0	278		
Percent	6.8%	4.3%	15.5%	27.3%	23.7%	15.5%	6.1%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	08:00	07:00	11:00	08:00	11:00	07:00	11:00	11:00							11:00		
Vol.	2	1	5	4	6	2	2	1							19		
PM Peak	17:00	14:00	15:00	16:00	17:00	16:00	16:00	15:00							16:00		
Vol.	3	2	6	12	13	9	4	1							42		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/26/19	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2	24-33	2
01:00	0	0	2	0	1	1	1	1	0	0	0	0	0	0	6	41-50	2
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	1	0	1	0	0	0	0	0	0	0	0	0	2	14-23	1
07:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	29-38	1
08:00	0	0	2	1	0	0	1	0	0	0	0	0	0	0	4	19-28	3
09:00	0	0	3	1	4	1	0	0	0	0	0	0	0	0	9	24-33	5
10:00	0	1	1	4	4	1	0	0	0	0	0	0	0	0	11	26-35	8
11:00	0	0	2	5	5	2	0	0	0	0	0	0	0	0	14	26-35	10
12 PM	1	2	1	1	6	1	1	0	0	0	0	0	0	0	13	31-40	7
13:00	1	0	1	8	4	3	1	0	0	0	0	0	0	0	18	26-35	12
14:00	3	0	1	4	2	2	0	0	0	0	0	0	0	0	12	26-35	6
15:00	2	1	2	3	2	1	0	0	0	0	0	0	0	0	11	26-35	5
16:00	2	2	4	3	2	3	0	0	0	0	0	0	0	0	16	19-28	7
17:00	1	2	6	8	1	0	0	0	0	0	0	0	0	0	18	21-30	14
18:00	0	1	1	6	4	3	0	0	0	0	0	0	0	0	15	26-35	10
19:00	0	0	2	4	4	4	0	0	0	0	0	0	0	0	14	25-34	8
20:00	0	0	2	2	1	0	0	0	0	0	0	0	0	0	5	21-30	4
21:00	0	0	2	4	3	1	0	1	0	0	0	0	0	0	11	24-33	7
22:00	2	1	1	0	1	1	0	0	0	0	0	0	0	0	6	31-40	2
23:00	1	0	0	2	1	2	0	0	0	0	0	0	0	0	6	24-33	3
Total	13	10	34	57	47	27	4	2	0	0	0	0	0	0	194		
Percent	6.7%	5.2%	17.5%	29.4%	24.2%	13.9%	2.1%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak		10:00	09:00	11:00	11:00	11:00	01:00	01:00							11:00		
Vol.		1	3	5	5	2	1	1							14		
PM Peak	14:00	12:00	17:00	13:00	12:00	19:00	12:00	21:00							13:00		
Vol.	3	2	6	8	6	4	1	1							18		

OHM Advisors

[illegible] Road
[illegible]

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/27/19	0	1	1	1	2	0	0	0	0	0	0	0	0	0	5	24-33	3
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	15-24	2
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
07:00	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	*	1
08:00	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	20-29	2
09:00	2	0	0	1	2	0	0	0	0	0	0	0	0	0	5	25-34	3
10:00	1	0	2	3	1	1	0	0	0	0	0	0	0	0	8	21-30	5
11:00	1	0	1	5	2	3	0	1	0	0	0	0	0	0	13	26-35	7
12 PM	1	1	2	1	1	2	0	0	0	0	0	0	0	0	8	31-40	3
13:00	2	1	3	2	3	3	0	1	0	0	0	0	0	0	15	29-38	6
14:00	0	0	3	0	2	1	0	0	1	0	0	0	0	0	7	31-40	3
15:00	2	0	1	1	4	5	1	0	0	0	0	0	0	0	14	31-40	9
16:00	2	0	1	7	1	4	0	0	0	0	0	0	0	0	15	21-30	8
17:00	1	2	5	1	0	0	1	0	0	0	0	0	0	0	10	16-25	7
18:00	0	1	0	2	0	1	0	0	0	0	0	0	0	0	4	19-28	2
19:00	1	0	1	1	2	2	1	0	0	0	0	0	0	0	8	29-38	4
20:00	0	0	2	3	2	1	0	0	0	0	0	0	0	0	8	26-35	5
21:00	0	0	1	1	3	0	0	0	0	0	0	0	0	0	5	25-34	4
22:00	0	0	1	0	0	2	0	0	0	0	0	0	0	0	3	30-39	2
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
Total	14	6	26	32	25	25	3	2	1	0	0	0	0	0	134		
Percent	10.4%	4.5%	19.4%	23.9%	18.7%	18.7%	2.2%	1.5%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	09:00	00:00	02:00	11:00	00:00	11:00		11:00							11:00		
Vol.	2	1	2	5	2	3		1							13		
PM Peak	13:00	17:00	17:00	16:00	15:00	15:00	15:00	13:00	14:00						13:00		
Vol.	2	2	5	7	4	5	1	1	1						15		

OHM Advisors

Advancing Communities

Weather: Various
Serial Number: 32213
Installed by: Matt Clark
Other Notes: None

Creston Dr
W of Rochester Rd

EB

Start Time	1 15	16 20	21 25	26 30	31 35	36 40	41 45	46 50	51 55	56 60	61 65	66 70	71 75	76 999	Total	Pace Speed	Number in Pace
10/28/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	*	*
05:00	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2	*	1
06:00	0	0	0	1	1	1	0	0	0	0	0	0	0	0	3	24-33	2
07:00	0	1	0	3	1	2	1	0	0	0	0	0	0	0	8	26-35	4
08:00	1	0	0	3	4	1	1	0	0	0	0	0	0	0	10	26-35	7
09:00	0	0	3	1	2	0	2	1	0	0	0	0	0	0	9	19-28	4
10:00	0	1	3	1	2	0	0	0	0	0	0	0	0	0	7	21-30	4
11:00	0	2	1	3	6	3	2	0	0	0	0	0	0	0	17	26-35	9
12 PM	0	0	1	3	1	5	1	0	0	0	0	0	0	0	11	31-40	6
13:00	1	0	2	1	2	3	0	1	0	0	0	0	0	0	10	30-39	5
14:00	3	1	0	3	1	3	1	0	0	0	0	0	0	0	12	27-36	4
15:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
16:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
17:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
18:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
19:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
20:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
21:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
22:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
23:00	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Total	6	5	11	19	20	18	8	2	0	0	0	0	0	0	89		
Percent	6.7%	5.6%	12.4%	21.3%	22.5%	20.2%	9.0%	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			
AM Peak	05:00	11:00	09:00	07:00	11:00	11:00	09:00	09:00							11:00		
Vol.	1	2	3	3	6	3	2	1							17		
PM Peak	14:00	14:00	13:00	12:00	13:00	12:00	12:00	13:00							14:00		
Vol.	3	1	2	3	2	5	1	1							12		
Total	128	74	260	510	555	317	76	18	3	0	0	0	0	0	1941		
Percent	6.6%	3.8%	13.4%	26.3%	28.6%	16.3%	3.9%	0.9%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%			

15th Percentile :	21 MPH
50th Percentile :	29 MPH
85th Percentile :	36 MPH
95th Percentile :	39 MPH

Stats

10 MPH Pace Speed :	26-35 MPH
Number in Pace :	1065
Percent in Pace :	54.9%
Number of Vehicles > 25 MPH :	1479
Percent of Vehicles > 25 MPH :	76.2%
Mean Speed(Average) :	30 MPH

OHM Advancing Communities

memorandum

Date: September 24, 2018

To: Bill Huotari, PE
From: Sara Merrill, PE, PTOE

Re: Sylvanwood Condominium
PCR 2018-002

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from the proposed Sylvanwood Condominium development.

The preliminary site plan for the proposed Ottawa residential cluster development was prepared by Urban Land Consultants and dated August 30th, 2018. The site plan depicts a 10-unit attached residential site condominium project, with a single driveway access point off Sylvanwood Drive. Sylvanwood Drive is located on the west side of Rochester Road, approximately halfway between Square Lake Road and Long Lake Road. Rochester Road is a 5-lane roadway, with two through lanes in each direction, a center left turn lane and a right turn deceleration taper at Sylvanwood Drive.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening "rush hour", when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed Ottawa Cluster Development, based on the ITE Trip Generation Manual for Multi-Family Housing (Low Rise) (ITE Land Use Code #220). Low-Rise Multi-Family housing includes townhouses and condominiums located within the same building with at least three other dwelling units, and have one or two floors.

Number of Dwelling Units	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	Total	In	Out	Total	In	Out	Total	In	Out
10 Units	5	1	4	8	5	3	35	17	18

During the morning (AM) peak hour, the proposed Sylvanwood condominium development is expected to generate 5 new trips: 1 inbound (entering the site), and 4 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 8 new vehicle trips: 5 inbound (entering the site) trips, and 3 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work, and returning home in the evening.

The traffic generated by the proposed condo is quite minimal, adding just a handful of vehicle trips during the peak ("busiest") hour. The traffic impact of this site on the adjacent road network is negligible, and would be imperceptible to other road users.

As a point of comparison, Rochester Road (between Long Lake Road and Square Lake Road) carries over 3,500 vehicles during the PM peak hour, and averages approximately 40,000 vehicles per day. Even amongst typical weekdays, traffic volumes during the peak hours alone often vary by 5-10% from one day to the next. These day-to-day fluctuations are on orders of magnitude measuring in hundreds of vehicles (per hour). Sylvanwood condominiums are expected to generate fewer than 10 new vehicle trips during the peak hour.

On Sylvanwood Drive, the development would result in slight increases to traffic volumes, amounting to one additional vehicle every 7-8 minutes during "rush hour". Most drivers would not even notice this additional traffic.

In conclusion, the traffic impacts as a result of the proposed development are very minimal and are not expected to significantly worsen traffic conditions on Sylvanwood Drive or Rochester Road.

500 West Big Beaver
Troy, MI 48084
troymi.gov

J-11

Date: March 11, 2020

To: Honorable Mayor and City Council Members

From: Lori Grigg Bluhm, City Attorney
Allan T. Motzny, Assistant City Attorney

Subject: Crossroads v. Troy and Troy v. Troy Building Code Board of Appeals

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After exhausting all other viable legal efforts, it is our recommendation that the Troy City Council approve the attached proposed settlement with Crossroads v. Troy. Approval of this settlement will result in the dismissal of the Crossroads v. Troy federal case, where there is significant financial exposure for both damages and also reimbursement of attorney fees, and will eliminate one of the three billboard signs that Crossroads would otherwise be entitled to construct. These two signs will be limited to the following locations (Maple Road locations):

1340 W. Maple- near Crooks- American Legion property
1654 Livernois- corner at Maple- Citgo Gas Station property
2888 E. Maple- near Dequindre- Ace Auto Wash property

Since we understand City Council's vehement opposition to new billboards signs, and Council's reluctance to settle this case, the history leading to this point may be helpful.

- In 2017, Crossroads submitted permits for eight billboard permits in the City of Troy. Based on Troy's sign ordinance provisions at that time, City Administration issued sign permits for all eight locations. Five of these permitted billboards were quickly constructed.
- On November 20, 2017, the Troy City Council approved a 180 day moratorium, prohibiting the processing of any sign permit applications, allowing City Administration an opportunity to propose amendments to the sign ordinance. This resolution was subsequently amended, and also extended.
- As of the date of the moratorium, Crossroads had three additional sign permits issued for the Maple Road locations, but based on the lack of any visible construction, City Administration immediately sent a letter rescinding the Maple Road sign permits.
- On June 9, 2018, Crossroads filed a federal lawsuit against the City, alleging constitutional violations and also arguing that the moratorium was not applicable, since the Maple Road signs were already permitted. City Administration has aggressively defended this lawsuit. As a result of the City's motion for dismissal, the federal judge dismissed one of the claims, finding that Plaintiff did not file an appeal with the Troy Building Code Board of Appeals, and therefore had not exhausted its remedies before filing the federal lawsuit.
- Troy City Council approved a new sign ordinance, which became effective on October 4, 2018, which prohibits any new billboards in the City, and has an

amortization period, requiring all existing billboards to be removed eight years after notification that the sign is non-conforming.

- Based on the ruling of the federal court, Crossroads filed an appeal application with Troy's Building Code Board of Appeals on June 11, 2019.
- On September 4, 2019, Troy's Building Code Board of Appeals granted Crossroads' appeal, finding that City Administration should not have rescinded the Maple Road billboard permits. The City immediately appealed this decision.
- Because of potential conflicts, the City retained outside legal counsel to handle both sides of the City of Troy v. Troy Building Code Board of Appeals case.
- On February 7, 2020, the Oakland County Circuit Court upheld the decision of the Troy Building Code Board of Appeals, which meant that the City is required to re-issue the three Maple Road billboard permits.
- On February 21, 2020, the City, through outside legal counsel, filed a Motion to Reconsider the Court's adverse ruling, which was denied on February 24, 2020.
- Although the City does have the option of filing an application for leave to appeal the Oakland County Circuit Court's decision, such applications are rarely granted by the Michigan Court of Appeals, based on similar facts.

Knowing that the City would need to issue all three Maple Road billboard permits, and also in recognition of the fact that there was still a pending federal lawsuit against the City, where Crossroad claims damages of approximately $850,000, and entitlement to reimbursement of its attorney fees, which total approximately $80,000 to date, City Administration resurrected settlement discussions with Crossroads.

In this proposed settlement, Crossroads will only erect two of the three Maple Road signs, and will dismiss the federal lawsuit, without any damages or attorney fees. Because of the timing, Crossroads has asked for two years to complete the construction of these signs. Although this would normally be handled through the permit process, Crossroads has also expressly asked for catwalks and similar safety measures.

Upon the conclusion of the City's pending sign cases, City Administration plans to propose additional amendments to the sign ordinance and the process, including a potential realignment of sign appeals, the imposition of a reasonable filing deadline, and the exploration of a possible sign advisory committee.

Please let us know if you need additional information.

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT ("Agreement") is entered into as of the date the last party executed this Agreement (the "Effective Date") by and between the City of Troy, Michigan ("City"), on one hand, and Crossroads Outdoor, LLC and Troy Outdoor, LLC (collectively "Crossroads"), on the other hand. The Parties are executing this Agreement with respect to the following matters:

RECITALS

WHEREAS in 2017 Crossroads applied to the City for three signs on various parcels of land within the City limits; and

WHEREAS in 2017 the City issued permits to Crossroads for the three signs; and

WHEREAS Crossroads, in reliance upon the permits issued by the City ordered steel for the sign structures, ordered LED digital sign faces, and made other expenditures aimed at installing the permitted signs; and

WHEREAS the City subsequently adopted a moratorium in November 2017 on the issuance of sign permits under the City's sign ordinance; and

WHEREAS the City contended that the moratorium suspended the permits previously issued to Crossroads for the duration of the moratorium; and

WHEREAS Crossroads challenged the City's application of the moratorium to its previously issued permits by filing a Verified Complaint in the United States District Court for the Eastern District of Michigan, such action being assigned Civil Action File No. 2:18-cv-12050-GCS-EAS ("the Litigation"); and

WHEREAS certain other disputes have arisen or might arise in the future between the Parties regarding the matters contended or which could have been contended in the Litigation, and because the Parties wish to settle any and all disputes or claims between them in their entirety, they enter into this Agreement.

THEREFORE, in light of the foregoing and based upon the exchange of valuable consideration by and between the parties to this Agreement, the Parties to this Agreement hereby agree as follows:

Each of the respective Parties to this Agreement hereby mutually releases and forever discharges each of the other Parties to this Agreement and all of such Parties' successors, assigns, agents, affiliates, officers, directors, employees, representatives, insurers, and attorneys

and each of them of and from any and all claims, debts, liabilities, demands, obligations, damages, costs, expenses, attorneys' fees, actions and causes of action, of every nature, character and description, known or unknown, which any of the respective Parties to this Agreement, now own or hold or may have at any time heretofore owned or held, or may at any time own or hold against any other Party to this Agreement with respect to the Litigation and the Proposal, excepting enforcing this Agreement. This Agreement does not restrict either Party, or any of their assignees: (1) from enforcing this Agreement, or (2) restrict Crossroads, or any of its assignees from asserting the right to build and operate the signs allowed pursuant to this Agreement, to any extent such activity is allowed by this Agreement or other applicable law.

Crossroads further agrees to the following:

- To waive all claims for damages, including those due pursuant to 42 U.S.C. § 1983 and any other legal theory or statute;
- To waive all claims for attorneys' fees and expenses pursuant to 42 U.S.C. § 1988 and any other legal theory or statute;
- To dismiss the Litigation with prejudice within five (5) days of the Effective Date; and
- To forfeit with prejudice one of the three permits previously issued of it's choosing by submission of a letter from Crossroad's counsel to the City within two (2) years of the Effective Date.

The City further agrees to the following:

- To allow Crossroads to build, operate, and maintain two of the three signs previously permitted and recently reinstated by the Building Code Board of Appeals. Crossroads shall choose which two of the three to install and shall have until June 30, 2022 to complete such work;
- The City acknowledges that the two signs permitted by this Settlement Agreement shall be deemed in compliance with the City's sign ordinance, as long as the signs are compliant with the permits and any other applicable ordinance provision. To the extent that any provision in this Settlement Agreement is inconsistent with any of the provisions or requirements of the City's sign ordinance, the terms of this Settlement Agreement control. To the extent the Settlement Agreement is silent on issues regulated by the City's sign ordinance, then the City's sign ordinance shall control. Subsequent enactments to, modifications of, or amendments to the City's sign ordinance shall apply to the two signs to the extent they are not inconsistent with or do not vary the terms of this Settlement Agreement. The signs and Crossroads' other signs in the City will be allowed to have webcams, catwalks, and other OSHA-approved safety measures in compliance with applicable laws Nothing herein shall

be deemed to waive or override applicable state or federal law, including but not limited to the current federal Highway Beautification Act and state Highway Advertising Act;

- To issue or complete all necessary City permits or inspections – such as building permits or electrical permits – for the signs promptly but in no case longer than ten (10) business days after Crossroad's submission of complete plans for the two signs chosen and the request for same, (provided there is no deviation from the approved permits and this Settlement Agreement), and;

- To complete and certify any necessary portions of any applicable State Department of Transportation forms promptly but in no case longer than five (5) business days after Crossroad's request for same.

This Agreement sets forth all, and is intended to be an integration of all, of the covenants, promises, agreements, warranties, and representations among the Parties hereto, and, other than as expressly set forth herein, there are no covenants, promises, agreement, warranties, representations, or other understandings, oral or written, express or implied, among them relating to any and all disputes that exist or might exist between the Parties. This Agreement constitutes the entire agreement between the Parties.

This Agreement represents the compromise of claims and is not an admission of liability by any Party.

This instrument may be executed in separate counterparts and shall become effective when such separate counterparts have been exchanged among the parties. Scanned or faxed signatures shall be binding and sufficient.

No presumption against or in favor of any person or party shall apply due to the drafting of this document.

This Agreement shall be governed by the substantive and procedural laws of the State of Michigan. Any suit brought to enforce any provisions of this Agreement must be brought in the courts of the State of Michigan.

Each of the Parties and each of the undersigned individuals hereby warrant to the other Parties that the undersigned have the authority to execute this Agreement and to bind the respective Parties to this Agreement. The Parties represent and warrant that they are the owners of all claims settled and released herein, that they have the authority to release all claims settled and released herein, and that they have not heretofore assigned to any other person or entity all or any portion of any claim settled and released herein. The rights and privileges of this

Agreement shall be freely assignable by Crossroads and Crossroads agrees to provide a copy of this Agreement to any successor.

The Parties acknowledge that the terms of this Agreement have been read, that its provisions are fully understood, that it has been approved by each of them as represented by counsel, and that same has been fully signed by them as their free act, and shall be binding upon all Parties upon execution.

[signatures on following pages]

REVIEWED, APPROVED, AND ACCEPTED BY:

DATED: March ___, 2020. By: _____
On Behalf of Crossroads Outdoor, LLC

Its: Managing Member

Sworn to and subscribed before
me this _____ day of March, 2020.

NOTARY PUBLIC

My Commission Expires: _____

REVIEWED, APPROVED, AND ACCEPTED BY:

DATED: March ___, 2020. By: _____
On Behalf of Troy Outdoor, LLC

Its: Managing Member

Sworn to and subscribed before
me this _____ day of March, 2020.

NOTARY PUBLIC

My Commission Expires: _____

REVIEWED, APPROVED, AND ACCEPTED BY:

DATED: March ____, 2020.

On Behalf of City of Troy, Michigan

By: _____
Ethan Baker, Mayor

By: _____
M. Aileen Dickson, City Clerk

Sworn to and subscribed before
me this _____ day of March, 2020.

NOTARY PUBLIC

My Commission Expires: _____

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 2, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: ANNOUNCEMENT OF PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 255) – Transitions in NN (Neighborhood Node) Zoning District

This item was initiated by Staff based on conversations with the Planning Commission and developers. The intent of the amendment is to protect single family residential property values by ensuring smooth transitions between multi-family and commercial development and single family residential neighborhoods.

The provision mandates that maximum height for a building abutting a one-family residentially zoned parcel shall not exceed 2.5 stories, 30 feet in height. Further, when a parcel abuts a one-family residential zoned parcel the building setback from the property line of the one-family residential zoned parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.

The Planning Commission considered this item on December 10, 2019 and recommended approval of the text amendment by a 9-0 vote.

A City Council public hearing has been scheduled for March 30, 2020.

Attachments:
1. Draft text amendment.
2. Memo prepared by Carlisle/Wortman Associates, Inc., dated October 15, 2019.
3. Minutes from December 10, 2019 Planning Commission Regular meeting (excerpt).

RBS, G:\ZOTAs\ZOTA 255 Transitions in NN\CC Memo_Announce Public Hearing 03 16 2020.docx

CITY OF TROY

AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE
OF THE CITY OF TROY
CITY COUNCIL PUBLIC HEARING DRAFT

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 39, Zoning Ordinance, of the Code of the City of Troy.

Section 2. Amendment

Chapter 39 of the Code of the City of Troy is amended as follows:

Revise Section 5.06.E.3 to read as follows:

Height and mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher intensity uses are comparable in scale with adjacent structures of lower intensity uses.

c. Height ~~and Mass. Building height and mass in the form of building step-backs, recess lines or other techniques shall be graduated so that structures with higher intensity uses are comparable in scale with adjacent structures of lower intensity uses.~~
   i. Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height.
   ii. Any building, or portion of a building, on a parcel that is not abutting a one-family residentially zoned parcel shall not exceed 3-stories, 38 feet in height.

d. Setback and Greenbelt:
   i. When a parcel is abutting a one-family residential zoned parcel the building setback from the property line of the one-family residential zoned parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.
   ii. When a parcel is abutting a one-family residential zoned parcel a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the one-family residential zoned parcel. The greenbelt shall be landscaped and screened in accordance with 13.02.B.
   iii. The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form or Section 13.02.B. In the review of the deviation, the Planning Commission shall consider the following standards:

i. The deviation will not adversely impact public health, safety, and welfare.
ii. The deviation maintains compatibility with adjacent uses.
iii. The deviation is compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
iv. The deviation will not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.
v. The deviation will be in compliance with all other zoning ordinance standards.
vi. The deviation will not adversely impact any on-site or off-site natural features.

~~d~~ e. Orientation. ~~Primary building facades shall be placed away from the~~ Buildings shall be oriented in such a way as to minimize the impact on abutting residential uses.

~~e~~ f. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

Section 3. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 4. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 5. Effective Date

This amendment to the Zoning Ordinance shall take effect seven (7) days after publication, which shall be published within 15 days of adoption, as required the Michigan Zoning Enabling Act (Act 110 of 2006).

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the _____ day of _____, 2020.

_____
Ethan Baker, Mayor

_____
Aileen Dickson, City Clerk

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Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Troy Planning Commission
Mark Miller, AICP, City Manager
R. Brent Savidant, AICP, Planning Director

FROM: Benjamin R. Carlisle, AICP

DATE: October 15, 2019

RE: Transitions and Increasing Square Footage Cap in a Cluster Development

---

The Planning Commission has recently held discussions regarding two potential zoning amendments to address ongoing topics: 1. Transitions, particularly adjacent to single family residential; and 2). Increasing the maximum square footage cap to quality for a density bonus in the cluster development option.

1. Transitions

The Planning Commission recently discussed transitions and frictions points between intense uses adjacent to single-family uses. At that meeting a number of options were presented for the Planning Commission to consider. The direction of the Planning Commission was to consider zoning amendments to ensure an appropriate intensity, height, and bulk transition between areas of potential friction. Due to the uniqueness of Big Beaver zoning, we recommend that right now we only focus on Neighborhood Nodes.

Based upon the direction from the Planning Commission, we offer the following amendments for consideration. These amendments would only apply to Neighborhood Nodes.

<u>Development height, setback, and greenbelt provisions for any non-single family development in Neighborhood Nodes.</u>

1. *Height:*
    a. *Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height.*
    b. *Any building, or portion of a building, on a parcel that is not abutting a one-family residentially zoned parcel shall not exceed 3-stories, 38 feet in height.*

2. *Setback and Greenbelt:*
    a. *When a parcel is abutting a one-family residential zoned parcel the building setback from the property line of the one-family residential zoned parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.*
    b. *When a parcel is abutting a one-family residential zoned parcel a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the one-family residential zoned parcel. The greenbelt shall be landscaped and screened in accordance with 13.02.B.*
    c. *The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form or Section 13.02.B. In the review of the deviation, the Planning Commission shall consider the following standards:*
        i. *The deviation will not adversely impact public health, safety, and welfare.*
        ii. *The deviation maintains compatibility with adjacent uses.*
        iii. *The deviation is compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.*
        iv. *The deviation will not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.*
        v. *The deviation will be in compliance with all other zoning ordinance standards.*
        vi. *The deviation will not adversely impact any on-site or off-site natural features.*

2. Housing Diversity and Options

The Planning Commission has questioned why the development community has not taken advantage of the housing diversity and option density bonus for smaller homes. Input from the development community notes that 1,500 sq/ft is too small to consider construction even with the associated density bonus. The Planning Commission has been told that a slight increase to 1,700 sq/ft would greatly assist in utilizing the density bonus. As such, we have proposed revised language to increase the maximum size to receive the density bonus from 1,500 to 1,700 sq/ft.

Revised Language:

Housing Diversity and Options. A bonus above the base yield number of units established in 10.04.C.1 may be provided for a development that provides a diverse variety of housing types or

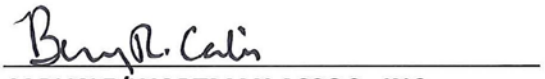
provides a type of housing that is desired, but not currently offered in the city. The following requirements shall be met for the all bonus unit in excess of the base yield number of units:

a. *Maximum home square footage shall not exceed ~~1,500~~ 1,700 sq/ft; and*
b. *Master first floor bedroom and bathroom shall be provided.*

Based upon discussion and direction of the Planning Commission, we can put this in ordinance form and prepare for a public hearing.

I look forward to discussing this further.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

9. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 255) – Transitions in NN (Neighborhood Node) Zoning District

Mr. Carlisle reviewed the proposed text amendment to address the transition between intense use of Neighborhood Node development adjacent to single family residential through the site plan review process.

There was discussion on:
- Northwest corner of Dequindre and Wattles zoned Neighborhood Node.
- Restrictions applicable only to sites abutting single family residential.

PUBLIC HEARING OPENED

- Jerry Rauch, 4187 Penrose; thanked the Board with their follow-through on addressing density associated with Neighborhood Nodes, referenced his letter provided to the Board with respect to taking under consideration related Zoning Ordinance requirements.
- Laura Lipinski, 4233 Carson; addressed density, transition and traffic impact associated with development adjacent to single family residential.
- Dan Raubinger, 4083 Penrose; representing Woodlands of Troy Homeowners Association, expressed strong support of the text amendment changes, addressed effect of the changes to Wattles and Crooks Neighborhood Node.

PUBLIC HEARING CLOSED

Resolution # PC-2019-12-089
Moved by: Lambert
Support by: Fowler

RESOLVED, That the Planning Commission hereby recommends to the City Council that Article 10 of Chapter 39 of the Code of the City of Troy, which includes provisions related to height and setback in the NN Neighborhood Node Zoning District, be amended as printed on the proposed Zoning Ordinance Text Amendment.

Yes: All present (9)

MOTION CARRIED

500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: March 2, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: ANNOUNCEMENT OF PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 254) – Cluster Square Footage

This item was initiated by Staff based on conversations with the Planning Commission and developers. The One Family Cluster Option incentivizes expanding a variety of housing types in the City via construction of smaller homes. Developers have indicated that the maximum 1,500 square foot requirement is too restrictive and is a barrier to providing marketable homes.

The Planning Commission originally considered increasing the maximum square footage to 1,700 square feet. This is reflected in the attached report prepared by Carlisle/Wortman Associates, Inc. The Planning Commission held a Public Hearing for this item on December 10, 2019 and postponed the item for further study. Two developers have provided input on this item, suggesting that raising the maximum square footage from 1,700 square feet to 1,900 square feet per unit would incentivize construction. The proposed text amendment proposes increasing the maximum square footage from 1,500 square feet to 1,900 square feet.

The Planning Commission considered this item on February 25, 2020 and recommended approval of the text amendment by a 7-0 vote.

A City Council public hearing has been scheduled for March 30, 2020.

Attachments:

1. Draft text amendment.
2. Memo prepared by Carlisle/Wortman Associates, Inc., dated October 15, 2019.
3. Minutes from December 10, 2019 Planning Commission Regular meeting (excerpt).
4. Minutes from February 25, 2020 Planning Commission Regular meeting (excerpt).
5. Input from Randy Najjar, Sapphire Luxury Homes.
6. Input from Tim Loughrin, Robertson Brothers

RBS, G:\ZOTAs\ZOTA 254 Cluster Square Footage\CC Memo_Announce Public Hearing 03 16 2020.docx

CITY OF TROY

AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE
OF THE CITY OF TROY
CITY COUNCIL PUBLIC HEARING DRAFT

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 39, Zoning Ordinance, of the Code of the City of Troy.

Section 2. Amendment

Chapter 39 of the Code of the City of Troy is amended as follows:

Revise Section 10.04.H.2 to read as follows:

2. Housing Diversity and Options. A bonus above the base yield number of units established in 10.04.C.1 may be provided for a development that provides a diverse variety of housing types or provides a type of housing that is desired, but not currently offered in the city. The following requirements shall be met for the all bonus unit in excess of the base yield number of units:
    a. Maximum home square footage shall not exceed ~~1,500~~ 1,900 sq/ft; and
    b. Master first floor bedroom and bathroom shall be provided; and

Section 3. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 4. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provision of this ordinance shall remain in full force and effect.

Section 5. Effective Date

This amendment to the Zoning Ordinance shall take effect seven (7) days after publication, which shall be published within 15 days of adoption, as required the Michigan Zoning Enabling Act (Act 110 of 2006).

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a regular meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the _____ day of _____, 2020.

_____
Ethan Baker, Mayor

_____
Aileen Dickson, City Clerk

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Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Troy Planning Commission
Mark Miller, AICP, City Manager
R. Brent Savidant, AICP, Planning Director

FROM: Benjamin R. Carlisle, AICP

DATE: October 15, 2019

RE: Transitions and Increasing Square Footage Cap in a Cluster Development

---

The Planning Commission has recently held discussions regarding two potential zoning amendments to address ongoing topics: 1. Transitions, particularly adjacent to single family residential; and 2). Increasing the maximum square footage cap to quality for a density bonus in the cluster development option.

1. Transitions

The Planning Commission recently discussed transitions and frictions points between intense uses adjacent to single-family uses. At that meeting a number of options were presented for the Planning Commission to consider. The direction of the Planning Commission was to consider zoning amendments to ensure an appropriate intensity, height, and bulk transition between areas of potential friction. Due to the uniqueness of Big Beaver zoning, we recommend that right now we only focus on Neighborhood Nodes.

Based upon the direction from the Planning Commission, we offer the following amendments for consideration. These amendments would only apply to Neighborhood Nodes.

<u>Development height, setback, and greenbelt provisions for any non-single family development in Neighborhood Nodes.</u>

1. *Height:*
    a. *Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height.*
    b. *Any building, or portion of a building, on a parcel that is not abutting a one-family residentially zoned parcel shall not exceed 3-stories, 38 feet in height.*

2. *Setback and Greenbelt:*
    a. *When a parcel is abutting a one-family residential zoned parcel the building setback from the property line of the one-family residential zoned parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.*
    b. *When a parcel is abutting a one-family residential zoned parcel a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the one-family residential zoned parcel. The greenbelt shall be landscaped and screened in accordance with 13.02.B.*
    c. *The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form or Section 13.02.B. In the review of the deviation, the Planning Commission shall consider the following standards:*
        i. *The deviation will not adversely impact public health, safety, and welfare.*
        ii. *The deviation maintains compatibility with adjacent uses.*
        iii. *The deviation is compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.*
        iv. *The deviation will not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.*
        v. *The deviation will be in compliance with all other zoning ordinance standards.*
        vi. *The deviation will not adversely impact any on-site or off-site natural features.*

2. Housing Diversity and Options

The Planning Commission has questioned why the development community has not taken advantage of the housing diversity and option density bonus for smaller homes. Input from the development community notes that 1,500 sq/ft is too small to consider construction even with the associated density bonus. The Planning Commission has been told that a slight increase to 1,700 sq/ft would greatly assist in utilizing the density bonus. As such, we have proposed revised language to increase the maximum size to receive the density bonus from 1,500 to 1,700 sq/ft.

Revised Language:

Housing Diversity and Options. A bonus above the base yield number of units established in 10.04.C.1 may be provided for a development that provides a diverse variety of housing types or

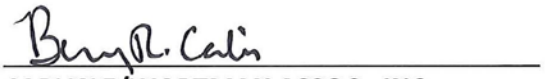
provides a type of housing that is desired, but not currently offered in the city. The following requirements shall be met for the all bonus unit in excess of the base yield number of units:

a. *Maximum home square footage shall not exceed ~~1,500~~ 1,700 sq/ft; and*
b. *Master first floor bedroom and bathroom shall be provided.*

Based upon discussion and direction of the Planning Commission, we can put this in ordinance form and prepare for a public hearing.

I look forward to discussing this further.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

PUBLIC HEARINGS

8. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 254) – Cluster Square Footage

Mr. Savidant reviewed the discussion on the proposed text amendment to raise the minimum square footage from 1,500 square feet to 1,700 square feet as an incentive to developers to construct smaller homes within the cluster development option.

Tim Loughrin of Robertson Brothers was present. He offered a practitioner's perspective on the demand of home construction for empty nesters and retirees. He addressed competition among developers, economics, market demand and cost per unit for home construction. Mr. Loughrin gave an overview of the charts he prepared that were inclusive of the agenda packet and suggested a higher minimum square footage, such as 1,800 or 1,900 square feet, would be more practical for home builders and better serve market demand.

There was discussion on raising the minimum square footage higher than the proposed 1,700 square feet.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Discussion continued on what limit to set the minimum square footage.

Resolution # PC-2019-12-088
Moved by: Krent
Support by: Rahman

RESOLVED, To postpone the proposed Zoning Ordinance Text Amendment relating to Cluster Square Footage to allow staff an opportunity to come up with a more creative solution for the minimum square footage limit.

Yes: Apahidean, Crusse, Faison, Hutson, Krent, Lambert, Rahman, Tagle
No: Fowler

MOTION CARRIED

5. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 254) – Cluster Square Footage

Mr. Savidant initiated discussion on the proposed Zoning Ordinance Text Amendment relating to a minimum square footage for homes within the cluster development option. He referenced communications and conversations with developers who suggest a minimum of 1,900 square feet per unit. Mr. Savidant said 1,700 square feet per unit was discussed and considered at the December 10, 2019 meeting.

There was discussion on:

- Definition, intent of cluster development option.
- Feedback from developers suggesting greater maximum square footage.
- Demand for “missing” housing; attract retirees, empty nesters, first-time buyers.
- Real estate market; average cost per square foot.
- Additional square footage offers flexibility in housing options, elevations.
- Garages; side entry, alley for rear garage access (“cottage” developments).
- Setbacks from neighboring residential.
- “Cluster” term; consideration of changing.

Resolution # PC-2020-02-015
Moved by: Crusse
Support by: Hutson

RESOLVED, The Planning Commission recommends approval of the proposed Zoning Ordinance Text Amendment as written changing the minimum square footage requirement for the bonus from 1,500 square feet per unit to 1,900 square feet per unit.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

SAPPHIRE
LUXURY HOMES

Dear Mr. Savidant,

As you know, Sapphire Luxury Homes has enjoyed building luxury, first-class homes within the City of Troy over the past several years. In doing so, Sapphire has studied the needs of the residents of the City and has watched closely as the City of Troy has considered an amendment to the cluster ordinance text. Although most of the homes constructed by Sapphire range in size from 3,000 sq. ft. to 6,000 sq. ft., there is an undeniable trend among some residents in Troy and other local municipalities to live in smaller homes.

To that end, we have reviewed a number of sites and the cost associated with development where the current ordinance provides for the maximum 1500 square-foot home. We paid particular attention as the City took up this matter at the Planning Commission meeting in December, and the discussion of what appropriate square footage should be added to allow for the smaller footprint, but still allowing overall construction to proceed at a reasonable cost. We are of the opinion that, and encourage the City to consider, a 1900 square-foot maximum size in amending the cluster ordinance text.

I am happy to discuss this matter further with you at your convenience, and look forward to the City moving forward with the previously-tables amendment to the ordinance.

Respectfully,

Randy Najjar, President
Sapphire Luxury Homes
02/11/2020

November 21, 2019

Mr. Brent Savidant
City of Troy Community Development Director
500 W Big Beaver Road
Troy, MI 48084

Re: Cluster Ordinance Text Amendment

Mr. Savidant:

It is Robertson's understanding that the City will be considering a text amendment to its Zoning Ordinance relating to the maximum square footage permitted for homes that qualify for a density bonus under the One-Family Cluster Development Option. Our understanding is that the maximum livable square footage may increase to 1,700 square feet from 1,500 square feet under Section 10.04.H.2.a. We applaud this direction as we believe there is an underserved market for those that want to stay in the City of Troy and downsize into a new, first-floor master bedroom home.

In considering the request, we would encourage the City to increase the maximum size of detached units to 1,900 square feet, as we believe the market conditions are such that this is a more appropriate size to justify the high costs to acquire and develop land in the City. In addition, our data indicates that the typical existing homeowner in Troy that would be an ideal buyer for this type of housing would be downsizing from a much larger home (2,800+ square feet), and our experience shows that they are looking for slightly more space than what 1,700 square feet provides.

Our organization would be highly interested in introducing a first-floor detached condominium home option similar to developments we are building in surrounding areas, namely Mill Ridge of Northville, and our Brewster Village community to be constructed next year in Rochester Hills. We believe keeping

residents in the City of Troy, while freeing up existing Colonial style housing for new residents to take advantage of the Troy School District, is a worthy endeavor to undertake. Increasing the maximum square footage for these home types is a critical component to doing just that.

Thank you.

Respectfully,

Tim Loughrin | Director of Land Acquisition
Robertson Brothers Homes
6905 Telegraph Rd, Suite 200, Bloomfield Hills, MI 48301
Direct Dial: 248.282.1428 | Mobile: 248.752.7402
tloughrin@robertsonhomes.com

From:	Tim Loughrin
To:	Brent Savidant
Subject:	Mill Ridge and Brewster Village Projects
Date:	Wednesday, November 27, 2019 3:51:21 PM
Attachments:	image001.jpg image003.jpg Mill Ridge Raleigh Elevations.pdf Raleigh Floor Plan.pdf Phase 1 and 2 Site Plan 11-13-19.pdf 2019.01.24 Illustrative Site Plan.pdf

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Hi Brent. Per our conversation, the link below is to our Mill Ridge of Northville community, which we have recently repositioned from duplex homes to a more desirable detached condominium, at 1,834 square feet. These are all first floor master homes and we have received very good feedback from prospective buyers on the design and layout. I believe this would be a very desirable home product in Troy and is one of the justifications we had made for potentially increasing the maximum size to 1,900 square feet for the proposed cluster ordinance revision.

I've attached a pdf of the site plan and elevation drawings, as well as a site plan of a new community named Brewster Village that we will be building in Rochester Hills next Spring, at the corner of Brewster and Walton. This community will use the same Raleigh plan and elevations.

We would be happy to give you and any Commission or Council members a tour of the Northville model if you have any interest in that, just let me know.

https://www.robertsonhomes.com/communities/northville/mill-ridge-of-northville

Thanks, and have a Happy Thanksgiving.

Tim Loughrin | Director of Land Acquisition

Robertson Brothers Homes | 6905 Telegraph Road, Suite 200| Bloomfield Hills, MI 48301

Direct: 248.282.1428 | Fax: 248.282.1429 | www.robertsonhomes.com

ROBERTSON BROTHERS HOMES
70 Years

Mill Ridge of Northville

Northville Township, Michigan

November 2019

0 25' 50' 100' 150' 200'

North

design studio
LAND
landscape architecture / land planning

18161 W. Thirteen Mile Rd, Suite B-4
Southfield, MI 48076
T:: 248.594.3220
F:: 248.594.3260

Site Data:

Gross Site Area:	7.705 Ac.
Net Site Area:	7.168 Ac.
Proposed Units:	30
Proposed Density:	4.19 Du./Ac.
Building Setbacks:	
- Front Yard:	20' (25' to Garage)
- Building Separation:	20' min.
Road Width:	26'

■ sheet title:

Illustrative Site Plan

■ project title:

Brewster Village

City of Rochester Hills, MI

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.644.3460

■ job number:	■ date:
17031	11.13.2018
■ drawn by:	■ checked by:
EMJ	WTK

Know what's **below.**
Call before you dig.

■ revisions:

01.24.2019 Per Municipal Review

1"= 50'

0 25' 50' 100' 150' 200'

North

sheet no.

-

Mill Ridge of Northville

Albany Elevation

Robertson Brothers Homes

Mill Ridge of Northville

Barrington Elevation

Robertson Brothers Homes

Mill Ridge of Northville

Cranbury Elevation

Robertson Brothers Homes

Mill Ridge of Northville

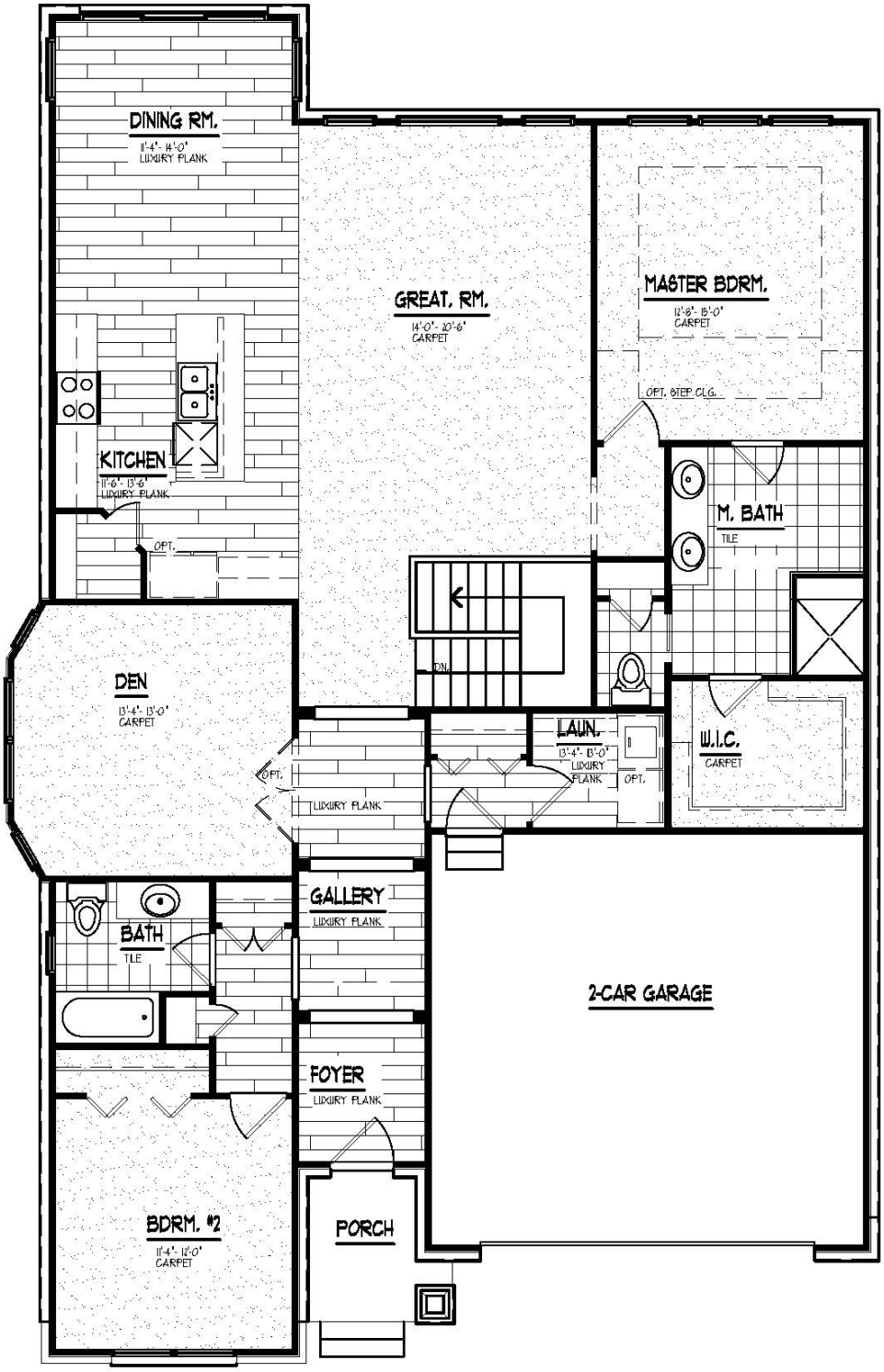
Dorchester Elevation

Robertson Brothers Homes

Mill Ridge of Northville

Raleigh

1,834 sqft.

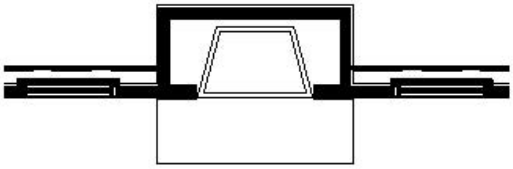


Robertson Brothers Homes

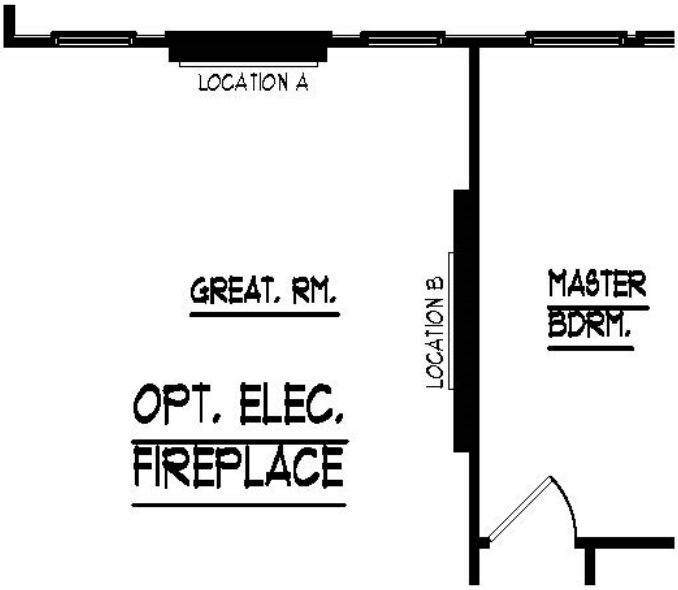
Equal Housing Opportunity

Mill Ridge of Northville

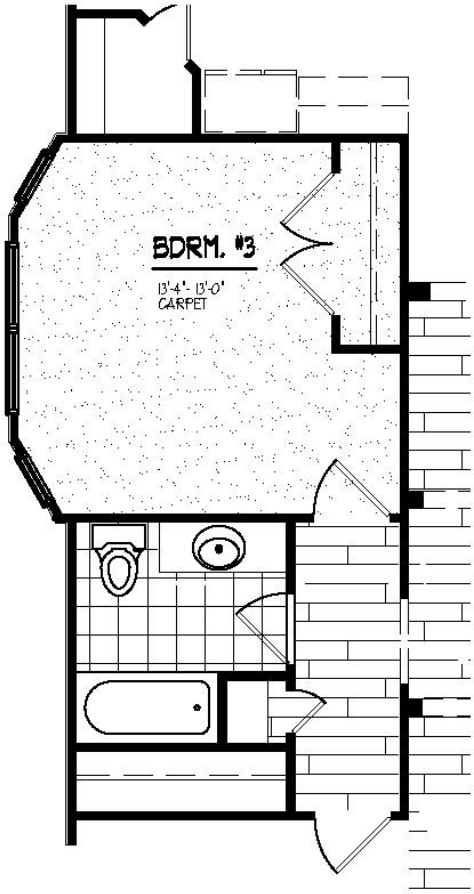
Raleigh
Main Level Options



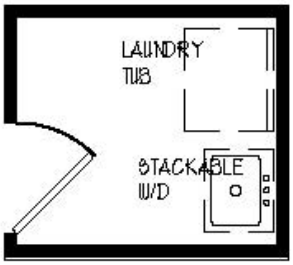
OPT. FIREPLACE



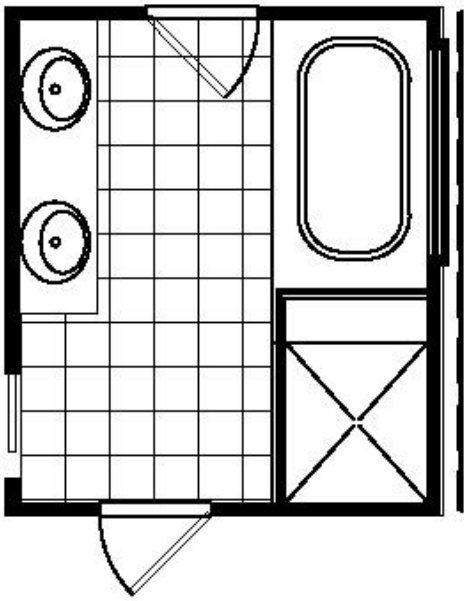
OPT. ELEC. FIREPLACE



OPT. BEDROOM



OPT. LAUNDRY



OPT. M.BATH

RB ROBERTSON BROTHERS HOMES

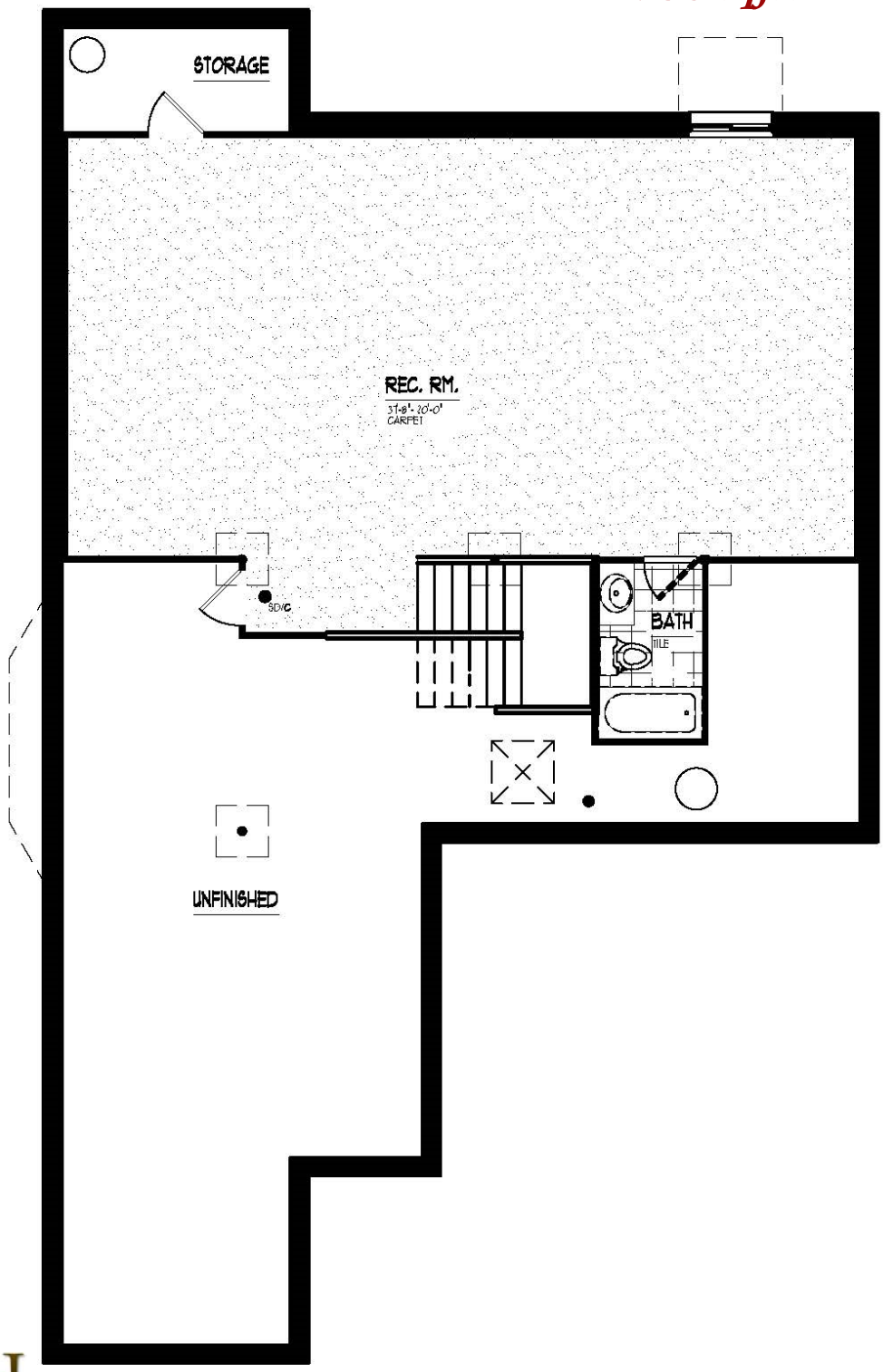
EQUAL HOUSING OPPORTUNITY

Mill Ridge of Northville

Raleigh

Lower Level Option 1

936 sqft.



Robertson Brothers Homes

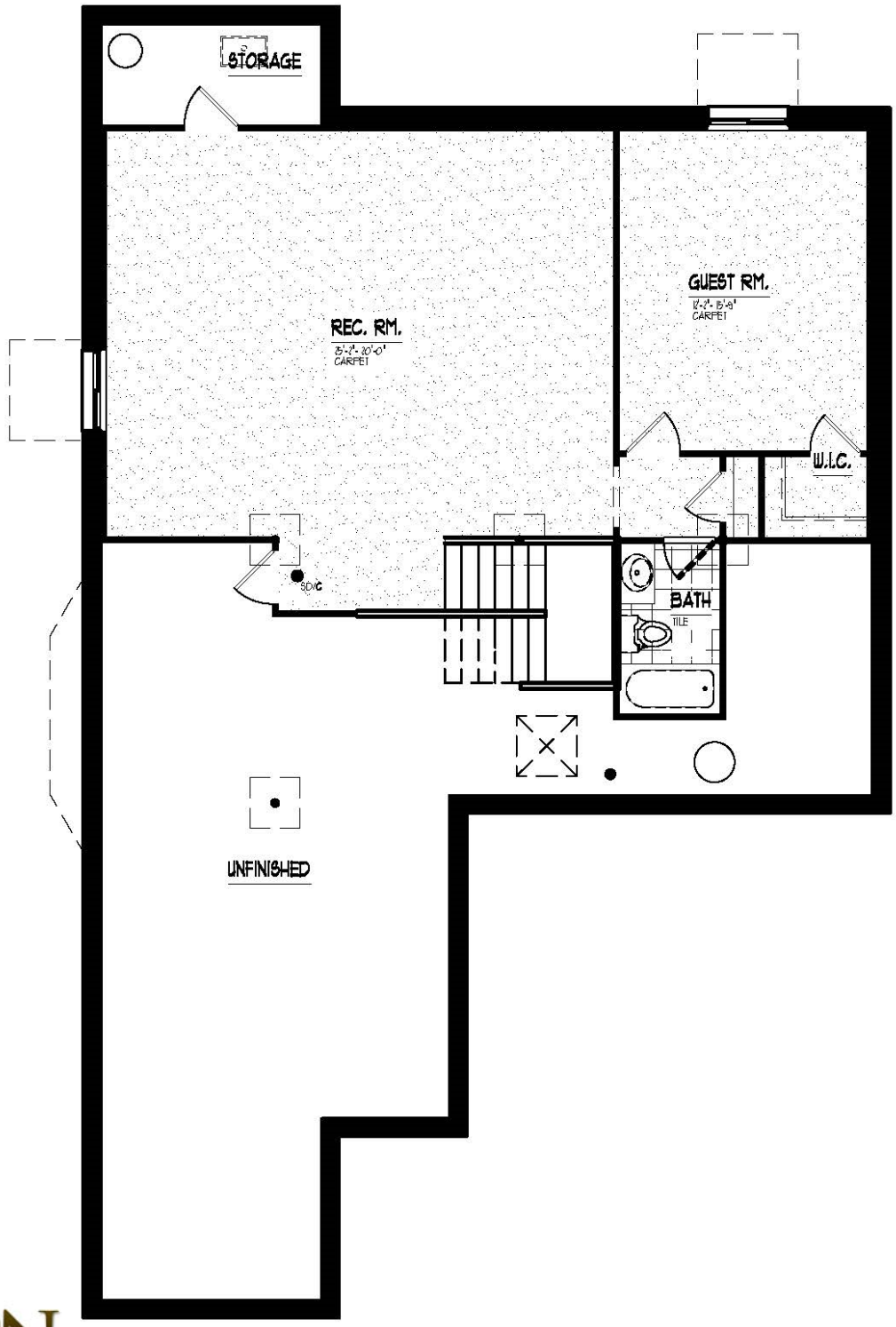
Equal Housing Opportunity

Mill Ridge of Northville

Raleigh

Lower Level Option 2

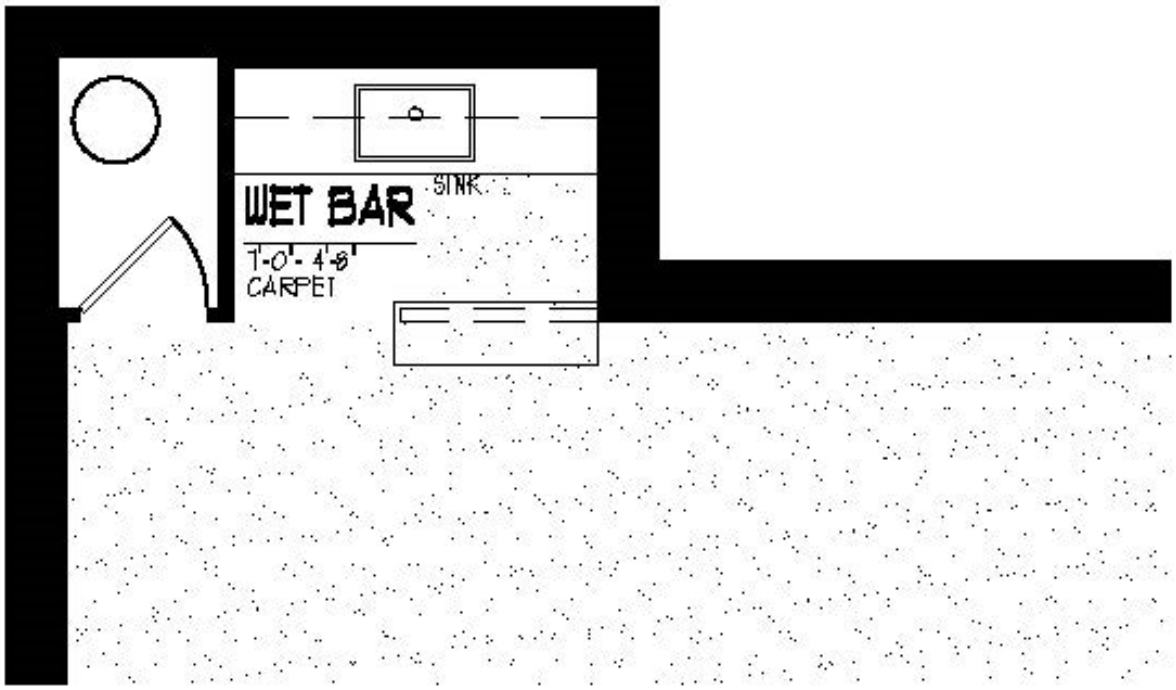
936 sqft.



Robertson Brothers Homes

Equal Housing Opportunity

Raleigh
Optional
Lower Level Wet Bar



Architecture Level	2 Story
Status	Sold
Property Type	Residential

Row Labels	Average of List Price	Average of Est Fin Abv Grd SqFt	Average of Sq Ft $	Count of MLS Number
100	$143,267	1653	$87.07	3
150	$188,575	1417	$143.12	4
200	$238,527	1772	$136.26	11
250	$277,264	1868	$150.48	61
300	$332,440	2230	$151.42	68
350	$380,118	2428	$158.12	71
400	$428,192	2641	$164.51	53
450	$477,947	2891	$166.90	56
500	$529,709	3173	$168.27	42
550	$577,474	3309	$176.29	19
600	$624,836	3450	$182.21	19
650	$684,563	3637	$190.99	8
700	$734,400	3848	$192.16	7
750	$783,580	4243	$186.98	5
800	$849,900	3700	$229.70	1
850	$861,333	3874	$223.85	3
1000	$1,075,000	5695	$188.76	1
Grand Total	**$425,718**	**2616**	**$161.75**	**432**

75% (328 of 432) of traditional colonial sales in the last 12 months

Sale Price $300,000 to $600,0000

Average sale price $478,674

Average Square Foot 2875

Architecture Level	1 Story
Status	Sold
Property Type	Residential
Year Built	(All)

Row Labels	Average of List Price	Average of Est Fin Abv Grd SqFt	Average of Sq Ft $	Count of MLS Number
50	$89,000	816	$108.84	2
100	$137,783	1103	$130.06	6
150	$177,668	1106	$163.77	37
200	$228,595	1379	$170.46	77
250	$279,206	1547	$187.53	56
300	$326,949	1822	$185.02	41
350	$374,037	1942	$196.27	30
400	$430,300	2260	$193.71	11
450	$475,775	2372	$202.32	8
650	$659,900	3922	$168.26	1
Grand Total	**$277,476**	**1571**	**$178.72**	**269**

33 % (90 of 269) Ranch homes sold in the last 12 months fell in this range

Sale price $300,000 to $600,0000

Average sales price $401,765

Avergae Square Footage 2099

500 West Big Beaver
Troy, MI 48084
troymi.gov

K-01c

CITY COUNCIL AGENDA ITEM

Date: February 27, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: ANNOUNCEMENT OF PUBLIC HEARING – REZONING REQUEST (File Number Z 2019-0039) – Proposed Addison Heights Subdivision Rezoning, East of Livernois, south side of Arthur (88-20-27-307-033), Section 27, From P (Vehicular Parking) District to R-1E (One Family Residential) District.

The applicant Janelle and Ross Martin seeks rezoning of the subject parcel from P Vehicular Parking to R-1E One Family Residential. The parcel is 0.24 acres in area.

The parcel is comprised of Lots 362 and 363 of Addison Heights Subdivision, which was approved in 1924. The parcel was rezoned to P-1 Vehicular Parking on June 30, 1986. A Preliminary Site Plan for a parking lot was approved by the Planning Commission on November 11, 1986. The parcel was never developed as a parking lot. The applicant seeks to "downzone" the parcel back to R-1E One Family Residential and develop a single family home on the property. The Master Plan classifies the parcel as Single Family Residential. The rezoning application is consistent with the Master Plan.

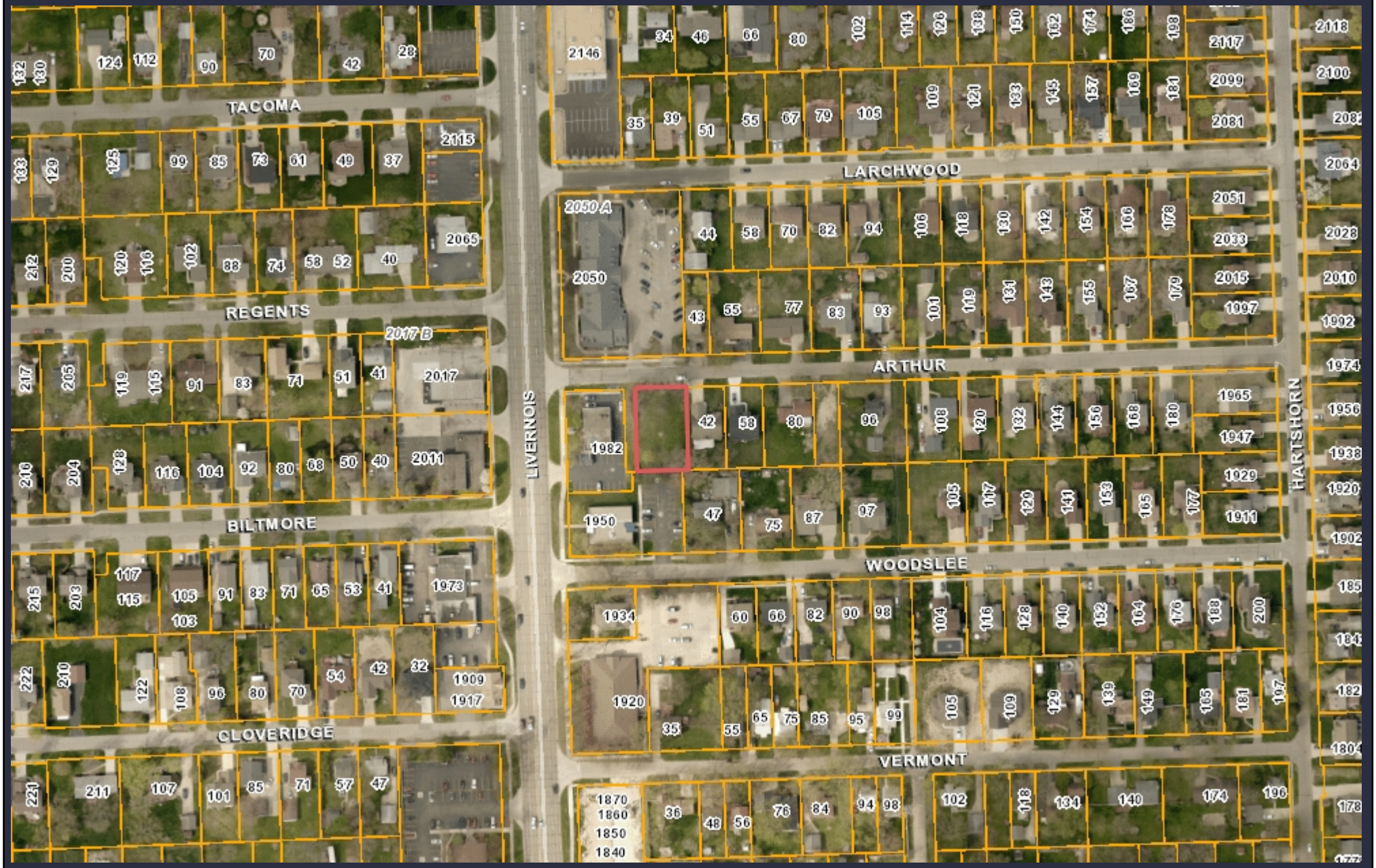
The Planning Commission held a public hearing on this item on January 14, 2020 and recommended approval of the rezoning by a 9-0 vote.

A City Council public hearing has been scheduled for March 30, 2020.

Attachments:
1. Maps
2. Rezoning application
3. Addison Heights Subdivision plat.
4. Memo to City Manager, dated May 22, 1986.
5. Site Plan approved by Planning Commission on November 11, 1986
6. Future Land Use Plan.
7. Minutes from January 14, 2020 Planning Commission Regular meeting (excerpt).

RBS, G:\REZONING REQUESTS\Z JPLN2019-0039 ADDISON HEIGHTS SUB Sec 27\CC Memo_Announce Public Hearing 03 16 2020.docx

GIS Online



558 0 279 558 Feet

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.

GIS Online

558 0 279 558 Feet

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.

JPLN2019-0039

CITY OF TROY
REZONING REQUEST APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
E-MAIL: planning@troymi.gov

TROY MICHIGAN

REZONING REQUEST APPLICATION
$1,800.00

ESCROW FEE
$1,500.00

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE TROY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAY OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

APPLICATIONS SHALL BE FILED NOT LATER THAN THIRTY (30) DAYS BEFORE THE SCHEDULED DATE OF THE MEETING.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE APPLICATION IS COMPLETE.

PLEASE COMPLETE THE FOLLOWING:

1. NAME OF THE PROPOSED DEVELOPMENT: Addison Heights Sub
2. ADDRESS OF THE SUBJECT PROPERTY: Vacant Arthur Street
3. CURRENT ZONING CLASSIFICATION: Business, Vacant
4. PROPOSED ZONING CLASSIFICATION: Residential
5. TAX ID NUMBER(S) OF SUBJECT PROPERTY: 2027307033
6. APPLICANT FOR REZONING:
   NAME Janelle Martin/Ross Martin
   COMPANY RANDJ 66 LLC
   ADDRESS 3 Pine Gate Ct
   CITY Bloomfield Hill STATE MI ZIP 48304
   TELEPHONE 248-425-7110
   E-MAIL ross@rossmartin1.com

   OWNER OF THE SUBJECT PROPERTY:
   NAME Janelle Martin/Ross Martin
   COMPANY RANDJ66 LLC
   ADDRESS 3 Pine Gate Ct
   CITY Bloomfield Hill STATE MI ZIP 48304
   TELEPHONE 248-425-7110
   E-MAIL ross@rossmartin1.com
7. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY: Selves
8. **SIGNATURE OF THE PROPERTY OWNER:** Janelle T. Martin / Ross A. Martin
   BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR REZONING.
9. **SIGNATURE OF THE APPLICANT:** Janelle T. Martin / Ross A. Martin

Rev. Aug 2018

Ross Martin
Rezoning
Nov 5, 2019 at 9:11:26 AM
ross@rossmartin1.com

November 5, 2019
Rezoning Request

City of Troy Planning Department:

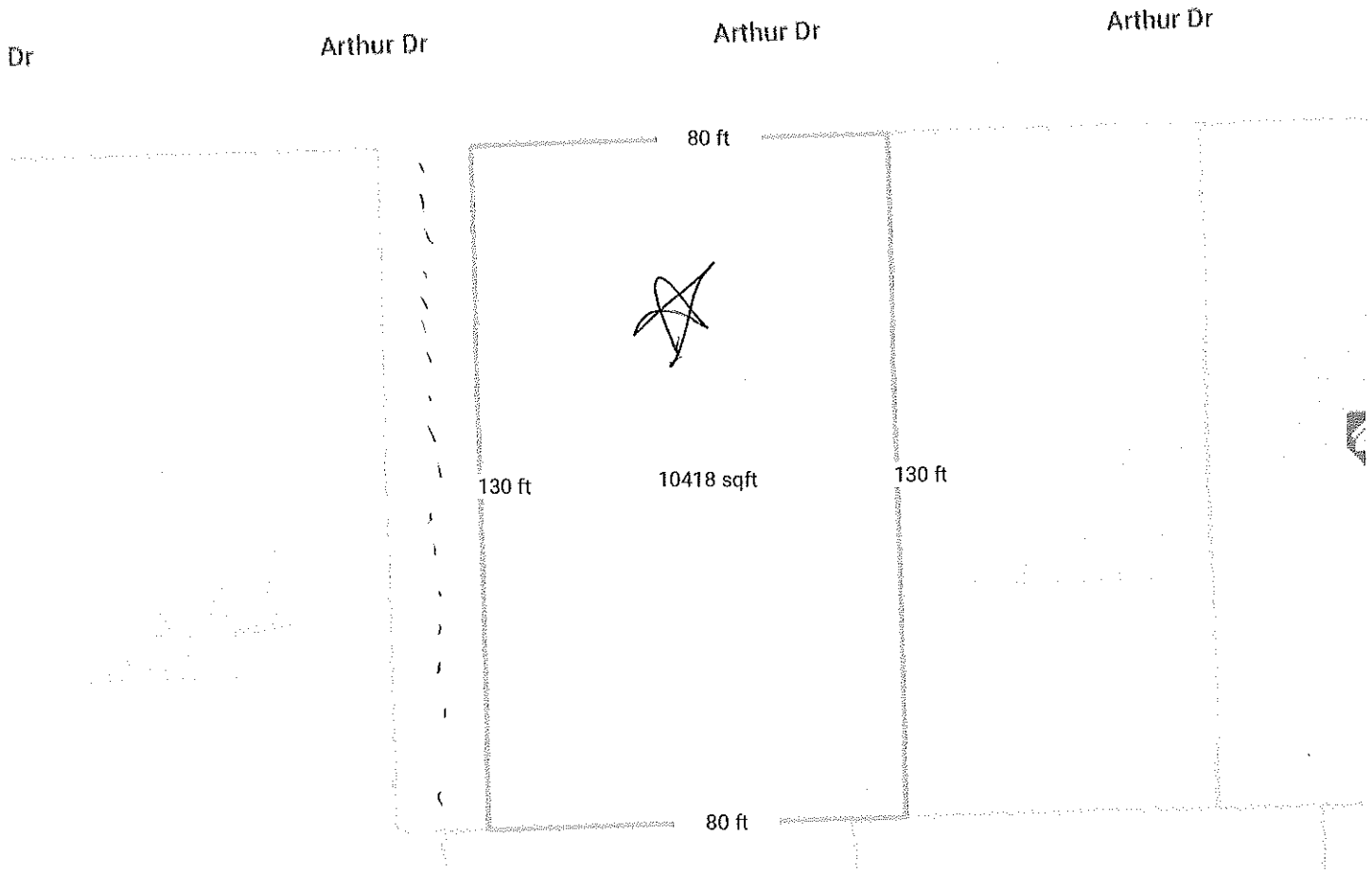
We are making this request to rezone Addison Heights Lots 362 and 363 plus adjacent 9ft of Vacated Alley from commercial to residential. This property was rezoned approximately in 1987 to commercial from residential incase was needed for additional parking at 2050 Livernois. After 30 years the above property was never needed for additional parking.
We believe that since the rezoning request is consistent with the current Master Plan it would greatly benefit the neighborhood and make the request to rezone.

RANDJ66,LLC
Janelle T Martin
Ross A Martin

Janelle T. Martin
Ross A. Martin

Map | Google Street View

Click any parcel for parcel details.



Parcel Disclaimer
Ruler
Legend

5 m

Report a map error

Heights
vision

2

33

ADDISON HEIGHTS SUBDIVISION

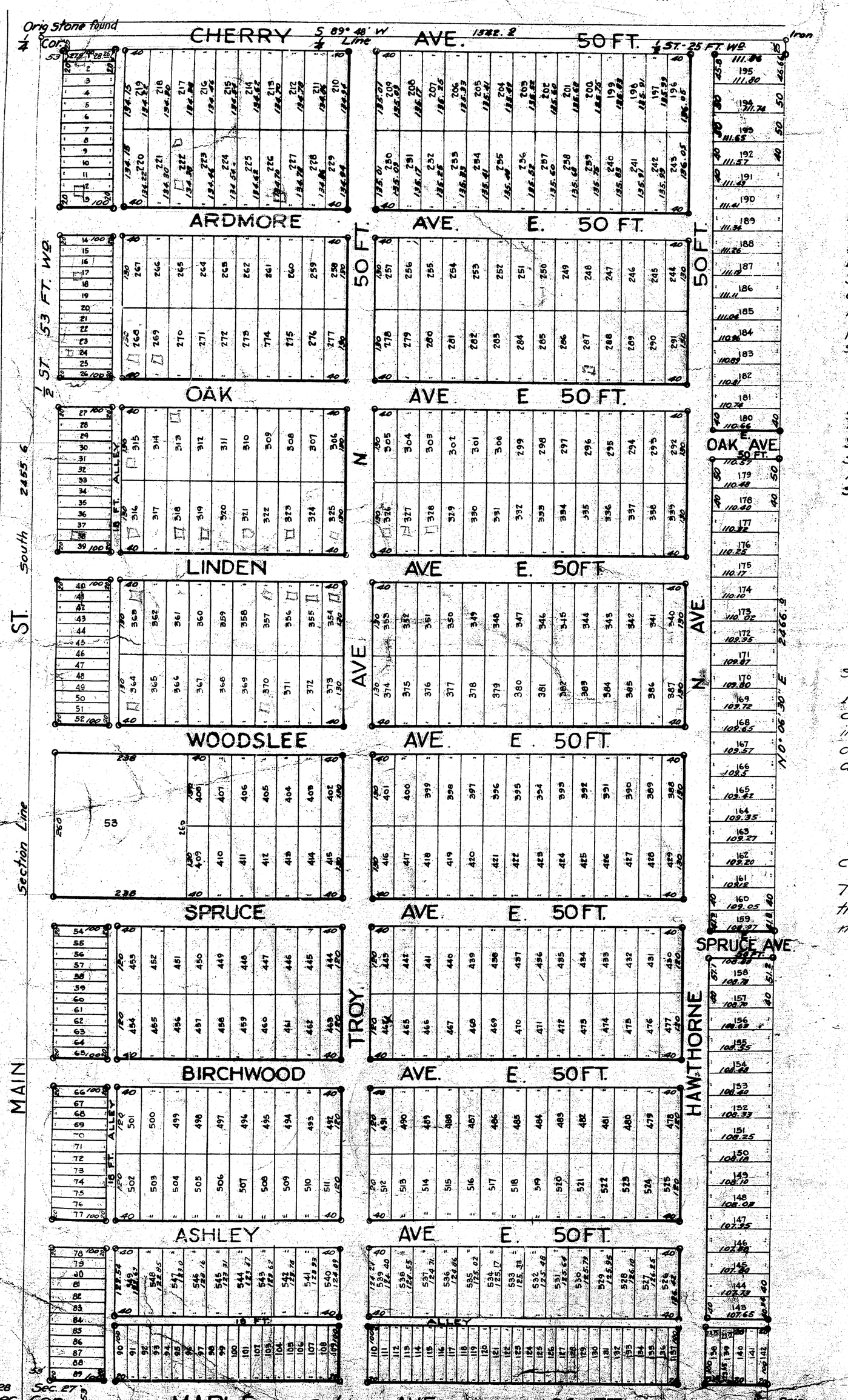
A SUBDIVISION OF W½ OF S.W. ¼ OF SEC. 27, T2N, R11E
TROY TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

Examined and Approved
Aug 29-1924
Geo. L. Hamm
Deputy Auditor General

Register's Office
Oakland County } ss
This instrument was received for record
SEP 2 - 1924
at 12:30 o'clock P. M
and recorded in Liber 38
of Plats on page 28
Rosalie Avery Register

SCALE 1 INCH = 150 FEET

Note :-
All dimensions in feet and decimals thereof.



DEDICATION :-

Know all men by these present that we, Addison Heights Land Company, a Michigan Corporation by John F. Addison President and Lawrence W. Snell Secretary, and Francis W. Poole and Edith E. Poole, his wife, as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted to be known as Addison Heights Subdivision" a subdivision of the W½ of the S.W.¼ of Section 27, T.2N. R11E. Troy Township, Oakland County, Michigan and that all the streets and alleys as shown on Plat are hereby dedicated to the use of the public.

Signed and sealed in the presence of:-
W. R. Galbraith
K. R. Kerr
Rich W. Larson

Addison Heights Land Co. L.S.
John F. Addison L.S. President
Lawrence W. Snell L.S. Secretary
Francis W. Poole L.S.
Edith E. Poole. L.S.

STATE OF MICHIGAN } S.S.
COUNTY OF Wayne

On this 14 day of July A.D. 1924 before me a Notary Public in and for said County, came the above named John F. Addison President and Lawrence W. Snell Secretary of Addison Heights Land Co, who being duly sworn by me did say that the above dedication was signed in behalf of said Corporation by authority of its Board of Directors and the said John F. Addison President and Lawrence W. Snell Sec'y acknowledged said dedication to be the free act and deed of said Corporation, also personally came the above named Francis W. Poole and Edith F. Poole his wife known to me to be the persons who executed the above dedication and acknowledge the same to be their free act and deed.

Lawrence W. Snell
Notary Public Wayne County, Mich
My Commission Expires: Oct 4th, 1927

DESCRIPTION :-

Beginning at the S.W. corner of Section 27, T2N, R11E, Troy Township, Oakland County, Michigan, thence S89°46'30"E, 1338.2 along Section Line to ⅛ corner; thence N0°06'30"E 2466.9 feet along ⅛ line to ¼ Section line; thence S 89° 48' W 1342.9 feet along ¼ Section line to W¼ corner of said Section 27; thence South along Section Line 2455.6 to the point of beginning.

SURVEYOR'S CERTIFICATE :-

I hereby certify that the Plat hereon delineated is a correct one; and that permanent monuments consisting of ½"x18" iron pipe have been planted at angles in the boundaries of the land platted and at intersections of Streets and Alleys and at all points marked thus o.

W. S. McAlpine
Registered Surveyor

CERTIFICATE OF MUNICIPAL APPROVAL:-

This Plat was approved by the Township Board of the Township of Troy, Oakland County, Michigan at a meeting held on the 28 day of June A.D. 1924.

Morris A. Wattles
Township Clerk

Oakland County Treasurer's Certificate
(Required by Section 135, Acts. 206, Laws of 1893)

This is to Certify, that there are no Tax Liens or Titles held by the State or any individual against, and that all Taxes on lands described in the annexed instrument bearing Treasurer's No. E 8763 have been paid FIVE YEARS prior to the date thereof, according to the records of this office, except as stated.

J. H. Kosel
County Treasurer.
Pontiac, Mich. Aug 6 1924

This plat was approved on the 6th day of Aug 192
J. Willis Wilson
Auditor
Edward J. Lesemann
Auditor
Fred Hessenberger
Auditor

May 22, 1986

TO: Frank Gerstenecker, City Manager

FROM: Laurence G. Keisling, Planning Director

SUBJECT: Proposed Rezoning - East of Livernois, Adjacent to Larchwood and Arthur - Section 27 - R-1E to O-1 (or P-1)

A request has been submitted for the rezoning of a total of six lots within the Addison Heights Subdivision, lying east of Livernois and extending from Larchwood Street to south of Arthur Street. The petitioners are the prospective owners of the O-1 zoned Livernois Road frontage lots between Larchwood and Arthur, and have requested the rezoning of a 4-lot parcel extending two lots or 80 feet to the east, in order to enable the redevelopment of the total parcel (which presently contains a shop-type building and two residences) with a single colonial-style office building and related parking. The 2-lot parcel on the south side of Arthur Street was acquired by the petitioners in order to provide additional parking either for their development or others in the area, or to be held for future development in conjunction with properties to the south. In acquiring this parcel, they further recognized the concern for the establishment of non-residential zoning and development across a local residential street from existing homes.

As indicated in previous discussions of this area, the O-1 zoning within the easterly Livernois Road frontage is consistent with the intent of the Master Land Use Plan. In view of the relatively shallow Livernois Road frontage parcel depth throughout this area (102 feet including half of the vacated alley, in the case of the Larchwood-Arthur block) the Planning Department has generally supported the concept of increasing this depth either through O-1 or P-1 rezoning, in order to bring about a more reasonable office development parcel. Much of the development which has occurred in this area to-date has either not been able to involve such additional depth, or has occurred through the conversion of previous residential structures, many of which have non-conforming setbacks from Livernois Road. It is the opinion of the Planning Department that the provision of additional depth for future development in this area continues to be a reasonable direction, assuming that such can be accomplished in a relatively uniform manner. Recognizing this situation, and considering the requests for rezoning in this area which have been submitted over the past year, the Plan Commission undertook a study of the overall zoning and development pattern in the Livernois Road frontage area between Maple Road and I-75. The proposed land use pattern in the easterly frontage was included in the proposed "Local Area Plan" recently submitted to the City Council, involving the Addison Heights Subdivision, and adjacent portions of Section 27.

The Plan Commission first considered this rezoning request in conjunction with a Public Hearing at their Regular Meeting of December 10, 1985. At that time I pointed out that, on the basis of an overall plan for the area, the expansion of zoning and development depth through the application of additional O-1 and P-1 zoning would be reasonable. The resultant parcel depth in this case would be 191 feet. The petitioners had indicated that total R-1E to P-1 rezoning would eliminate the potential building configuration which they had proposed. Considering this situation, I felt that at least the eastern-most 40-foot lots should be rezoned to the P-1 (rather than the O-1) classification. The total 2-lot parcel south of Arthur Street should be rezoned to the P-1 classification.

CC PH June 30, 1986 { June 30, 1986 - Rezoning Granted
O-1 (Lots 315, 316), P-1 (Lots 314, 317, 362, 363)

This zoning direction would be basically consistent with the parcel immediately to the south, and would further assure that that parcel would not be independently developed with frontage on an interior street.

Mr. Robert Champion, the petitioner, and Mr. Thomas Sawyer, his attorney, were present. Mr. Sawyer indicated that the lots south of Arthur Street were not proposed to be used at this time. They could in the future be used by the abutting dental office, or by other adjacent properties. This parcel was acquired in order to create a consistent zoning boundary. A portion of the area south of Arthur Street could also be used for a potential cul-de-sac in conjunction with the possible closing of Arthur Street within the Livernois Road frontage. Finally, Mr. Sawyer pointed out that, within the Larchwood-Arthur block, the petitioners propose to construct a 12,000 square foot colonial-style building, where a 14,300 square foot building would be permitted under O-1 zoning. It is further their proposal to landscape approximately 25-percent of the site.

Bill Kemp, owner of the home at 39 Larchwood and employer of the resident at that location, expressed concern as to potential "spot zoning". He indicated that he spoke to other owners on Larchwood, and that they "felt that the whole area should be reviewed and considered for rezoning." He was concerned about the plight of the residents in the interior of this area, in the event that lots abutting the Livernois Road frontage are rezoned and developed for office purposes. A resident from 44 Larchwood indicated opposition to this request, as he felt that such would decrease property and resale values in this area.

After further discussion, the Commission concluded that action on this matter should be tabled in order to enable completion of their study of the Livernois Road frontage area. As indicated above, this study was completed in conjunction with development of the "Local Area Plan" for this area. Action on this request was further tabled at later meetings, in order to provide an opportunity for the City Council to review and comment on the proposed Plan. This matter was ultimately considered at the Commission's May 13, 1986 Regular Meeting. At that time I pointed out that the City Council had reviewed the proposed Local Area Plan, and had referred same back to the Plan Commission, with a request that a Public Hearing be held in order to advise area property owners of the proposals involved in the Plan. Mr. Martin and Mr. Champion, the petitioners in this matter, were once again present. After further discussion of this rezoning request, the Commission felt that recommending action could be taken at this time. It was noted that the depth of office development resulting from this request would not extend as far east as had been suggested in the proposed Local Area Plan. The Commission concurred in the position that the easterly lots between Larchwood and Arthur, along with both lots south of Arthur, should be rezoned to the P-1 classification, and that just the two lots abutting the Livernois Road frontage between Larchwood and Arthur should be rezoned to O-1 as originally requested. They thus adopted the following resolution regarding this rezoning request:

Moved by Melaragni Supported by Spilman

RESOLVED, that the Plan Commission hereby recommends to the City Council that properties extending from Larchwood Street to south of Arthur Street and having 80 feet of frontage on these streets, in the area immediately east of the Livernois Road frontage, be rezoned

from R-1E to O-1 and P-1, in accordance with the zoning pattern as presented on this date, as such rezoning will provide for reasonable office development in this area consistent with the intent of the Master Land Use Plan, while having a minimum negative impact on the adjacent residential area.

Yeas: All Present - (7)

Absent: Chamberlain, Deckert

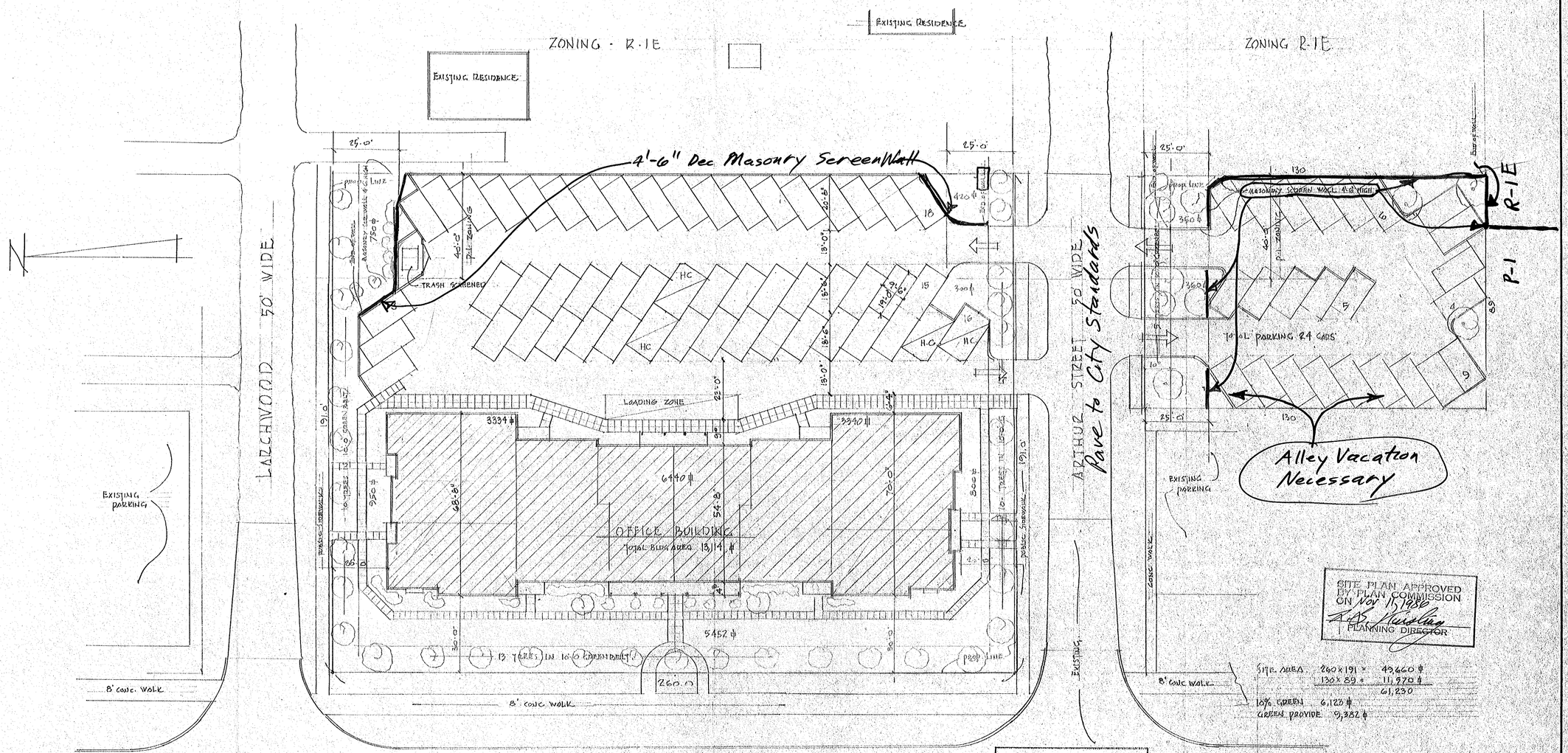
MOTION CARRIED

Respectfully submitted,

Laurence G. Keisling
Planning Director

LGK/ph

copy: W. Robert Semple, Assistant City Manager



EDWARD J. HEINS ARCHITECT
124 ROCHELLE DR. ROCHESTER, MICHIGAN 48063 313-651-2766
4650 E. HARBOR DR. PETOSKEY, MICHIGAN 49770 616-347-4690

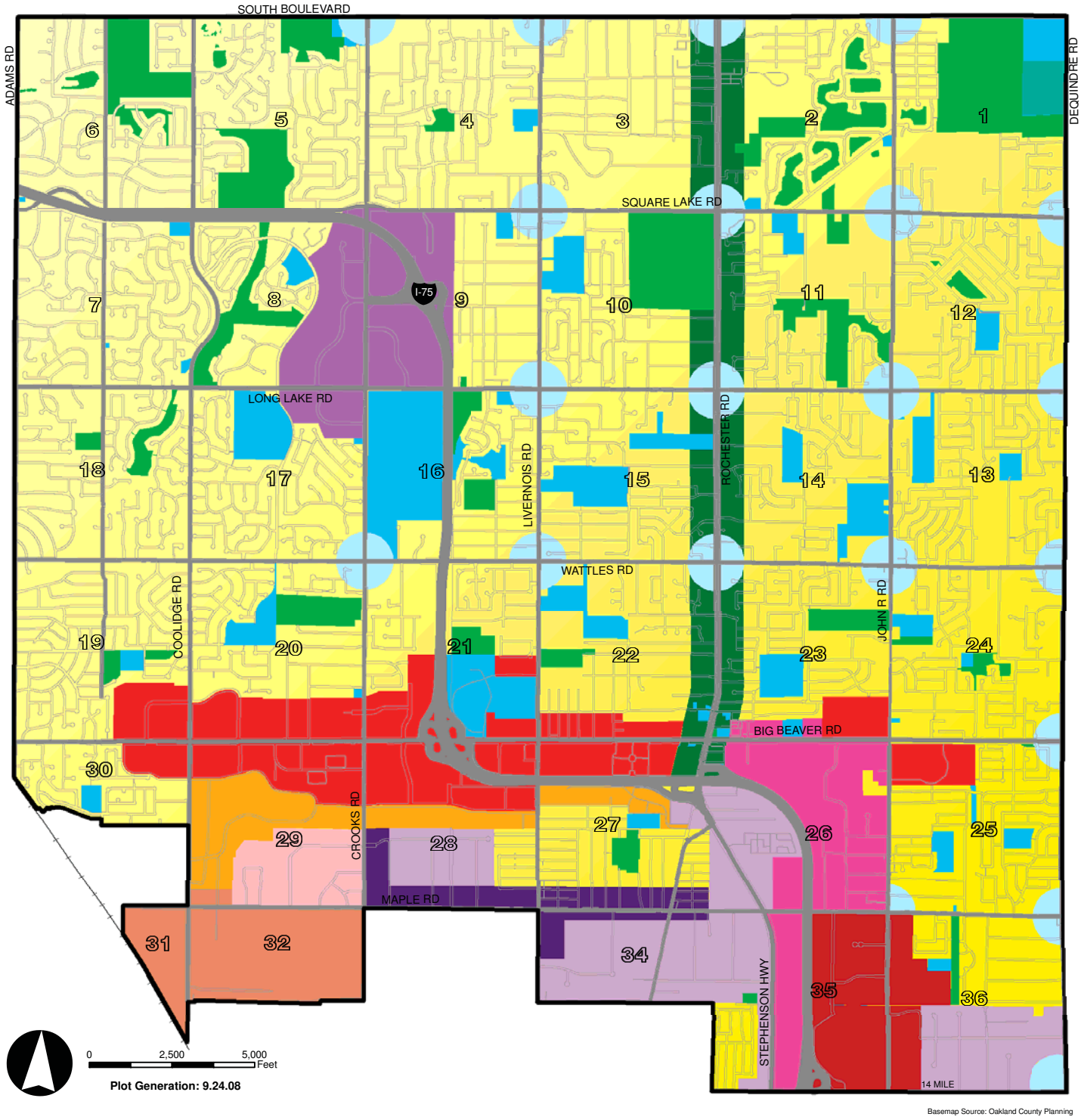
OFFICE BUILDING - LIVERNOIS & ARTHUR
FOR ROB CHADCOX & ROSS MARTIN

11-6-86
REVISIONS
DRAWN BY
CKD BY
DATE 9-25-86

S/P 663

SHEET NO. 1 OF 2
JOB NO. 6462C

RECEIVED NOV 6 1986
REVISED
PLANNING DEPT.



Future Land Use

- Single Family Residential
- High Density Residential
- Neighborhood Nodes
- South John R. Road
- Big Beaver Road
- Rochester Road
- Maple Road
- Northfield
- The Smart Zone
- Automall
- The Transit Center
- 21st Century Industrial
- Public and Quasi-Public
- Recreation and Open Space
- 15 Section Number

5. PUBLIC HEARING – REZONING REQUEST (File Number Z 2019-0039) – Proposed Addison Heights Subdivision Rezoning, East of Livernois, South side of Arthur (88-20-27-307-033), Section 27, From P (Vehicular Parking) District to R-1E (One Family Residential) District

Mr. Savidant explained what a rezoning request is and its approval process. He provided a history of the zoning of the property. Mr. Savidant addressed the request as relates to the Rezoning Standards and Master Plan. Mr. Savidant said the applicant wants to construct a residential home on the site. It was recommended that the Planning Commission recommends to the City Council to grant approval of the rezoning request.

The applicant Ross Martin was present.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

There was discussion on:
- Ownership of adjacent parcels.
- Potential development in the future along Livernois and the right of way.

Resolution # PC-2020-01-003
Moved by: Hutson
Support by: Tagle

RESOLVED, That the Planning Commission hereby recommends to the City Council that the P (Vehicular Parking) District to R-1E (One Family Residential) District rezoning request, as per Section 16.03 of the City of Troy Zoning Ordinance, located on the south side of Arthur, East of Livernois, within Section 27, being approximately 0.24 acres in size, be **GRANTED** for the following reasons:

1. The proposed rezoning is consistent with the Master Plan.
2. The proposed rezoning does not appear to cause or increase any nonconformity.
3. If rezoned the property will be capable of accommodating service and facility loads caused by use of the development.
4. The rezoning does not appear to impact public health, safety, or welfare.
5. The rezoning will ensure compatibility with adjacent uses of land.

Yes: All present (9)

MOTION CARRIED

PARKS AND RECREATION ADVISORY BOARD

A Meeting of the Troy Parks and Recreation Advisory Board was held Thursday, December 5, 2019 at the Troy Community Center, room 305.

Judy Baker called the meeting to order at 6:30 p.m.

Present: Julia (Judy) Baker, Tim McGee, Laurie Huber, Tim Fulcher, Kelly Martin, Divya Aggarwal, Elaine Bo, Brian Goul, Kurt Bovensiep.

Absent: Mike Brady, Pam Brady, Kristin Franklin

Visitors: Paul Olivier, Joanne Clifford, Shirley O'Neal, Jim O'Neal, James Ahoe, Mary Winn, Wayne Hipfel, Terry Stapleton, Clay Stapleton, Kathleen Ruprich, Richard Ostrom, Gail Locke, Eric Locke

Gail Locke represented the group and presented concerns participants have over the Shall We Dance Program being limited to four times per year. Elaine Bo requested they set up a meeting with two representatives of the group to discuss reasons for the deduction.

Resolution # PR - 2019 - 12 - 001
Moved by Tim McGee
Seconded by Laure Huber

RESOLVED, that the minutes of September 19, 2019 are approved.

Yes: 5
No: 0
MOTION CARRIED

- New Business- Election of Chairperson
  - Tim Fulcher nominated Tim McGee as Chairperson and Tim McGee accepted.

Resolution # PR – 2019 – 12- 002
Moved by Tim Fulcher
Seconded by Judy Baker

RESOLVED, that Tim McGee is appointed as the Parks and Recreation Chairperson.
Yes: 5
No: 0

- 2020 Park Board Meeting Dates
  - Discussion on 2020 meeting dates as follows: February 6, April 23, September 24, and November 19.

Motion to approve the 2020 Park Board dates, February 6, April 23, September 24, November 19.

Resolution # PR – 2019 – 12 - 003
Moved by Judy Baker
Seconded by Laurie Huber

RESOLVED, that the 2020 Park Board dates are February 6, April 23, September 24 and November 19.
Yes: 5
No: 0

- Parks and Recreation Master Plan
  - Kurt Bovensiep presented the Parks and Recreation Master Plan. Incorporated the Green Space Committee's findings.
    - Survey was completed by approximate 1000 residents.
    - Over 70% satisfaction rate other than the Dog Park.
    - 79% respondents use trails.
    - Trails and Pathways and Splash Pad amenities were requested.
    - Only 42% of residents make use of field sports.
    - Pickle ball and hand ball was requested.
    - Developing new programs and general field and park maintenance was noted as being needed.
    - There was a specific question to see if residents would be willing to pay extra for upgrades and improvements. 71% stated they would pay for upgrades.
    - Once the Park Board approved the Master Plan it will be available to the public for 30 days. It will then be sent to Council at the end of January. Once approved it will be submitted to the DNR allowing us to be able to apply for grants.
    - Historic Village was added to protect the property.
    - Sylvan Glen Lake Park will be getting updates of trail, paved parking, restrooms, and playground structures in the next five years.
    - Deterioration of fields due to lack of staffing. The Parks Department has gone from 60 to 5 employees.

Motion to approve the five year Parks and Recreation Master Plan with updates on school building and possible addition on costs presented by Tim Fulcher.

Resolution # PR – 2019 – 12 – 004
Moved by Judy Baker
Seconded by Laurie Huber

RESOLVED, that the Parks and Recreation Master Plan is approved.
Yes: 5
No: 0

Old Business

- List of seven preferred caterers for the Troy Community Center went to council for approval. The list is available on the Recreation Website and at the front desk.
- There are several CISMA around. We do not have the staff to participate. Most of the issues are on private property. Oakland County already participates.
- The curtains at Sanctuary Lake are on the Capital Budget.

Member Comments

- None.

Staff Reports

Elaine Bo

- Winter Wonderland is December 6. Tree lighting at 6:30pm. Activities at the Library and Troy Community Center begin at 7pm.
- Fifty Forward now follows the Troy Recreation Guide and is published quarterly to avoid confusion. Programs are now uniform in dates of registration. There is less cost of staff to produce the newsletter. Everything has been streamlined for better customer service.

Brian Goul

- The Troy Community Center is now offering a family pass. This pass is a savings of roughly $50. There were requests for patrons for a lower cost pass option. The pass sales started December 1st and there are already 8 new family memberships.

Kurt Bovensiep

- Kurt will be requesting additional Parks personnel. The Parks Department went from 60 employees pre-recession to 5.
- The Dog Park restrooms were completed just before having to close them for winter.

Tim Fulcher made a motion to adjourn.
Judy Baker seconded.
The meeting adjourned at 7:53 p.m.

Next meeting is scheduled for Thursday, February 6, 2020 at 6:30 pm.

Tim McGee, Chairperson

Shannon Louwaert, Recording Secretary

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:02 p.m. on February 25, 2020 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:
Ollie Apahidean
Karen Crusse
Michael W. Hutson
Tom Krent
David Lambert
Marianna Perakis
Sadek Rahman

Absent:
Carlton M. Faison
John J. Tagle

Also Present:
R. Brent Savidant, Community Development Director
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2020-02-013
Moved by: Lambert
Support by: Rahman

RESOLVED, To approve the Agenda as prepared.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2020-02-014
Moved by: Apahidean
Support by: Lambert

RESOLVED, To approve the minutes of the February 11, 2020 Regular meeting as submitted.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

OTHER BUSINESS

5. ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 254) – Cluster Square Footage

Mr. Savidant initiated discussion on the proposed Zoning Ordinance Text Amendment relating to a minimum square footage for homes within the cluster development option. He referenced communications and conversations with developers who suggest a minimum of 1,900 square feet per unit. Mr. Savidant said 1,700 square feet per unit was discussed and considered at the December 10, 2019 meeting.

There was discussion on:

- Definition, intent of cluster development option.
- Feedback from developers suggesting greater maximum square footage.
- Demand for “missing” housing; attract retirees, empty nesters, first-time buyers.
- Real estate market; average cost per square foot.
- Additional square footage offers flexibility in housing options, elevations.
- Garages; side entry, alley for rear garage access (“cottage” developments).
- Setbacks from neighboring residential.
- “Cluster” term; consideration of changing.

Resolution # PC-2020-02-015
Moved by: Crusse
Support by: Hutson

RESOLVED, The Planning Commission recommends approval of the proposed Zoning Ordinance Text Amendment as written changing the minimum square footage requirement for the bonus from 1,500 square feet per unit to 1,900 square feet per unit.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

6. PUBLIC COMMENT

There was no one present who wished to speak.

7. PLANNING COMMISSION COMMENT

There were general Planning Commission comments, some relating to:

- Civic Center area; opportunity for green space and public amenities.
- Affordable housing; discussion in the future.
- Reminder no meeting on March 10.

The Regular meeting of the Planning Commission adjourned at 7:44 p.m.

Respectfully submitted,

_____
Tom Krent, Chair

_____
Kathy L. Czarnecki, Recording Secretary

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500 West Big Beaver
Troy, MI 48084
troymi.gov

Troy Fire Department
P: 248.524.3419
F: 248.689.7520

March 10, 2020

TO: Mark F. Miller, City Manager

FROM: David Roberts, Fire Chief

RE: Fire Department Annual Report for 2019

The following information highlights the annual report for the Troy Fire Department for calendar year 2019. Supporting information contained herein summarizes noteworthy issues as well as various Fire and EMS statistics and performance indicators for convenient reference. More detailed analysis will be made available upon request, and further information presented on the Fire Department web page in the future as time and resources may allow.

Community Partnership
As in previous years, in addition to responding to emergencies, the TFD continues to partner with the community and various organizations by co-hosting events such as the annual Citizens Academy; participating in one or more charitable silent auctions for dinner at a fire station; hosting summer campers from Leader Dogs For The Blind; participating in the annual fundraising charity softball game with On My Own of Michigan; participating in the annual Lucky Fin Project Weekend; and hosting the annual children's Shop With A Firefighter Christmas event, to name a few.

Operating Efficiency
As detailed in this report, 97.74% of property value threatened by fire was saved by firefighting efforts in 2019. It continues to be reasoned, therefore, that this equates to a greater than 95% operating efficiency by the TFD at fires. This can be attributed to the dedication and training of our members, and the research and aquisition of equipment and apparatus needed to operate effectively, efficiently, and safely.

Fire Apparatus – Ladder 5 & Ladder 6
The Fire Department accepted delivery of two new ladder trucks to replace two aging ladder trucks – one at Station 5 and one at Station 6. The new L5 & L6 are the Sutphen SLR75 model with a 75' aerial ladder and a 2,000 GPM pump. These two new trucks will greatly enhance the Fire Department's fire suppression and rescue capabilities at incidents.

Fire Equipment – SCBA
The Fire Department accepted delivery of 132 Self-Contained Breathing Apparatus to replace aging SCBA at all six fire stations that could no longer be serviced and certified. The new SCBA are the MSA G-1 model with the latest MIOSHA and NFPA compliant firefighter safety features. These new units allow firefighters to operate more safely and effectively in environments that are immediately dangerous to life and health (IDLH). The previous SCBA have been donated to the OCC Combined Reginal Emergency Services Training (CREST) facility to be used for training in non-IDLH environments.

Fire Equipment – Extrication Tools

The Fire Department purchased and placed new Hurst "eDRAULIC" electric battery operated hydraulic rescue tool sets at each fire station. These tools replaced the existing truck-mounted gasoline operated hydraulic powered Hurst tools, and now allow for much more versatility, as well as provide improved power that is needed for the newer, stronger built vehicles. The new Hurst eDRAULIC tools are lighter weight and more portable, and will improve the efficiency of the Fire Department while reducing extrication time for entrapped victims.

Emergency Vehicle Preemption – Opticom

The Fire Department purchased new and improved GPS-based Emergency Vehicle Preemption (EVP), or Opticom, to replace it's circa 1975 infrared (IR) based equipment. Opticom aids responding emergency vehicles equipped with special emitters to change the traffic signal to green in their favor, thereby keeping traffic flowing. This effect also reduces the likelihood of right angle, broadside collisions as a result of entering the intersection against a red signal; and increases the safety and improves the response time of responders. The new GPS equipment is being installed at intersections throughout Troy by the Road Commission for Oakland County.

Firefighters Memorial

The Firefighters Memorial Project was launched to construct a permanent memorial to pay tribute to our prior members who are now deceased. A design was finalized in 2019. With a partial capital budget funding allocation, and through donations from various organizations and individuals from both inside and outside of the community, efforts continued toward funding the construction of a suitable memorial in Firefighters Park. Project bids have been received and ground breaking is anticipated in the spring of 2020 with project completion in the fall of 2020.

Firefighter Training

Efforts continued in 2019 to meet the impending State of Michigan requirements for fire officer certification. 23 members attended training and became certified at the Fire Officer 2 level bringing the department total to 42 certified officers – 32 station officers at FO1 or FO2, and 10 staff officers at FO2 or FO3. Additionally, the Fire Department purchased and implemented new software applications to accurately capture and manage more data related to training and incident response. These efforts all count toward improving as many deficiencies as possible in order to attain an improved ISO evaluation grade.

Emergency Medical Services

The Fire Department continued to administer the EMS contract with Alliance Mobile Health in order to provide Paramedic First Responder Service and Advanced Life Support Ambulance transport to the community. AMH completed its 16th year with the City and continues to provide cost effective and efficient EMS, thereby alleviating the need for the Fire Department to take on the added cost and responsibility as is customary in most other fire departments.

Troy Fire Staff Officers Association

The TFSOA underwent an organizational change in 2019. Five Staff Technicians were promoted to the rank of Staff Lieutenant, and one existing Staff Lieutenant was promoted to Assistant Fire Chief. This

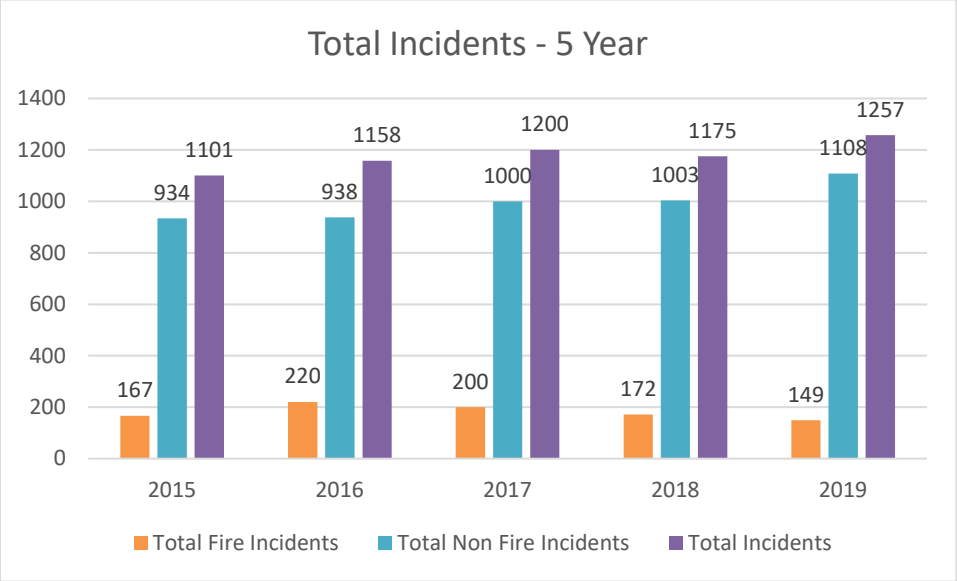
reorganization came about largely in part from the realization that the current staffing model was no longer adequate to efficiently address the expanding needs of the Fire Department, including factors such as the inability to hire additional full time career staff, as well as career staff members of different rank and pay performing many of the same duties with the same responsibilities. This reorganization is intended to better meet the increasing demands placed on the Fire Department in the future.

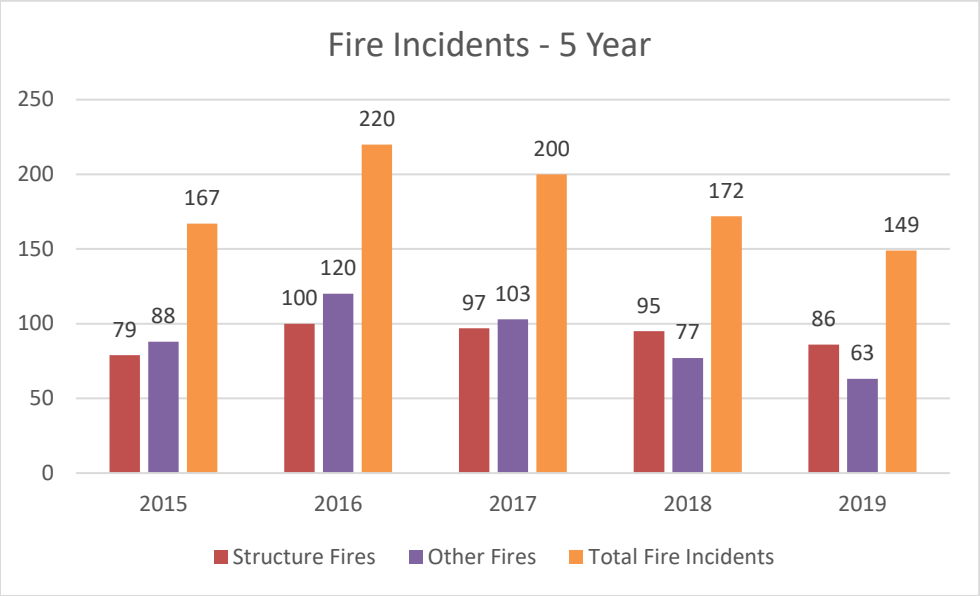
Overall, the Fire Department continues to attract volunteers and provide efficient fire suppression and rescue services through a cost effective, well trained, combination style department, comprised primarily of dedicated volunteer firefighters; and provides proactive fire prevention, fire safety education, and firefighter training by means of a committed career staff in order to help reduce the risk of fire loss within our community. The fact that the Troy Fire Department is the largest combination style fire department in Michigan, and the largest municipal fire department in Oakland County, yet operates between 1/4 to 1/2 the cost of comparably-sized career fire departments throughout the region with minimal career staffing, cannot be overstated and should not be overlooked.

As always, I would like to take this opportunity to once again thank the Troy City Council, and the many other City departments with whom we work for their continued cooperation and support of the Fire Department. I would also like to recognize and thank our members, both volunteer and career, and their spouses and families; the Troy Firefighters Community Fund; the Troy Police and Fire Benevolent Association; and the Troy Fire Explorer Post for all they do in support of the Troy Fire Department as we enter our 80th year of serving the community.

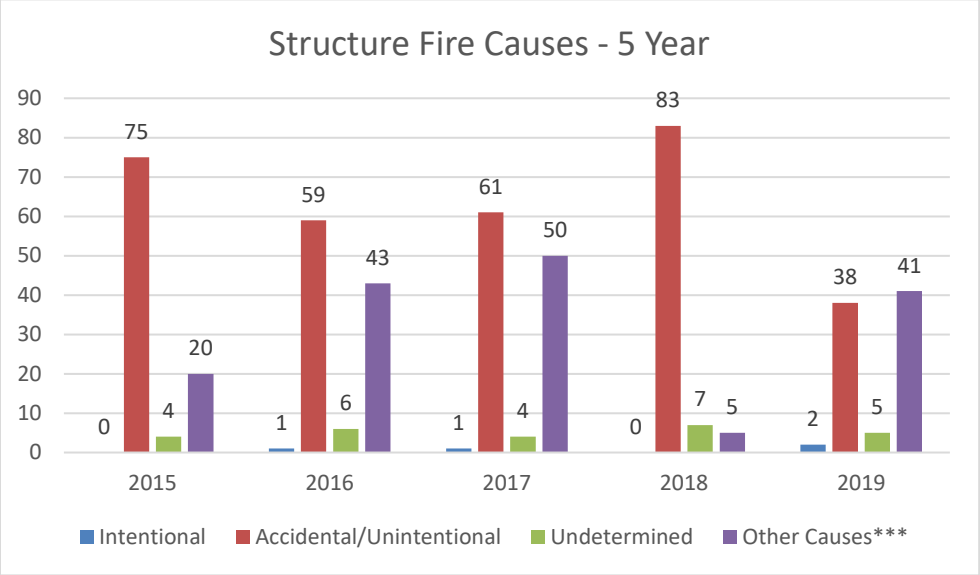
Statistical Overview – Fire

The total number of incidents to which the Fire Department responded increased by 6.88% to 1,257 from 1,175 the previous year. Fire incidents decreased by 13.37% from 172 to 149, while non fire incidents increased by 10.5% from 1,003 to 1,108.

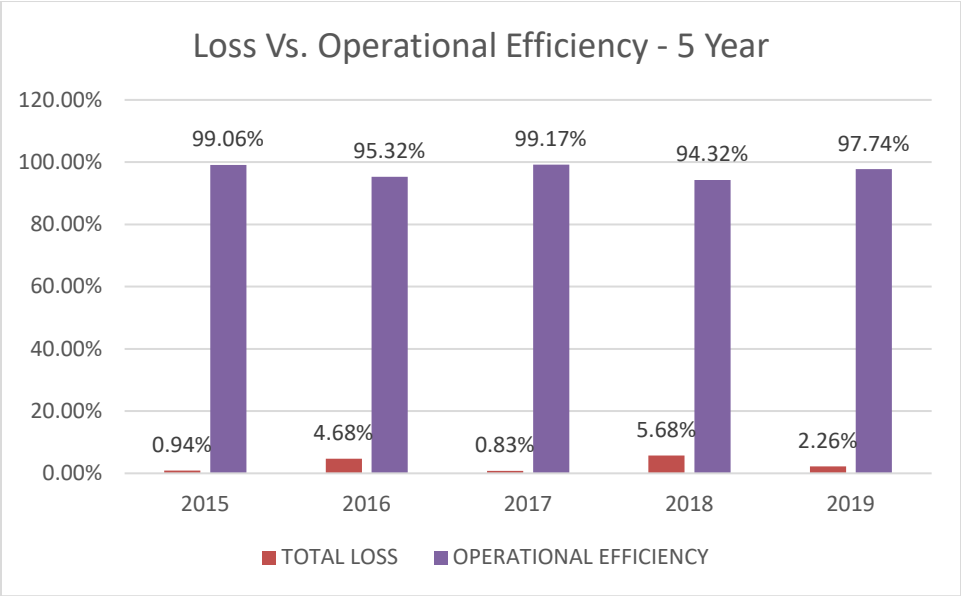




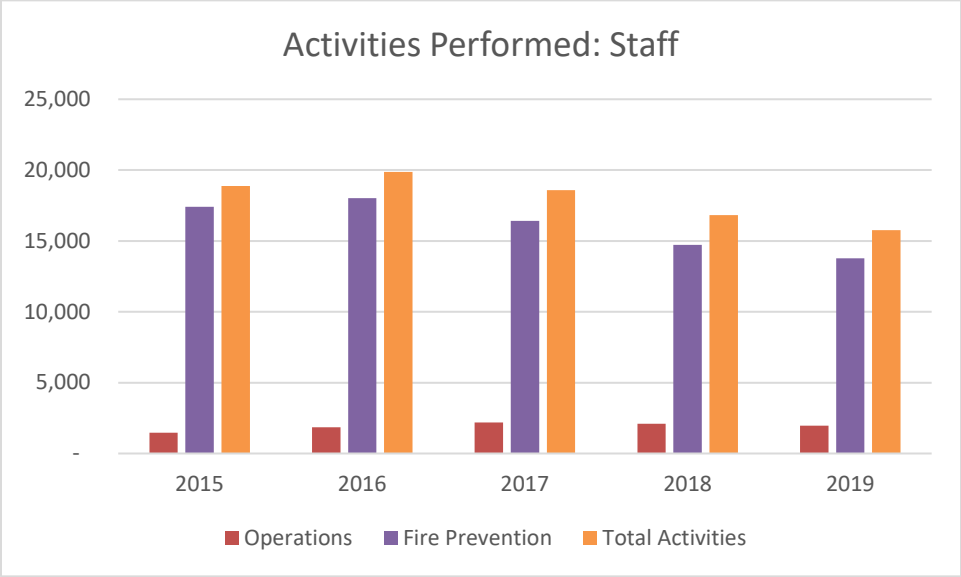
Structure fires accounted for 57.72% of fires, a decrease of 9.47%. Cooking related fires accounted for 30.23% of structure fires, a decrease of 38.1%.



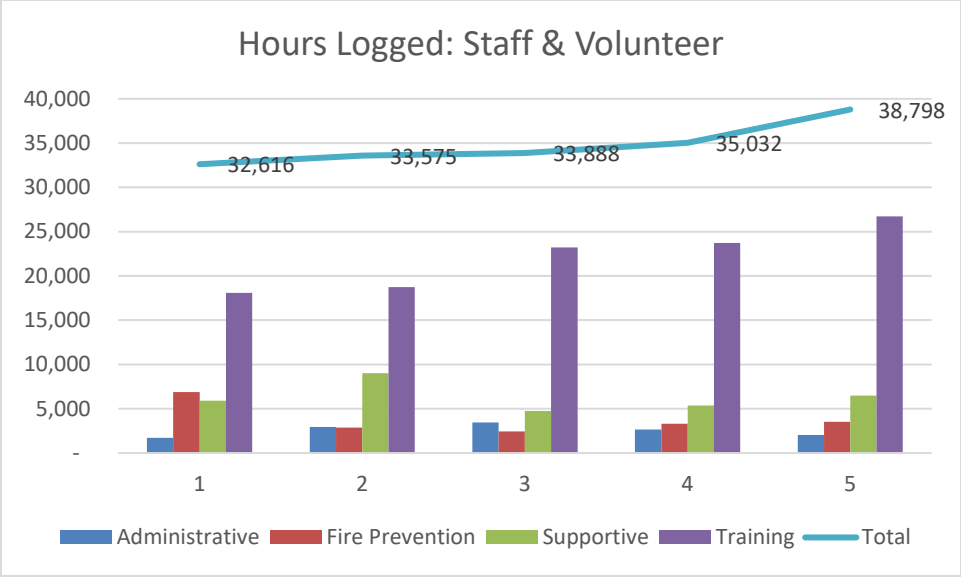
Property value lost from fire decreased by 3.17% by comparison. $87.4M in estimated property value was threatened by fire, while $85.5M, or 97.74% of threatened property value was protected from fire through the application of effective firefighting efforts.



Total activities performed by Fire Department members decreased by 6.85% overall from 16,829 to 15,751.

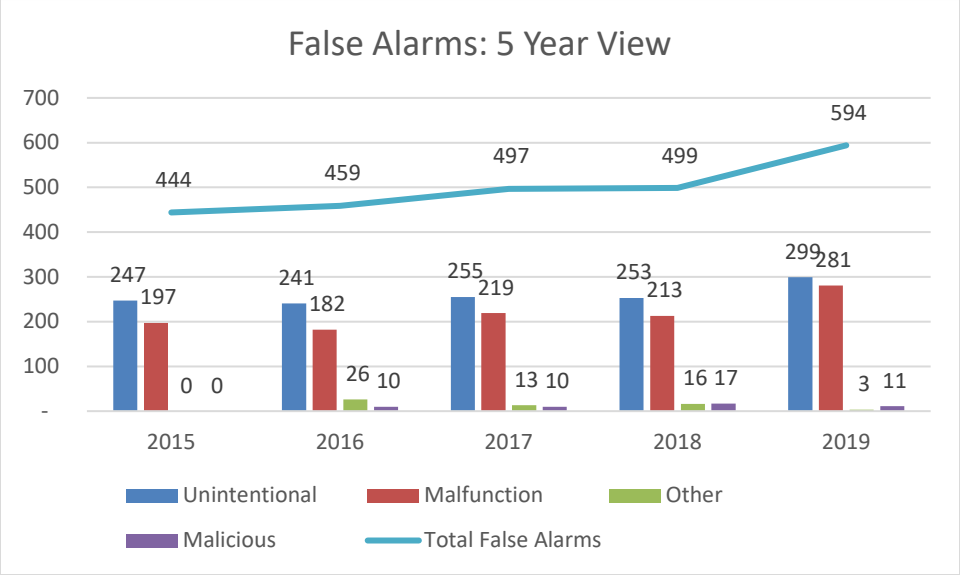


Total time logged increased by 10.76% from 35,032 hours to 38,798 hours.



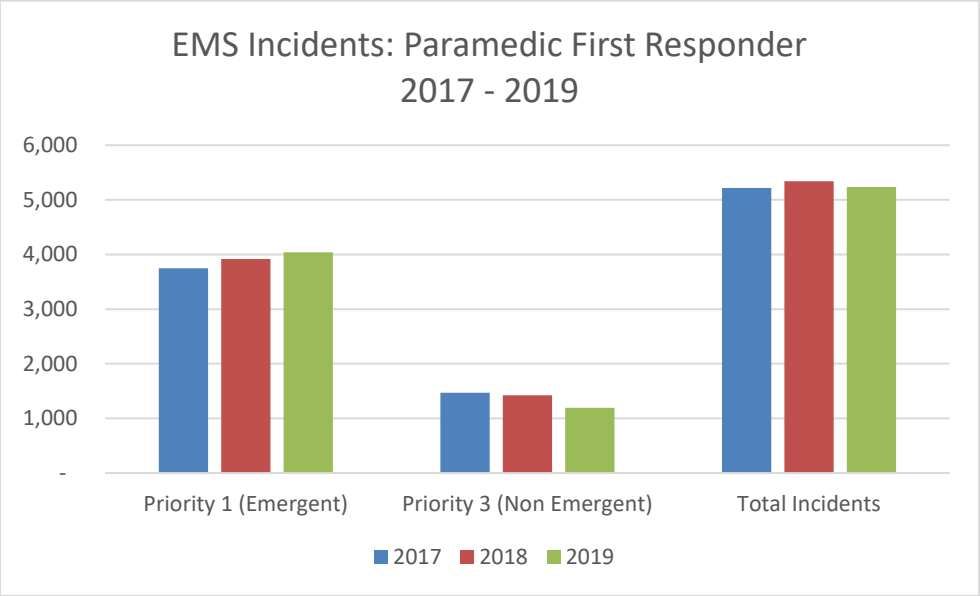
Volunteer staffing is somewhat dynamic. The number of volunteer firefighters decreased by 0.6% to 167 of the authorized 180. Even so, this equates to a 93% volunteer staffing level. Full time staffing remained unchanged with 11 sworn uniformed career staff members and 1 civilian staff member for a meager 7% of combined staffing.

False alarms increased by 19% from 499 to 594. False alarm activations represent nearly half of calls for service accounting for 49.5% of total incidents.

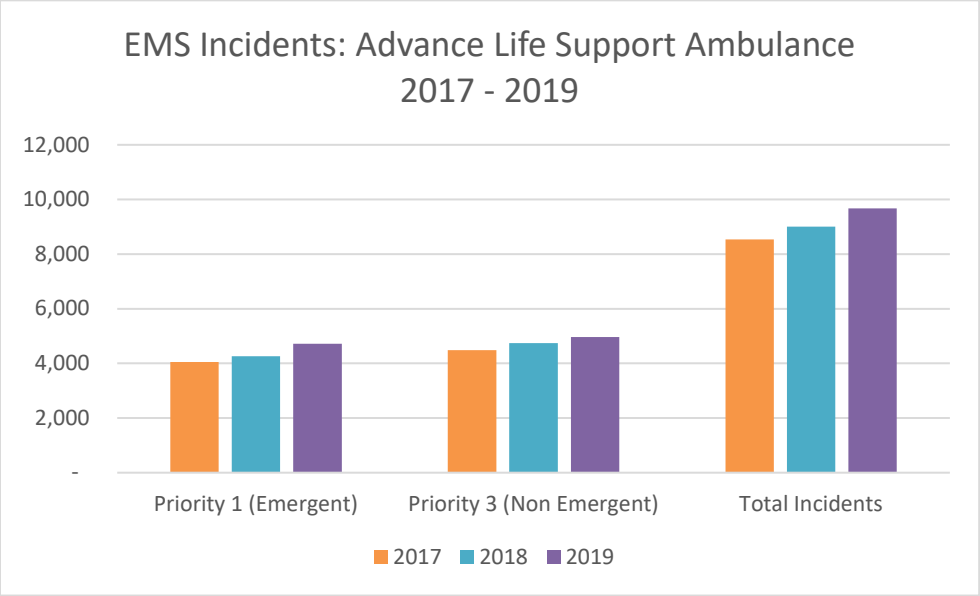


Statistical Overview – EMS*

There were 5,234 EMS requests requiring Paramedic First Responder service, a decrease of 1.97%, down from 5,339 the previous year.

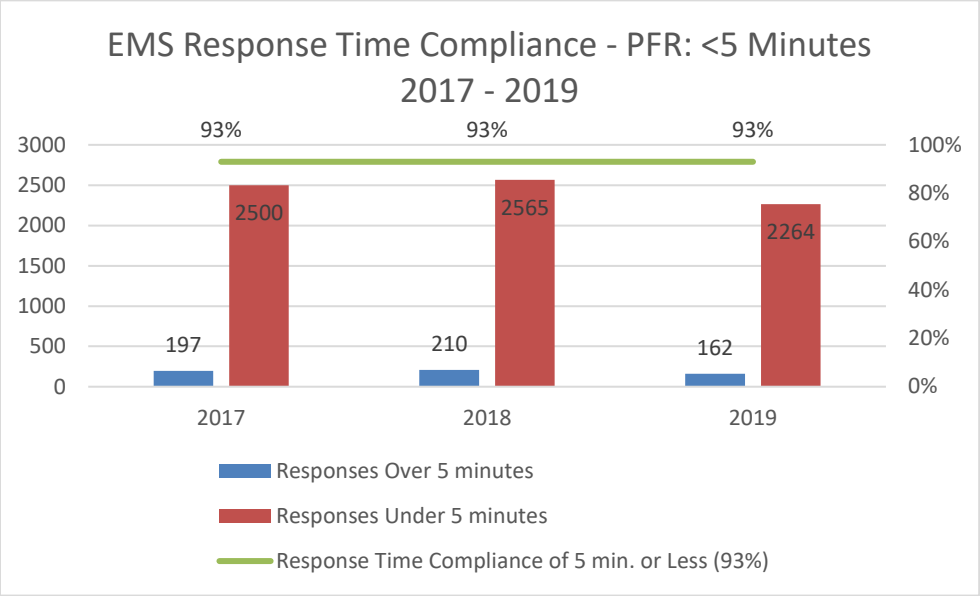


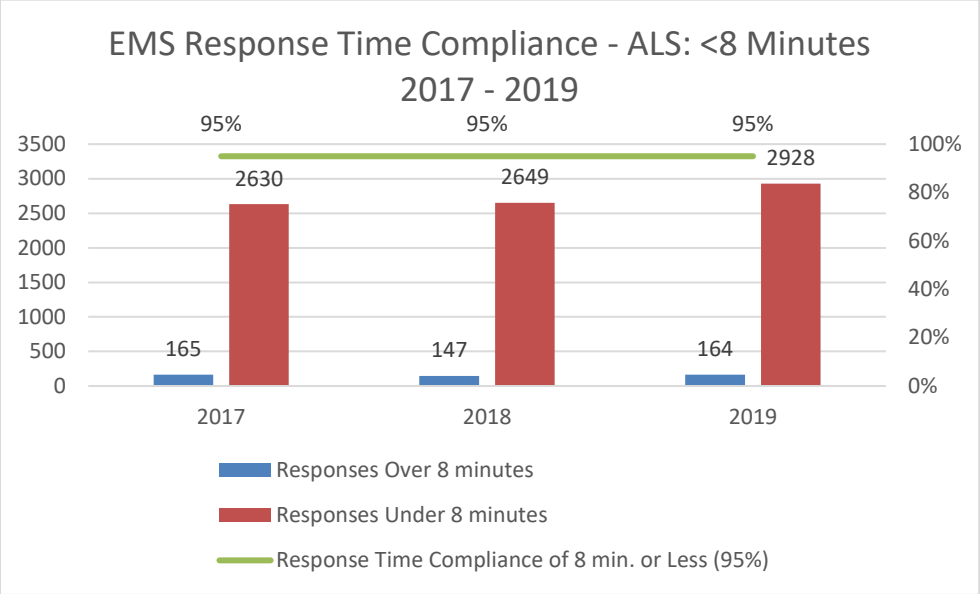
There were 9,675 EMS requests requiring Advanced Life Support Ambulance service, an increase of 7.39%, up from 9,009 the previous year.



**Emergency Medical Service and corresponding data provided by Alliance Mobile Health*

Both the PFR and the ALS ambulance consistently met the required Priority 1 (emergent) response time 90% compliance standards of less than 5 minutes for the PFR, and less than 8 minutes for the ALS ambulance, with 93% and 95% respectively.





**Emergency Medical Service and corresponding data provided by Alliance Mobile Health*