



CITY COUNCIL

REGULAR MEETING

AGENDA

JUNE 14, 2021
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



Troy City Council Code of Ethics

1. The Troy City Council shall:

- Respect the confidentiality of privileged information;
- Recognize that an individual council member has no authority to speak or act for Council;
- Work with other council members to establish effective policies;
- Delegate authority for the running of the City to the administrative staff;
- Encourage the free expression of opinion by all council members;
- Seek systematic communications between council, administrative staff, and all elements of the community;
- Render all decisions in a fair and impartial manner, based on the available facts and independent judgment rather than succumbing to the influence of individuals or special interest groups;
- Make every effort to attend all meetings;
- Become informed concerning the issues to be considered at each meeting;
- Avoid actual or apparent conflicts of interest, and make appropriate disclosures;
- Refrain from using this position for personal benefit, nor for the benefit of family members or business associates;
- Use the same care and caution when using electronic media as would be exercised when speaking face-to-face or through written memorandum;
- Avoid use of derogatory or denigrating language;
- Treat all people fairly and with dignity and respect;
- Abstain from harassing or discriminatory behavior of any kind;
- Participate in annual ethics training provided by City Administration or a qualified outside contractor.
- Avoid any situation that could undermine public confidence, and neither solicit nor accept gifts offered for any official actions. There may be times when unsolicited items of a trivial value (less than \$25) are provided to City Council members in connection with marketing of new businesses or economic development and organizations, and such items can be retained as long as the aggregate value of gifts per year does not exceed \$250. City Council members shall annually submit a report of all unsolicited items received to the Troy City Clerk as part of the mandatory disclosure statements. City Council members and/or their significant others can accept invitations for ribbon cutting/grand openings and other ceremonial or celebratory events where food and/or beverages will be consumed.
- Adhere to the following tenets in the ICMA Code of Ethics (revised June 2020):
 - Affirm the dignity and worth of local government services and maintain a deep sense of social responsibility as a trusted public servant. (Tenet 2)
 - Demonstrate by word and action the highest standards of ethical conduct and integrity in all public, professional, and personal relationships in order to merit the trust and respect of elected and appointed officials, employees, and the public. (Tenet 3)
 - Serve the best interest of the people. (Tenet 4)

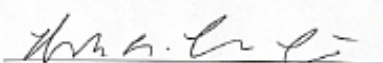
2. Any City Council member may detail a suspected violation of this Code of Ethics by another City Council member, and forward this to the Troy City Council for action. The accused City Councilmember shall have an opportunity to respond to the allegations. If after considering all of the information, the Troy City Council determines that there was a violation of this Code of Ethics, then City Council may censure the offending City Council member, or take any other action that is allowed under the law, including but not limited to a request for a criminal misconduct investigation.


Signed this 9th day of February, 2021.



Mayor Ethan D. Baker


Council Member Edna Abraham


Mayor Pro Tem Theresa Brooks


Council Member Rebecca Chamberlain-Creanga


Council Member Ann Erickson Gault


Council Member David Hamilton


Council Member Ellen Hodorek



CITY COUNCIL AGENDA

June 14, 2021 – 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

View the Meeting Live at: www.troymi.gov/webcast
or on Local Access Cable Channels
(WOW – Ch 10, Comcast – Ch 17, AT&T – Ch 99)

INVOCATION: 1

PLEDGE OF ALLEGIANCE: 1

A. CALL TO ORDER: 1

B. ROLL CALL: 1

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS: 1

C-1 Proclamation in Recognition and Appreciation of the Troy Garden Club on Their 50th Anniversary (*Presented by: Mayor Ethan Baker*) 1

C-2 Proclamation for Posttraumatic Stress Disorder Awareness Month – June, 2021 (*Presented by: Mayor Ethan Baker*) 1

D. CARRYOVER ITEMS: 1

D-1 No Carryover Items 1

E. PUBLIC HEARINGS: 1

E-1 Conditional Rezoning (CR JPLN2019-001) – Proposed MNK Troy 1, LLC, East Side of Rochester Road, South of Shallowdale, Parcel #88-20-14-152-001 and #88-20-14-301-031), Section 14, From R-1C (One Family Residential), RT (One Family Attached Residential) and EP (Environmental Protection) Districts to RT (One Family Attached Residential) District (*Introduced by: R. Brent Savidant, Community Development Director*) 1

E-2 Preliminary Site Plan Review (File Number SP2020-0013) – Proposed The Meadows of Troy (One Family Residential Cluster), East of John R, North of

Square Lake (Parcel #88-20-01-300-016), Section 01, Currently Zoned R-1D (One Family Residential) District *(Introduced by: R. Brent Savidant, Community Development Director)* 3

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INVOCATION:**PLEDGE OF ALLEGIANCE:****A. CALL TO ORDER:****B. ROLL CALL:**

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

Excuse Absent Council Members:

Suggested Resolution

Resolution #2021-06-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of June 14, 2021, due to _____.

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Proclamation in Recognition and Appreciation of the Troy Garden Club on Their 50th Anniversary (*Presented by: Mayor Ethan Baker*)

C-2 Proclamation for Posttraumatic Stress Disorder Awareness Month – June, 2021 (*Presented by: Mayor Ethan Baker*)

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 Conditional Rezoning (CR JPLN2019-001) – Proposed MNK Troy 1, LLC, East Side of Rochester Road, South of Shallowdale, Parcel #88-20-14-152-001 and #88-20-14-301-031), Section 14, From R-1C (One Family Residential), RT (One Family Attached Residential) and EP (Environmental Protection) Districts to RT (One Family

Attached Residential) District (*Introduced by: R. Brent Savidant, Community Development Director*)

Suggested Resolution

Resolution #2021-06-

Moved by

Seconded by

WHEREAS, The City is in receipt of a proposed rezoning request from R-1C (One Family Residential), RT (One Family Attached Residential) and EP (Environmental Protection) Districts to RT (One Family Attached Residential) District; and,

WHEREAS, The subject property to be rezoned, located on the east side of Rochester Road, south of Shallowdale, parcels 88-20-14-152-001 and 88-20-14-301-031, being approximately 1.877 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as described in the Conditional Rezoning Agreement and related attachments, as per Section 16.04 of the City of Troy Zoning Ordinance; and,

WHEREAS, One of the conditions voluntarily submitted by the applicant was a concept sketch for a 32-unit condominium development; and,

WHEREAS, Future development of the subject property will require Preliminary Site Plan Approval by the Planning Commission, at which time the application shall be required to meet all Zoning Ordinance standards and all voluntarily offered conditions; and,

WHEREAS, The conditional rezoning was recommended for approval by the Planning Commission by a 8-0 vote; and,

WHEREAS, The proposed rezoning is supported by the Master Plan and advances the general and specific development policies of the Master Plan; and,

WHEREAS, The proposed rezoning meets the Standards for Rezoning Approval listed in Section 16.03.C of the City of Troy Zoning Ordinance; and,

WHEREAS, The proposed site design mitigates potential impacts on adjacent properties.

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the R-1C, RT and EP Districts to RT District Conditional Rezoning Agreement and related attachments.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to sign the Conditional Rezoning Agreement on behalf of the City of Troy.

BE IT FINALLY RESOLVED, The City of Troy Zoning District Map is hereby **AMENDED**.

Yes:

No:

E-2 Preliminary Site Plan Review (File Number SP2020-0013) – Proposed The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake (Parcel #88-20-01-300-016), Section 01, Currently Zoned R-1D (One Family Residential) District (Introduced by: R. Brent Savidant, Community Development Director)

Suggested Resolution

Resolution #2021-06-

Moved by

Seconded by

WHEREAS, The City is in receipt of a proposed preliminary site plan application for The Meadows of Troy, a 31-unit detached single family condominium One Family Cluster development; and,

WHEREAS, The base density under the R-1D (One-Family Residential) District as determined by the submission of a parallel plan is 25 units; and,

WHEREAS, In exchange for 6 additional units above the base density established by the parallel plan, the applicant is providing 30% open space, for a total of 31 units; and,

WHEREAS, The cluster development better protects the site's natural resources than if the site were not developed as a cluster; and,

WHEREAS, The cluster development better protects the adjacent properties than if the site were not developed as a cluster; and,

WHEREAS, The cluster development is compatible with adjacent properties; and,

WHEREAS, The site can be adequately served with municipal water and sewer; and,

WHEREAS, The applicant is providing a public parking lot and trail head to provide access to the Troy School District property; and,

WHEREAS, The applicant is providing a housing product with first floor master bedroom and bath, a housing type desired by the community; and,

WHEREAS, The proposed cluster development was recommended for approval by the Planning Commission by a 5-4 vote;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the proposed The Meadows of Troy Site Condominium, 31-units/lots, located on the north side of Square Lake, east of John R, Section 1, currently zoned R-1D (One Family Residential) District, subject to the following:

1. Provide a new wetland assessment or extension from EGLE.
2. Provide a maintenance agreement for the public parking lot.
3. Provide easement over Turtle Woods Drive for access to the public parking lot.

Yes:

No:

F. PUBLIC COMMENT:

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, 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:

Members of the public who wish to address an electronic meeting of the City Council are permitted to do so in one of three ways:

1. Public comments may be submitted via email to PublicComment@TroyMI.gov. Email received before 4:00 PM on the day of the meeting will be read aloud during the meeting. Email comments are limited to three minutes.
2. Public comments may be submitted via voicemail by calling (248) 524-3302. Voicemail received before 4:00 PM on the day of the meeting will be played during the meeting. Voicemail comments are limited to three minutes.
3. Members of the public may attend the electronic meeting remotely and participate in a public comment period by following the instructions on the City's website. Those who wish to participate in a public comment period are asked to provide their name so they may be recognized by the City Clerk. If participating via video conferencing, click "Raise Hand" to be recognized or press star nine (*9) if participating via telephone. After you

are recognized by the City Clerk, click "Unmute" or press star six (*6) on your phone to unmute yourself. Each member of the public will be allowed to speak for up to three (3) minutes.

Please direct your comments to the City Council as a whole rather than to any individual. Please do not use expletives or make derogatory or disparaging comments about any individual or group. If you do, there may be immediate consequences, including being muted and having your comments omitted from any re-broadcast of the meeting. Please abide by these rules in order to minimize the possibility of disrupting the meeting.

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 – None

a) Mayoral Appointments: None

b) City Council Appointments: None

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 – None

a) Mayoral Nominations:

Suggested Resolution

Resolution #2021-06-

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
Beyer	Joseph	10/26/2022	4/30/2024	
Gottlieb	Steven	11/24/2016	4/30/2022	
Kornacki	Rosemary	12/14/2022	4/30/2023	
Noguez-Ortiz	Carolina	12/19/2019	4/30/2023	GTAC exp 10/30/2022
Sweidan	Rami	4/28/2022	4/30/2023	
Vassallo	Joseph	3/27/2020	4/30/2021	

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2024

Term currently held by: Joseph Vassallo

Interested Applicants:

Last Name	First Name	App/Resume Expire	Notes 1
Chanda	Hirak	12/30/2022	Hist. Dist. Comm exp 5/15/2024
Marrero-Laureano	Alexander	10/26/2022	
McGerty	Ryan	9/18/2022	
Rahman	Mahfuzur	9/24/2022	
Swaminathan	Abiramasundari	3/6/2022	

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; GTAC, LDFA
Blair	Timothy	6/17/2017	9/30/2023	In District	
Bush	Cheryl	7/13/2022	9/30/2024	In District	
Keisling	Laurence	9/11/2022	9/30/2024	At Large	
Kiriluk	Alan	9/29/2022	9/30/2024	In District	
Knollenberg	Martin	6/28/2021	9/30/2023	In District	
Koza	Kenny	9/18/2019	9/30/2021	In District	
MacLeish	Daniel	6/15/2019	9/30/2021	In District	

Reschke	Ernest	10/4/2020	9/30/2022	At Large	
Schroeder	Douglas	10/23/2016	9/30/2022	At Large	
Stone	David		9/30/2023	In District	
Tomcsik-Husak	Tara	9/22/2022	3/30/2024	In District	
Vacancy			9/30/2022	At Large	Ward Randol Jr. resigned 2/1/2021

Nominations to the Downtown Development Authority:**Term Expires: 9/30/2022**

Term currently held by: Vacancy – Ward Randol Jr. resigned 2/1/2021

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1	Notes 2
Ashland	David	11/14/2021	At Large	Liquor Adv Comm exp 1/31/2024
Beyer	Joseph	10/26/2022	In District	
Crawford	Timothy	6/26/2021	At Large	
Forster	Jeffrey	3/23/2023	At Large	Personnel Bd exp 4/30/2024
Goetz	John	3/4/2023	At Large	
Kornacki	Rosemary	12/14/2022	At Large	Brownfield Redev Auth exp 4/30/2023
McGerty	Ryan	2/25/2022	At Large	
Patel	Hitesh	3/23/2023	At Large	
Schick	Michael	12/22/2022	At Large	
Sekhri	Suneel	12/20/2021	At Large	
Sekhri	Arun	9/24/2022	At Large	
Shepherd	John	4/22/2021	At Large	
Singh	Inderpal	11/12/2021	At Large	
Vassallo	Joseph	3/4/2023	At Large	Brownfield Redev Auth exp 4/30/2021

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			Council Member

Bica-Grodsky	Lisa	9/23/2022	10/30/2023	
Burrus	MiVida	7/15/2018	10/30/2022	
Fakhoury	Awni	4/28/2018	10/30/2021	
Hao	Kaitlin		10/30/2022	
Lu	Allison	10/1/2022	7/31/2021	Student
Mohideen	Syeda	8/24/2020	10/30/2021	
Natcheva	Daniela	11/8/2021	10/30/2022	
Noguez-Ortiz	Carolina	12/19/2019	10/30/2022	Brownfield Redev Auth exp 4/30/2023
Sekhri	Suneel	12/20/2021	10/30/2021	
Tholakapalli	Arjun	4/10/2021	7/31/2020	Student
Vacancy			10/30/2023	Rebecca Chamberlain-Creangă resigned 2/26/2020
Vacancy			10/30/2023	Cathleen Francois requested No Reappointment
Zhou	Yudong	10/23/2021	10/30/2022	

Nominations to the Global Troy Advisory Authority:**Unexpired Term Expiring:
10/30/2023**

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

Term Expires: 10/30/2023

Term currently held by: Vacancy – Cathleen Francois - No Reappointment

Interested Applicants:

Last Name	First Name	App Resume Expire	Notes 1
Cicchini	Philippe	4/13/2023	
DiFalco	Melissa	12/2/2021	
Faiz	Iqbal	12/4/2022	
Fox	Tyler	11/15/2021	
Jones	Kelly	12/11/2021	Liquor Adv Comm exp 1/31/2023
MacDonell	Sharon	4/13/2023	
Marrero-Laureano	Alexander	10/26/2022	
McGee	Timothy	3/2/2023	
Patel	Hitesh	2/2/2023	
Rahman	Mahfuzur	9/24/2022	

Swaminathan	Abiramasundari	3/6/2022	
Sweidan	Rami	3/2/2023	

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
Baker	Ethan		11/13/2023	Alternate; City Council	City Council exp. 11/13/2023; DDA; GTAC, LDFA
Beltramini	Robin	7/17/2021	6/30/2022	Resident Member	Charter Rev Comm exp 4/30/2022
Hodorek	Ellen		11/8/2021	Alternate; City Council	City Council, LDFA exp 11/8/2021
Hunter	Daniel			Oakland County Designee	
Vacancy			6/30/2023	Resident Member	Paul V. Hoef resigned 4/27/2021
Vacancy			6/30/2024	Resident Member	D. Shield's term exp 6/30/2016 - No Reappointment
Vacancy			6/30/2024	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: 6/30/2023

Resident Member

Term currently held by: Vacant

Term Expires: 6/30/2024

Resident Member

Term currently held by: Vacant

Term Expires: 6/30/2024

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	

D'Aoust	Allen	5/23/2021	
DiFalco	Melissa	12/2/2021	
Rahman	Mahfuzur	9/24/2022	
Schick	Michael	12/22/2022	
Shepherd	John	4/22/2021	
Sweidan	Rami	4/28/2022	Brownfield Redev Auth exp 4/30/2023
Vassallo	Joseph	3/4/2023	Brownfield Redev Auth exp 4/30/2021
Yu	Fu-Shin	8/20/2021	

Yes:

No:

b) City Council Nominations: None

I-3 No Closed Session Requested

I-4 Confirmation of Appointment of Renee Hazen to City Treasurer (*Introduced by: Robert J. Bruner, Assistant City Manager*)

Suggested Resolution

Resolution #2021-06-

Moved by

Seconded by

WHEREAS, The City Manager has the authority to appoint the City Treasurer with confirmation by the City Council Under Section 3.9 of the City Charter; and,

WHEREAS, The City Manager certified the eligibility of Renee Hazen as City Treasurer;

THEREFORE, BE IT RESOLVED, That Troy City Council **CONFIRMS** the City Manager's Appointment of Renee Hazen as City Treasurer effective of July 1, 2021.

Yes:

No:

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2021-06-

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 #2021-06-

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

- a) City Council Minutes-Draft – May 24, 2021

J-3 Proposed City of Troy Proclamations:

Suggested Resolution

Resolution #2021-06-

- a) Proclamation in Recognition of Pastor Robert Cornwall for 13 Years of Service at Central Woodward Christian Church

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 3: Exercise Renewal Option – MITN Purchasing Cooperative – Catch Basin, Storm Water Pipe and Concrete Stabilization Program**

Suggested Resolution

Resolution #2021-06-

RESOLVED, That Troy City Council hereby **APPROVES** a one (1) year contract renewal to the low bidder, *Havener Properties LLC dba Havener Tech of Troy, MI*, for Injections to Stabilize Storm Water Catch Basins on an as-needed and as-scheduled basis as per the MITN cooperative bid hosted by City of Farmington Hills at the unit pricing listed below, but not to exceed budgetary limitations; contract expiring June 30, 2022.

ITEM #	DESCRIPTION	UNIT	UNIT PRICE
1.	Injection stabilization of Storm Water Catch Basin	Each	\$515.00
2.	Injection stabilization of Storm Water Pipe or Concrete Slab	Pound	\$10.00
3.	Mobilization	Lump Sum	\$0.00

b) Standard Purchasing Resolution 1: Award to Sole Bidder – Pump Repair and Emergency Repair Services – Indoor and Outdoor Pools and Stormwater Detention Basin Pump Stations

Suggested Resolution

Resolution #2021-06-

RESOLVED, That Troy City Council hereby **AWARDS** a three (3) year contract with an option to renew for two (2) additional years to the sole bidder meeting specifications, *Kennedy Industries of Wixom, MI*, for Pump Repair and Emergency Services on an as-needed basis at the Troy Family Aquatic Center, Troy Community Center and Stormwater Detention Basin Pump Stations, at unit prices contained in the bid tabulation opened June 3, 2021; contracts to expire June 30, 2026.

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

c) Standard Purchasing Resolution 4: H-GAC Cooperative Purchasing Program – Ladder Truck for the Fire Department

Suggested Resolution

Resolution #2021-06-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Apollo Fire Equipment of Romeo, MI*, the local authorized dealer in Michigan for Sutphen, for the purchase of one (1) Sutphen SLR75 Ladder Truck from *Sutphen Corporation of Dublin, OH* for an estimated total cost of \$894,239.47 as detailed in the attached proposal and as per the H-GAC Cooperative Purchasing Contract #FS12-19.

d) Standard Purchasing Resolution 4: Sourcewell Cooperative Purchasing Program – Air Tender Truck for the Fire Department

Suggested Resolution

Resolution #2021-06-

RESOLVED, That Troy City Council hereby **AWARDS** a contract to *Apollo Fire Equipment of Romeo, MI*, the local authorized dealer in Michigan for Hackney, for the purchase of one (1) Hackney Air Tender vehicle from *VT Hackney of Washington, NC* for an estimated total cost of \$396,309 as detailed in the attached proposal and as per the Sourcewell Cooperative Purchasing Contract #022818-VTH.

e) Award Standard Purchasing Resolution 3: Exercise Renewal Option – Workers' Compensation Renewal

Suggested Resolution

Resolution #2021-06-

RESOLVED, That Troy City Council **APPROVES** the one (1) year renewal Agreement with the Michigan Municipal League Workers' Compensation Fund for Workers' Compensation

Insurance and **AUTHORIZES** payment in an amount not to exceed the annual premium of \$658,217 for one (1) year and **AUTHORIZES** the City Attorney to execute any documents necessary for the renewal of the Agreement with the Michigan Municipal League Workers' Compensation Fund; contract to expire June 30, 2022.

**J-5 Request for Acceptance of Four Permanent Easements from GFA Development, Inc.
– Sidwell #88-20-27-331-030 and -032**

Suggested Resolution

Resolution #2021-06-

RESOLVED, That Troy City Council hereby **ACCEPTS** four permanent easements for storm sewers and surface drainage, and sidewalks from GFA Development, Inc., owner of the properties having Sidwell #88-20-27-331-030 and -032.

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

**J-6 Request for Acceptance of a Warranty Deed and Permanent Easements from
Regency of Troy, Sidwell #88-20-32-126-001**

Suggested Resolution

Resolution #2021-06-

RESOLVED, That Troy City Council **ACCEPTS** a warranty deed for right-of-way and three permanent easements for storm sewers and surface drainage, emergency ingress/egress, and water mains from Troy Senior Leasing, LLC, owner of the property having Sidwell #88-20-32-126-001.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the warranty deed and permanent easements with Oakland County Register of Deeds, copies 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: None Submitted

K-2 Memorandums (Items submitted to City Council that may require consideration at some future point in time):

- a) Chapter 107 – Troy Traffic and Motor Vehicle Ordinance

L. COUNCIL REFERRALS:

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

L-1 No Council Referrals

M. REPORTS:

M-1 Minutes – Boards and Committees: None Submitted

- a) Global Troy Advisory Committee-Final – November 18, 2020
- b) Global Troy Advisory Committee-Final – December 16, 2020
- c) Global Troy Advisory Committee-Final – January 13, 2021
- d) Retiree Healthcare Benefits Plan & Trust Board-Final – February 10, 2021
- e) Volunteer Firefighters' Incentive Plan & Trust Board of Trustees-Final – February 10, 2021
- f) Global Troy Advisory Committee-Final – February 20, 2021
- g) Employees' Retirement System Board of Trustees-Final – March 10, 2021

M-2 Department Reports:

- a) Annual Reporting – Troy Local Development Finance Authority (LDFA)
- b) Coronavirus State and Local Fiscal Recovery Funds

M-3 Letters of Appreciation: None Submitted

M-4 Proposed Proclamations/Resolutions from Other Organizations:

- a) Oakland County Board of Commissioners Miscellaneous Resolution MR #21177 – Endorsement of Greenhouse Gas Emission Reduction Goals and Creation of Environmental Sustainability Evaluation Standards

N. COUNCIL COMMENTS:

N-1 No Council Comments

O. CLOSED SESSION

O-1 No Closed Session

P. ADJOURNMENT:

Respectfully submitted,



Mark F. Miller
City Manager

2021 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**2021 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

June 28, 2021	Regular Meeting
July 12, 2021.....	Regular Meeting
July 26, 2021.....	Regular Meeting
August 9, 2021	Regular Meeting
August 30, 2021.....	Regular Meeting
September 13, 2021	Regular Meeting
September 27, 2021	Regular Meeting
October 11, 2021	Regular Meeting
October 25, 2021	Regular Meeting
November 8, 2021	Regular Meeting
November 22, 2021	Regular Meeting
December 6, 2021	Regular Meeting
December 13, 2021	Regular Meeting

**PROCLAMATION IN RECOGNITION & APPRECIATION
OF THE TROY GARDEN CLUB
ON THEIR 50TH ANNIVERSARY**

WHEREAS, The Troy Garden Club was established in 1971 to provide an opportunity for members to learn better horticulture practices, promote civic beauty, and conserve natural resources; and

WHEREAS, Troy Garden Club was open to people interested in gardening and those wanting to share their knowledge and experience with others. The club has grown from a modest start with 34 members meeting in each other's homes, to over one hundred members in 2021; and

WHEREAS, Early projects also included an annual flower show and annual garden walks began in 1974. Their annual **Garden Walk** proceeds are used to make horticultural-based donations to local and state nonprofits, as well as scholarships to students of horticulture; and

WHEREAS, Since 1973, **Troy Garden Club** members have given back to their community by beautifying the gardens at many City facilities including City Hall, Troy Public Library, and the Troy Historic Village. The Historic Village's first Herb Garden was planted in 1974 next to the Caswell House; and

WHEREAS, Troy Garden Club members have volunteered as hostesses serving refreshments at the annual Troy Historic Village's Christmas event each December since the 1980's and have also decorated the entire Village for this event since the 1990's; and

WHEREAS, Troy Garden Club members planted the ABC Garden, the Gazebo Garden and moved the Herb Garden next to the Log Cabin at the Historic Village. In 2011 they decided to take over all the garden beds at the Village and transformed it in 2013 to be one of their sites for their annual Garden Walk; and

WHEREAS, Over the years, the **Troy Garden Club** also donated funds to seed the Village lawn and provided landscape plants around the Niles-Barnard House and invaluable pro-bono consulting services regarding historically appropriate plants for many Historic Village programs; and

WHEREAS, The **Troy Garden Club** members have planted evergreens, petunias, marigolds, daffodil bulbs, purple mountain grass, and purple leaf canna in the spring in front of the Troy Public Library transforming the entranceway into a breathtaking and delightful sight for visitors; and

WHEREAS, The **Troy Garden Club** was honored in October 2019 with an award from Keep Michigan Beautiful, Inc., a non-profit state organization dedicated to promoting beautification, garden clean-up projects, combatting litter, and recycling. The KMB award recognized the efforts of the Club for their work at the Troy Public Library and the Troy Historic Village;

NOW, THEREFORE, BE IT KNOWN, That the City Council of the City of Troy takes this opportunity to express its appreciation to the **Troy Garden Club** for their hard work and dedication in beautifying the Troy community; and

BE IT FURTHER KNOWN, That the Troy City Council, City Management, and the citizens of the City of Troy, congratulate the **Troy Garden Club on their 50th Anniversary** and commend the **Troy Garden Club** for its tradition of promoting civic beauty and extend sincere thanks to all the members for their distinguished service.

Presented This 14th Day of June 2021

**PROCLAMATION FOR
POSTTRAUMATIC STRESS DISORDER AWARENESS MONTH
JUNE 2021**

WHEREAS, **Posttraumatic Stress Disorder (PTSD)** affects people of all ages and can occur after a person experiences trauma including, but not limited to the stress of combat, rape, sexual assault, child abuse, bombings, accidents and natural disasters, and affects approximately 8 million people in the United States annually; and

WHEREAS, **PTSD** is associated with chemical changes in the body's hormonal system and autonomic nervous system, and is characterized by symptoms including flashbacks, nightmares, insomnia, avoidance, hypervigilance, anxiety, and depression; and

WHEREAS, The brave men and women of the United States Armed Forces, who proudly serve the nation and risk their lives to protect our freedom, deserve the investment of every possible resource to ensure their lasting physical, mental, and emotional well-being; and

WHEREAS, Combat-related **PTSD** stress among our men and women in the Armed Forces is significantly pronounced, given that they are often exposed to highly traumatic events for weeks, months, and even years; and

WHEREAS, Between 10 and 30 percent of service members will develop **PTSD** within a year of leaving combat, while others may not develop symptoms until years later; and

WHEREAS, Despite its treatability, many cases of PTSD remain undiagnosed and untreated due to a lack of awareness of this condition and the persistent stigma associated with mental health conditions; and

WHEREAS, Raising awareness of this condition is necessary to remove the stigma and to encourage those suffering to seek proper and timely treatment that may save their lives. It is up to each of us to know that the PTSD Assessment form is a major tool to seek medical assistance; and

WHEREAS, All citizens suffering from **PTSD** deserve our consideration, and those who are affected by **PTSD** from wounds received while protecting our freedom, deserve our respect and special honor;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Troy recognizes **June 2021 as Posttraumatic Stress Disorder Month** to bring awareness to those with **PTSD** and to encourage people to reach out to their fellow citizens to provide support and remove the stigma associated with this disorder; and

BE IT FURTHER RESOLVED, That we call upon our citizens, public and private institutions, businesses and schools to recommit our state to increasing awareness and understanding of **Posttraumatic Stress Disorder**, and the need for appropriate and accessible services for all people with **PTSD** to promote recovery.

Presented this 14th day of June 2021



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: June 8, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2019-001) – Proposed MNK TROY 1, LLC Conditional Rezoning, East side of Rochester Road, South of Shallowdale, (88-20-14-152-001 and 88-20-14-301-031), Section 14, From R-1C (One Family Residential), RT (One Family Attached Residential) and EP (Environmental Protection) Districts to RT (One Family Attached Residential) District

The applicant MNK Troy1, LLC seeks a conditional rezoning of the subject parcel from R-1C, RT and EP to RT. A conditional rezoning is an amendment to the zoning district map, whereby the applicant voluntarily conditions approval of the rezoning to provide predictability and reduce the potential negative impacts of the development on neighboring properties. Conditional rezonings are authorized by Section 16.04 of the Zoning Ordinance.

The applicant voluntarily submitted conditions which place limitations on the rezoning. These conditions are listed in the Conditional Rezoning Agreement (draft) and illustrated on a concept sketch submitted by the applicant. The following is a summary of the conditions voluntarily offered by the applicant:

- Future development shall include a maximum of 8 buildings and 32 individual units, each with a 2-car garage.
- Building materials shall consist of durable low maintenance materials.
- A minimum of 9-guest parking spaces shall be provided.
- The detention basin shall be designed to store water for a limited time after a storm event and shall otherwise remain dry.
- In addition to the required open space buffer between this project and the abutting properties zoned R-1C, additional screening shall be provided along 250-feet of the southern property line.
- No exterior refuse containers shall be proposed.
- To eliminate potential headlight glare affecting the homes on the north side of the property, a building will be placed at the terminus of the northernmost driveway. This building shall meet the following requirements:
 - The building setback shall be a minimum of 35 feet from the north boundary line of the parcel;
 - The front entrance of all building units shall face north; and
 - The garage entrance of all building units shall face south.
- 3-rows of coniferous screening trees shall be provided on the east side of the detention pond and 2-rows of coniferous screening trees shall be provided on the north side of the detention pond.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

The applicant worked closely with neighbors abutting the property to ensure the conditions offered reflected their concerns. A representative of the homeowners abutting the subject property provided a letter (via email) providing support for the project on May 24, 2021. Many public comments submitted earlier in the process do not reflect this spirit of cooperation.

The site is within the Rochester Road classification in the City of Troy Master Plan, which contemplates medium density residential at this location.

The Planning Commission considered this application at two public meetings, held on October 22, 2019 and January 28, 2020. The Planning Commission held a public hearing on this item on January 14, 2020 and recommended approval of the rezoning by an 8-0 vote.

A Preliminary Site Plan Application for the development has been submitted the Planning Department however it cannot be processed unless and until the rezoning is approved by City Council. Preliminary Site Plan Approval will be the responsibility of the Planning Commission. The Preliminary Site Plan will be required to be consistent with the underlying zoning district and the voluntarily offered conditions in the Conditional Rezoning Agreement.

A City Council public hearing has been scheduled for June 14, 2021.

Attachments:

1. Maps
2. Conditional Rezoning Agreement (draft).
3. Memo prepared by Carlisle/Wortman Associates, Inc., dated January 21, 2020.
4. Application.
5. Public comment.
6. Minutes from October 22, 2019 Planning Commission Regular meeting (excerpt).
7. Minutes from January 28, 2020 Planning Commission Regular meeting (excerpt).



595 0 297 595Feet



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.



595 0 297 595Feet



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.

CONDITIONAL REZONING AGREEMENT

THIS CONDITIONAL REZONING AGREEMENT ("Agreement") is hereby entered by and between MNK Troy 1 LLC, 1052 Oaktree Lane, Bloomfield Hills, Michigan, 48304, ("Developer"), and the CITY OF TROY, MICHIGAN, a Michigan Municipal Corporation ("City"), on 500 W Big Beaver, Troy Michigan, 48084.

RECITALS

A. The Developer is currently the fee owner of real property located at 4516 and 4396 Rochester Road, Troy, Michigan, more specifically described on Exhibit A attached hereto ("Development Parcels").

B. The Developer intends to improve and develop the Development Parcels as an attached single family townhome community, and to facilitate this development, the Developer desires to have the Development Parcels re-zoned from RT, R1-C and EP to RT under the Troy Zoning Ordinance.

C. The Developer has voluntarily offered to enter into this Conditional Rezoning Agreement consistent with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

E. This Conditional Rezoning Agreement is made by the City pursuant to authority granted to the City under MCLA §125.3405, as amended.

F. The City, by action of its City Council at its meeting of _____, has accepted the offer of the Developer to enter into this Conditional Rezoning Agreement.

NOW, THEREFORE, MNK Troy 1 LLC and the City for the good and valuable consideration outlined in this Agreement, the receipt and sufficiency of which are hereby acknowledged, agree as follows:

ARTICLE 1
DEFINITIONS AND COVENANTS

1.1 “Commencement Date” means the date of _____, 2020, which is ten (10) days after the acceptance of the conditional rezoning offer by the City.

1.2 “Conditional Rezoning Agreement” shall mean Chapter 39, Section 16.04 of the City’s Zoning Ordinance, as amended, this Agreement, including the offered conditions, see Article 3.

1.2 “Improvements” means (a) acquisition of building permits; or (b) submission of required site bonds to the City; or (c) on-site improvements such as site grading, in-ground utility changes, and building staking.

1.3 “Troy Zoning Ordinance” means Chapter 39 of the Code of Ordinances of the City of Troy.

1.4 “Zoning Enabling Act” means State of Michigan’s Act 110 of the Public Acts of 2006, as amended (MCLA §125.3101, et. seq., as amended).

ARTICLE 2
DESCRIPTION OF DEVELOPMENT

2.1 **Development Description.** The development involves the construction of an attached single family townhome community consisting of no more than 32 units in eight buildings on the Development Parcels as shown in the concept only sketch in Exhibit B attached hereto.

2.2 **Development Parcel.** The Property is described on Exhibit A, attached hereto and also constitutes the entire property covered by this Agreement.

2.3 **Current Ownership of Property.** The Property is currently owned by MNK Troy 1 LLC.

2.4 **Concept Plan.** No drawings or other submittals for the Property have been approved by the City. Developer has submitted a concept plan, Exhibit B, which is non-binding on either party.

ARTICLE 3

CONDITIONS FOR REZONING

3.1 Voluntary Conditions. Under § 405 of the Michigan Zoning Enabling Act, Developer voluntarily offers and agrees to be bound by the following uses and restrictions as a condition to rezoning approval:

- a. MNK Troy 1 LLC intends to develop and improve the Property in accordance with the concept plan that was submitted and recommended for approval by the Troy Planning Commission resolution adopted at its January 28, 2020 meeting, and as adopted by the City Council on _____, 2020. However, the parties understand that the concept plan as submitted is not binding on either party. MNK Troy 1 LLC intends to submit site plans in accordance with the City's Zoning Ordinance which will then be reviewed by City Administration and Planning Commission in the usual course.
- b. The Development shall meet all requirements for the RT Zoning District under Section 4.07 of the Troy Zoning Ordinance.
- c. An Open Space Preservation Easement shall be submitted to the Troy City Council for acceptance and approval prior to final site plan approval. The easement shall cover the eastern portion of the Zoning Parcels and will be equal to the area currently zoned EP (0.93 acres). This area will provide approximately a 24% open space buffer from adjacent neighboring parcels to the east of the Zoning Parcels as depicted in the attached concept only sketch. (Exhibit B).
- d. The detention basin shall be designed to store water for a limited time after a storm event and shall otherwise remain dry per engineering design.
- e. Building materials shall consist of durable low maintenance or maintenance free materials, examples include but are not limited to brick, asphalt shingles, and plank siding. A variety of color palates will also be offered during the site plan review process which will be reviewed by the Troy Planning Commission.
- f. Each unit shall include a 2-car garage.
- g. A minimum of 9-guest parking spaces shall be provided.
- h. In addition to the required open space buffer between this project and the abutting properties zoned R-1C, additional screening shall

be provided along 250-feet of the southern property line as per Exhibit B.

- i. No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days.
- j. The Development shall include a maximum of 8 buildings and 32 individual units.
- k. To eliminate potential headlight glare affecting the homes on the north side of the property, specifically those homes located at 1016, 1030, and 1044 Shallowdale, a building will be placed at the terminus of the northernmost driveway as depicted on Exhibit B. This building shall meet the following requirements:
 - 1. The building setback shall be a minimum of 35 feet from the north boundary line of the parcel;
 - 2. The front entrance of all building units shall face North; and
 - 3. The garage entrance of all building units shall face south.
- l. To enhance screening of the Open Space Preservation Easement, 3-rows of coniferous screening trees shall be provided on the east side of the detention pond and 2-rows of coniferous screening trees shall be provided on the north side of the detention pond.

3.2 **Representation.** MNK Troy 1 LLC represents and confirms that the Property shall not be used or developed in a manner inconsistent with the conditions set forth in this Agreement.

3.3 **Expiration.** MNK Troy 1 LLC shall be subject to the expiration of the provisions of Section 16.04.E. of the Troy Zoning Ordinance and Section 6.2 of this Agreement.

ARTICLE 4

REZONING

4.1 **Resolution and Zoning Map Amendment.** Directly after City Council's approval of this Agreement, City Council shall pass a Resolution rezoning the Development Parcels from RT, R1-C, and EP zoning to RT zoning. That Resolution shall also state that the Zoning Map shall be amended to reflect a new zoning classification. The Planning Director shall take necessary action to amend the Zoning Map to the new classification along with a relevant designation that will provide reasonable notice of the Agreement. The Conditional Rezoning Approval and the amendment to the Zoning Map shall not become effective until the Agreement is recorded with the Oakland County Register of Deeds and a certified copy of the Agreement is filed with the City Clerk.

ARTICLE 5

DEVELOPER'S RIGHTS, OBLIGATIONS AND PROPERTY RESTRICTIONS

5.1 **Right to Develop.** MNK Troy 1 LLC shall have the right to develop the Property in accordance with the Conditional Rezoning Agreement once the City has approved the site plan. Final Site Plan Approval shall be in accordance with the City's Zoning Ordinance and this Agreement. If development and/or actions are undertaken on or with respect to the Property in violation of this Agreement, such development and/or actions shall constitute a violation of the City of Troy Code of Ordinances and deemed a nuisance per se. In such cases, the City may issue a stop work order relative to the Property and seek any other lawful remedies. Until curative action is taken to bring the Property into compliance with the Conditional Rezoning Agreement, the City may withhold or, following notice and an opportunity to be heard, revoke permits and certificates in addition to or in lieu of such other lawful action to achieve compliance.

5.2 **Compliance with Agreement.** All development, use, and improvement of the Property shall be subject to and in accordance with this Conditional Rezoning Agreement, all applicable City Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable City Ordinances and State law.

5.3 **Compliance with City Ordinances.** MNK Troy 1 LLC shall comply with the City Code of Ordinances, make any necessary application for permits and obtain any necessary permits for the development of the Property, including signage.

ARTICLE 6

THE CITY'S RIGHTS AND OBLIGATIONS

6.1 **Police Powers.** The action of the City in entering into this Conditional Rezoning Agreement is based upon the understanding that the intent and spirit of the police power objectives of the City relative to the Property are embodied in the Conditional Rezoning Agreement Documents and those powers are assured based upon the development and/or undertakings on the Property. The City is thus achieving its police power objective and has not, by this Agreement, bargained away or otherwise compromised any of its police power objectives.

6.2 **Expiration.** Conditional Rezoning approval shall expire following a period of two (2) years from the effective date of the rezoning as set out above unless progress has been diligently pursued and substantial completion has occurred in accordance with permits issued by the City. The City shall have the sole discretion to determine if progress has been diligently pursued by MNK Troy 1 LLC. The City, through its employees and agents, shall at all times be allowed to enter onto the Property to determine the progress of the development.

6.3 **Enforcement.** The City may initiate legal action for the enforcement of any of the provisions, requirements, and obligations set forth in this Agreement.

6.4 **Non-Compliance.** If MNK Troy 1 LLC is not developing the Property in compliance with this Agreement, the City may issue a stop work order as to any or all aspects of the Development, may deny the issuance of any requested building permit or certificate of occupancy within any part or all of the Development regardless of whether the Developer is the named applicant for such permit or certificate of occupancy, and may suspend further inspections of any or all aspects of the Development.

ARTICLE 7

GENERAL PROVISIONS

7.1 **The City's Representations and Warranties.** The City represents and warrants to MNK Troy 1 LLC as follows:

- a. **Authority.** The City has the authority to enter into this Agreement and to perform and carry out all obligations, covenants and provisions hereof. The City's authority shall be evidenced by appropriate resolutions.
- b. **Transfer of Ownership.** The transfer of title of the Property from MNK Troy 1 LLC to an entity in which the principals of MNK Troy 1 LLC do have an ownership interest, if such transfer is made prior to substantial completion of the Improvements, shall not constitute an event of default under this Conditional Rezoning Agreement;

- c. **Compliance.** The Conditional Rezoning Agreement complies with the requirements of City Ordinances, including the Troy Zoning Code.
- d. **Sole Authority.** The City Council is the sole and appropriate municipal body to enter into the Conditional Rezoning Agreement with MNK Troy 1 LLC.
- e. **Plan Review.** The City will timely review the plans and documents submitted for building permits, public utilities and signage, and any amendments thereto submitted by MNK Troy 1 LLC to achieve the purposes of this Conditional Rezoning Agreement.
- f. **Use.** The intended land use for the Property is a permissible use under the Troy Zoning Code and Troy Master Plan.
- g. **Validity of Use.** In the event that the Troy Zoning Code is amended such that the use provided for in this Agreement for the Property are no longer permitted uses of right, the use provided for in this Agreement and continuation of those uses shall be governed by the provisions of Troy's Zoning Ordinance governing non-conforming lots, uses and structures currently set forth in Article 14 of the Zoning Ordinances.
- h. **Restraints.** Neither the execution nor delivery of this Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the City's Charter, or any agreement to which the City is a party or by which it is bound.
- i. **Disclosure.** No representation or warranty by the City, or any statement or certificate furnished to MNK Troy 1 LLC pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.
- j. **Litigation.** The City has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect the City or its principals from carrying out the covenants and promises made herein.

7.2 **MNK Troy 1 LLC's Representations and Warranties.** MNK Troy 1 LLC represents and warrants to the City as follows:

- a. **Organization.** MNK Troy 1 LLC has all requisite power and authority to own and operate its assets and properties, to carry on business as now being conducted, and to enter into and perform the terms of the Conditional Rezoning Agreement.
- b. **Authorization.** The execution and delivery of this Agreement and consummation of the transactions contemplated hereby have been duly authorized by MNK Troy 1 LLC.
- c. **Restraints.** Neither the execution nor delivery of this Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, MNK Troy 1 LLC's organizational documents, or any agreement to which MNK Troy 1 LLC is a party or by which it is bound.
- d. **Disclosure.** No representation or warranty by MNK Troy 1 LLC, or any statement or certificate furnished to the City pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.
- e. **Litigation.** MNK Troy 1 LLC has no notice of and there is no pending or threatened litigation, administrative action or examination, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect MNK Troy 1 LLC or its principals from carrying out the covenants and promises made herein.
- f. **Financial.** MNK Troy 1 LLC is financially able to develop the Property.
- g. **Compliance with Laws.** MNK Troy 1 LLC shall comply with all Laws and all City ordinances applicable to the construction, ownership, maintenance, operation and use of the Property.

7.3 **Effective Date.** The effective date of this Conditional Agreement is ten (10) days after the date the Troy City approves the rezoning, or on the date the Agreement is recorded with the Oakland County Register of Deeds, whichever date is later.

ARTICLE 8

NOTICES

All notices, consents, approvals, requests and other communications, herein collectively called "Notices," required or permitted under this Conditional Rezoning Agreement shall be given in writing, signed by an authorized representative of the City, and MNK Troy LLC 1 and mailed by certified or registered mail, return receipt requested, personally delivered, sent by overnight courier or sent by e-mail to a party as follows:

To City: Planning Director
 City of Troy
 500 W. Big Beaver Road
 Troy, Michigan 48084
 Tel: (248) 524-3364
 Email: SavidantB@troymi.gov

With a Copy to: City Attorney
 City of Troy
 500 W. Big Beaver Road
 Troy, Michigan 48084
 Tel: (248) 524-3320
 Email: bluhmlg@troymi.gov

To MNK Troy 1 LLC: MNK Troy 1, LLC
 1052 Oaktree Lane
 Bloomfield Hills, Michigan 48304
 Telephone: (248) 895-5564
 Email: Arti@premiumdevgroup.com

With a copy to: [insert]

All such notices, certificates or other communications shall be deemed served upon the date of personal delivery, the day after delivery to a recognized overnight courier, the date of the transmission by facsimile or other electronic means is verified or two days after mailing by registered or certified mail. Any party may by notice given under this Conditional Zoning Agreement designate any further or different addresses or recipients to which subsequent notices, certificates or communications hereunder shall be sent.

ARTICLE 9

MISCELLANEOUS

9.1 **Non-Liability of City, Officials and Employees.** No City official, officer, employee, board member, city council member, elected or appointed official, attorneys,

consultants, advisors, agents and representatives, shall be personally liable to MNK Troy 1 LLC for any default or breach by the City of any obligation under this Conditional Rezoning Agreement or in any manner arising out of the performance of this Conditional Rezoning Agreement by any party.

9.2 **Successors/Provisions Running With the Land.** This Conditional Rezoning Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The provisions of Sections 3.1 and 5.1 of this Conditional Rezoning Agreement shall be deemed benefits and burdens which shall run with the Property.

9.3 **Recording.** This Conditional Rezoning Agreement shall be recorded with the Oakland County Register of Deeds at the expense of MNK Troy 1 LLC. MNK Troy 1 LLC shall provide the Troy City Clerk with a certified copy of the Agreement as recorded, showing the date of recording, liber and page numbers.

9.4 **Complete Agreement.** This Conditional Rezoning Agreement constitutes the entire agreement between the parties with respect to the subject of this Conditional Rezoning Agreement and it may not be amended or its terms varied except in writing and signed by the required parties.

9.5 **Conflicts.** In the event of conflict between the provisions of this Conditional Rezoning Agreement and the provision of the Troy Zoning Code, the provisions of this Agreement shall prevail in the following order: (i) this Agreement, (ii) the final site plan, (iii) Chapter 39, Section 16.04 of the City's Zoning Ordinance.

9.6 **Default Remedies of MNK Troy 1 LLC.** The City shall not be in default in any term or condition of this Agreement unless and until MNK Troy 1 LLC has provided the City with written notice that the City has failed to comply with an obligation under this Agreement, and the City has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period, in which case the City has failed to commence the cure within such period and thereafter diligently pursued the cure. In the event of a default, MNK Troy 1 LLC's sole remedy at law or in equity shall be the right to seek specific performance as to the issuance of approvals, consents, or the issuance of building permits required by the City pursuant to this Agreement.

9.7 **Default Remedies of City.** MNK Troy 1 LLC shall not be in default in any term or condition of this Agreement unless and until the City has provided MNK Troy 1 LLC with written notice that MNK Troy 1 LLC has failed to comply with an obligation under this Agreement, and MNK Troy 1 LLC has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period, in which case MNK Troy 1 LLC has failed to commence the cure within such period and thereafter diligently pursued the cure. In the event of a default, the City's sole remedy at law or in equity shall be the right to seek specific performance of the obligations of MNK Troy 1 LLC pursuant to this Agreement.

9.8 **Third-Party Beneficiaries.** No term or provision of this Conditional Rezoning Agreement is intended to be, or shall be, for the benefit of any person not a party to the Agreement, and no such person shall have any right or cause of action hereunder.

9.9 **Severability.** The invalidity of any article, section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, subsections, clauses, or provisions hereof, which shall remain valid and enforceable to the fullest extent permitted by law.

9.10 **Waiver of Breach.** A party to this Agreement does not waive any default, condition, promise, obligation, or requirement applicable to any other party hereunder, unless such waiver is in writing, signed by an authorized representative of that party, and expressly stated to constitute such waiver. Such waiver shall only apply to the extent given and shall not be deemed or construed to waive any such or other default, condition, promise, obligation, or requirement in any past or future instance. No failure of a party to insist upon strict performance of any covenant, agreement, term or condition of this Agreement or to the exercise of any right or remedy in the event of a default shall constitute a waiver of any such default in such covenant, agreement, term, or condition.

9.11 **Governing Law.** This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Michigan. MNK Troy 1 LLC agrees, consents and submits to the personal jurisdiction of any competent court of jurisdiction in Oakland County, Michigan, for any action brought against it arising out of this Agreement. MNK Troy 1 LLC also agrees that it will not commence any action against the City because of any matter whatsoever arising out of, or relating to, the validity, construction, interpretation and enforcement of this Agreement in any courts other than those within Oakland County, Michigan. Nothing hereunder shall be construed to limit or prohibit MNK Troy 1 LLC to petition or submit land use or zoning requests to the City after the Effective Date.

9.12 **Reasonableness.** After consulting with their respective attorneys, Developer and City confirm that this Agreement is authorized by and consistent with all applicable state and federal law and the United States and Michigan Constitutions, that the terms of this Agreement are reasonable, that they shall be estopped from taking a contrary position in the future, and that each shall be entitled to injunctive relief to prohibit any actions by the other inconsistent with the terms of this Agreement. Developer and the City fully accept and agree to the final terms, conditions, requirements and obligations of the Agreement and shall not be permitted in the future to claim that the effect of the Agreement results in an unreasonable limitation upon uses of all or a portion of the Property, or claim that enforcement of any of the Agreement causes an inverse condemnation or taking of all or a portion of the Property. Furthermore, it is agreed that the improvements and undertakings set forth in the Agreement are roughly proportional to the burden being created by the development, and to the benefit which will accrue to the Property as a result of the requirements represented by the development.

9.14 **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart.

MNK

Witness By: _____
[insert name]
Its: Managing Member

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this
____ day of _____, 2020, by [insert name], as Managing Member of [MNK].

_____, Notary Public
_____ County,
Acting in Oakland County
My Commission Expires: _____

Signatures continued on next Page

CITY OF TROY, MICHIGAN,
a Michigan municipality

Witness

By: _____
Ethan Baker
Its: Mayor

Witness

By: _____
M. Aileen Dickson
Its: Clerk

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this
____ day of _____, 2020, by Ethan Baker on behalf of the City of Troy, a Michigan
municipality.

_____, Notary Public
_____ County, Michigan
Acting in Oakland County
My Commission Expires: _____

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing Conditional Rezoning Agreement was acknowledged before me this
____ day of _____, 2020, by M. Aileen Dickson on behalf of the City of Troy, a
Michigan municipality.

_____, Notary Public
_____ County, Michigan
Acting in Oakland County
My Commission Expires: _____

Prepared by and when recorded return to:

MNK Troy 1, LLC
c/o Arti Mangla
1052 Oaktree Lane
Bloomfield Hills, Michigan 48304

Exhibit A

SITE INFORMATION:

The following described premises situated in the City of Troy, County of Oakland and State of Michigan, to-wit:

EXHIBIT B





Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 15, 2019
January 21, 2020

Conditional Rezoning Analysis For City of Troy, Michigan

Project Name:	MNK Troy 1, LLC
Location:	4516 and 4396 Rochester Road
Current Zoning:	RT, One-family Residential Attached; R-1C, One-family Residential; and EP, Environmental Protection
Proposed Rezoning:	Conditional Rezoning to RT, One-family Residential Attached
Required Information:	As provided within this review

PROJECT AND SITE DESCRIPTION

The applicant is proposing to rezone two parcels. The two parcels currently include split zoning of RT, One-family Residential Attached; R-1C, One-family Residential; and EP, Environmental Protection. The applicant has revised their application to seek approval to rezone the portion currently zoned EP, Environmental Protection to RT, Residential Attached. The previous application amended, but did not eliminate, the EP area. Thus, the applicant proposes to conditional rezone all portions of the two parcels to RT, One-family Residential Attached.

If rezoned, the applicant proposes to construct an attached residential development. On Page 8, of the applicant's November 21, 2019 report, the applicant notes the following voluntary conditions:

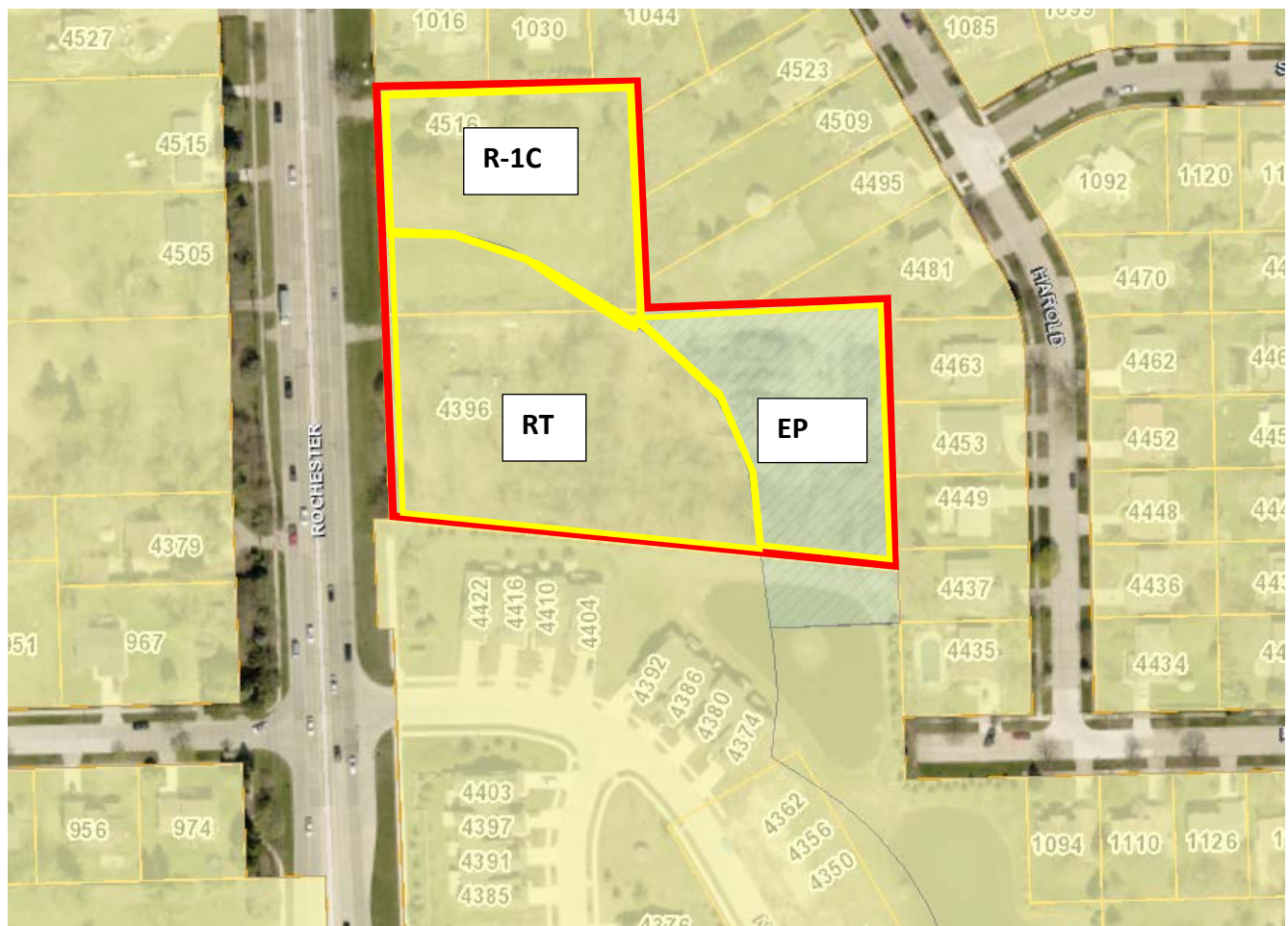
1. Development shall meet all requirements for the RT Zoning District.
2. An Open Space Preservation Easement shall be provided over the eastern portion of the site, in an area equal to that of the EP zoned area (0.93 ac) providing a guaranteed 24% open space buffer.

3. A dry detention basin will be provided with a 15' landscape buffer which will provide an enhanced screened area.
4. Building will consist of a mix of brick, asphalt shingles, plank siding, and a variety of color palates and durable low-maintenance or maintenance free materials.
5. Each unit shall have a 2-car garage. A minimum of 9-guest parking spaces will be provided.
6. In addition to required single-family screening to R-1C to the north, screening shall be provided for the existing two buildings, or up to 250-feet of Briggs Park, to the south.
7. No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days.

The applicant has submitted a concept plan for informational purposes only. If the conditional rezoning is approved the applicant will be required to submit a site plan that meets the conditions voluntarily offered by the applicant.

CURRENT ZONING

Currently the two parcels include three (3) different zoning designations:



3

- Intent of EP, Environmental Protection zone property is to serve as a buffer to residential from more intense uses
- Proposed reduction of EP, Environmental Protection zoned area and open space
- Consideration of homeowners who purchased homes with understanding of EP, Environmental Protection zoned property

CHANGES SINCE LAST PLANNING COMMISSION REVIEW

The applicant has revised their application to seek approval to conditionally rezone both the R-1C, One Family Residential and EP, Environmental Protection portions of the site to RT, One-family Residential Attached. As a condition of the rezoning, the applicant proposes to place a “Open Space Preservation Area” in the same approximate area as the currently zoned EP portion of the property. The applicant still proposes to maintain the detention pond within the rear portion of the site in the “Open Space Preservation Area”.

As noted in our previous review, the applicant incorrectly applied the area of the EP zoned area to their overall density. If the currently zoned EP portion was rezoned to RT, the applicant would be able to use the newly rezoned RT, One-family Residential Attached and “Open Space Preservation Area” portions towards the overall site density.

Please note that the applicant has not identified what are the rights, uses, and limitations of the “Open Space Preservation Area.” If this rezoning is recommended for approval, additional details of the “Open Space Preservation Area” will need to be provided.

[illegible]

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 and other low impact uses along Rochester Road north of Wattles.

The Master Plan was updated in 2017, and also retained both medium density residential and other limited low impact uses along Rochester Road north of Wattles. From a land use perspective, the updated 2017 Master Plan calls for this site:

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, and other low impact uses for the past 10 years.

PROPOSED DEVELOPMENT VS. BY-RIGHT

The stated intent of the RT, One Family Attached District is as follows:

SECTION 4.07 RT, One Family Attached District

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 stated intent of the EP, Environmental Protection District is as follows:

SECTION 4.12 EP, Environmental Protection District

A. Intent. Natural features and open space areas constitute important physical, aesthetic, recreation and economic assets of the City. Therefore, the City of Troy has enacted a series

of development options and Zoning Districts which have, as a portion of their intent, the conservation, preservation and provision of open space and natural resource areas. The intent of the EP, Environmental Protection District is to act in concert with these development options and Zoning Districts and to recognize other areas warranting preservation, conservation, or protection, in such a manner as to: provide for the protection, preservation, use, and maintenance of natural resource areas, minimizing disturbance to them, and to prevent damage resultant from their loss; protect natural resource and open space areas for their economic support of property values when allowed to remain in an undisturbed natural state; provide for the paramount public concern for these natural resource areas in the interest of health, safety, and the general welfare of the residents of the City of Troy; and promote the public health, safety, and general welfare by preventing or minimizing loss or damage to property, and personal injury, due to flooding.

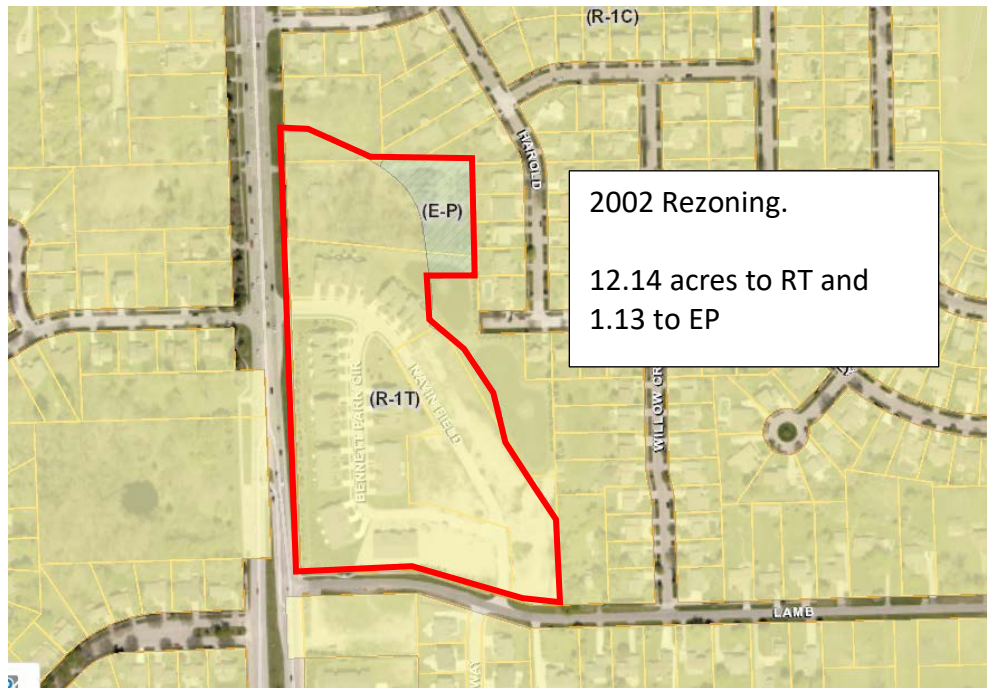
The table below outlines the development differences of the proposed plan versus what could be done by-right under the current zoning:

	By-Right Existing RT, R-1C, and EP Zoning	Proposed by applicant if rezoned to RT
Density	R-1C: +/- 4 RT: +/- 16 EP: 0	RT: +/- 32
Height	2.5 stories and 30 feet	2.5 stories and 30 feet
Setbacks	R-1C: Front (Rochester): 50 feet Sides: 10/20 feet total Rear: 40 feet RT: Front (Rochester): 50 feet Sides: 5 / 15 feet total Rear: 35 feet	Front (Rochester): 50 feet Sides: 5 / 15 feet total Rear: 35 feet
Open Space	R-1C: Max % of lot covered by building: 30% RT: Max % of lot covered by building: 30% + 20% landscape area	RT: Max % of lot covered by building: 20% + 20% Open Space

ZONING HISTORY

In 2002, the city rezoned 12.14 (net) acres to RT and 1.13 (net) acres to EP. Approximately 11 acres of the site zoned RT was developed for the attached residential development directly south of the parcels in question. The remaining 0.99 acres of the RT zoned property is the portion of the site that the applicant would like to develop.

Please note that the area of the site currently zoned R-1C that the applicant is seeking to rezone was originally part of



the area proposed for rezoning in 2002. During Planning Commission and City Council deliberation, the portion of the site that is currently zoned R-1C was dropped from the rezoning request. At the time of 2002 rezoning, the City Council felt that portion of the site zoned R-1C and EP would provide a good transition to the single-family residential uses to the north and east.

The applicant provided additional zoning details in their November 21, 2019 memo. The applicant's additional zoning details includes copies of Planning Commission minutes, previous non-approved concept plans, and original rezoning requests. Adjacent property owner, Jim McCauly, in a January 20, 2020 refutes many of the points made by the applicant. It is difficult, and potentially irresponsible, for today's Planning Commission or City Council to interpret the discussion, thoughts, or motivation of a Planning Commission and City Council from almost 20 years ago. We cannot confirm the intent of requiring the EP zoning, nor whether or not the EP zoned area would be allowed to be used for Stormwater Detention during the site plan review process.

Previous discussion aside, the fact today is that a portion of the site is zoned EP, Environmental Protection. The fundamental purpose of the EP zoning is to provide a preserved buffer and environmental protection area between two divergent land uses. EP zoning does not allow the area to be counted towards overall density, but does allow for "stormwater detention" if said detention is designed in a naturalized manner including the use of "best management practices." The detention location and design would have to be approved by the Planning Commission as part of the site plan approval process.

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.*

Though the conditional rezoning is one application and must be considered holistically, there are really two separate rezoning questions that the Planning Commission must consider. The first is the rezoning of the front portion of the site from R-1C to RT. The site has been master-planned for medium density multiple family residential for 20 years, and other low impact uses for the past 10 years. Rezoning the portion of the site from R-1C, One-family Residential to RT, One-family Residential Attached is consistent with the Master Plan. In addition, the applicant is providing increased setbacks along the northern and eastern property line to provide an additional buffer.

The second rezoning discussion is regarding the portion zoned EP, Environmental Protection. Fundamentally the applicant is seeking a rezoning to use the area that is currently designed as EP, Environmental Protection for both their density calculations, as well stormwater management. As the concept plan shows, the detention pond is not “naturalized” and appears to be a rather utilitarian design. The proposed screening is a double row of trees, where the spacing, height and species are not identified. The detention area and tree screening as presented does not provide much of a site amenity or a naturalized area to either the future residents of the development or adjacent properties.

RECOMMENDATIONS

We recommend that the Planning Commission consider the application, consider public comments, and provide direction to the applicant.



CARLISLE/WORTMAN ASSOC., INC.

Benjamin R. Carlisle, AICP, LEED AP



Civil Engineers | Land Surveyors | Landscape Architects

experienced. responsive. passion for quality.

Corporate Office: 2430 Rochester Court • Suite 100 • Troy, MI 48083
t: 248.689.9090 • f: 248.689.1044 • www.peainc.com

November 21, 2019
PEA Project No: 2018-300

Mr. Brent Savidant
Community Development Director
City of Troy Planning Department
500 W. Big Beaver
Troy, MI 48084

RE: CR JPLN2019-001
Conditional Rezoning Application – 2nd submittal
Parcels 20-14-152-001 and 20-14-301-031
4516 and 4396 Rochester Road
City of Troy, Oakland County, Michigan

Dear Mr. Savidant:

At the October 22, 2019 City of Troy Planning Commission meeting, we participated in a Public Hearing to present the proposed rezoning of two parcels located on the East side of Rochester Road, South of Shallowdale. Based on feedback from the public, city staff, and the commissioners, we requested to be postponed to refine our application.

On behalf of **MNK Troy 1, LLC**, we respectfully re-submit this petition to conditionally rezone Parcel #20-14-152-001 and Parcel #20-14-301-031 to RT (One-family Residential).

Prior to 2006, the City of Troy Zoning Ordinance did not have a zoning mechanism to provide open space buffers. Despite the fact that there may not be environmentally sensitive issues, the EP (Environmental Protection) zoning district was commonly used to provide a buffer between two different zoning classifications.

This is the case for #4516 and #4396 Rochester Road, which were rezoned in 2002 for a specific site plan submitted by the applicant for an 18-ac assemblage. The EP zoning was designated over the detention pond shown on #4396 to provide an open space buffer between a few houses of the Shallowdale Subdivision and the proposed development. The curvilinear zoning lines follow a path that is unique to a site plan which was abandoned by the applicant and can no longer be built because 12-acres of the original 18-ac project have been developed as Briggs Park (2006). Almost 40% of parcel #4396 was designated as EP. The “wonky” zoning was left in place and remains a burden on the property.

Utilizing an Open Space Preservation Agreement, the petitioner proposes to reconfigure the “wonky” zoning lines to better develop these two properties. The 0.93-ac EP designated area will be removed and replaced with an Open Space agreement which was not available at the time of the rezoning in 2002. The easement provides a more specific and permanent mechanism to preserve open space versus the EP zoning district.

Project and Site Description:

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, we are requesting the Zoning Map of the City of Troy be amended to conditionally rezone #4516 and #4396 Rochester Road, being parcel number 20-14-152-001 and 20-14-301-031, from RT, R-1C, and EP to RT (One-family Residential).

Findings of Fact:

1. In March 2002, Biltmore Land Co. applied to rezone 14-parcels (totaling 18-acres), including #4516 and #4396 Rochester Road (***Exhibit 1***). The Planning Department recommended approval of the rezoning of the entire 18-acres to RT.
2. In 2002, the Future Land Use plan designated the property as Medium Density Residential and in the 2019 staff report it was stated the same.
3. In July 2002, Biltmore revised their plan and submitted a second site plan, with the consent of the Planning Department, providing a 35 to 50-ft wide buffer on the north and eastern boundary (***Exhibit 2***). The meeting minutes from July 16, 2002 indicated:
 - a. There were no Natural features on #4516 & #4396, per the Environmental Impact Study (EIS).
 - b. The rezoning was consistent with the future land use
 - c. The petitioner agreed to revise their rezoning request to provide an EP zoning district to **“serve as a land use buffer between the future attached condominium development and the Shallow Brook Subdivision”**

This request was postponed by the City Council and sent back to Planning Commission.

4. In 2002, the Open Space ordinance was not in place and EP zoning was intended to be used to create an open space buffer. The detention pond was shown placed in the EP zoned area. Per the 5/14/02 PC meeting, Commission Waller stated, “No ordinance in place for open space...” (***Exhibit 3***)
5. In September 2002, Biltmore Properties, after several submittals and input from staff, submitted a final site plan (***Exhibit 4***). This final site plan showed part of #4396 as a detention pond and requested to rezone the said area to EP, the only zoning available at the time to assure and implement open space and buffer as requested by neighbors. In the absence of an open space policy, the oddly shaped

EP zoning was created to follow the shape of the pond. The site plan was approved by the commissioners, staff and the neighbors with a clear understanding that the area will have a detention pond and would act as open space.

The following excerpts are from the (Planning Director Mr. Miller letter to the Commission dated 9/5/2002 (**Exhibit 5**) and 9/10/2002 PC Meeting notes attached – (**Exhibit 6**):

- *Mr. Miller letter stated “a detention pond is proposed for the property to be rezoned to EP and used as a land buffer”;*
- *Mr. Miller letter stated “the property rezoned to EP may be used as land use buffer pursuant to section 8.10 and 8.50.07... a detention pond may be designed as a part of the land use buffer ...”;*
- *PC Meeting Commissioner Chamberlin added “the part that would be rezoned EP and then used as a detention..... the amount of property being rezoned EP is that the size of 6:1 or 4:1 detention?”;*
- *Biltmore responded “it will be detention”;*
- *Commissioner Littman mentioned “...guaranteeing its (EP) going to be a detention pond”;*
- *Staff added “EP zoning ...would provide an open space”;*
- *Commissioner Littman stated “is detention pond considered natural open space”*
- *Staff responded, “it could be”.*

The neighboring residents and Mr. McCauley, from Shallowdale Subdivision HOA President, participated in the meeting and were satisfied with the approval of the detention pond and open space as buffer. Despite there was no ordinance requirement to provide such a buffer, the city approved the buffer with a pond for the benefit of the few neighbors and assured it by placing an EP zoning district in absence of any other means.

This September 2002 plan removed the EP strip along the perimeter which was submitted earlier in May 2002 and created a detention pond over a 0.93-ac of open space to be designated as EP on #4396. Minutes from the September 10, 2002 meeting show the commissioners focused on the fact that the detention pond was located within the EP zoning to provide an open space area. This approval created three different zoning districts on #4516 and #4396 (**Exhibit 7**).

6. Due to the lack agreements with parcel owners, the developer, Biltmore Properties, failed to purchase the properties and the 2002 approved site plan was abandoned leaving the EP zoned area on #4396 meaningless and the owner encumbered with an awkward zoning designation and shape.
7. In 2005, a new developer, APR Development, applied for a new site plan after purchasing 12.3-ac of the original 18-ac. This plan did not include #4516 and #4396, possibly due to the EP encumbrance. A special study public hearing was held in August 2005. The plan was revised and presented at the December 2005

Planning Commission Meeting. The minutes show that there was no discussion about the previously approved site plan and the zonings that were placed on #4516 and #4396 at the time. Briggs Park was zoned RT and EP. The site plan was approved without the EP area size increasing to include the entire pond area, nor was an open space buffer required. The new site plan was approved at the December Planning Commission meeting, and administratively re-approved in September 2006. (*Exhibit 8*)

Based on the 12/13/05 PC meeting minutes, the city approved Briggs Park with two ponds on the east side of the development. The surrounding residents and Mr. McCauley were present at the meeting, met with the developer, and were satisfied with the ponds adjacent to their development. (*Exhibit 9*) Even though the 2002 site plan had expired and was replaced with the newly approved 2006 site plan without the 4516 & 4396 parcels, the 2002 EP designation was not revised to include the entire Briggs Park Detention Basin. An open space buffer was not created to include the basin area; hence Briggs Park was not required to provide a "formal" buffer between itself and the adjacent parcel (#4396).

8. The attached affidavit from the 2002 owner of parcel #4396 states that he had not signed any agreements with Biltmore as contended in their 3/26/2002 application. (*Exhibit 10*) The owner indicates that he was not aware of any rezoning (the property was rented) and received no compensation from anyone. Biltmore had no authority to encumber his property with EP zoning. No proof of ownership or agreements could be found in the city files. At the time of selling the parcel, the owner and buyer broker met with the staff who assured of a reversal and an easy rezoning process as the approved plan was abandoned. Having satisfied that the rezoning will be no problem, the sale was consummated at above the market value.
9. Current owners, MNK, understood prior to purchasing the property that it contained EP zoning and they met the staff over the years with various concepts including a mixed-use concept. In 2018 and 2019 MNK had meetings with the City of Troy staff, including the full team of engineers and architects. The staff was very supportive of the development with an open space buffer which included a pond in the EP area, consistent with 2002 and 2006 approvals. The applicants understanding regarding the allowed density during these discussions was to calculate it for the entire area not excluding the EP as the definition of EP area did not specify any exclusion. Hence all concepts were shown as such. Neighbors were informed about the past open space buffer requirements. All engineering concepts showed the EP area as open space with a pond. This seemed satisfactory to all.
10. Recent site plans approved by the city, set a precedence that detention ponds were acceptable in EP zoned open space areas.

- Whispering Park: This site was conditional rezoned from EP to R1C with overlaid open space. The detention basin was located in the open space area.
- Dequindre Taco Bell: This site placed underground detention in the 40' wide EP area that buffered the neighboring residential property. A buffer wall and landscaping were added in the EP area.

Future Land Use:

The City of Troy Master Plan indicates the subject parcels are in the "Rochester Road" future land use district. The intent of this district is to promote a regional model green corridor with a strong focus on access management. The Master Plan states that lower impact uses, like condominiums, should be encouraged along the Rochester Road corridor frontage between Neighborhood Nodes. Additionally, the Master Plan recommendation for the Rochester Road Corridor, RT Zoning meets the definition of the "Missing Middle" which is lacking in Troy. "Missing Middle housing is composed of smaller single-family homes, duplexes, fourplexes, lofts, townhouses, mid-scale apartments and live-work units. Missing Middle housing achieves moderate density that can be appealing to both younger and older populations."

Proposed Use & Site Plan:

Under the proposed conditional rezoning (*Exhibit 11*), the east side of the property will remain as a transition zone and open space buffer between the proposed attached single-family dwellings and the existing neighborhood to the east. We propose to eliminate the EP zoning and, in its place, provide an equal sized Open Space Preservation Area (0.93-ac) that will be reconfigured to straighten out the existing unique curved zoning districts currently impacting the properties. The closest distance between the proposed condominium to the rear of the closest existing home is approximately 185-ft.

As stated in the City of Troy Zoning Ordinance, open space is defined as: "A parcel or area of land that is intended to provide light and air, and is designed for resource protection, aesthetic, or recreational purposes. Open space uses may include, but are not limited to lawns, decorative plantings, walkways, active and passive recreation areas, land use buffers, playgrounds, fountains, woodlands, wetlands and bio-retention facilities. Open space shall not include streets, driveways, parking lots, or other surfaces designed or intended for vehicular traffic." As the low point to the parcel is located at the southeast corner of the site, the petitioner proposes to provide detention within the open space area similar to the 2002 previously approved site plan on this property, and other recent developments in the city.

Approximately 50% of the site is currently zoned RT. We propose to rezone the remaining R1-C area to RT in order to create a uniformly zoned property. "Briggs Park" to the south is already zoned RT. The requested change is consistent with adjacent zoning district

and no spot zoning will occur. In addition, similar rezoning on Rochester Road has been approved both north and south of this property.

The proposed development (**Exhibit 12**), shall be limited to 9-buildings and 32 total units. Each unit is an attached two and a half-story single-family residential unit. Each unit will be 1400 to 1700-SF and include an attached 2-car garage. The buildings will be materials consisting of a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials. The open space area will include a dry detention basin and landscape screening between the proposed buildings and the Shallowdale Subdivision.

Surrounding Zoning and Land Use:

The property is located on the east side of Rochester Road between Wattles and Long Lake Roads. The parcel has a lot width of 416-feet, a lot depth of 485-feet, and approximately 164,132 square feet or 3.77 acres of lot area and allowing a maximum of 32 units. Each parcel is currently developed with a one-family residence. Surrounding uses include single-family dwellings to the north, east and west, and multiple-family dwellings to the south.

Proposed Development vs. By-right:

	By-Right Existing RT, R-1C, and EP Zoning	Proposed RT Zoning
Density	R-1C: +/- 4 RT: +/- 16 EP: 0	RT: +/- 32
Height	2.5 stores and 30 feet	2.5 stores and 30 feet
Setbacks	R-1C: Front (Rochester): 50 feet Sides: 10/20 feet total Rear: 40 feet RT: Front (Rochester): 50 feet Sides: 5/15 feet total Rear: 35 feet	Front (Rochester): 50 feet Sides: 10/40 feet total Rear: 35 feet
Lot Coverage	R-1C: Max % of lot covered by building: 30% RT: Max % of lot covered by building: 30% + 20% landscape area	RT: Max % of lot covered by building: 30% + 20% landscape area
Open Space	R-1C: 0% RT: 0%	RT: 24% (0.93 ac)

Public Involvement:

In order to present the project and seek input from the surrounding homeowners, the petitioner met with several of the residences in Shallowbrook Subdivision. Letters of support, from three of the homeowners surrounding the property were provided to the petitioner after meeting with them and are included with this submittal (***Exhibit 13***). The petitioners met with Jon and Wendy Hughes at 4495 Harold (with tennis court) and reviewed the basic plan and both expressed satisfaction with screening and development. The petitioner also met with Jim McCauley, the President of the Shallowbrook Homeowners Association and discussed with him the proposed site plan, and his concerns about screening, construction quality, location of pond and reason thereof, the problem of wet ponds and therefore no wet pond, detention, no gazebo, the large buffer and open space to be left in place provided which shall not have any negative impact on their property but would rather enhance it due to the quality of development. As the four houses on the east boundary of 4396 current view consists of a tall green wall of shrubs and trees and no visibility beyond it, petitioner assured him that the adequate screening will be provided, and the view maintained. He also mentioned no gazebo and no wet pond. McCauley expressed his concerns about the EP zoning and the petitioner assured that it will take into consideration all his comments.

Rezoning Standards/Reasons of Recommendation:

The petitioner's request for rezoning is based upon the following:

- A. The uniquely shaped EP/buffer area rezoning was for a specific site plan presented by Biltmore that was abandoned. Subsequently, Briggs Park was developed which made the original site plan impossible to build.
- B. There are no natural features on #4396 to protect, as per the definition of EP. The EP zoned area was proposed to be used as a detention pond and considered to be open space buffer at the time of the 2002 rezoning approval.
- C. The proposal to designate the EP as Open Space satisfies the intent of the same buffer as was intended by the then planning commission.
- D. According to the Master Plan for the Rochester Road Corridor, RT Zoning meets the definition of the "Missing Middle" which is lacking in Troy. "Missing Middle housing is composed of smaller single-family homes, duplexes, fourplexes, lofts, townhouses, mid-scale apartments and live-work units. Missing Middle housing achieves moderate density that can be appealing to both younger and older populations."
- E. The majority of the site is currently zoned RT which allows medium density attached residential dwellings. The requested One-Family Attached Residential District is consistent with the future land use map. Adjacent properties with the same planned future use designation were developed with multiple family dwelling units. The proposed number of multiple-family dwelling units is consistent with the characteristics of surrounding buildings and uses.

- F. Rezoning would create a uniform district that could not be provided prior to the Michigan Zoning Enabling Act.
- G. The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- H. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.
- I. The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety and welfare.
- J. There is an apparent demand in the City for multiple-family dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.
- K. The requested One-Family Attached Residential District does not create an isolated and unplanned spot zone as adjacent properties to the south are zoned RT.
- L. The rezoning of the property does not unreasonably impact the adjacent properties or its values.

Voluntary Conditions:

Under Section 405 of the Zoning Enabling Act, the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land. These conditions result in recognizable and material benefits to the city that would unlikely be achieved otherwise under the site's existing zoning.

The following conditions are provided voluntarily as conditions of rezoning approval:

- 1. Development shall meet all requirements for the RT Zoning District.
- 2. An Open Space Preservation Easement shall be provided over the eastern portion of the site, in an area equal to that of the EP zoned area (0.93 ac) providing a guaranteed 24% open space buffer.
- 3. A dry detention basin will be provided with a 15' landscape buffer which will provide an enhanced screened area.
- 4. Building materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials.
- 5. Each Unit shall have a 2-car garage. A minimum of 9-guest parking space shall be provided.
- 6. In addition to required single-family screening to R-1C to the north, screening shall be provided for the existing two buildings, or up to 250-feet of Briggs Park, to the south.
- 7. No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days.

The proposed rezoning will allow the site to be developed in a manner consistent with the City of Troy's Master Plan and maintains the intended open space buffer between proposed condominium and the existing single-family homes better than if the site was developed under its current zoning.

In summary, the very reason for using the 2002 EP zoning was to provide a guaranteed open space / buffer area with a pond. In 2006, in the absence of an open space ordinance, the Briggs Park detention pond area created an open space buffer. The EP area was not expanded to include the pond area, nor was a formal open space buffer required. The 2002 site plan was abandoned, and new site plans were provided; however, the EP zoning was left in place despite no longer fitting the 2002 layout. Based on these facts the applicant requests to rezone the EP zoning to RT zoning, which is consistent with City of Troy staff, neighbors, and commissioner's 2002 and 2006 approvals. The applicant declares that the current EP area will be used as a dry detention pond, like what was shown on the 2002 approval. The applicant also proposes to provide adequate screening in the setback area to give a similar view as currently provided from the neighbor's backyards. (A wall of trees at the property line). It should also be noted that invasive and dying trees will be removed from the EP area.

Thank you for your consideration,

PEA, Inc.

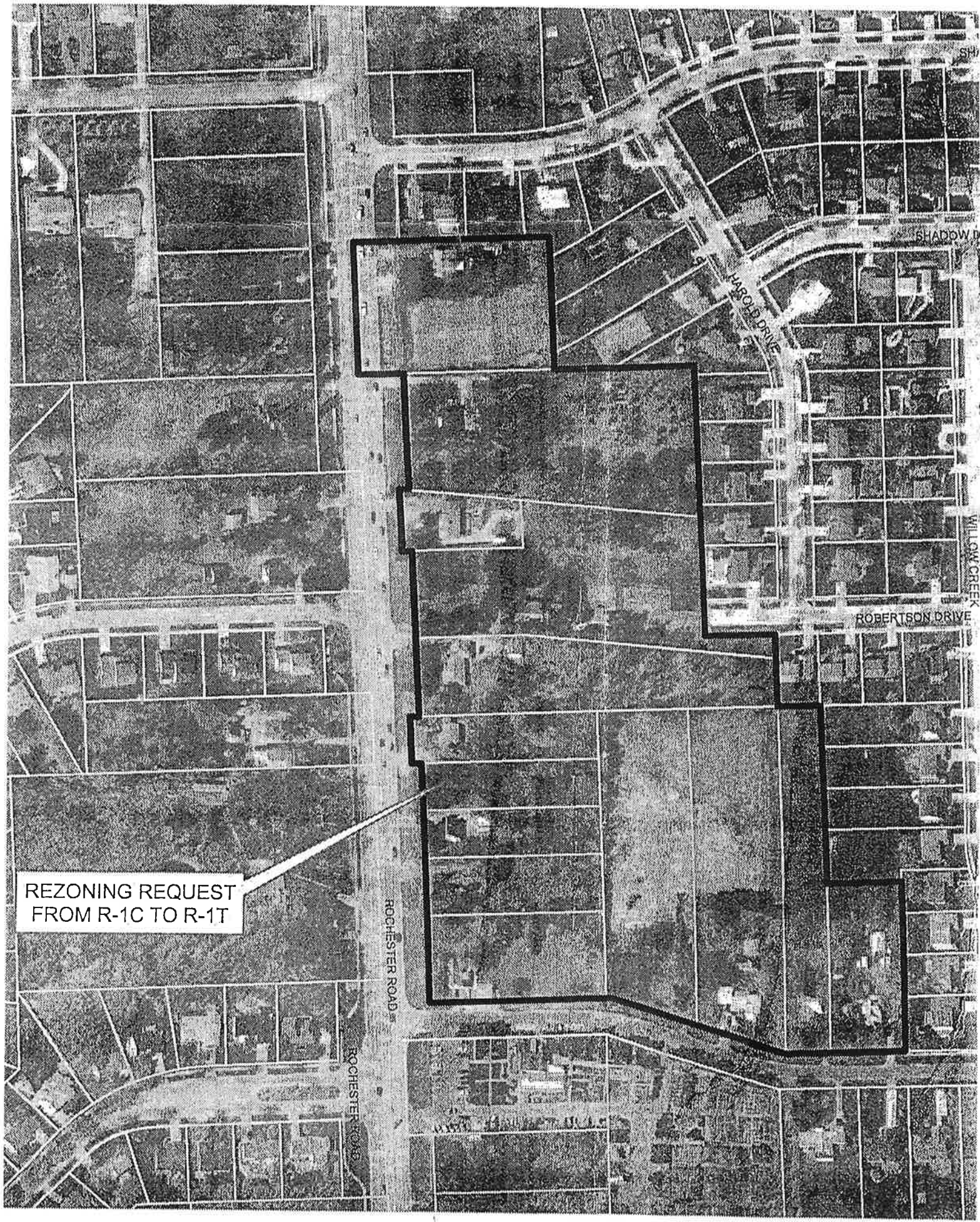


John B. Thompson, PE
Senior Project Manager

Attachment: Application

- Exhibit 1 – 3/02 Biltmore Rezoning Request
- Exhibit 2 – 7/02 Biltmore Site Plan and 7/02 Public Hearing notes
- Exhibit 3 – 5/02 Planning Commission Meeting Minutes
- Exhibit 4 – 9/02 Biltmore Approved Site Plan
- Exhibit 5 - 09/02 Letter from Planning Director to Planning Commission
- Exhibit 6 – 9/02 Planning Commission Meeting Minutes
- Exhibit 7 – 9/02 Approved Zoning Map Sketch
- Exhibit 8 – 9/06 Briggs Park Site Plan
- Exhibit 9 – 12/05 Planning Commission Meeting Minutes
- Exhibit 10 – Affidavit from George Khalife
- Exhibit 11– Proposed Rezoning Sketch
- Exhibit 12 – Conditional Rezoning Plan
- Exhibit 13 – Letter of Support #1016 Shallowdale, #4453 Harold, #4432 Harold

EXHIBIT 1



REZONING REQUEST
FROM R-1C TO R-1T

ROCHESTER ROAD

ROCHESTER ROAD

HAROLD DRIVE

ROBERTSON DRIVE

WILLOW CREEK

SHADOW DRIVE

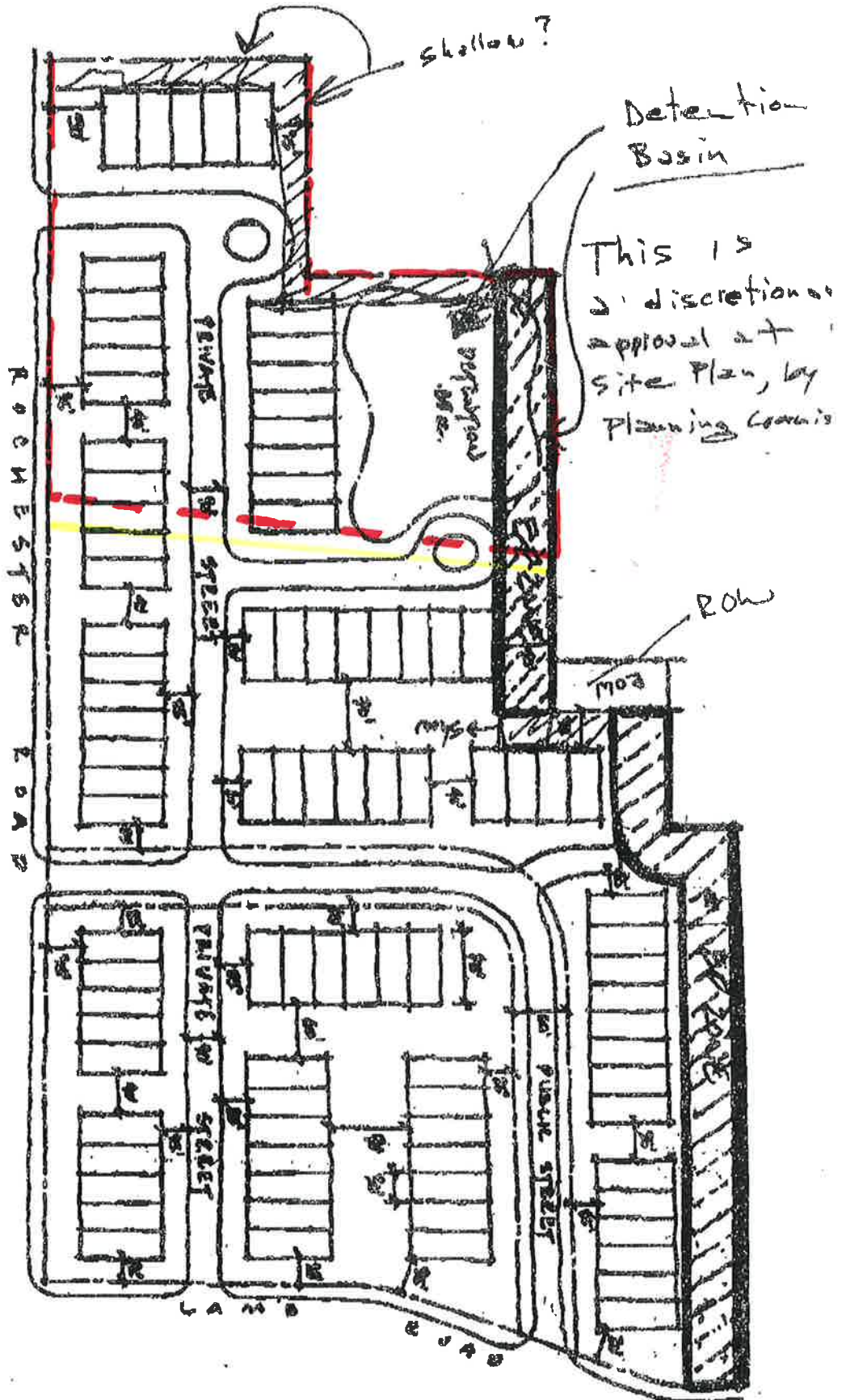
EXHIBIT 2

ROCHESTER ROAD SITE
City of Troy, Michigan

BARTON ASSOCIATES
ARCHITECTS & PLANNERS

Philadelphia
610.399.8825

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without written permission from the authors of the project.



6/8/02

July 16, 2002

C-3
JUL 22 2002
Postpone for
60 Days →
Advise at P.C.
Level.

To: The Honorable Mayor and City Council

From: John Szerlag, City Manager
Gary Shripka, Assistant City Manager/Services
Mark Miller, Planning Director *MM*

Subject: PUBLIC HEARING - PROPOSED REZONING (Z-681) – Proposed Wattles Road Condominium, East side of Rochester, North side of Lamb, Section 14 R-1C to R-1T & E-P, Section 14

David Stollman, Biltmore Land Co. LLC submitted a R-1C One Family Residential to R-1T Medium Density Residential and E-P Environmental Protection rezoning request for 18.10 acres of land located on the east side of Rochester Road and the north side of Lamb Road. The subject properties are large lot single family residences. This rezoning proposal consolidates 13 properties west of the Shallow Brook Subdivision. An Environmental Impact Statement was submitted with the application. It appears that no natural features are located on the subject properties.

The current use of the subject properties includes 10 single family homes and 3 vacant residential parcels. The adjacent land uses include: single family residences to the north, east, and west; and Tom's Landscape Nursery to the south.

The current Future Land Use Plan designation for the subject property is Medium Density Residential. The adjacent land use designations include: Medium Density Residential to the north, south, and west; and Low Density Residential to the east.

The current zoning district classification of the subject property is R-1C One Family Residential. The adjacent zoning district classifications include: R-1C One Family Residential to the north, south, east, and west.

On May 14, 2002 the Planning Commission conducted a public hearing regarding the rezoning request. Ten residents of the Shallow Brook Subdivision spoke in opposition at the public hearing. Subsequently the Planning Commission recommended denial of the R-1T rezoning request for the overall subject property, for the following reason, "Parcel is large enough to be developed as currently zoned and there is no real need for rezoning." Since the Planning Commission meeting, the petitioner and Planning Department discussed possible zoning district solutions to provide a transitional or buffer area between the proposed R-1T zoning and the R-1C zoning of the Shallow Brook Subdivision.

? Med? Future Land Use Plan
? Will this become a lawsuit!

indout
1999
revision
Stop
Office
Commission
present
Stop
detesting
Homes
on
large parcel
fronting

EXHIBIT 3

Mr. Kramer stated that he would like to have the petitioner address the most basic question and that is what is the benefit to the City of Troy to double the density of this project.

Mr. Stollman stated that one of the major issues of the City was lack of housing for those who couldn't afford to buy a home or who no longer wanted to live in a house. These type of densities allow for condominiums to help balance the use of housing stock

Mr. Littman stated that nothing is permanent. Do you have a thought on what these units would sell for.

Mr. Stollman stated anywhere from \$250,000 to \$350,000.

Mr. Kramer stated that we received a summary from the City Assessor on the property valuation, and asked Mr. Miller if he remembered the number of condominiums. It was a very large number already because this Commission has approved so many in the past year.

Mr. Miller stated he did not remember the number.

Mr. Waller stated that recently the State amended the City and Village Zoning Act, with open space provisions. We don't have an ordinance yet to comply, but does this particular parcel of 18 acres fit that open space provision.

Ms. Lancaster stated that we will have to develop cluster zoning in conformance with the amendment.

Mr. Waller asked the petitioner if the cluster option is an option.

Mr. Stollman stated that we do not meet the criteria for the open space preservation amendment.

Mr. Wright stated he agrees with the residents. This parcel is large enough for single family homes.

Proposed Resolution

Moved by Wright

Seconded by Kramer

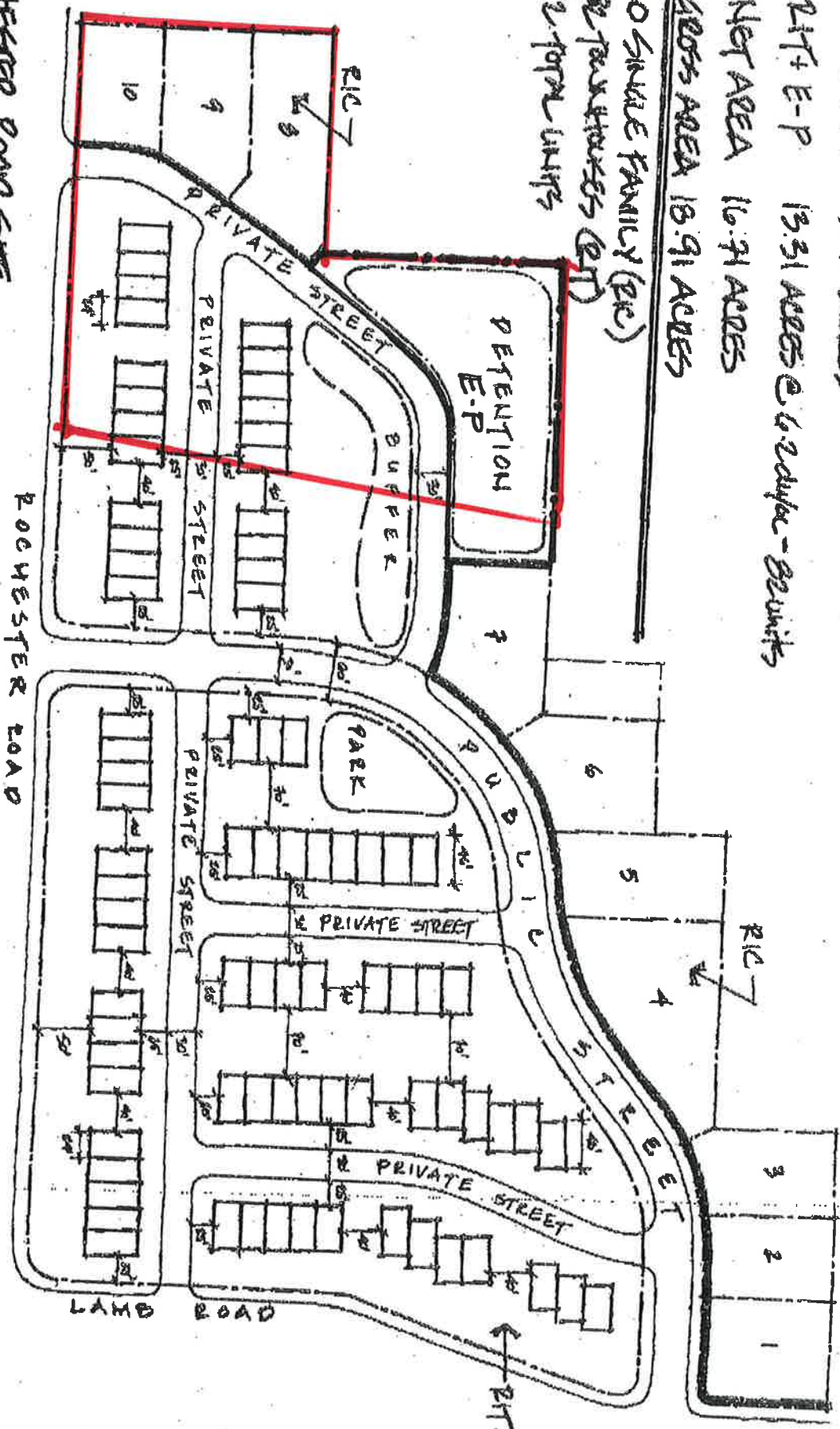
RESOLVED, that the Planning Commission hereby recommends to the City Council that the R-1C to R-1T rezoning request located on the east side of Rochester Road and north of Lamb Road in Section 14, being 18.10 acres in size, be denied for the following reason:

EXHIBIT 4

DECKING CALCULATION

- RIC AREA 3.40 ACRES
- 217 E-P 13.31 ACRES @ 6.2 duplex - 82 units
- NET AREA 16.71 ACRES
- GROSS AREA 18.91 ACRES

- 10 SINGLE FAMILY (RIC)
- 82 TOWNHOUSES (E-P)
- 92 TOTAL UNITS



CONCEPT PLAN

POCWESTER ROAD SITE
TROY, MICHIGAN
(24' X 46') TOWNHOUSES

BARTON & Associates
ARCHITECTS PLANNERS

BARTON & Associates, L.P. • BARTON & Associates, Inc. • Thomas C. Barton III, AIA
704 E. Main Street, 3rd Floor, Northbrook, IL 60062-1402 Phone 610.930.2800 Fax 610.930.2808

EXHIBIT 5

September 5, 2002

TO: The Planning Commission

From: Mark F. Miller, Planning Director *MF*
Brent Savidant, Principal Planner *RBS*
Ronald Figlan, Planner *RF*
Paula Preston Bratto, Planner *PBB*

SUBJECT: REZONING APPLICATION – Z-#681, Biltmore Rezoning, East side of Rochester Road, north of Lamb Road, section 14 – R-1C to R-1T and E-P.

GENERAL INFORMATION

Name of Owner / Applicant:
Biltmore Properties Corporation.

Location of Subject Property:
The parcel is located on the east side of Rochester Road, north of Lamb Road in section 14.

Size of Subject Parcel:
The parcel is approximately 18.71 net acres in size.

Current Use of Subject Property:
Single-family residences.

Current Zoning Classification:
The property is currently zoned R-1C One Family Residential.

Proposed Zoning of Subject Parcel:
The applicant is proposing to rezone 0.93 acres to E-P Environmental Protection, 12.38 (net) acres to R-1T One Family Attached and retain 3.40 (net) acres as R-1C One Family Residential. The applicant has provided legal descriptions of each proposed Zoning District.

Proposed Uses and Buildings on Subject Parcel:
The applicant has submitted a conceptual sketch of the proposed development. The sketch shows a development comprised of 82 one family attached dwellings on the R-1T-zoned property and 10 detached single-family homes on the property which is to remain R-1C. A detention pond is proposed for the property proposed to be rezoned to E-P and used as a land use buffer, as permitted by the Zoning Ordinance. A public street runs through the property, connecting

Lamb Road to Rochester Road. A number of private streets also connect to the public streets.

Robertson Drive is not shown to extend through to Rochester Road.

Note that this sketch is not binding in any way and does not constitute a site plan. It is intended only to show what the applicant conceptually plans to do with the property once rezoned

Current Use of Adjacent Parcels:

North: Single-family residences.

South: Tom's Landscape and single-family residences.

East: Single-family residences.

West: Single-family residences.

Zoning Classification of Adjacent Parcels:

North: R-1C One Family Residential.

South: R-1C One Family Residential.

East: R-1C One Family Residential.

West: R-1C One Family Residential.

Parcel History:

The applicant applied to rezone 18.10 gross acres to R-1T. At the May 14, 2002, Planning Commission Public Hearing, the Planning Commission recommended denial of the application. The applicant revised their application to provide an E-P rezoning request to act as a land use buffer. At the July 22, 2002, City Council Public Hearing, the City Council recommended the application be postponed for sixty (60) days and sent the application back to the Planning Commission for reconsideration. The applicant has resubmitted the application, including an additional parcel, and is seeking to rezone only 12.38 (net) acres of the 16.71 (net) acre parcel to R-1T. Of the remaining 5.42 acres, 3.40 (net) acres will remain R-1C and 0.93 acres will be rezoned to E-P. This portion of the property will serve as a transition zone and land use buffer between the attached single-family dwellings and the existing neighborhood to the east.

ANALYSIS

Range of Uses Permitted in Proposed Zoning Districts and Potential Build-out Scenario:

All uses that are principal permitted uses in the R-1A through R-1E Zoning Districts are also principal permitted uses in the R-1T Zoning District. Two family dwellings and one family attached dwellings are also principal permitted uses. The applicant could develop 82 attached units on the portion of the property zoned R-1T, based on Zoning Ordinance requirements. This is the same number of lots shown on the sketch plan.

The property rezoned to E-P Environmental Protection may be used as a land use buffer pursuant to Section 8.10.00 and 8.50.07. A detention pond may be designed as part of the land use buffer, if approved by the Planning Commission.

Vehicular and Non-motorized Access:

There is potential vehicular access to the property from Rochester Road, Lamb Road and Robertson Drive. The applicant submitted a sketch that shows vehicular access to Lamb Road and Rochester Road.

Potential Stormwater and Utility Issues:

It does not appear that there are any utility issues associated with the site. The applicant will need to provide stormwater detention on the property.

Natural Features and Floodplains:

The Natural Features Map indicates that there are no significant natural features located on the property.

Compliance with Future Land Use Plan:

The Future Land Use Plan designates this area as Medium Density Residential. The Plan correlates the Medium Density Residential classification with the R-1T One Family attached Zoning District. The rezoning application complies with the Future Land Use Plan.

PLANNING DEPARTMENT RECOMMENDATION

The rezoning application complies with the Future Land Use Plan. The portion of the property to remain R-1C will serve as a transition area between the attached housing in the R-1T Zoning District and the adjacent R-1C property. The portion of the property zoned E-P will buffer the development from the adjacent residential area.

The rezoning request is compatible with existing land uses and zoning districts.

At the May 14, 2002, Planning Commission Public Hearing for the initial R-1T rezoning application, area residents' voiced their concerns about rezoning the

EXHIBIT 6

7. PUBLIC HEARING - PROPOSED REZONING (Revised Request) (Z-681) – Proposed Rochester Road Condominium Development, East side of Rochester, North side of Lamb, Section 14 – R-1C to R-1T & E-P

Mr. Savidant presented a summary of the Planning Department report for the proposed Rochester Road Condominium rezoning request.

Mr. Chamberlain asked, the part that would be rezoned E-P and then used as a detention basin, is that a detention basin 6:1 or 4:1 slope?

Mr. Savidant replied, that is an issue that will be ironed out in the Site Plan stage.

Mr. Starr asked, do we have actual numbers of the distance of the R-1T to the east? How deep is it from Rochester Road?

Mr. Savidant stated that his estimate is approximately 700 feet. It is difficult to measure at this time because the line is not straight.

Kevin Kohls, 2025 West Long Lake, stated that he represented Biltmore Properties Corporation. There has been a lot of work that has gone into this rezoning request and since the earlier recommendation of denial by this Commission, Biltmore has worked closely with the neighbors and the Planning Department to make this work by looking at the adjacent property. The zoning that we are presenting to you tonight solves a lot of difficulties, i.e., difficulties encountered by the neighbors, difficulties we've encountered in processing this, and difficulties by the City. We bring to the table tonight a proposal that preserves the existing zoning along the easterly edge of this property and to the north which complies entirely with the Master Plan, will prevent Robertson from being extended to Rochester Road and will limit the curb cuts from this difficult assembly onto Rochester Road. The legal description that you have been presented tonight is a slight modification to reduce the acres requested for rezoning. The result is a plan that we expect will be very successful. The home and condominium prices will be in the \$250,000 range, certainly comparable to the surrounding homes.

Mr. Chamberlain asked, if the amount of property that is being proposed to be rezoned E-P, is that the size of a 6:1 or a 4:1 detention?

Mr. Kohls replied, it will be a 6:1 detention, very gentle slope, without fences.

Mr. Chamberlain stated that the Commission was handed a letter tonight in which a request was made that it become part of the record by a Ron Angle, 4437 Harold Drive, Troy.

Public hearing opened.

John Moran, 1110 Robertson, stated he did not know what 6:1 detention pond meant and asked what would the maximum drop be?

Mr. Chamberlain stated that the Commission is unable to answer that at this time. What we are trying to do is eliminate the chain link fences altogether. We would like to see 6:1 so they are able to get in there with mowers; and with a 6:1 slope, if there's water in it, people can get out of it. That is where we are coming from.

Paul Stockyj, Attorney for owners of Parcel #1, stated that the Sevedra family have been residents of the City of Troy for quite some time. Members of the family are present here tonight. Mr. Sevedra senior accumulated this property lot by lot and it took him several decades to do that. He had a dream to have this property developed someday. Unfortunately, he is not going to be present to see that dream realized because he passed away in June of 2002. Family members that are present here today would like to see this property be developed.

Ron Angle, 4437 Harold, stated that he has backed up to this property for 26 years. His concern is the opening of Robertson. He does not want Robertson being opened. However, looking at a development back there would be better than looking at what is presently back there. He would like to look at something that is halfway decent back there.

Public hearing closed.

Mr. Littman commented on this E-P zoning guaranteeing it's going to be a detention pond, and that by being turned over to the City, it will be protected from development. With it being an E-P area, he doesn't understand why it needs to be rezoned.

Mr. Savidant stated that E-P zoning was sought by the surrounding area residents. It would provide an open space area that would serve as a buffer and could never be developed.

Mr. Littman asked, is the detention pond considered natural open space?

Mr. Savidant stated that it could be. The City does require that detention ponds typically be turned over to the City for maintenance.

Ms. Lancaster stated that if it's turned over to the City, it is the City's responsibility to maintain it.

Mr. Kramer stated that he does not remember any automatic designation that E-P zones are dedicated to the City.

EXHIBIT 7

EXHIBIT 8

9. SITE PLAN REVIEW (SP 921) – Proposed Briggs Crossing Condominium, North side of Lamb, East side of Rochester Road, Section 14 – R-1T and R-1C

Mr. Savidant presented a brief summary of the proposed Briggs Crossing Condominium.

Brad Byarski of 2617 Beacon Hill, Auburn Hills, was present to represent the petitioner, Michigan Home Builders. Mr. Byarski provided an overview of two development concepts. One design provides a storm water detention pond in the northeast corner of the property and 61 units. The alternate design provides a “wet” storm water retention pond, a park area and 66 units; this concept would require a 5-foot front yard setback variance.

Comments were solicited from around the table. Members voiced concerns with the proposed setbacks, density, parking and sidewalks.

Mr. Byarski provided an update on the proposed PUD 5, Caswell Town Center, located on the east side of Rochester Road, south of South Boulevard.

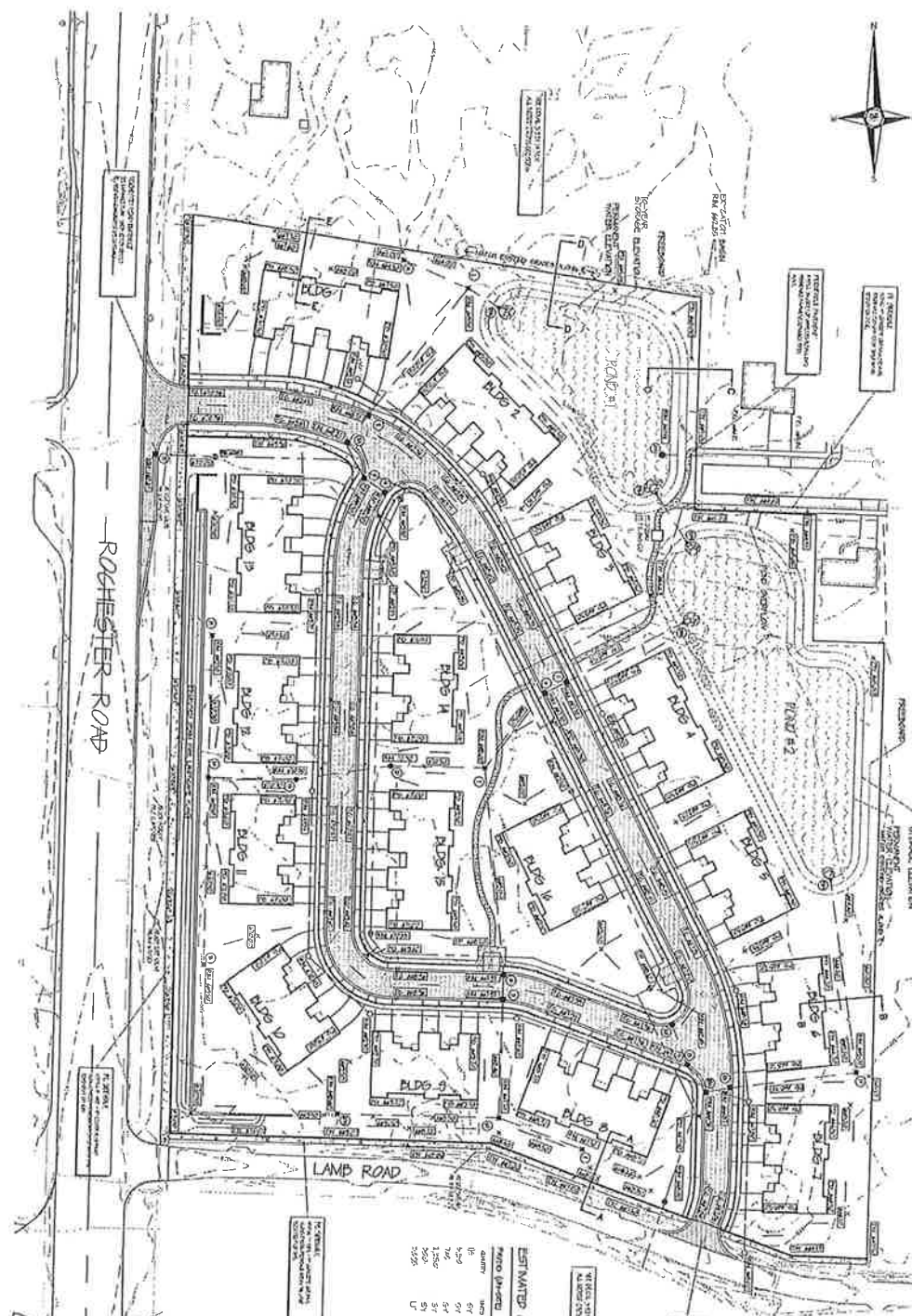
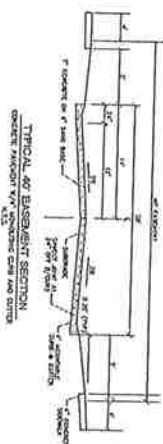
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EXHIBIT 9

RESOLVED, The City of Troy has a problem in its industrial zone of a multitude of vacancies and the tax base is being eroded; therefore the Planning Commission hereby recommends to the City Council that Paragraph 04.20.73, Indoor Commercial Recreation Facility, include performance studios, performance theaters and art studios, and that other facilities may be included in this paragraph as well as the facilities named in that paragraph in the language in front of us tonight.

Yes: All present (7)
No: None
Absent: Schultz, Waller

MOTION CARRIED

SITE PLAN REVIEW

7. **SITE PLAN REVIEW (SP 921)** – Proposed Briggs Park Condominium, North side of Lamb, East side of Rochester Road, Section 14 – R-1T, R-1C and E-P

Mr. Savidant presented a summary of the Planning Department report for the proposed Briggs Park Condominium, and reported that it is the recommendation of the Planning Department to approve the site plan as submitted with the condition that the 8-foot wide sidewalk on the east side of Rochester Road is concrete, as opposed to asphalt as shown on the site plan.

Mr. Savidant provided clarification on the setbacks.

The petitioner, Brad Byarski of Michigan Homes Builders, 13400 Canal, Sterling Heights, was present. Mr. Byarski provided a brief history of the site and addressed a previous submission of which the Planning Commission had concerns relating to density, sidewalks, guest parking, and an easement variance. Mr. Byarski reviewed the new site plan and presented drawings and elevations of the proposed development. He agreed to change the sidewalk on the east side of Rochester Road from asphalt to concrete.

[Mr. Kulesza arrived at 8:35 p.m.]

Discussion followed with respect to guest parking, on-street parking, snow removal, and storm water management.

Resolution # PC-2005-12-194

Moved by: Chamberlain
Seconded by: Khan

RESOLVED, That Preliminary Site Plan Approval, as requested for the proposed Briggs Park Condominium, located on the north side of Lamb, east of Rochester,

located in Section 14, on approximately 12.13 acres, within the R-1T, E-P and R-1C zoning districts, is hereby granted, subject to the following conditions:

1. The 8-foot wide sidewalk on the east side of Rochester Road shall be concrete, as per City of Troy Engineering Standards.
2. That on-street parking is provided opposite the fire hydrants especially in the area on the north side of the island.
3. Provide bioswales.

Discussion.

Members of the audience asked to speak. Chair Strat said public comment on a site plan review is at the discretion of the Chair, and the floor would not be opened at this time.

Vote on the motion on the floor.

Yes: Chamberlain, Drake-Batts, Khan, Littman
No: Strat, Wright
Abstain: Vleck
Absent: Schultz, Waller

MOTION FAILED

Mr. Vleck abstained because he thought the public should have an opportunity to speak on the matter.

Mr. Wright indicated his no vote was for the same reason.

Chair Strat voted no because the petitioner did not adhere to the recommendations of the Environmental Specialist as relates to storm water management.

Resolution # PC-2005-12-195

Moved by: Littman
Seconded by: Vleck

RESOLVED, To reconsider the issue with public input, not limited to what the Chairman chooses.

Yes: Chamberlain, Khan, Littman, Strat, Vleck, Wright
No: Drake-Batts
Absent: Schultz, Waller

MOTION CARRIED

Ms. Drake-Batts said the submission has been before this body three times, with no participation from the public yet. They have had three times to give their piece.

Chair Strat opened the floor for public comment.

Jim McCauley of 4435 Harold, Troy, was present. Mr. McCauley is President of the Shallowbrook Homeowners Association. He said they have been before this body at the time of the rezoning requests, but notices were not sent out on the proposed development and site plan review. Mr. McCauley provided a brief history of the previous rezoning requests, in which an agreement was worked out with the developer to provide a buffer for the single family homes in the area. Mr. McCauley distributed an informational handout to the members and addressed potential violations/conflicts with the Zoning Ordinance, specifically Article 12.50.05 as relates to a required 60-foot right of way for property over 10 acres in size and Article 12.50.08 as relates to rear perimeter setbacks. Mr. McCauley said they are not against condominiums but they want an appropriate buffer zone provided between the medium density and single family homes, as originally negotiated.

John Moran of 1110 Robertson, Troy, was present. Mr. Moran expressed concern with the 8-foot retention pond, specifically the potential danger to children. He said there is not a market for condominiums and he would prefer to see site condominiums going in there.

The floor was closed.

Mr. Chamberlain asked for comment from the Assistant City Attorney on the setback concern addressed by the first speaker.

Mr. Motzny replied that he discussed the setback matter with the Planning Director, and Mr. Miller indicated that the setback provisions are being complied with.

Mr. Miller stated that a yard is measured from the structure to the property line, and noted that the definition of yard is in the definition section of the Zoning Ordinance. Mr. Miller said there is nothing in the ordinance that requires the subject property to be under all one zoning district. He said the proposed setback is equal to, or greater than, the single family setback requirement.

Ms. Drake-Batts questioned why residents were not notified of the meeting.

Mr. Miller replied that site plan approval does not require public notification.

Ms. Drake-Batts said she shares the concern of the 8-foot depth of the pond.

Mr. Miller said there are provisions for ponds as long as certain engineering standards are met. Mr. Miller said the depth of a pond is not a zoning issue but is regulated under the engineering development standards.

Chair Strat shared his concern with the pond's accessibility and potential vulnerability. Chair Strat said there are many areas of the site plan that could be improved upon.

It was noted that the site plan indicates a 1:6 slope on the pond and no fence would be required.

Mr. Khan stated that people pay premiums to purchase lots that back up to lakes and he has no problem with the pond.

Resolution # PC-2005-12-196

Moved by: Vleck

Seconded by: Chamberlain

RESOLVED, That Preliminary Site Plan Approval, as requested for the proposed Briggs Park Condominium, located on the north side of Lamb, east of Rochester, located in Section 14, on approximately 12.13 acres, within the R-1T, E-P and R-1C zoning districts, is hereby granted, subject to the following conditions:

1. The 8-foot wide sidewalk on the east side of Rochester Road shall be concrete, as per City of Troy Engineering Standards.
2. The water mains will be moved to the outside of the island area to provide for on-street parking within the island area.

Yes: Chamberlain, Drake-Batts, Khan, Littman, Vleck, Wright

No: Strat

Absent: Schultz, Waller

MOTION CARRIED

Chair Strat voted no because none of the environmental standards requested by the Environmental Specialist are being implemented into the site plan.

STUDY ITEM

10. **PLANNED UNIT DEVELOPMENT (PUD 5)** – Proposed Caswell Town Center including 14 single family homes, 74 condominium units, ±19,000 s.f. retail space and the existing Petruzzello's banquet center, Southeast corner of Rochester Road and South Blvd., Section 2 – B-3 (General Business), P-1 (Vehicular Parking) and R-1D (One Family Residential) Districts

Mr. Miller said that, in general, City Management views the proposed PUD as a good development plan and feels it would be a dramatic improvement for the area. Mr. Miller said reviews by City departments and the Planning Consultant have identified some issues that need to be resolved.

EXHIBIT 10

AFFIDAVIT

I George Khalife, resident of 4577 Wintergreen, Troy, MI do hereby solemnly declare as follows;

1. That I was the owner of 4396 Rochester Road, Troy MI, during the years 2001-2004.
2. That the property was rented, and I did not live there.
3. That sometimes in early 2002 Biltmore Land Co. met my real estate agent George Jabbour and expressed a desire to purchase my property, but we could not agree on the price. No other meeting ever happened thereafter.
4. That neither I nor my agent ever received any option or purchase agreement with Biltmore Land Co. and no such agreements were ever signed by me.
5. That I was never informed or consented to any re-zoning on my property to Biltmore Land Co.
6. That I was never offered, took nor received any compensation for any rezoning of my property.
7. That any statements or documents presented by Biltmore about the ownership of my parcel on any rezoning application or otherwise was false and a misrepresentation.
8. That in 2004, thru my agent I learnt about the rezoning of my property (as I never lived there) and he stated that the rezoning was in error.
9. That to the best of my belief the City was not presented with an agreement showing Biltmore ownership on which basis Biltmore was granted the rezoning.
10. That the erroneous rezoning by Biltmore/City caused irreparable harm to my property at the time. My 50% of the property was zoned EP without our participation and any benefit to us and my rights to develop were taken away.
11. That after rezoning, Biltmore walked away from all owners due to lack of agreements and a new developer bought the property from the Saavendra Family and no offer was ever made for our property by the new developer. The new buyer just bought the clean parcels south of us and had all the benefit of the EP zoning on my parcel.
12. In July 2004, thru Mr. George Jabbour, we signed a purchase agreement with Premium Construction. George Jabbour got the due diligence papers and helped Premium and after getting satisfactory answers from City regarding rezoning, Premium closed.

 10-25-2014

George Khalife: 4577 Wintergreen, Troy MI

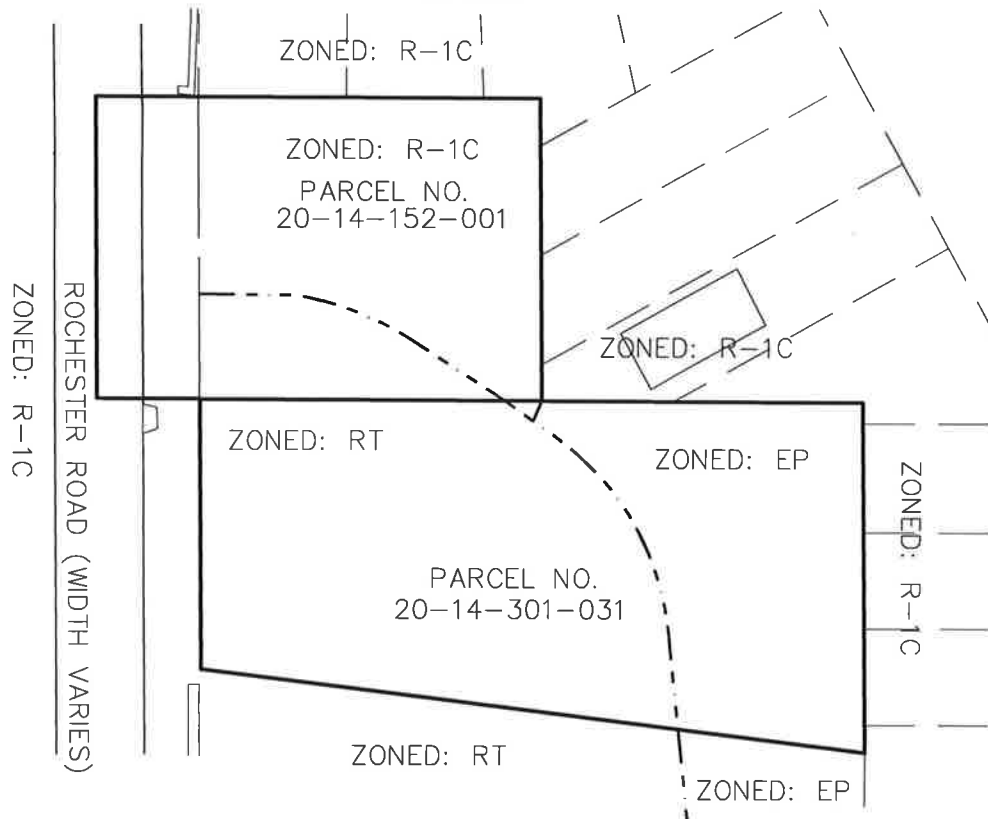
Witness:



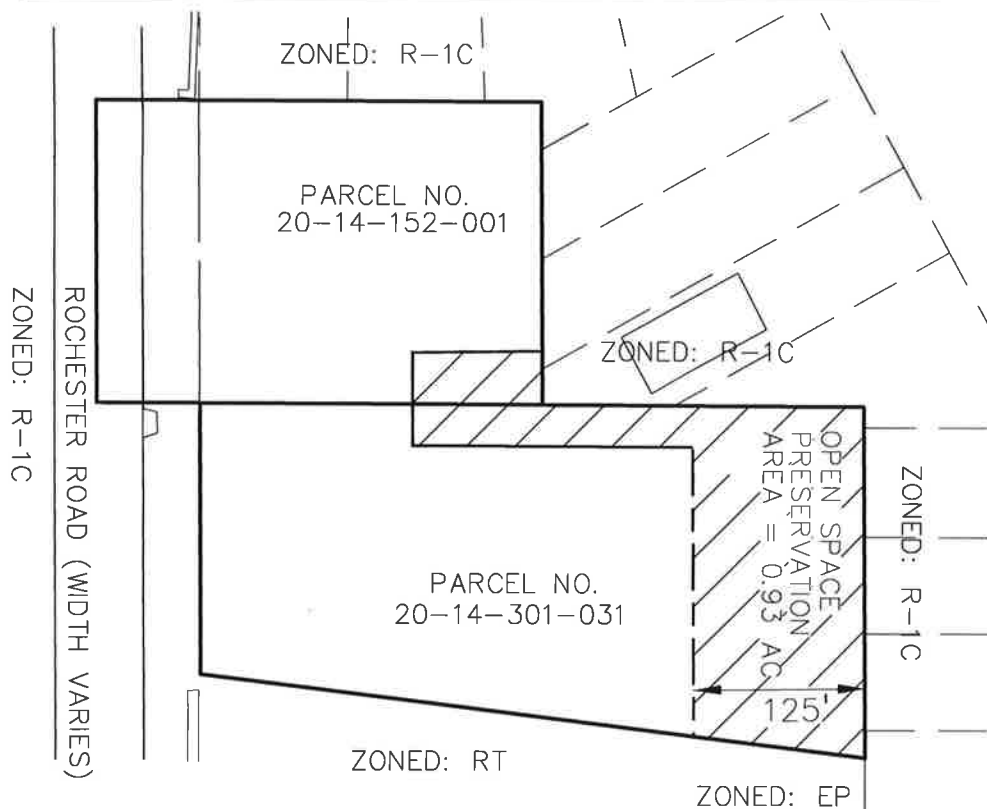
George Jabbour, Licensed Real Estate Agent: 38735 Cottonwood Drive, Sterling Heights, MI

EXHIBIT 11

EXHIBIT 11
ZONING



CURRENT SITE ZONING:
R1-C (0.99 ACRE), RT (1.85 ACRE), EP (0.93 ACRE)



PROPOSED SITE ZONING: RT (3.77 ACRES)
WITH 0.93 ACRE TO BE PLACED IN AN OPEN SPACE PRESERVATION EASEMENT

EXHIBIT 12

EXHIBIT 11.

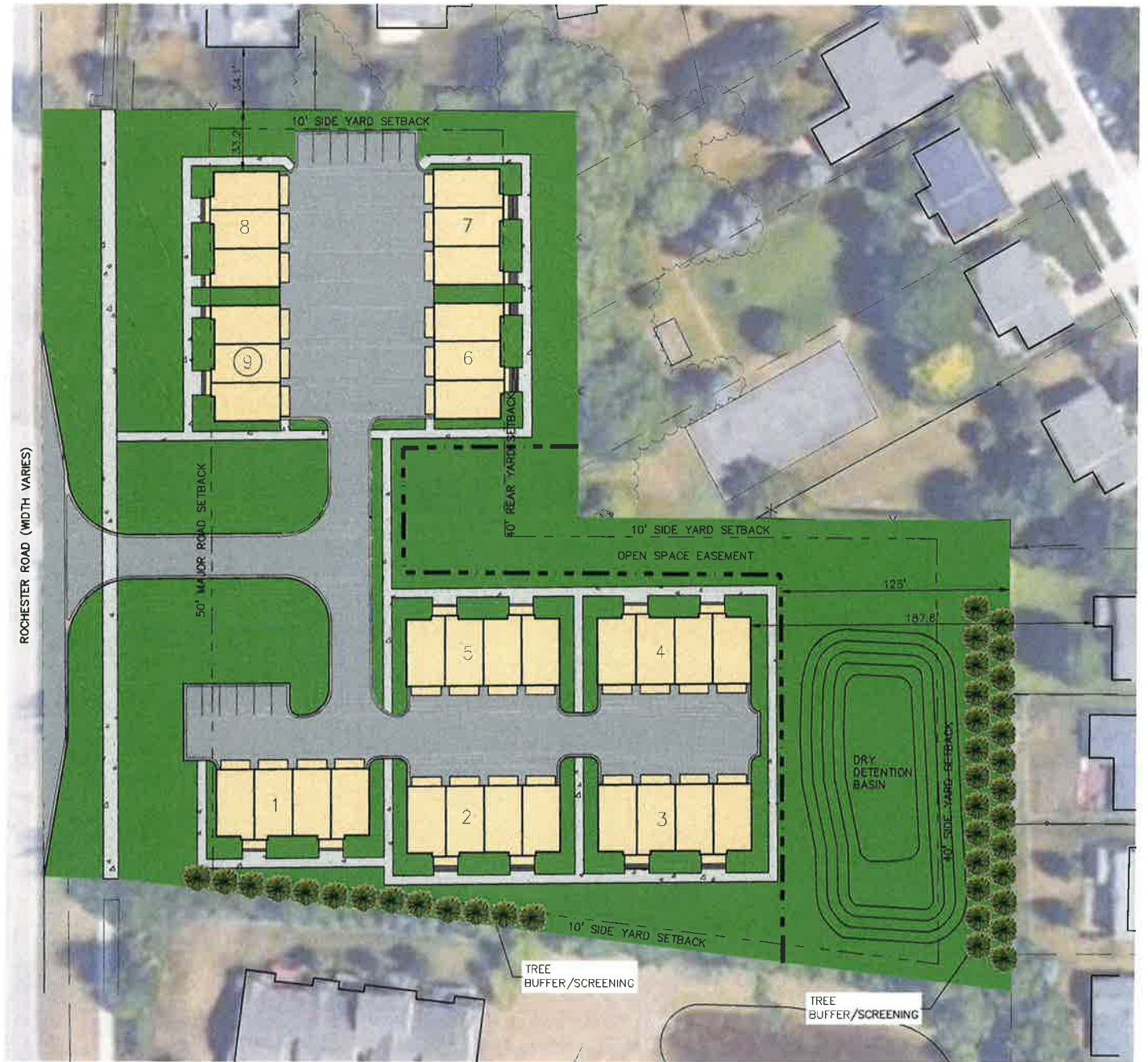


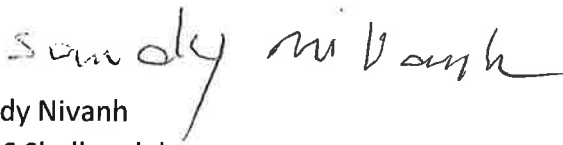
EXHIBIT 13

To,
The Planning Commission
City of Troy, MI

Reference: Conditional Zoning for 4516 & 4396 Rochester Road

I, Sandy Nivanh, resident of 1016 Shallowdale, Troy MI, do hereby wish to express that I am fully satisfied with the developers proposal and do not have any objections. I am confident that they will do a good job.

Sincerely,

A handwritten signature in black ink that reads "sandy nivanh". The signature is written in a cursive, lowercase style.

Sandy Nivanh
1016 Shallowdale
Troy MI

To,
The Planning Commission
City of Troy, MI

Reference: Conditional Zoning for 4516 & 4396 Rochester Road

I, Shayla Lattif, of 4453 Harold Dr., do hereby wish to express that I am fully satisfied with the developers proposal and do not have any objections. I am confident that they will do a good job.

Sincerely, Shayla Lattif

To,
The Planning Commission
City of Troy, MI

Reference: Conditional Zoning for 4516 & 4396 Rochester Road

I, Serge Yoon, of 4437 Harold Dr, do hereby wish to express that I am fully satisfied with the developers proposal and do not have any objections. I am confident that they will do a good job.

Sincerely

A handwritten signature in black ink, appearing to read "Serge Yoon", written over the word "Sincerely".

6. PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2019-001) – Proposed MNK Troy 1, LLC Conditional Rezoning, East side of Rochester, South of Shallowdale (88-20-14-152-001 and 88-20-14-301-031), Section 14, From R-1C (One Family Residential), RT (One Family Attached Residential) and EP (Environmental Protection) Zoning Districts to RT (One Family Attached Residential) and EP (Environmental Protection) Zoning Districts

Mr. Carlisle reviewed the Conditional Rezoning application. He addressed the history of the parcels as relates to zoning and land use policies, noting for the past 20 years the zoning classification for Rochester Road is medium density residential. Mr. Carlisle compared what could be developed by right versus what could be developed with the proposed conditional rezoning.

Mr. Carlisle addressed site plan issues; 1) the proposed EP zoned portion cannot be counted toward the overall lot density, reducing the maximum number of units to 27; 2) the proposed setbacks differ from setbacks shown on conceptual plan; and 3) the minimum landscape requirement is 20%, not 15% as proposed.

Mr. Carlisle recommended to postpone the application so the applicant can address site plan issues and take into consideration comments from both the Planning Commission and public.

John Thompson of Professional Engineering Associates (PEA) was present.

PUBLIC HEARING OPENED

- Jon Hughes, 4495 Harold; voiced opposition. He addressed concerns with a reduction of the EP-zoned portion and its effect on his property.
- Jim McCauley, 4435 Harold; representative of Shallowbrook Homeowners' Association. Mr. McCauley addressed concerns with the reduction of the negotiated EP zoned area, EP density as relates to the number of proposed lots, reduction of open space, retention/detention plans and deficiencies in the application. He asked the Board's consideration in postponing the item to allow the applicant to address the impact on homeowners as relates to the negotiated buffer in place since 2002.

PUBLIC HEARING CLOSED

There was discussion on:

- Intent of EP zoned area to serve as buffer to residential from more intense uses.
- Proposed reduction of EP zoned area and open space.
- Consideration of homeowners who purchased homes with understanding of EP zoned protected area.
- Conditional Rezoning process; recommending body to City Council.

Mr. Thompson said the applicant is amenable to addressing concerns expressed this evening at the public hearing and take into consideration comments of the Planning Commission. He said the intent is to provide significant buffer and open space that

correlates to the original agreement. Mr. Thompson said development of the property as currently zoned almost makes the property undevelopable.

Resolution # PC-2019-10-074

Moved by: Hutson

Support by: Rahman

RESOLVED, That the Planning Commission hereby postpones this item to provide the applicant an opportunity to clarify their application, based on issues identified in the report and comments by the Planning Commission. Furthermore, postponement will provide the applicant an opportunity to consider public comments from residents and input from the Planning Commission.

Yes: All present (8)

Absent: Tagle

MOTION CARRIED

From: [Brent Savidant](#)
To: [Jackie Ferencz](#)
Subject: FW: 4516 & 4396 Rochester Rd Conditional Rezoning
Date: Tuesday, May 25, 2021 8:31:28 AM

Please add to Public Comment for MNK Conditional Rezoning as a pdf.

From: James Mccauley <jamesmccauley@hotmail.com>
Sent: Monday, May 24, 2021 2:02 PM
To: Brent Savidant <SavidantB@troymi.gov>
Cc: Arti Mangla <amanglalaw@gmail.com>; MNK Property <mnkproperty@groups.outlook.com>; Shallowbrook Homeowner's Association <shallowbrooktroy@gmail.com>
Subject: 4516 & 4396 Rochester Rd Conditional Rezoning

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Brent Savidant:

At this time, we would like to give our support to MNK Deveolpment with the conditional rezoning of 4516 & 4396 Rochester Rd.

Having met with homeowners boarding the development on Harold Dr. and Shallowdale Dr. there were a number of items needing to be addressed. With those issues in hand, I met with Mukesh Mangla and Arti Mangla on a few occasions to discuss them. I was extremely impressed with their openness and wiliness to address the issues at hand. I can honest say they met them all, with exception one. The one issue not met was addressed, but the physical attributes of the property made it impossible to accommodate. They tried!

As homeowners we happy to see a Development that has taken our concerns to heart as future neighbors.

Thank you,
Jim McCauley
Shallowbrook HOA Board Member
4435 Harold Dr.
Troy, MI 48085

To: Brent Savidant, Community Development Director, City of Troy
Chairman Faison and the City of Troy Planning Commission Board

January 20, 2020

RE: CR JPLN2019-001
Conditional Rezoning application - 2nd submittal Rebuttal
Parcels 20-14-152-001 & 20-14-301-031
4516 & 4396 Rochester Rd., Troy, Oakland County Michigan

Dear Chairman Faison,

I would first like to thank you and the board for giving your time back to the city we all love. As a lifelong resident, teacher, parent and business owner I have seen the growth and progress over the years that makes the city of Troy the great place it is today. I am a firm believer in community and the benefits it brings all of us. Serving on the Shallowbrook Homeowners Association for 16 years, 10 years as president (2002-2012), and the lead HOA representative who was directly involved with the 2002 to present zoning of the area north of Lamb Road to Shallowdale Drive which includes Briggs Park Condominiums and the current MNK property requesting a conditional rezoning; I felt the need to respond to the re-submitted conditional rezoning proposal from Mr. Thompson, Senior Project Manager for PEA Inc. and MNK Troy 1 LLC representative. After reading the conditional rezoning proposal, I found numerous facts that were incorrect, statements that are misleading or out of context, and important omission of facts or events. I want to apologize in advance for the length of my response.

Here is a summary of the rebuttal to the fact finding portion of the conditional rezoning proposal dated November 21, 2019 from Mr. Thompson, Senior Project Manager for PEA Inc. and MNK Troy 1 LLC representative to Mr. Brent Savidant, Community Development Director at the City of Troy Planning Department.

Respectfully Submitted,
Jim McCauley
4435 Harold Drive, Troy MI 48085

Summary:

- Since the 2002 rezoning application submitted by Biltmore, **every** rezoning request has been **DENIED** by the Planning Commission and the City Council until applicants have resolved buffer/transition concerns from the residents of Shallowbrook and its Homeowner Association representatives.
- At the time of rezoning in 2002, MNK was not a property owner or representative of any property. So, their working knowledge is limited to Planning Commission or City Council minutes which are not complete transcripts of the events and are incomplete.
- In 2004, MNK Troy 1 LLC purchased the property for \$345,000. "The sale was consummated at ABOVE MARKET VALUE" (MNK fact finding #9 last line) with the knowledge .93 acres was zoned EP.
- In 2005, MNK properties were not included in the Briggs Park Development due to the elevated asking price. (see attachment 6)
- Any MNK Troy 1 LLC reference to residents state of mind during the 2002 to 2006 rezoning process or site plan approval for the Briggs Park Development is pure speculation and false. At no time were they involved in either process.
- A buffer/transition area was negotiated between the developers and Shallowbrook HOA representatives to secure a reasonable set back from developments and existing homes that was approved by the City Council. The EP zoned area still serves that purpose today and should for any future developments.

I hope you take the time to read the fact finding rebuttal and view the documentation of each item provided. I believe this will give you different prospective supported with facts and accounts from people who were present and directly involved in those processes.

Finding of Facts: Rebuttal Support Facts

1. **On March 26, 2002**, Biltmore Land Co. filed a City of Troy "Rezoning Application". That application was presented to the **Planning Commission on May 14, 2002 at a meeting with a Public Hearing**. It was "RESOLVED, that the Planning Commission hereby recommends to the City Council that the R-1C to R-1T rezoning request located on the east side of Rochester Road and north of Lamb Road in section 14, being 18.10 acres in size be **DENIED** for the following reason." Also, please read the comments after the motion carried to deny the rezoning by the Planning Commission members Storrs, Starr and Chamberlain who supported the application. As Planning Commission member Storrs states, "Maybe we could reduce the depth of the R-1T to the east by providing an R-1C transition to it." Both Starr and Chamberlain "agreed with Mr. Storrs in creating a transition." **(See Attachment 1)**
2. N/A
3. **On July 22, 2002, at the City of Troy City Council meeting**, agenda item C-3 under Public Hearing; Biltmore Land Co. submitted a rezoning request in which they included a concept plan that was not under consideration, not an approved site plan. **(See Attachment 2)** The City Council RESOLVED to **postpone** for 60 days. The Council wanted a "NEW" recommendation forwarded to the Planning Commission for reconsideration. At that time, Council instructed the petitioner to come back with a reasonable R-1C transition. At this time, for the first time, Biltmore Land Co. engaged in negotiations with the Shallowbrook HOA on a reasonable R-1C buffer/transition area.
4. Unsure why they referenced a statement for the Planning Commission meeting on May 14, 2002.
5. After negotiations between Biltmore Land Co. and Shallowbrook HOA representatives, a R-1C and EP buffer/transition area was agreed upon. The R-1C zoning was intended to be 10 single family home sites meeting city ordinances for size requirements. The EP zoning irregular shape is to provide a buffer/transition area in depth to where the R-1C could not be reasonably developed. This was a **rezoning proposal** and we agreed to rezoning and rezoning only. Any discussion regarding a detention pond, we did not participate in as we understood that it was a site plan concern. They provided a "**Concept Plan**" in their **Exhibit 4** which even states this on the drawing and not an "Approved site plan" as the applicant suggests.

IMPORTANT: Shallowbrook homeowners understood the process was a rezoning proposal, not a site plan approval. Our first concern was maintaining the buffer/transition area. After that was approved at the **October 21, 2002 City Council** meeting, we were prepared to defend the City of Troy EP ordinances revised on April 23, 2001. Where the use of an EP zoned area does not include detention or retention ponds for a use (**Ordinance 8.20.00-8.20.05**), "it is the intent.....with section 8.80.00" **(See Attachment 3)**

The following excerpts are carefully selected sentences from two different items constructed to have you believe this was accepted as a site plan proposal. If you separate the Planning Commission meeting comments from Mr. Miller's letter and read the Planning Commission minutes, you will see the omitted statements in a conversation of what it might look like if used for detention. In the applicants **Exhibit 6**, Mr. Savidant presented a summary of the Planning Department Report for the proposed Rochester Road Condominium request. Mr. Chamberlain asks about the EP zone and detention. **Mr. Savidant replied, "That is an issue that will be ironed out in the site plan stage."** Again, Shallowbrook homeowners understood the process and this was a rezoning proposal, not a site plan approval. So, commenting on this

during this stage of the process would have been inappropriate. Refer back to **IMPORTANT** comment above.

6. The applicant is incorrect on this matter. Biltmore had options to purchase subject property from owners per their Rezoning Application File Number Z-681, dated 3-26-02. Their application also had attached agreements to purchase properties. **(See Attachment 4)** Due to the recession beginning in 2001 and Biltmore not gaining the necessary rezoning until October 21, 2002, the project never moved forward after the approved rezoning.

Also, the EP zoned area that was negotiated between the Biltmore and Shallowbrook HOA and supported by city staff had a function then of being a buffer/transition from the proposed R-1T development to Shallowbrook subdivision. That function has not changed! It creates the depth desired to match the distance from proposed R-1T developments similar in distance from homes along Harold Drive. Its intent to provide a buffer in 2002 is still the intent today and the future.

7. A better understanding of the timeline and event beginning in 2004 after rezoning of properties on October 21, 2002:

August 2004: The applicant's omission of this piece of information in the proper time table, I believe, is critical to understanding events that lead to the present time. MNK Troy 1 LLC purchased 4396 Rochester Road on August 8, 2004 for the price of \$345,000 for 2.51 acres (City Assessing Report). So, MNK was never the owner or involved in the planning process or negotiations proceeding this date.

The reason 4516 and 4396 Rochester Road were not being included in the 2005 APR Development proposal was the cost. MNK's asking price was way out of line with parcel prices, causing APR Development to move forward without those properties and 1161 Lamb. Also, the APR Development proposal, Briggs Park Development, was never RT and EP. Rather it was RT and R-1C. Also, there was no changes made from the rezoning approved by the City Council at the October 21, 2002 City Council meeting. **(See Attachment 5)**

May 10, 2005: Planning Commission Meeting - agenda item #13 APR Proposed Rezoning of the R-1C to R-T. APR Developers attempted to remove the negotiated buffer/transition approved by City Council on October 21, 2001. The request was **DENIED** with a 5-1 vote. No change to the rezoning approved by the City Council at the October 21, 2002 City Council meeting. The buffer/transition remained in place then and is still in place now!

August 2005: Planning staff and Briggs Park developers met without our knowledge or input.

October 2005: The rezoning request signs were removed. When inquiring about the status of the property, we were informed of the December 13, 2005 Planning Commission meeting. We submitted in advance to the Planning Department four ordinance violations to be included in their report so they could be addressed at the December site plan review. Violations were never addressed with the response, "They met ordinance requirements."

December 13, 2005: During the Planning Commission meeting, as Shallowbrook HOA President, my presentation included 4 items which only 2 were listed in the minutes of the meeting. These 4 points were later used in our BZA Application on January 3, 2006. Points of that presentation regarding the site plan not meeting ordinance requirements were: **(See Attachment 6)**

- Allows the use of R-1C zoned property which is not listed as principle use permitted.(Ex: open space.) Storm water retention and walking paths serving as required elements of a townhouse development within property zoned R-1T (sec 10.20.00 et seq)
- Fails to meet 40' rear set back from the R-1C District (sec 12.50.08)
- Fails to meet the 70% rear year open space requirement within the R-1T district (sec 12.60.02)
- Lack of public streets (12.50.04)

We never met with the developer or had any knowledge of site plan meeting. When Ms. Drake-Batts was asked, "Why residents were not notified of the meeting," Mr. Miller replied, "That site plan approval does not require public notification." This was the Site Plan review brought to the Planning Commission and was approved even with residents voicing concerns and 4 major ordinance violations. For the MNK to characterize the homeowners and I as "satisfied" with this site plan approval - is **completely false**. Our real feeling was seen in our actions following the December 13, 2005 Planning Commission meeting.

January 3, 2006: I filed, on behalf of the Shallowbrook HOA and its residents, an **Application for Hearing, Board of Zoning Appeals**, City of Troy. We were *placed on the January 17th agenda for the BZA hearing*. We were appealing the decision of the Planning Director that the site plan meets ordinance requirements. (sec. 10.20.00 et seq., 12.50.04, 12.50.08, sec. 12.60.02) **(See Attachment 6)**

January 12, 2006: I received a letter from the City of Troy Attorney stating, "It is our opinion that the BZA does not have jurisdiction to entertain Mr. McCauley's petition." **(See Attachment 7)**

8. Refer to **Attachment 5:** The Biltmore states twice in their relationship to the property and its owners (item #5 & #14) I would make the strong assumption that staff verified these options to purchase all the properties rezoned. Only after a recent FOIA request by MNK, it was found that options to purchase were not physically in the file. I would like MNK to produce any written evidence that staff lead them to believe this was an "easy rezoning". That would be completely out of character and inconsistent with staff's approach to such matters.

The **key line in MNK's fact finding is found here:** "The sale was consummated at ABOVE MARKET VALUE"! This directly led to the property not being included in the Briggs Park development.

9. Where in our city ordinance does it allow EP zoned areas to be included in calculating density? Two of the three neighbors that were approached do not speak English as their primary language and require interpreters. No interpreters were present and they didn't understand. The third just moved in and did not fully grasp what the MNK representative was showing him.
10. Whispering Park EP was rezoned to R-1C with overlaid open space, then detention was placed in the open space. No detention was placed in an EP zoned area. So, that is misleading and false. Taco bell on Dequirdre Rd. is underground detention which consist of two 60' long storm drains. This underground detention can still be improved with landscaping, a wall or even returned to a natural state after installing the storm drain pipes. If this area wasn't zoned as EP, to provide a buffer to R-1C to the north, it could be underground detention with a parking lot paved on it, similar to Business along Rochester Road business.

Mr. Kramer stated that he would like to have the petitioner address the most basic question and that is what is the benefit to the City of Troy to double the density of this project.

Mr. Stollman stated that one of the major issues of the City was lack of housing for those who couldn't afford to buy a home or who no longer wanted to live in a house. These type of densities allow for condominiums to help balance the use of housing stock

Mr. Littman stated that nothing is permanent. Do you have a thought on what these units would sell for.

Mr. Stollman stated anywhere from \$250,000 to \$350,000.

Mr. Kramer stated that we received a summary from the City Assessor on the property valuation, and asked Mr. Miller if he remembered the number of condominiums. It was a very large number already because this Commission has approved so many in the past year.

Mr. Miller stated he did not remember the number.

Mr. Waller stated that recently the State amended the City and Village Zoning Act, with open space provisions. We don't have an ordinance yet to comply, but does this particular parcel of 18 acres fit that open space provision.

Ms. Lancaster stated that we will have to develop cluster zoning in conformance with the amendment.

Mr. Waller asked the petitioner if the cluster option is an option.

Mr. Stollman stated that we do not meet the criteria for the open space preservation amendment.

Mr. Wright stated he agrees with the residents. This parcel is large enough for single family homes.

Proposed Resolution

Moved by Wright

Seconded by Kramer

* RESOLVED, that the Planning Commission hereby recommends to the City Council that the R-1C to R-1T rezoning request located on the east side of Rochester Road and north of Lamb Road in Section 14, being 18.10 acres in size, be denied for the following reason:

1. Parcel is large enough to be developed as currently zoned and there is no real need for rezoning.

Yeas
Vleck
Waller
Kramer
Pennington
Wright

Nays
Littman
Chamberlain
Storrs
Starr

Absent

MOTION CARRIED

Mr. Littman stated the rezoning request is consistent with the Future Land Use Plan.

*

Mr. Storrs stated he agreed with Mr. Littman. Rochester Road frontage could be developed in a non-commercial mode. We need to do something like this. He didn't think there was a risk in getting substandard housing in this location. Maybe we could reduce the depth of R-1T to the east providing an R-1C transition to it.

*

Mr. Starr agreed with prior comments. He wasn't anticipating this size or depth of rezoning request.

*

Mr. Chamberlain stated that the Future Land Use Plan is trying to keep the subject property residential as opposed to commercial. This rezoning request was an effective way to block out commercial encroachment. He agreed with Mr. Storrs in creating a transition. This is consistent with the Future Land Use Plan.

14.

PUBLIC HEARING - PROPOSED REZONING (Z-597) – Proposed Long Lake Road Condominium, West of Rochester, South of Long Lake, Section 15 – R-1C to R-1T

Mr. Miller stated that David Stollman, Biltmore Land Co. LLC submitted a R-1C One Family Residential to R-1T Medium Density Residential rezoning request for 14.51 acres of land owned by William Goodman, Goodman Development Co. LLC. Subject property is located on the south side of Long Lake Road and west of Rochester Road. This vacant property was part of a B-2 rezoning request, apparently for a Home Depot, that was recommended for denial by the Planning Commission and denied by City Council. The Natural Features Map indicates potential for woodlands on the subject property.

Mr. Miller further stated that the subject parcel is vacant. The adjacent land uses include: a single family residence to the west where preliminary site plan

* **C-3 Proposed Rezoning (Z-681) – Proposed Wattles Road Condominium – East Side of Rochester, North Side of Lamb – Section 14 – R-1C to R-1T & EP**

Resolution #2002-07-417
Moved by Beltramini
Seconded by Eisenbacher

RESOLVED, That the R-1C to R-1T and E-P rezoning request, located on the east side of Rochester Road and north of Lamb Road in Section 14, being 18.10 acres in size, is hereby **POSTPONED FOR 60 DAYS** and forwarded to the Planning Commission for reconsideration.

Yes: All-7

RECESS: 9:02 PM – 9:22 PM

C-4 Rezoning (Z-597) –Long Lake Road Condominium – West of Rochester – South of Long Lake – Section 15 – R-1C to R-1T

Resolution #2002-07-418
Moved by Pallotta
Seconded by Beltramini

RESOLVED, That the R-1C to R-1T rezoning request located on the south side of Long Lake Road and west of Rochester Road in Section 15, being 14.51 acres in size, is hereby granted, as recommended by the Planning Commission and City Management.

Yes: All-7

POSTPONED ITEMS

D-1 Senate Bill Number 3

Resolution #2002-07-
Moved by Eisenbacher
Seconded by Howrylak

WHEREAS, Michigan Public Act 179 of 1947 provides for the formation of municipal trash authorities, but fails to provide provisions for members to withdraw or for the dissolution of the authority; and

WHEREAS, Michigan Senate Bill No. 3 addresses these omissions and seeks to institute a procedure for a municipality to withdraw from its trash authority or for the dissolution of the authority where it no longer serves the purpose for which it was formed; and

WHEREAS, Senate Bill No 3 gives municipalities the freedom to withdraw from its authority, to dissolve the authority or to recombine with other municipalities in some new form to provide trash disposal services; and

(Attachment 3)

Chapter 39 - Zoning Ordinance

08.10.01 Persons seeking to rezone property to the Zoning District governed by this Article shall conform to the requirements of Section 03.20.00.

* 08.20.00 PRINCIPAL USES PERMITTED:

In an E-P, Environmental Protection District, no land, except as otherwise provided herein, shall be used except for one or more of the following uses, subject to the conditions hereinafter imposed for each use.

08.20.01 Conservation of open space, wooded areas, waterways, vegetation, flood plains, wetlands, and natural preserves for wildlife. Such areas shall be of sufficient area to permit their retention in an undisturbed natural state, with abutting development controlled so as to guarantee and enhance this character.

08.20.02 Forestry and non-commercial nursery practices, provided that such practices contribute to the enhancement of this area.

08.20.03 Passive recreation facilities, such as, but not limited to, walkways, bicycle paths, field trails for nature study and sitting areas; provided that such facilities are located so as to cause minimal encroachment and/or intrusion upon the natural resource areas within the subject area.

08.20.04 Active recreation facilities, on those sites established for open space preservation or retention purposes, and not for the preservation of significant natural features or resources.

(10-7-96)

08.20.05 Landscaped land use buffer areas, developed in accordance with the provisions of this ARTICLE and the Landscape Design and Tree Preservation Standards as adopted by the City Council, when the E-P District is specifically enacted for this purpose.

(10-7-96)

08.30.00 USES PERMITTED SUBJECT TO SPECIAL USE APPROVAL:

The following uses shall be permitted, subject to a determination, by the approving authority as specified in section 08.80.00, that the impact upon any significant natural features within the subject area shall be minimal; and, subject to the conditions hereinafter imposed for each use.

08.30.01 Non-commercial outdoor recreational facilities, such as, but not limited to, tennis and other court-type game facilities, field-type facilities, game facilities, golf, picnic shelters and swimming pools; provided that any necessary facilities or accessory buildings, structures or uses are constructed and located so as to cause minimal encroachment and/or intrusion upon any natural resource area, and to minimize any negative effects on adjacent residential properties.

08.30.02 Persons seeking Special Use Approval for specified uses governed by this Article shall conform to the requirements of Section 03.30.00.

CITY OF TROY REZONING APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
FAX: 248-524-3382



FILE NUMBER Z-681
DATE FILED 3-26-02
APPLICATION FEE PAID ☒

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE TROY CITY PLANNING COMMISSION ARE HELD ON THE SECOND TUESDAY OF EACH MONTH AT 7:30 P.M. AT THE CITY HALL. APPLICATIONS FOR REZONING SHALL BE FILED NOT LATER THAN THIRTY (30) DAYS BEFORE THE SCHEDULED DATE OF THE MEETING.

PLEASE FILE TWO (2) ORIGINALS

AN APPLICATION FEE OF \$ 500.00 PER REQUEST SHALL BE SUBMITTED. A \$100.00 PORTION OF THIS FEE SHALL BE REFUNDED TO THE APPLICANT IF A PUBLIC HEARING IS NOT HELD BY THE CITY COUNCIL REGARDING SAID APPLICATION.

TO THE CITY COUNCIL:

I (WE), THE UNDERSIGNED, DO HEREBY RESPECTFULLY PETITION AND MAKE APPLICATION TO THE TROY CITY COUNCIL TO AMEND THE CITY OF TROY ZONING ORDINANCE AND THE ZONING DISTRICT MAP AS HEREINAFTER REQUESTED, AND IN SUPPORT OF THIS APPLICATION, THE FOLLOWING FACTS ARE SHOWN:

1. NAME OF THE PROPOSED DEVELOPMENT: Wattles Road Condominiums
2. LOCATION OF THE SUBJECT PROPERTY: East side of Rochester Road North of Lamb

THE SUBJECT PROPERTY HAS A FRONTAGE OF 1060 FEET AND A DEPTH OF 743 FEET ON Rochester Road
~~STREET~~, LOCATED BETWEEN Lamb AND Shadowdale STREETS.

3. TAX ID NUMBER(S) (SIDWELL) OF SUBJECT PROPERTY: See Exhibit A attached

4. APPLICANT FOR REZONING:

NAME David J. Stollman
COMPANY Biltmore Land Co. LLC
ADDRESS 2025 West Long Lake Road #104
CITY Troy STATE MI ZIP 48098
TELEPHONE 248.641.3900
FAX 248.641.3999

OWNER OF THE SUBJECT PROPERTY:

NAME See attached Exhibit A
COMPANY N/A
ADDRESS N/A
CITY N/A STATE N/A ZIP N/A
TELEPHONE N/A
FAX N/A

- * 5. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:
Applicant has options to purchase subject property from owners. See Exhibit Bs attached
6. IT IS DESIRED AND REQUESTED THAT THE HEREINAFTER DESCRIBED PROPERTY BE REZONED Agreement to Purchase.

FROM: R-1C One Family Residential
TO: R-1T One Family Attached Residential

7. THE SUBJECT PROPERTY IS ACREAGE OR IS A PART OF A RECORDED PLAT, AND, ATTACHED TO THIS APPLICATION IS A **CERTIFIED SURVEY** WHICH INCLUDES A LEGAL DESCRIPTION AND A BOUNDARY SURVEY OF THE PROPERTY, INCLUDING A SCALED DRAWING, PREPARED BY A LICENSED LAND SURVEYOR. THE LEGAL DESCRIPTION AND DRAWINGS SHALL BE PROVIDED ON 8 1/2" X 11" PAGES ATTACHED TO THE APPLICATION. THE LEGAL DESCRIPTION OF ACREAGE PARCELS SHALL BE TIED TO A SECTION CORNER.

8. A **LOCATION MAP** (MINIMUM SCALE OF 1" = 400') INDICATING THE SUBJECT PROPERTY AND THE ZONING CLASSIFICATIONS AND USES OF ABUTTING AND ADJACENT PROPERTIES, ON 8 1/2" X 11" PAGES, IS ATTACHED TO THIS APPLICATION.

9. IT IS PROPOSED THAT THE PROPERTY WILL BE PUT TO THE FOLLOWING USES:
Residential

10. IT IS PROPOSED THAT THE FOLLOWING BUILDINGS WILL BE CONSTRUCTED:
One Family Attached Residential

11. ATTACHED TO THIS APPLICATION ARE TWO (2) PRINTS OF A PROPOSED **SITE PLAN**, INDICATING THE SUBJECT PROPERTY AND THE BUILDINGS/USES PROPOSED TO BE CONSTRUCTED. THESE SITE PLANS ARE TO BE DRAWN IN A SCALE NOT LESS THAN 1" = 40'.

12. AN **ENVIRONMENTAL IMPACT STATEMENT** (12) COPIES, SHALL BE SUBMITTED WITH THIS APPLICATION IN THOSE INSTANCES WHERE SUCH IS REQUIRED IN ACCORDANCE WITH ARTICLE VII OF THE ZONING ORDINANCE.

13. ATTACHED HERETO IS A **STATEMENT** INDICATING WHY, IN THE OPINION OF THE APPLICANT, THE CHANGE REQUESTED IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS, AND WHY SUCH CHANGE WILL NOT BE DETRIMENTAL TO THE PROPERTY OF OTHER PERSONS LOCATED IN THE VICINITY THEREOF.

* 14. **SIGNATURE OF THE PROPERTY OWNER:** See attached Exhibit Bs and Agreement to Purchase.
BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC AS TO THIS REQUEST FOR REZONING.

15. **SIGNATURE OF THE APPLICANT:** 
David J. Stollman, Vice President

(Attachment 5)

Attention city of Troy Planning and Commission;

I purchased the property south of 4396 Rochester Rd back in 2005, to build "Briggs Park Condominiums". APR Development looked at the property at 4396, Rochester road but decided to not purchase the property. The property was zoned with E.P. & R-1C. APR Development decided not to buy because of the price and not because of the E.P. zoning

Sincerely,



Gary Abitheira

1/14/2020

APR Development

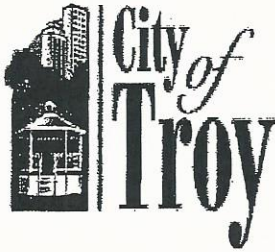
(Attachment 6)

Attachment One

Appeal of the grant of site plan approval by the Planning Commission on the grounds that the plan does not meet the following ordinance standards or requirements:

1. Allows the use of R-1C (One-Family Residential) zoned property which is not listed as a principal use permitted i.e.; open space, storm water retention and walking paths serving as required elements of a townhouse development within property zoned R-1T. (Sec 10.20.00 et seq)
2. Fails to meet the required 40 foot rear yard perimeter setback from the R-1C district. (Sec 12.50.08)
3. Fails to meet the 70% rear yard open space requirement within the R-1T district. (Sec 12.60.02)
4. Fails to provide the required public road access and circulation through the development. In addition the plan provides secondary access and circulation through the development, on which all of the residential buildings have their sole frontage provided by private street easements. This is contrary to the provisions of the ordinance which only allows for some units to have sole frontage provided by private street easements. (Sec 12.50.04)

(Attachment 7)



TO: Members of Troy Board of Zoning Appeals
FROM: Lori Grigg Bluhm, City Attorney *LB*
Susan M. Lancaster, Assistant City Attorney *smL*
DATE: January 12, 2006
SUBJECT: Item # 11- Appeal of Planning Commission Approval of Briggs Si
Condominium

Jim McCauley, on behalf of the Shallowbrook Subdivision Homeowners Association, initiated this item (#11) by filing a petition with the Director of Building and Zoning just prior to the deadline for publication of the agenda. In order to accommodate Mr. McCauley, the item was quickly placed on the January BZA agenda, and the required notification was provided to the neighboring property owners. Subsequently, our office had the opportunity to review the matter, and discovered that the petition was an "appeal" of a Troy Planning Commission site plan approval.

After reviewing the applicable state statutes and Troy ordinance provisions, it is our opinion that the BZA does not have jurisdiction to entertain Mr. McCauley's petition. We recommend that the BZA immediately move to take no further action on the request, since the Board does not have jurisdiction in the matter.

Troy's ordinance, Section 43.30.00, states, in pertinent part:

APPEALS. *An appeal may be made to the Board of Appeals by any person or entity affected by a decision of the Director of Building and Zoning.*

Troy's ordinance is consistent with the City and Village Zoning Act, (MCL 125.585 (3)), which states as follows:

The board of appeals shall hear and decide appeals from and review any order, requirements, decision, or determination made by an administrative official or body charged with the enforcement of an ordinance adopted under this act. The board of appeals shall also hear and decide matters referred to the board or upon which the board is required to pass under an ordinance adopted under this act. (Emphasis added)

The Planning Commission is not a body "charged with the enforcement of an ordinance." Following this, since neither the state statute nor Troy's ordinance allow for an appeal of a Planning Commission's site plan approval, the BZA does not have jurisdiction over this matter.

If you have any questions, do not hesitate to contact us.

Opposition of Rezoning Letter

To: Brent Savidant

Date: 1/20/2020

City of Troy Planning Commission

As a concern neighbor of 4516 & 4396 Rochester Road, MNK Troy 1 LLC, I oppose the 2nd submittal proposed conditional rezoning of this property. We respectfully ask for no zoning change on this parcel not because we are anti-growth but because we are enthusiastic supporters of well-planned urban development. Our most compelling reasons include, but not limited to:

- Rezoning impacts adjacent properties and their values with head in parking 10 feet from back yards.
- The loss of the EP zoned area that was negotiated and has been in place for the past 17 years. The EP zone purpose is to buffer any development to any existing Shallowbrook homes.
- With proposed site plan, headlight would be coming into our back window.

Also, for the forgoing reasons, we urge you to vote against this proposed conditional rezoning request.

Name: Chin-Jung Chen

Signature: *Chin-Jung Chen*

Address: 4463 Harold Dr, Troy, MI 48085

Retraction Letter

To:
City of Troy Planning Commission

Date: 1/18/20

As a concerned neighbor of 4516 & 4396 Rochester Road, MNK Troy 1 LLC, I am opposed and retracting our support to the 2nd submittal proposed conditional rezoning of this property. We respectfully ask for no zoning change on this parcel not because we are anti-growth but because we are enthusiastic supporters of smart, planned urban development. Our most compelling reasons include, but not limited to:

- Rezoning impacts adjacent properties and their value with head in parking 10 feet from back yards.
- The loss of the EP zoned area that was negotiated and has been in place for the past 17 years. The EP zones purpose is to buffer any development to existing Shallowbrook homes.

Also, for the foregoing reasons, we urge you to vote against this proposed conditional rezoning request.

Name: Shahjahan Latif

Signature: Shahjahan Latif

Address: 4453 Harold Jr. Troy, MI 48085

Retraction Letter

To:
City of Troy Planning Commission

Date: 01/17/2020

As a concerned neighbor of 4516 & 4396 Rochester Road, MNK Troy 1 LLC, I am opposed and retracting our support to the 2nd submittal proposed conditional rezoning of this property. We respectfully ask for no zoning change on this parcel not because we are anti-growth but because we are enthusiastic supporters of smart, planned urban development. Our most compelling reasons include, but not limited to:

- Rezoning impacts adjacent properties and their value with head in parking 10 feet from back yards.
- The loss of the EP zoned area that was negotiated and has been in place for the past 17 years. The EP zones purpose is to buffer any development to existing Shallowbrook homes.

Also, for the foregoing reasons, we urge you to vote against this proposed conditional rezoning request.

Name: Kham Saen Nivanh

Signature: Kham Saen

Address: 1016 Shallowdale Dr. Troy, MI 48085

Jesus Baptist Michigan Church

33300 Dequindre road.
Sterling Heights, MI 48310

Date : January 19, 2020

Subject: Retraction Letter For Address 4437 Harold Drive

As a concerned neighbor of 4516 & 4396 Rochester Road, MNK Troy 1 LLC,
I am opposed and retracting our support to the 2nd submittal proposed conditional
rezoning of this property. We respectfully ask for no zoning change on this parcel not
because we are anti-growth but because we are enthusiastic supporters of smart,
planned urban development. Our most compelling reasons include, but not limited to:

-Rezoning impacts adjacent properties and their value with head in parking 10
feet from back yards.

-The loss of the EP zoned area that was negotiated and has been in place for the past
17 years. The EP zones purpose is to buffer any development to existing
shallowbrook homes.

Please be aware that the developer's letter of support was signed by a teenager that
had no authority to sign such documents regarding 4437 Harold Drive, Troy MI.

Also, for the foregoing reasons, we urge you to vote against this proposed conditional
rezoning request.

Name; Jesus Baptist Michigan Church
33300 dequindre road
sterling heights , MI 48310

president

Dong k kim



6. PUBLIC HEARING – CONDITIONAL REZONING (CR JPLN2019-001) – Proposed MNK Troy 1, LLC Conditional Rezoning, East side of Rochester, South of Shallowdale (88-20-14-152-001 and 88-20-14-301-031), Section 14, From R-1C (One Family Residential), RT (One Family Attached Residential) and EP (Environmental Protection) Zoning Districts to RT (One Family Attached Residential) and EP (Environmental Protection) Zoning Districts

Mr. Carlisle reviewed the Conditional Rezoning application. He addressed the history of the parcels as relates to zoning and land use policies, noting for the past 20 years the zoning classification for Rochester Road is medium density residential. Mr. Carlisle compared what could be developed by right versus what could be developed with the proposed conditional rezoning.

Mr. Carlisle addressed site plan issues; 1) the proposed EP zoned portion cannot be counted toward the overall lot density, reducing the maximum number of units to 27; 2) the proposed setbacks differ from setbacks shown on conceptual plan; and 3) the minimum landscape requirement is 20%, not 15% as proposed.

Mr. Carlisle recommended to postpone the application so the applicant can address site plan issues and take into consideration comments from both the Planning Commission and public.

John Thompson of Professional Engineering Associates (PEA) was present.

PUBLIC HEARING OPENED

- Jon Hughes, 4495 Harold; voiced opposition. He addressed concerns with a reduction of the EP-zoned portion and its effect on his property.
- Jim McCauley, 4435 Harold; representative of Shallowbrook Homeowners' Association. Mr. McCauley addressed concerns with the reduction of the negotiated EP zoned area, EP density as relates to the number of proposed lots, reduction of open space, retention/detention plans and deficiencies in the application. He asked the Board's consideration in postponing the item to allow the applicant to address the impact on homeowners as relates to the negotiated buffer in place since 2002.

PUBLIC HEARING CLOSED

There was discussion on:

- Intent of EP zoned area to serve as buffer to residential from more intense uses.
- Proposed reduction of EP zoned area and open space.
- Consideration of homeowners who purchased homes with understanding of EP zoned protected area.
- Conditional Rezoning process; recommending body to City Council.

Mr. Thompson said the applicant is amenable to addressing concerns expressed this evening at the public hearing and take into consideration comments of the Planning Commission. He said the intent is to provide significant buffer and open space that

correlates to the original agreement. Mr. Thompson said development of the property as currently zoned almost makes the property undevelopable.

Resolution # PC-2019-10-074

Moved by: Hutson

Support by: Rahman

RESOLVED, That the Planning Commission hereby postpones this item to provide the applicant an opportunity to clarify their application, based on issues identified in the report and comments by the Planning Commission. Furthermore, postponement will provide the applicant an opportunity to consider public comments from residents and input from the Planning Commission.

Yes: All present (8)

Absent: Tagle

MOTION CARRIED

CONDITIONAL REZONING

5. **PUBLIC HEARING – CONDITIONAL REZONING REQUEST (File Number CR 2019-001**
– Proposed MNK TROY 1, LLC, East of Rochester, South of Shallowdale (88-20-14-152-001 and 88-20-14-301-031), Section 14, From R-1C (One Family Residential), RT (One Family Attached Residential) and EP (Environmental Protection) Districts to RT (One Family Attached Residential) District

Mr. Carlisle stated the proposed Conditional Rezoning previously considered by the Planning Commission at its October 22, 2019 meeting is revised to seek approval to rezone all portions of the two parcels to RT (One Family Attached Residential). He referenced the voluntary conditions offered by the applicant and specifically addressed the Open Space Preservation Area proposed for the EP-zoned portion. Mr. Carlisle said if the rezoning application is granted approval, additional details of the Open Space Preservation Area would need to be provided.

Mr. Carlisle briefly reviewed the initial application and comments both from the Planning Commission and the public.

Mr. Carlisle addressed the split zoning of the northern parcel and front portion of the southern parcel. He said the proposed rezoning to RT is consistent with the Master Plan, noting the site has been master planned for medium density and multiple family residential for the past 20 years. Mr. Carlisle indicated the applicant is providing increased setbacks along the northern and eastern property lines to provide additional buffer.

Mr. Carlisle addressed the eastern portion of the southern parcel that is zoned EP. He explained the applicant is seeking to use the parcel for overall density and stormwater management. He said the proposed detention pond is utilitarian in design and the double row of trees to screen is insufficient. Mr. Carlisle said that both the detention area and tree screening would not serve as an amenity to future residents of the development or adjacent residents. Mr. Carlisle said a naturalized pond area such as a bio-swale or raingarden would enhance the development.

Mr. Carlisle recommended that the Planning Commission consider the revised application, take into consideration public comments this evening and provide direction to the applicant.

John Thompson of Professional Engineering Associates distributed a handout incorporating changes in the voluntary conditions offered by the applicant. He referenced condition #3 relating to the detention basin design as a dry pond and the addition of condition #8 relating to rear yard relationship and setbacks to existing houses and condition #9 enhancement to the screening of the Open Space Easement.

Mr. Thompson stated the revisions to the application and to the conditions offered by the applicant are a result of the feedback received from the neighbors and the Planning Commission. Mr. Thompson said a major concern of the neighbors is vehicular headlights shining toward adjacent single family homes. He said the additional row of screening trees and the orientation of the buildings would address that concern. Also, Mr. Thompson said the neighbors want a dry pond. The neighbors hope a dry pond improves the existing geese problem they are having as well eliminate insects drawn to standing water. He said a utilitarian design of the dry pond is preferred both by the neighbors and City departments for easier maintenance. Mr. Thompson addressed the proposed development as relates to the Rezoning Standards.

PUBLIC HEARING OPENED

- Naresh Gupta, 4337 Bennett Park Circle; addressed overall development along Rochester Road corridor from I-75 to the southern border of Troy as relates to the Master Plan and density, addressed concerns with traffic impact from development.
- Jim McCauley, 4435 Harold; representative of Shallowbrook Homeowners' Association. Mr. McCauley said the neighbors met with the builders since the application was considered in October and they are in support of the proposed development at this point in time. He referenced condition #8 offered by the applicant. Mr. McCauley said the intent with the rear yard relationship and a minimum of 35 feet building setbacks to existing houses on Shallowdale is to serve as a buffer, similar to the buffer of the existing EP-zoned parcel. He said the setbacks and additional screening will alleviate the concern of vehicular lights shining into the homes. Mr. McCauley said the neighbors want a dry detention basin to distract geese from their homes. Mr. McCauley asked that the applicant explore further turning either Building 3 or Building 4 to a rear yard setback to the dry detention pond; he was told it's not feasible but he is asking the applicant to research that matter further.
- Jon Hughes, 4495 Harold; expressed disappointment that they are losing the natural environment with the proposed development.

Mr. Savidant clarified for the record that Mr. McCauley was granted additional time to speak because he is spoke on behalf of the homeowners' association.

PUBLIC HEARING CLOSED

There was discussion on:

- Landscaped screening of adjacent single family residential.
- Density; calculations, increase in number of units.
- History of EP-zoned parcel(s).
- Detention pond; as amenity, dry versus wet.
- Stormwater management; consideration of underground.
- Orientation of Buildings 3 or 4 to mitigate neighbors' concern with vehicular lights; if not feasible, additional landscaping for screening.
- Building height; no higher than what is permitted in R-1C residential.
- Dry pond.
 - Neighbors' concern with existing geese; preference of neighbors.
 - Utilitarian pond; DPW and Engineering preference for maintenance.
 - Location, depth, slope, shape, size.

Ms. Dufrane addressed the voluntary conditions offered by the applicant in relation to a conceptual plan and not an actual site plan. Ms. Dufrane said it would be best to meet with the applicant, the homeowners' association representative, Planning Consultant and administration to craft and/or wordsmith the conditions associated with the Conditional Rezoning request prior to consideration by City Council.

Mr. Savidant informed the audience the role of the Planning Commission is to make a recommendation to City Council. The public would have an opportunity to speak at the time City Council considers the item, and again during Site Plan consideration if the Conditional Rezoning is granted.

The applicant was advised to update the concept plan to show the rotation of buildings and additional screening prior to consideration by City Council.

Resolution # PC-2020-01-009

Moved by: Lambert

Support by: Rahman

RESOLVED, That the Planning Commission hereby recommends to the City Council that the R-1C, RT and EP to RT Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Rochester, south of Shallowdale, within Section 14, being approximately 1.877 acres in size, be **GRANTED** for the following reasons:

1. The request complies with the Master Plan.
2. The RT District would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant this evening reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.
6. The development of the property should not unreasonably impact adjacent properties.

Yes: All present (8)
Absent: Faison

MOTION CARRIED



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: June 9, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: PUBLIC HEARING – PRELIMINARY SITE PLAN REVIEW (File Number SP2020-0013) – Proposed The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake Road (Parcel 88-20-01-300-016), Section 01, Currently Zoned R-1D (One Family Residential) District.

The petitioner Robertson Brothers Co. submitted the above referenced Preliminary Site Plan application for a 31-unit One Family Residential Cluster. City Council has the authority to approve these types of developments following a recommendation by the Planning Commission.

The applicant has acquired and proposes to develop approximately 12 acres which has been split off from the 80-acre Troy School District parcel. Thirty percent of the 12-acre site will be preserved in common ownership. A housing product with first floor master bedroom, suitable for empty nesters and retirees, is proposed. The remaining approximately 68 acres will remain under control of the Troy School District.

The Planning Commission held a public hearing on this item during the April 13, 2021 Regular meeting. The item was postponed until April 27, 2021 and the public hearing was kept open. The Planning Commission recommended approval of this item by a vote of 5-4.

A City Council public hearing has been scheduled for June 14, 2021.

Attachments:

1. Maps.
2. Minutes from April 13, 2021 Planning Commission Regular meeting (excerpt).
3. Minutes from April 13, 2021 Planning Commission Regular meeting (excerpt).
4. Letter from Robertson Brothers, dated May 12, 2021.
5. Agenda item from January April 27, 2021 Planning Commission Regular meeting.
6. Proposed building waiver, drawing provided by Robertson Brothers May 12, 2021.
7. Public comment.



953 0 477 953Feet



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.



953 0 477 953Feet



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.

PRELIMINARY SITE PLAN REVIEW

6. **PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2020-0013)**
– Proposed The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake (Parcel 88-20-01-300-016), Section 1, Currently Zoned R-1D (One Family Residential) District

Mr. Carlisle reviewed the Preliminary Site Plan application. He compared the proposed cluster plan with the parallel plan. Mr. Carlisle addressed the number of units, percentage of open space, proposed location of the trailhead and public parking area, style of homes, acreage to be purchased from Troy School District and remaining acreage. Mr. Carlisle said the layout is similar to a previously approved application by Mondrian Properties, and he briefly addressed the differences between the two proposals.

Mr. Carlisle reported the applicant is seeking a maximum 5-foot deviation to the side yard setbacks. He noted there is no concern about towering or a tunnel affect because the low roof pitch to the single story home allows light and air between units. Mr. Carlisle complimented the applicant in constructing a housing product that is much desired in the City.

Mr. Carlisle reviewed the benefits of the proposed cluster development and recommended approval to the City Council with the conditions as identified in his report dated March 26, 2021.

Discussion among members and administration:

- Intent of Troy School District for remaining 68 acres.
- Reason of default on previously approved application.
- Common ownership of acreage, if any.
- Access to trail system and parking area.
- Applicant's request to deviate from side yard setback requirements.

Present were Tim Loughrin and James Clarke of Robertson Brothers, project engineer John Thompson of Professional Engineering Associates and Rick West, Superintendent for Business Services, Troy School District.

Mr. Loughrin gave a PowerPoint presentation that addressed housing style, open space, trailhead that ties into existing trails, buffer along Square Lake and side yard setbacks. He stated the homes are one-story, ranch-style and the open space correlates to 42%, a clarification to the Planning Consultant report.

There was discussion on:

- Desired housing product.
- Street named for former Planning Commissioner/school district member, Don Edmunds.
- Base price point; \$400,000.
- Locations of similar housing developments by Robertson Brothers.

- Deviation of side yard setbacks; interpretation of bulk regulations.
- Public access to trailhead.
- Stormwater management.
- Maintenance of parking lot; conveyance to homeowners' association.
- Reason previously approved application not developed.

Mr. Thompson briefly addressed stormwater management.

Mr. West said the Troy School Board, through a Resolution, is committed to preserve to perpetuity the natural features of the site and are currently working with Six Rivers Land Conservancy and Michigan Natural Resources. He confirmed there is no co-ownership of property; that the 12 acres is being purchased outright by Robertson Brothers.

Mr. Clarke addressed the benefits of the cluster development. He expressed no concerns in selling the homes with reduced side yard setbacks.

PUBLIC HEARING OPENED

Mr. Savidant reported the following email messages were received and provided to Board members in their agenda packet.

- Dorene (no last name/address); in opposition
- Ellen B (no last name/address); in opposition
- Camille Bedford (2 emails, no address); in opposition
- Koshy and Esther George, 2212 Lakeside; in opposition
- Linda and Don Gottschalk, 6270 Silverstone; in opposition

Ms. Ferencz reported no voicemail messages were received.

(Public Hearing remains opened)

Resolution # PC-2021-04-023

Moved by: Malalahalli

Support by: Lambert

RESOLVED, To table The Meadows of Troy Site Condominium application to the April 27, 2021 Planning Commission meeting.

Yes: All present (9)

MOTION CARRIED

PRELIMINARY SITE PLAN REVIEW

6. **PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2020-0013)**
– Proposed The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake (Parcel 88-20-01-300-016), Section 1, Currently Zoned R-1D (One Family Residential) District

Mr. Carlisle gave a brief review of the Preliminary Site Plan application that was presented and discussed at the April 13, 2021 meeting. He specifically addressed the open space, wetlands, trailhead, desired housing project, elevations and renderings and the applicant's request for a side yard deviation. Mr. Carlisle compared the proposed cluster development plan with what could be developed by right. Mr. Carlisle cited the benefits of the application that would not be achievable without a cluster type development. He recommends that the Planning Commission recommend approval to the City Council with the three conditions as identified in his report dated March 26, 2021.

Present were Tim Loughrin and James Clarke of Robertson Brothers, James Butler of Professional Engineering Associates and Rick West, Superintendent for Business Services, Troy School District.

Mr. Loughrin gave a PowerPoint presentation. He addressed property ownership, desired ranch style homes, open space, homeowners' association maintenance responsibility and the trailhead amenity that connects to the existing trail system.

There was discussion on:

- Landscaping along the west and east sides of the development.
- Ownership of parcels.
- Deviation of side yard setbacks; sale of homes, "real" distance.
- Comparison of similar housing development by applicant outside of the City.
- Environmental concerns with maintenance of open space area.
- Typical homeowners' association fees for this type of development; \$350-\$450/mo.

Mr. Clarke addressed the cluster development plan as relates to the side yard deviation and preservation of the wetlands.

PUBLIC HEARING OPENED (continued)

There was no one virtually present to speak.

The following email messages were read:

- Laury Shah, no address; in opposition
- Ellen B, no last name/address, multiple emails and petition; in opposition
- Maureen Bedford, no address, multiple emails; in opposition
- Koshy and Esther George, 2212 Lakeside; in opposition
- Natalie Chrisopoulos, no address; in opposition
- Chuck Shepherd, no address; in support

- Linda and Don Gottschalk, 6270 Silverstone, two emails; in opposition
- Dorene, no last name/address; in opposition
- Camille Bedford, no address, 2 emails; in opposition

Ms. Ferencz reported no voicemail messages were received.

PUBLIC HEARING CLOSED

Mr. Rauch noted from the 39-page petition of 843 signatures, he counted 140 Troy resident signatures.

Resolution # PC-2021-04-xxx

Moved by: Rahman

Support by: - - -

RESOLVED, The Planning Commission hereby recommends to the City Council that the proposed The Meadows of Troy Site Condominium (One Family Residential Cluster), 31 units/lots, East of John R, North of Square Lake (Parcel 88-20-01-300-016), Section 1, approximately 12 acres in size, Currently Zoned R-1D (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the site's natural resources than if the site were not developed as a cluster.
2. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
3. The cluster development is compatible with adjacent properties.
4. The site can be adequately served with municipal water and sewer.
5. The applicant is providing a public parking lot and trailhead to preserved trails.
6. The applicant is providing a housing product with first floor master bedroom and bath desired by the community.

BE IT FINALLY RESOLVED, The Planning Commission recommends the following design considerations:

1. Provide a new wetland assessment or extension from Michigan Department of Environment, Great Lakes and Energy (EGLE).
2. Provide maintenance agreement for the public parking lot.
3. Provide easement over Turtle Woods for access to the public lot.
4. Provide landscaping on the east and west sides with trees for privacy.
5. To include in the Homeowners' Association manual a statement that state they should not use chemicals that are harmful for animals and ecology.

With no support for the motion, a brief discussion followed with respect to the appropriateness of placing restrictions on the use of harsh chemicals in the maintenance of the open space area. Mr. Rahman opted to remove condition #5.

Resolution # PC-2021-04-031

Moved by: Rahman

Support by: Lambert

RESOLVED, The Planning Commission hereby recommends to the City Council that the proposed The Meadows of Troy Site Condominium (One Family Residential Cluster), 31 units/lots, East of John R, North of Square Lake (Parcel 88-20-01-300-016), Section 1, approximately 12 acres in size, Currently Zoned R-1D (One Family Residential) District, be approved for the following reasons:

1. The cluster development better protects the site's natural resources than if the site were not developed as a cluster.
2. The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
3. The cluster development is compatible with adjacent properties.
4. The site can be adequately served with municipal water and sewer.
5. The applicant is providing a public parking lot and trailhead to preserved trails.
6. The applicant is providing a housing product with first floor master bedroom and bath desired by the community.

BE IT FINALLY RESOLVED, The Planning Commission recommends the following design considerations:

1. Provide a new wetland assessment or extension from the Michigan Department of Environment, Great Lakes and Energy (EGLE).
2. Provide maintenance agreement for the public parking lot.
3. Provide easement over Turtle Woods for access to the public lot.
4. Provide landscaping on the east and west sides with trees for privacy.

Yes: Faison, Krent, Lambert, Rahman, Tagle

No: Hutson, Perakis, Rauch, Malalahalli

MOTION CARRIED

Mr. Hutson stated he voted no because he is in favor of placing a condition on the use of harsh chemicals in the maintenance of the open space area.



May 12, 2021

Mr. Brent Savidant
City of Troy Planning Department

Re: Proposed Meadows of Troy

Brent,

As you may recall during our Planning Commission hearing on April 27th, 2021, there was discussion amongst Commissioners in regard to the future maintenance of landscaping within the Meadows of Troy community. We understood from several members that this was an important condition of approval. During the meeting, we voiced our agreement to provide for language in the community's Master Deed and Bylaws that would serve to meet the concerns that the Commissioners had in regard to protection of the natural open space and watercourses in the vicinity. However, ultimately the motion did not include a stipulation in regard to this concern, though the project did still receive a recommendation of approval.

In consideration of the concerns of those Planning Commissioners, Robertson would propose the inclusion of a condition of approval that provides for the protection of the natural open space. Specifically, we propose to include language in the Master Deed and Bylaws for the Meadows of Troy Homeowner's Association to prioritize landscape maintenance companies that meet the standards of the Healthy Lawn Care Program for Watershed Protection, as outlined in Michigan Green Industry Association's website: <https://www.landscape.org/healthylawn>. The purpose of the program is as follows:

HEALTHY LAWN CARE PROGRAM FOR WATERSHED PROTECTION

The Healthy Lawn Care Program (HLCP) for Watershed Protection is an environmentally sound lawn care program that participating members of the Michigan Green Industry Association are offering. HLCP partners include the Michigan Green Industry Association (MGIA), Southeastern Oakland County Water Authority (SOCWA), Wayne County Department of Environment and Water Resources Commissioner (WRC). The Healthy Lawn Care Program has been initiated to help service company's comply



with environmentally sensitive lawn care issues, such as, the over use of fertilizers, pesticides and runoff into storm drains, lakes and/or rivers.

Key services required as part of the Healthy Lawn Care Program for Watershed Protection include:

- *An initial on-site consultation/assessment*
- *Soil nutrient tests offered to new customers*
- *No phosphorus or low-phosphorus fertilizer in accordance with state law*
- *Slow-release nitrogen fertilizer (40% in slow-release form)*
- *Advice to the customer on proper maintenance practices such as mowing and irrigation*
- *Fertilizer quantities of two, three, or four pounds per 1000 square feet, applied over the growing season*
- *Weed control options: Zero pesticides; Spot-treatment for weeds; and/or One-time rescue operation for weed control*
- *Insect control only after identification of problem on site*

We believe that we can establish a structure such that this community strives to be best in class in regard to reducing any impact to the surrounding open space. Our proposed stipulation is as follows: The Master Deed and Bylaws for the Meadows of Troy Homeowner's Association shall prioritize landscape maintenance companies that meet the standards of the Healthy Lawn Care Program for Watershed Protection, as outlined in Michigan Green Industry Association's website. In addition, fertilization shall not occur within 20' of a natural open space area.

In addition to the aforementioned topic, there was discussion from the Commission in regard to building separation. The Meadows of Troy development is the ideal utilization of the City's Open Space Cluster Ordinance, which seeks to preserve open space. In fact, the Meadows of Troy community will provide for well over 40% of the site as natural open space, which is considerably higher than the minimum requirements, and will serve as a catalyst



for the preservation of the larger parcel owned by the school district. In order to provide the tools necessary for this level of open space preservation, the City has the discretion to permit deviations from the standard zoning development standards, such as setbacks and building separation requirements. In follow up to the Planning Commission discussion, we have prepared an exhibit that shows the typical building separations in the community. As noted in our submittal package, these units are all single-story ranch homes, which will not have the tunnel effect that two-story colonials have. Further, the measurements taken for the building separation modifications are to the cantilevered bay window, and thus the deviations are simply no more than a couple of feet in most circumstances from building wall to building wall. Additionally, there are no situations where windows on one home will face windows on another home. Our seventy-five years of building experience informs us that the homebuyers will not object to this condition, and there will be no impact to the greater population.

Thank you for the opportunity to add context to these items. We look forward to the ability to provide for a much-needed community that will preserve an important part of Troy.

Respectfully,

A handwritten signature in blue ink, appearing to be 'Tim Loughrin'.

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

DATE: April 22, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2020-0013) – Proposed The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake Road (Parcel 88-20-01-300-016), Section 01, Currently Zoned R-1D (One Family Residential) District.

The petitioner Robertson Brothers Co. submitted the above referenced Preliminary Site Plan application for a 31-unit One Family Residential Cluster. The Planning Commission is responsible for providing a recommendation to City Council for this item.

The applicant has acquired and proposes to develop approximately 12 acres from the 80-acre Troy School District parcel. Thirty percent of the 12-acre site will be preserved in common ownership. The remaining 68 acres will remain under control of the Troy School District. A housing product with first floor master bedroom, suitable for empty nesters and retirees, is proposed.

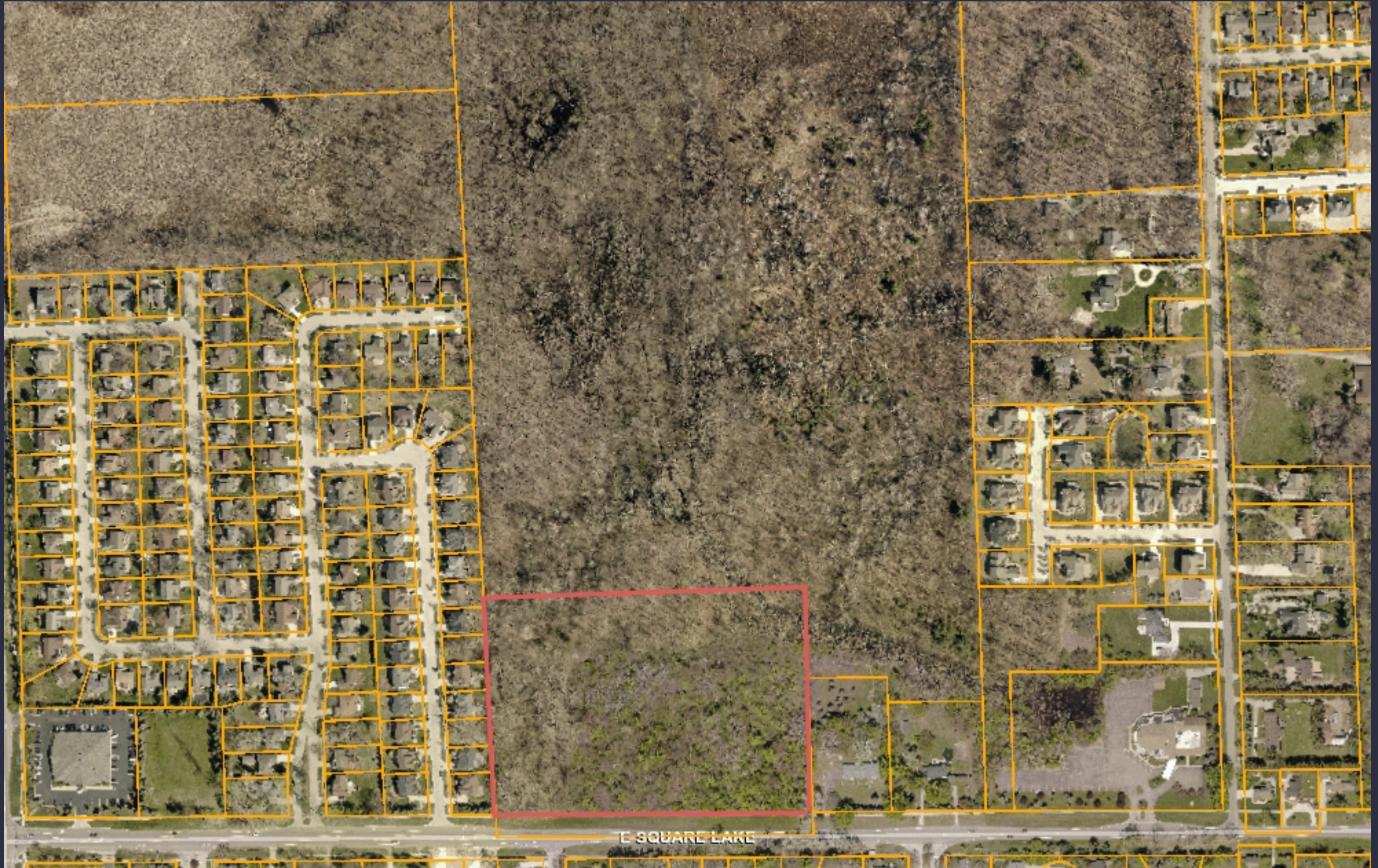
The Planning Commission considered this item at the April 13, 2021 Regular meeting but postponed the item until April 27, 2021. The public hearing was opened and was kept open. Public comment will be taken during the public hearing at the April 27, 2021 Regular meeting.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Anticipated Traffic Impacts – Memo prepared by OHM, dated August 27, 2020
4. Public comment
5. Preliminary Site Plan Application

G:\SITE PLANS\SP JPLN2020-0013 MEADOWS OF TROY\PC Memo 2021 04 27.docx



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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.



953 0 477 953Feet



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.



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: January 22, 2021
March 26, 2021

Preliminary Site Condominium Cluster Review For City of Troy, Michigan

Project Name:	Meadows of Troy
Plan Date:	February 19, 2021
Location:	North side of Square Lake Road, between John R and Dequindre Roads
Zoning:	R-1D, One-family Residential District
Action Requested:	Preliminary Site Condominium Cluster Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan application for a thirty-one (31) unit detached single-family condominium cluster development. The thirty-one (31) new lots will be accessed from a new private road that is located off Long Lake Road. The applicant is purchasing +/- 12 acres of an +/-80 acre site from the Troy School District. Within the protected open space area of the development there is a regulated wetland. The wetland assessment has expired. A new assessment or extension from EGLE is required.

Thirty percent (30%) of the twelve (12) acres will be preserved in common ownership. Once the property is split, the remaining +/- 68 acres will remain under control of the School District. The future of those 68 acres is unknown.

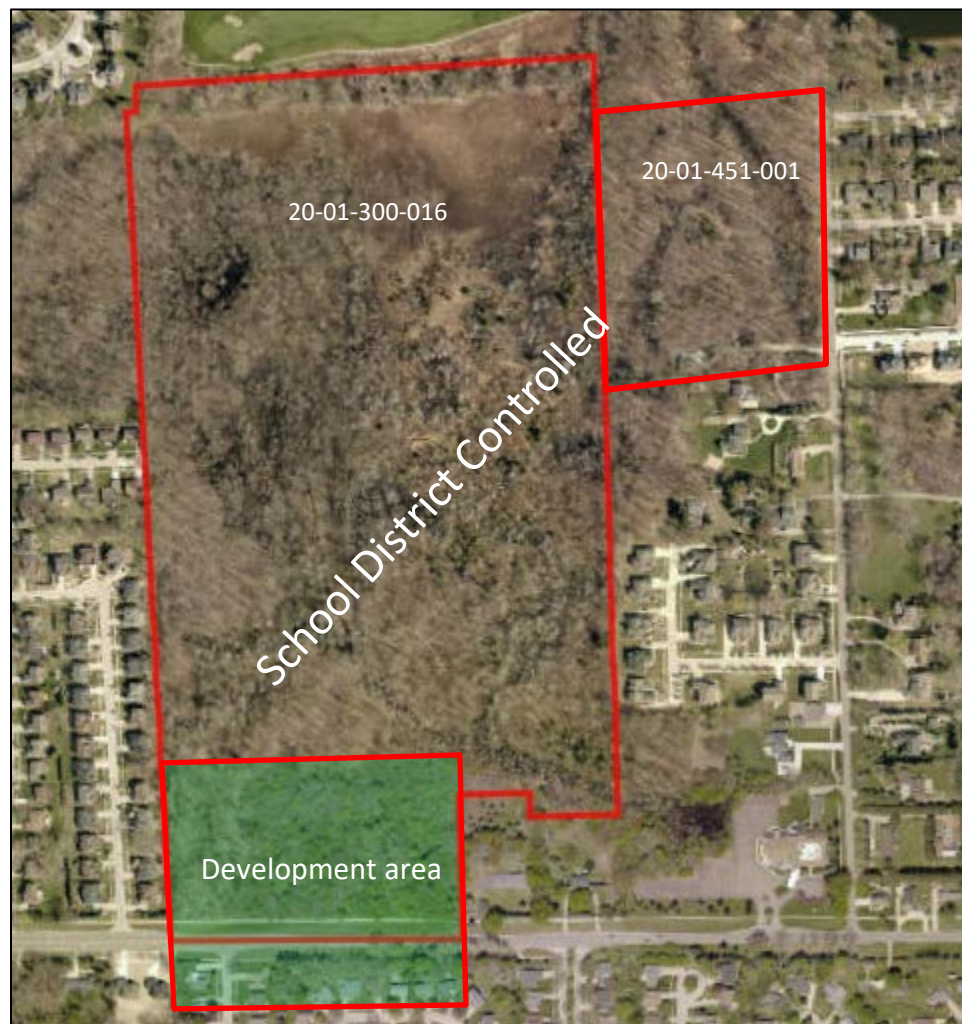
The applicant is providing a desired housing product with first floor master bedroom and bathroom. In addition, the applicant is proposing the construction of a 13-space gravel parking

lot and trailhead. The applicant notes that the trails will be determined after a conservation easement has been established. What is not clear is if those 68 acres are not preserved in perpetuity, where does the applicant propose trails. Will trails be entirely on the 6 acres they are preserving?

The property is surrounded on three sides by R-1D one-family residential zoning district, and a golf course to the north. The applicant proposes a cluster development. The density base of R-1D based on the parallel plan shows 25 lots. Through the cluster option the applicant is seeking 6 additional units by providing over 30% open space.

All of the homes will be 1,830 square feet in size and will feature a first-floor master bedroom design, with three different elevation types. As part of the development the applicant is proposing to construct a 13-space lot to provide parking and access to the trailhead.

Figure 1. - Location and Aerial Image of Subject Site



Square Lake Road

Size of Subject Property:

12.42 acres

Proposed Uses of Subject Parcel:

Thirty-one (31) detached single family condominium cluster development.

Current Use of Subject Property:

The subject parcels are undeveloped.

Current Zoning:

The property is currently zoned R-1D, One-family Residential District.

Surrounding Property Details:

Direction	Zoning	Use
North	CF, Community Facilities	Golf Course
South	R-1D, One-family Residential District	Single-family homes
East	R-1D, One-family Residential District	Single-family homes
West	R-1D, One-family Residential District	Single-family homes

Items to be addressed: None

PREVIOUS APPROVAL

Robertson Brothers recently submitted a revised plan for the Section 1 Troy School District property. The site was previously approved by the City Council for Mondrian Homes. In that proposal Mondrian Homes was to purchase the entire 81 acres from the School District. They were going to build a 23-unit cluster development on six-acres, and preserve +/-75 acres of property. The property is now under the control of Robertson Brothers. Robertson Brothers plans to purchase a total of 12 of the 81 acres from the school district. On that 12 acres, the applicant proposes to construct a 31-unit cluster development, and preserve 6.29 acres. In addition, the applicant is proposing the construction of a 14-space gravel parking lot and trailhead.



Approved Mondrian Plan



Proposed Robertson Brothers Plan

SITE ARRANGEMENT

The proposed one-family cluster development consists of thirty-one (31) units. All new lots will be accessed via two driveways to the new private road off Square Lake Road.

The applicant has submitted a parallel plan to establish a base density and portray the visual difference between traditional site design versus a cluster development. The cluster option is offered as an alternative to traditional residential development. The cluster option is intended to:

1. Encourage the use of property in accordance with its natural character.
2. Assure the permanent preservation of open space and other natural features.
3. Provide recreational facilities and/or open space within a reasonable distance of all residents of the Cluster development.
4. Allow innovation and greater flexibility in the design of residential developments.
5. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.
6. Ensure compatibility of design and use between neighboring property.
7. Encourage a less sprawling form of development, thus preserving open space as undeveloped land.
8. Allow for design innovation to provide flexibility for land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other City goals

Items to be addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS and REGULATORY FLEXIBILITY

The intent of the cluster development provisions is to relax the typical R-1D district bulk requirements in order to encourage a less sprawling form of development that preserves open space and natural resources. Although proposed setback dimensions are generally in compliance, as set forth in 10.04.E the applicant is able to seek specific departures from the dimensional requirements of the Zoning Ordinance for yards and perimeter setback as a part of the approval process.

The table below outlines the bulk requirements for cluster development.

Table 1. – Bulk Requirements

	Required/Allowed	Provided	Compliance
Density	Overall density shall not exceed the number of residential cluster units as developed under a conventional site condominium, unless a density bonus has been granted by City Council.	The applicant is seeking 31 units.	The applicant shows 25 units in parallel plan + 20% open space + 10% for additional 10% open space = 32 units The applicant is eligible to up to 32 units. Seeks approval of 31. Complies
Perimeter Setback	Equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border = 40 feet perimeter setback	The plan shows a minimum 40 ft. setback on all property lines.	Complies
Lot Size	10,500 sq. ft.	Not Applicable	Not Applicable
Front Setback (building)	20 feet	20 feet	Complies
Front Setback (garage)	25 feet	25 feet	Complies
Rear Setback (building)	25-feet setback	25-feet minimum	Complies
Side Setback (building)	7.5-feet setback	5-feet minimum	Seeks a maximum 5-foot deviation
Open Space Requirements: Minimum Percentage	20%	30%	Complies. Applicant must submit open space preservation covenant.

Applicant is seeking the following deviations from the Cluster Ordinance:

- Side Setback:
 - Units 1-5: Providing 10-foot building separation rather than 15 feet.
 - Units 6-12 and 16-22 and 23-25: Providing 11-foot building separation rather than 15 feet.
 - Units 13-15, 25-31: Providing 12-foot building separation rather than 15 feet.

Based on the proposed one-and-a-half story homes, we support the requested sideyard deviations.

Items to be addressed: Planning Commission is to review the requested deviations as part of the site plan in light of attempt to provide for design innovation to provide flexibility for land development.

OPEN SPACE REQUIREMENTS

A requirement of the Cluster Option is to provide at least one (1) of the following open space benefits:

- a. Significant Natural Features. Preservation of significant natural features contained on the site, as long as it is in the best interest of the City to preserve the natural features that might be negatively impacted by conventional residential development. The determination of whether the site has significant natural features shall be made by the City Council, after review of a Natural Features Analysis, prepared by the applicant, that inventories these features; or
- b. Recreation Facilities. If the site lacks significant natural features, it can qualify with the provision of usable recreation facilities to which all residents of the development shall have reasonable access. Such recreation facilities include areas such as a neighborhood park, passive recreational facilities, soccer fields, ball fields, bike paths, or similar facilities that provide a feature of community-wide significance and enhance residential development. Recreational facilities that are less pervious than natural landscape shall not comprise more than fifty (50) percent of the open space. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, that inventories these features; or
- c. Preservation of Common Open Space or Creation of Natural Features. If the site lacks significant natural features, a proposed development may also qualify if the development will preserve common open space or create significant natural features such as wetlands. The determination of whether the site has significant natural features shall be made by the City Council after review of a Site Analysis Plan, prepared by the applicant, which inventories these features.

The applicant is preserving 30% of the site as open space. As requested, the applicant has shown the limits of grading disturbance on the grading plan.

In addition, the applicant is proposing the construction of a 14-space gravel parking lot and trailhead. The applicant notes that the trails will be determined after a conservation easement has been established. The School Districts notes that they will be preserving the balance of the remaining 69-acres and the trail head and parking area is a negotiated agreement between Robertson Brother and the school district that will serve that preserved land.

A tree survey has been provided to inventory the natural features that exist onsite and to calculate the requirements for tree replacement. The site is heavily wooded. The survey examined the existing tree list of approximately twelve (12) acres at the south of the site, where the proposed development will occur. Full replacement and preservation details are shown in **Table 2**.

Table 2. – Tree Replacement Details

Protected Tree	Inches Removed	Replacement Required
Landmark	220 inches	220 inches
Woodland	2889 inches	1445 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	10752 inches	10752 inches
Woodland	1536 inches	3072 inches
Protected Replacement Required	1665 inches	
Preservation Credit	13824 inches	
Total	+ 12,159 inch Credit	
Total Tree Mitigation	Zero. The number of inches preserved and credited exceed the mitigation required.	

Guarantee of Open Space and Tree Preservation:

The submitted site plan references a tree protection fence that separates land to be developed from land to be preserved and the trees that exist in these areas.

Items to be addressed: *Planning Commission is to consider and make a recommendation to City Council if the layout and natural features preservation meets the intent of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources.*

SITE ACCESS AND CIRCULATION

Vehicular

Access to the site will be from two driveways off of Square Lake Road. The development will be served by an internal twenty-eight (28) foot wide private road, located inside of a forty (40) foot roadway easement.

Pedestrian

The applicant proposes a five (5) foot wide concrete sidewalk along the perimeter of the private roads. The internal sidewalk will connect to existing sidewalk on Square Lake Road. The engineering department has reviewed the pedestrian plan and notes:

Fire

The fire department has reviewed the plan and supports the fire circulation plan.

Items to be Addressed: None

STORMWATER

Stormwater management has been shown on the submitted plans with a detention pond within the preserved 6 acres.

Items to be Addressed: None

LANDSCAPING

One-Family Cluster development landscaping requirements are regulated by Section 13.02.F.2.

Table 2. – Landscaping Requirements

Frontage	Required	Provided	Compliance
Proposed Private Rd.	One (1) deciduous tree for every 50 lineal feet.	50 Trees	Compliant
Square Lake Road 120-foot ROW	One (1) large evergreen tree per ten (10) lineal feet. 843 lf./10 lf=84 evergreen trees	84 Trees	Compliant

The applicant is deficient in right-of-way and private road landscaping in the submitted plan.

Items to be Addressed: None

ELEVATIONS AND FLOOR PLANS

The applicant has submitted proposed housing elevations with three elevation options. The types of housing include a ranch home and two, two-story colonials. The indicated square footage for all three elevations is 1,830 sq/ft.

Items to be Addressed: None

CLUSTER STANDARDS

As set forth in section 10.04.I, the applicant shall demonstrate that through the use of the Cluster option, the development will accomplish a sufficient number of the following objectives, as are reasonably applicable to the site, providing:

- a. Long-term protection and preservation of natural resources, natural features, and open space of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- b. Innovative and creative site design through flexibility in the siting of dwellings and other development features that would otherwise be unfeasible or unlikely to be achieved absent these regulations.
- c. Appropriate buffer and/or land use transitions between the Cluster development and surrounding properties.
- d. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.
- e. Sustainable design features and techniques, such as green building, stormwater management best practices, and low impact design, which will promote and encourage energy conservation and sustainable development.
- f. A means for owning common open space and for protecting it from development in perpetuity.
- g. Any density bonus is commensurate with the benefit offered to achieve such bonus.
- h. The cluster development shall be adequately served by 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. Such services shall be provided and accommodated without an unreasonable public burden.
- i. The architectural form, scale, and massing shall ensure buildings are in proportion and complementary to those of adjacent properties and the selected building materials are of high, durable quality. The garage shall not be the dominant feature of a residential building.

The applicant is seeking approval for six (6) additional units than permitted in parallel plan in exchange for the following benefits:

- A. 30% overall site open space, which allows for the preservation of natural resources and inclusion of site amenities.
- B. Allows for private road which provides an additional buffer than a public road to adjacent properties.
- C. Open space collar around perimeter to adjacent properties.
- D. Long-term protection and preservation of natural features, and open space.
- E. Preservation of 227 regulated trees and a regulated wetland.
- F. Adequately served by public services.
- G. Provides an architectural form, scale, and massing that are in proportion and complementary to those of adjacent properties and the selected building materials are of high, durable quality.
- H. Provides a public parking lot and trail head to preserved trails.
- I. Provides a housing product with first floor master bedroom and bath desired by the community.

RECOMMENDATIONS

The applicant is seeking to develop this site as a cluster in order to provide 30% common open space, allow for tree preservation, preserve the regulated wetland. Many of the benefits of this development would not be achievable without a cluster type development. Overall we find:

- 1) The cluster development better protects the sites natural resources than if the site were not developed as a cluster.
- 2) The cluster development better protects the adjacent properties than if the site were not developed as a cluster.
- 3) The cluster development is compatible with adjacent properties.
- 4) The site can be adequately served with municipal water and sewer.
- 5) The applicant is providing a public parking lot and trail head to preserved trails.
- 6) The applicant is providing a housing product with first floor master bedroom and bath desired by the community.

Overall we recommend that the Planning Commission recommend approval of the Cluster Plan to the City Council with the following conditions:

1. Provide a new assessment or extension from EGLE
2. Provide maintenance agreement for the parking lot
3. Provide easement over Turtle Woods for access to the public lot.



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

memorandum



Date: August 27, 2020

To: Bill Huotari, PE
From: Sara Merrill, PE, PTOE

Re: Meadows of Troy
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Meadows of Troy, a proposed site condominium development consisting of 31 detached single-family homes. The development is located on the north side of Square Lake Road, east of John R Road. In the immediate vicinity of the site, Square Lake Road is a 2-lane roadway, with one through lane in each direction.

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 Meadows of Troy, based on the ITE Trip Generation Manual for Single-Family Detached Housing (ITE Land Use Code #210).

Number of Dwelling Units	Number of Site-Generated Trips								
	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
31 Units	7	20	27	21	12	33	177	177	354

During the morning (AM) peak hour, the proposed Meadows of Troy development is expected to generate 27 new trips: 7 inbound (entering the site), and 20 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 33 new vehicle trips: 21 inbound (entering the site) trips, and 12 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 development is minimal, adding just a few dozen 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 the majority of road users.

As a point of comparison, Square Lake Road (between John R Road and Dequindre Road) carries close to 1,000 vehicles during the PM peak hour, and averages over 11,000 vehicles per day. Even amongst typical weekdays, traffic volumes during the peak hours alone often vary by 10%+ from one day to the next. The day-to-day fluctuations result in peak hour traffic volumes that vary by upwards of a hundred vehicles. The proposed homes in Meadows of Troy are expected to generate fewer than 35 new vehicle trips during the peak hour.

From: [Dorene](#)
To: [Planning](#)
Subject: Re parcel 88-20-01-300-016; 12.42 acres
Date: Thursday, April 1, 2021 12:32:21 PM

This email is in regards to the above property.

This city cannot leave one parcel untouched in the City of Troy. Once again, the TSD is greedy for its money and has no good conscience to leave any plot of land alone. This land, like all the others the TSD sold, is a wildlife sanctuary. But money gets in the way of a good conscience in this city. We don't need 31 more units anywhere in this city.

It is sad and sickening that everyone involved doesn't look past the greed. The land and its trees are desperately needed for climate change. The wildlife sanctuary is not only a gem in this city, but the preservation of wildlife is so very important in a thriving municipality. It is appalling that no one in this city has a conscience, most of all the TSD, who are educators.

That is precisely why this city looks like every other built up city now. Green space is a must where families and children grow up, but this city has no plans for that. The master plan is poor because it has no balance. Building in this city should have ceased 10 years ago. You can't get any more land once it's gone.

Residents are sad and fed up.

Truly,

Another fed up resident

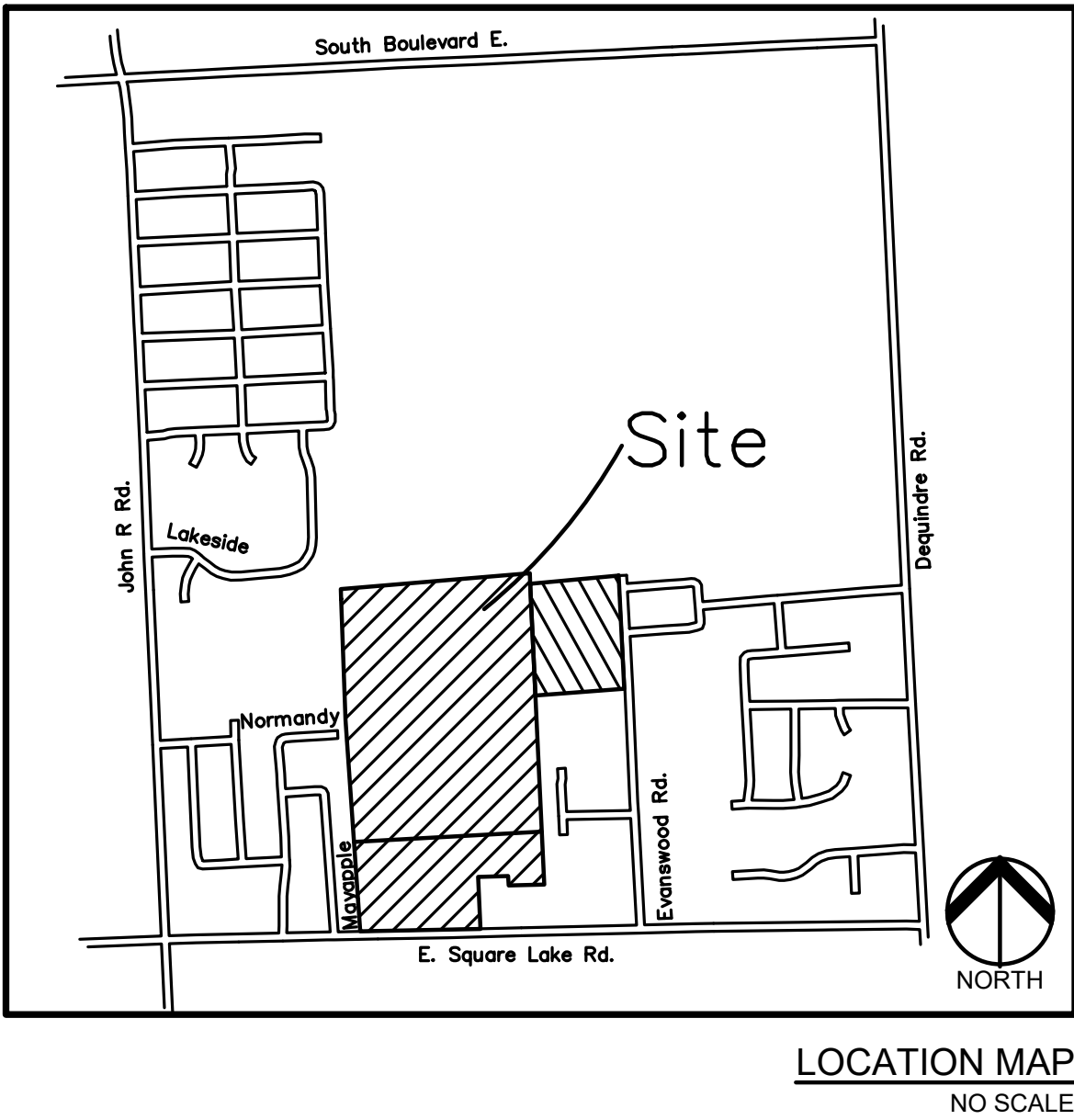
Sent from XFINITY Connect App

PRELIMINARY SITE PLANS

MEADOWS OF TROY

PART OF THE SW 1/4 OF SECTION 1, T.2N., R.11E.
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



INDEX OF DRAWINGS	
NUMBER	TITLE
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P-2.1	TOPOGRAPHIC SURVEY
P-3.0	OVERALL SITE PLAN
P-3.1	PRELIMINARY SITE PLAN
P-3.2	PRELIMINARY OPEN SPACE PLAN
P-4.0	PRELIMINARY GRADING PLAN
P-5.0	PRELIMINARY UTILITY PLAN
P-6.0	PARALLEL PLAN
L-1	OVERALL LANDSCAPE PLAN
L-2	DETENTION POND SEEDING PLAN
L-3	LANDSCAPE ENLARGEMENT PLANS
L-4	TREE PRESERVATION PLAN
L-5	TREE SURVEY (1 OF 4)
L-6	TREE SURVEY (2 OF 4)
L-7	TREE SURVEY (3 OF 4)
L-8	TREE SURVEY (4 OF 4) & LANDSCAPE DETAILS
L-9	LANDSCAPE DETAILS & NOTES

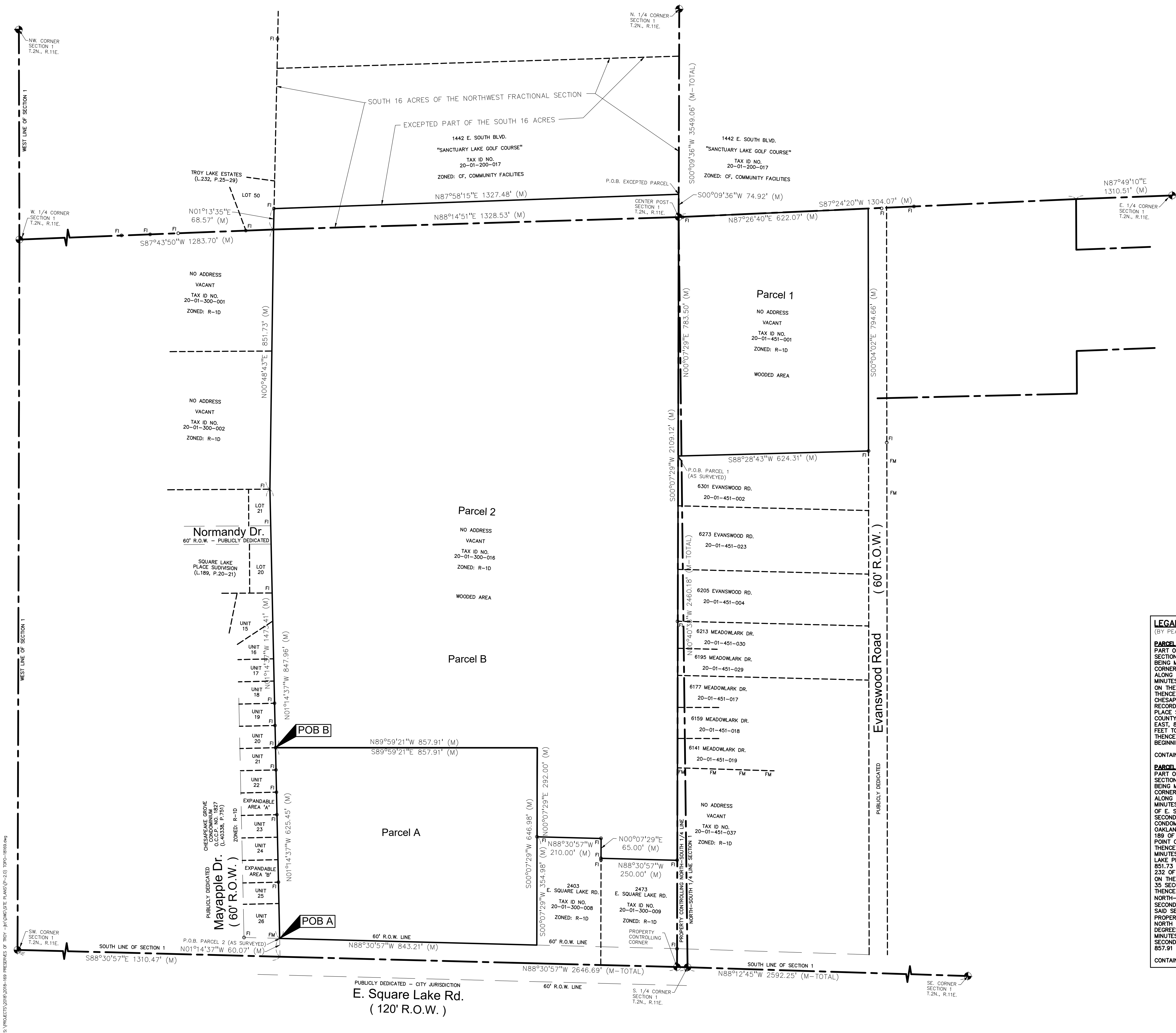
DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
ROBERTSON BROTHERS CO. 6905 TELEGRAPH ROAD, SUITE 200 BLOOMFIELD HILLS, MI 48301 CONTACT: TIM LOUGHRIN PHONE: 248.282.1428 EMAIL: TLOUGHRIN@ROBERTSONHOMES.COM	PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48063-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
TK DESIGN & ASSOCIATES, INC. 26030 PONTIAC TRAIL SOUTH LYON, MI 48178 CONTACT: TODD HALLETT PHONE: 248.446.1960 EMAIL: THALLETT@TKHOMEDSIGN.COM	LAND DESIGN STUDIO, PLLC 1816 W. THIRTEEN MILE ROAD, SUITE B-4 SOUTHFIELD, MI 48076 CONTACT: TAD KREAR, R.L.A. PHONE: 248.594.3220 EMAIL: TAD@LDSRO.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	7/30/2020
REVISED LAYOUT	9/22/2020
PLANNER REVIEW COMMENTS	2/19/2021





LEGAL DESCRIPTION
(PER SURVEY PROVIDED BY STANTEC CONSULTING, PROJECT NO. 2075105700, DATED JUNE 25, 2007)

PARCEL 1
PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 2612.25 FEET TO THE PROPERTY CONTROLLING CORNER; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST ALONG THE NORTH-SOUTH PROPERTY CONTROLLING LINE OF SAID SECTION 1, 1675.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PROPERTY CONTROLLING LINE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 783.50 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE NORTH 87 DEGREES 26 MINUTES 40 SECONDS EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 1, 622.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EVANSWOOD ROAD (60 FEET WIDE); THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE OF EVANSWOOD ROAD, 794.66 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 43 SECONDS WEST, 624.31 FEET TO THE POINT OF BEGINNING.
TAX ID NO. 20-01-451-001
ADDRESS: NONE (VACANT)
CONTAINING: 491,407.07 SQUARE FEET OR 11.281 ACRES

PARCEL 2
PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WDE); THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 1473.41 FEET TO THE NORTHEAST CORNER OF SAID SQUARE LAKE PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS EAST, 851.73 FEET TO THE SOUTHEAST CORNER OF TROY LAKE ESTATES, AS RECORDED IN LIBER 232 OF PLATS, ON PAGES 25 THRU 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID TROY LAKE ESTATES, 68.57 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 15 SECONDS EAST, 1327.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 74.92 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE PROPERTY CONTROLLING NORTH-SOUTH 1/4 LINE OF SAID SECTION 1, 2109.12 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 65.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 210.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 354.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.
TAX ID NO. 20-01-300-016
ADDRESS: NONE (VACANT)
CONTAINING: 3,077,405.52 SQUARE FEET OR 70.647 ACRES

LEGAL DESCRIPTION
(BY PEA GROUP)

PARCEL A
PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WIDE); THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 1473.41 FEET TO THE NORTHEAST CORNER OF SAID SQUARE LAKE PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS EAST, 851.73 FEET TO THE SOUTHEAST CORNER OF TROY LAKE ESTATES, AS RECORDED IN LIBER 232 OF PLATS, ON PAGES 25 THRU 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID TROY LAKE ESTATES, 68.57 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 15 SECONDS EAST, 1327.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 74.92 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE PROPERTY CONTROLLING NORTH-SOUTH 1/4 LINE OF SAID SECTION 1, 2109.12 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 65.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 210.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 354.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.
CONTAINING: 540,917.85 SQUARE FEET OR 12.42 ACRES

PARCEL B
PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WIDE); THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 1473.41 FEET TO THE NORTHEAST CORNER OF SAID SQUARE LAKE PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS EAST, 851.73 FEET TO THE SOUTHEAST CORNER OF TROY LAKE ESTATES, AS RECORDED IN LIBER 232 OF PLATS, ON PAGES 25 THRU 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID TROY LAKE ESTATES, 68.57 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 15 SECONDS EAST, 1327.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 74.92 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE PROPERTY CONTROLLING NORTH-SOUTH 1/4 LINE OF SAID SECTION 1, 2109.12 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 65.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 210.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 354.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.
CONTAINING: 2,536,487.73 SQUARE FEET OR 58.23 ACRES

PEA GROUP
TROY • WASHINGTON TWP
BRIGHTON • DETROIT
t: 844.813.2949
www.peagroup.com

NORTH

0 75 150 300
SCALE: 1" = 150'

811 Know what's below. Call before you dig.

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

CLIENT
ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE
MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

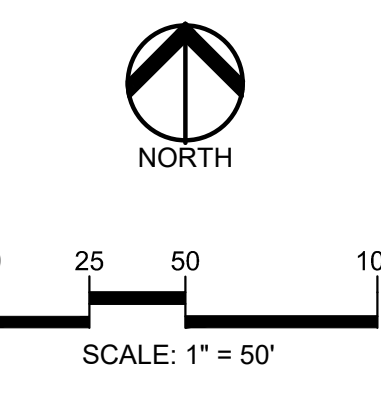
REVISIONS

REVISED LAYOUT	09-22-20
PLANNER REVIEW COMMENTS	02-19-21

ORIGINAL ISSUE DATE:
JULY 30, 2020

DRAWING TITLE
PARCEL MAP

PEA JOB NO.	2018-169
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	



CAUTION!!
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CLIENT
ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE
MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS	
REVISED LAYOUT	09-22-20
PLANNER REVIEW COMMENTS	02-19-21

ORIGINAL ISSUE DATE:
JULY 30, 2020
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2018-169
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

P-2.1

LEGEND

- IRON FOUND

⊗ IRON SET

⊗ NAIL FOUND

⊗ NAIL & CAP SET
- ⊗ BRASS PLUG SET

⊗ MONUMENT FOUND

⊗ MONUMENT SET
- ⊗ SEC. CORNER FOUND

⊗ RECORDED

⊗ MEASURED

⊗ CALCULATED
- EXISTING

—OH—ELEC—W—ELEC, PHONE OR CABLE TV, O.H. LINE, POLE & GUY WIRE

—UG—CATV—TELEPHONE CABLE TV, CATV PEDESTAL

—UG—PHONE—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE

—UG—ELEC—ELEC. U.G. CABLE, MANHOLE, METER & HANDHOLE

—GAS—GAS MAIN, VALVE & GAS LINE MARKER

—WATER—WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE

—SEWER—SANITARY SEWER, CLEANOUT & MANHOLE

—STORM—STORM SEWER, CLEANOUT & MANHOLE

—COMB—COMBINED SEWER & MANHOLE

—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

—POST—POST INDICATOR VALVE

—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

—MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE

—UNIDENTIFIED STRUCTURE

—SPOT ELEVATION

—CONTOUR LINE

—FENCE

—GUARD RAIL

—STREET LIGHT

—SIGN

—CONC.—CONCRETE

—ASPH.—ASPHALT

—GRAVEL—GRAVEL SHOULDER

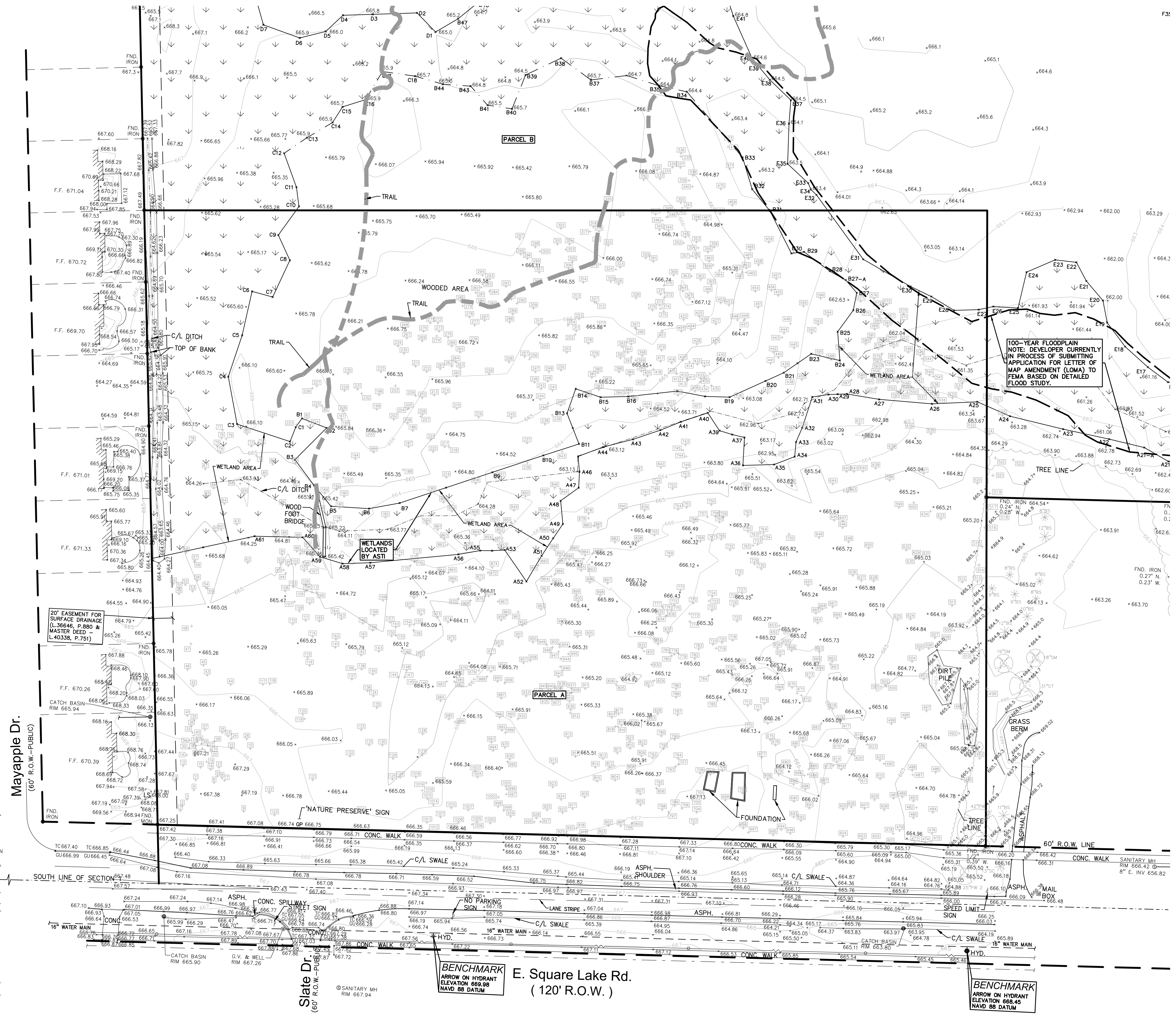
—WETLAND

LEGAL DESCRIPTION
REFER TO SHEET P-2.0 FOR LEGAL DESCRIPTIONS.

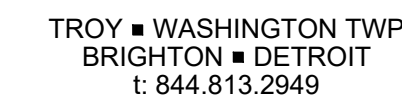
TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:
TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY NF ENGINEERS.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE(S) 'A' AND 'X' OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 26125C0553G, DATED SEPTEMBER 29, 2006.



NOT FOR CONSTRUCTION



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**ROBERTSON
BROTHERS CO.**
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

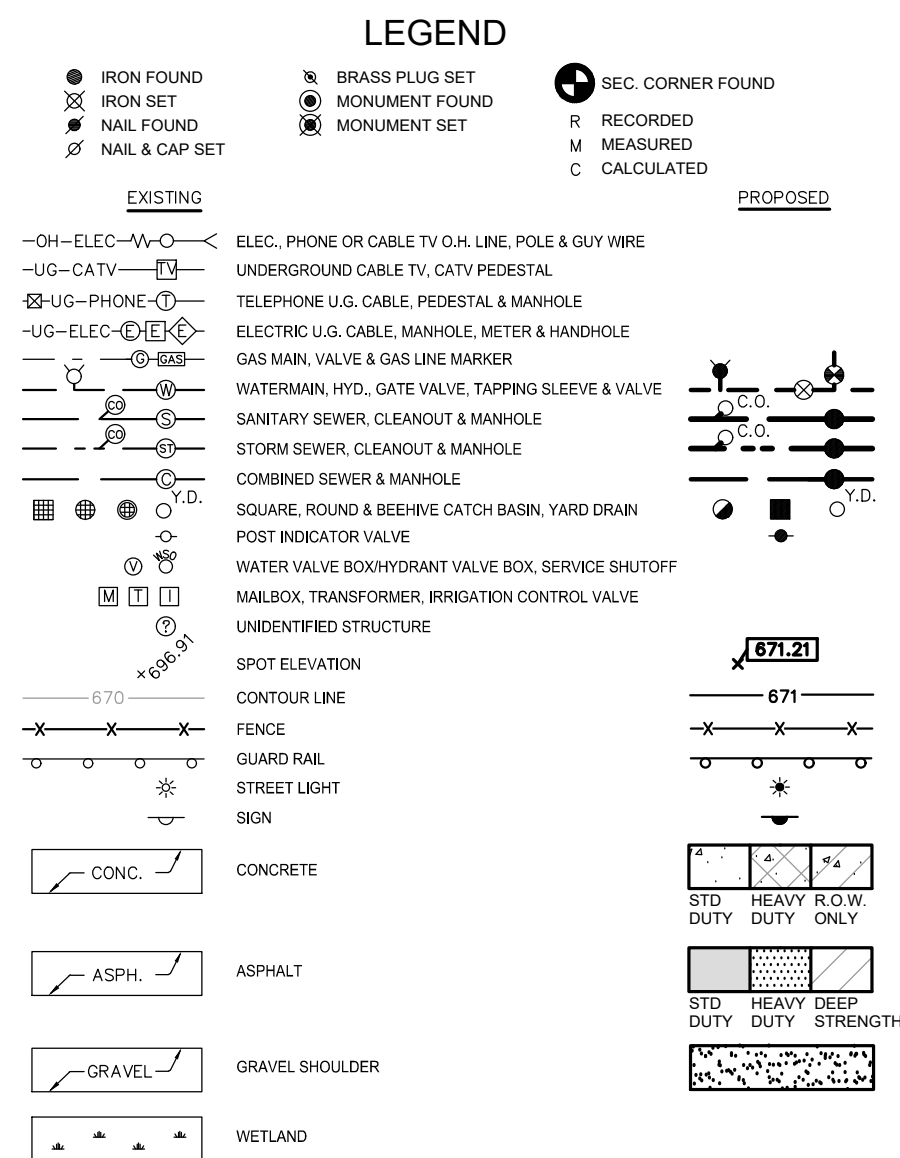
**MEADOWS
OF TROY**
E. SQUARE LAKE ROAD
TROY, MICHIGAN

DRAWING TITLE

**OVERALL
SITE PLAN**

DRAWING NUMBER:

P-3.0



S:\PROJECTS\2018\2018-169 PRESERVES OF TROY - b1\DWG\SITE PLANS\P-3.1 DIM-18169.dwg



SURROUNDING PROPERTY DETAILS:			
DIRECTION	ZONING		USE
NORTH	R-1D, ONE-FAMILY RESIDENTIAL	DISTRICT	CONSERVATION AREA
SOUTH	R-1C, ONE-FAMILY RESIDENTIAL	DISTRICT	SINGLE-FAMILY HOMES
EAST	R-1D, ONE-FAMILY RESIDENTIAL	DISTRICT	SINGLE-FAMILY HOMES
WEST	R-1D, ONE-FAMILY RESIDENTIAL	DISTRICT	SINGLE-FAMILY HOMES

<ul style="list-style-type: none"> IRON FOUND IRON SET NAIL FOUND NAIL & CAT SET 	<ul style="list-style-type: none"> BRASS PLUG SET MONUMENT FOUND MONUMENT SET 	<div style="text-align: center;"></div> <p>SEC CORNER FOUND</p> <p>A. RECORDED M. MEASURED C. CALCULATED</p>
--	---	--

EXISTING	PROPOSED
-OH- ELEC-W-O-	ELEC. PHONE OR CABLE TV O.H. LINE, POLE & WIRE GUY
-UG-CATV-	UNDERGROUND CABLE TV, CATV PIPE
-SS-UG-PHONE-	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
-UG-ELEC-	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
-GAS-	GAS MAIN, VALVE & GAS LINE MARKER
 	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
 	STORM SEWER, CLEANOUT & MANHOLE
 	SANITARY SEWER, CLEANOUT & MANHOLE
	COMBINED SEWER & MANHOLE
 	SQUARE ROUND & BREECH CATCH BASIN, YARD DRAIN POST RODICATOR VALVE
 	WATER VAULT BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
M.V.B., TRANSFORMER, IRRIGATION CONTROL VALVE	
UNIDENTIFIED STRUCTURE	
SPOT ELEVATION	
CORNER LINE	
FENCE	
GUARD RAIL	
STREET LIGHT	
SIGN	
CONC.	
ASPH.	
GRAVEL	
WETLAND	

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PROJECT TITLE

**MEADOWS
OF TROY**

E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISED LAYOUT	09-22-20
----------------	----------

PLANNER REVIEW COMMENTS 02-19-21

ORIGINAL ISSUE DATE:

JULY 30, 2020

DRAWING TITLE

PRELIMINARY

SITE PLAN

PEA JOB NO. 2018-169

DN.	TMK
-----	-----

DES.	TMK
REMARKS: NUMBER	

DRAWING NUMBER:

P-3 1

1-3.1

P-3.1

REVISIONS	
REVISED LAYOUT	09-22-20
PLANNER REVIEW COMMENTS	02-19-21

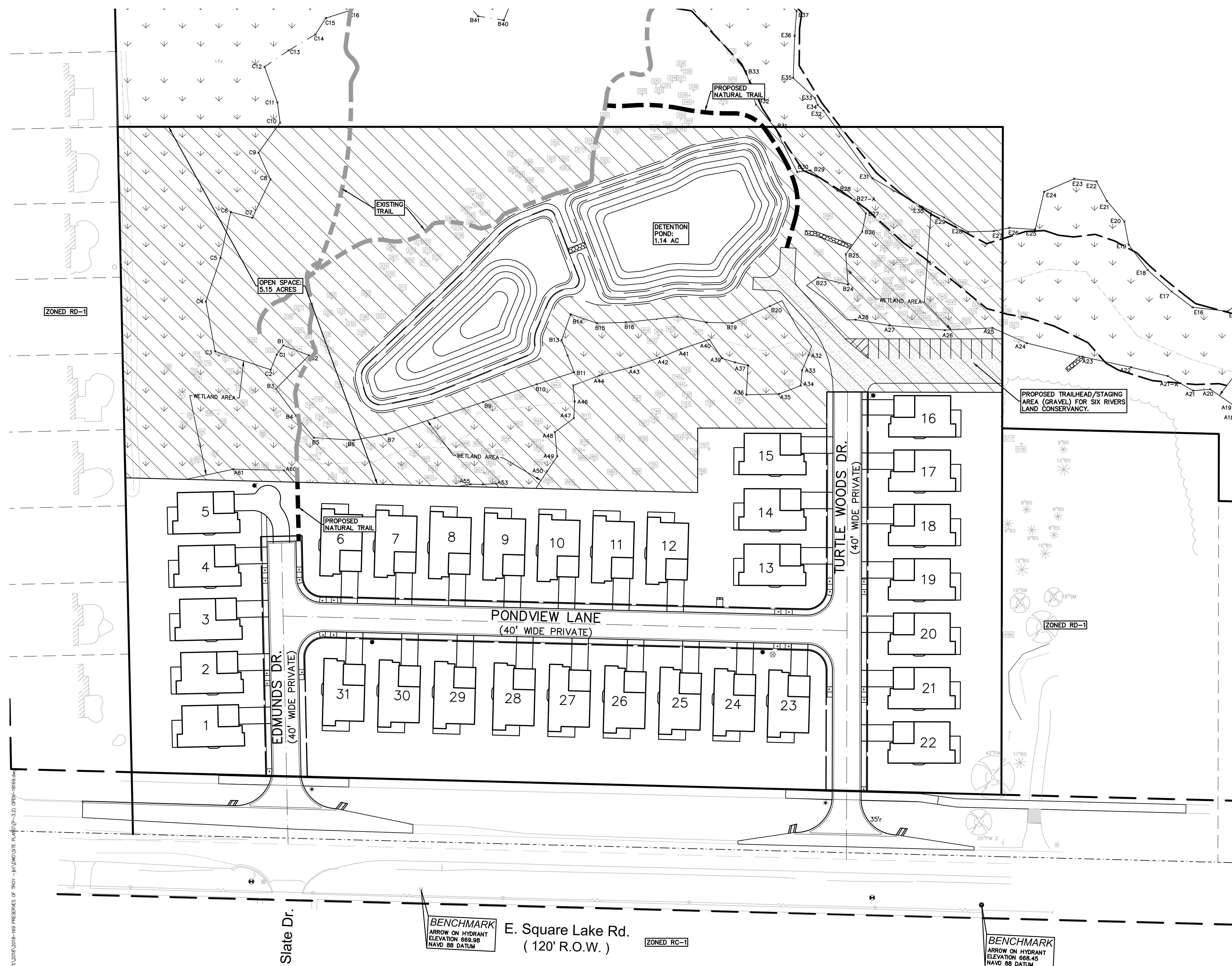
ORIGINAL ISSUE DATE:
JULY 30, 2020

DRAWING TITLE

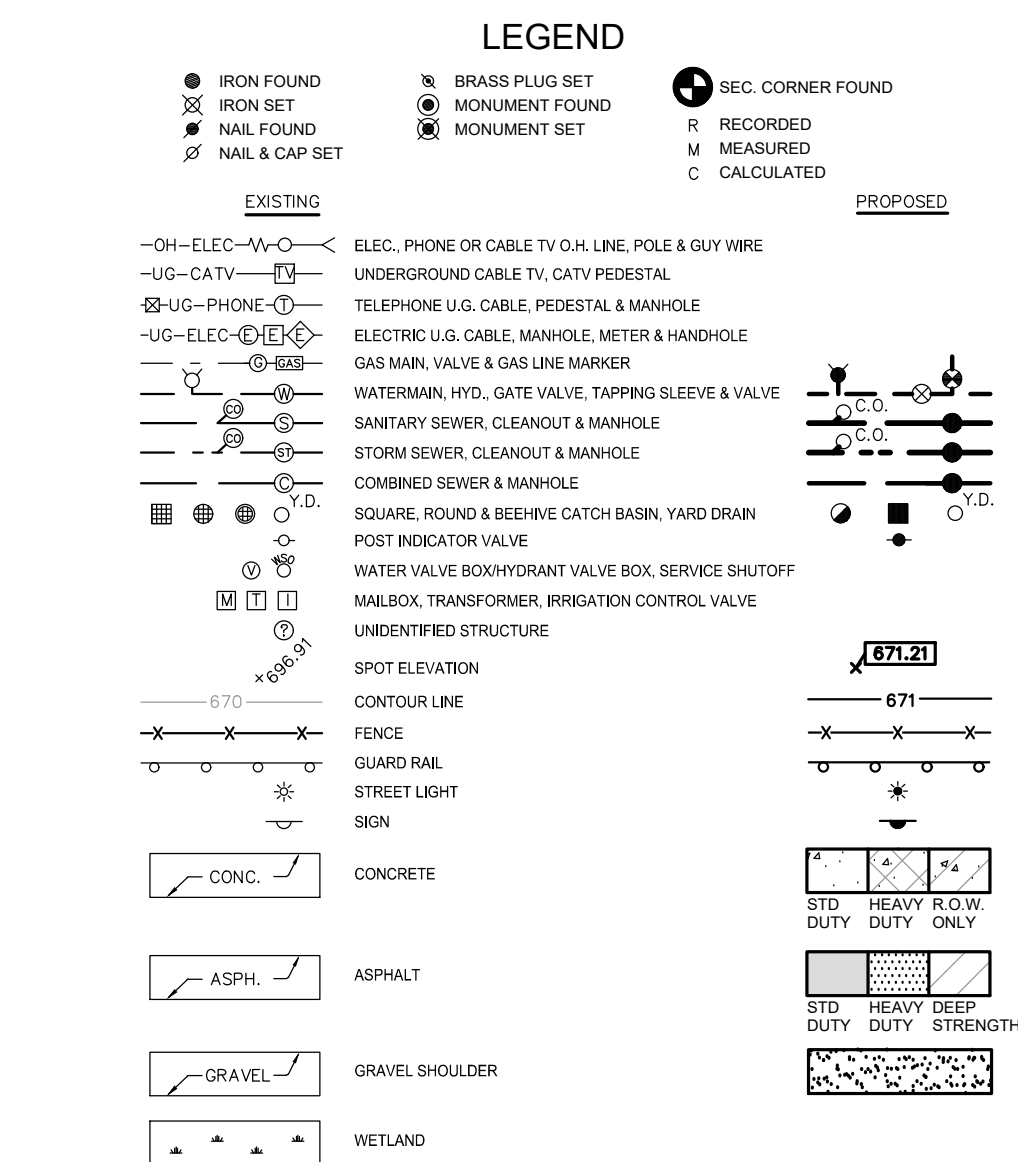
**PRELIMINARY
OPEN SPACE
PLAN**

PEA JOB NO.	2018-169
P.M.	JB
DN.	TMK
DES.	TMK

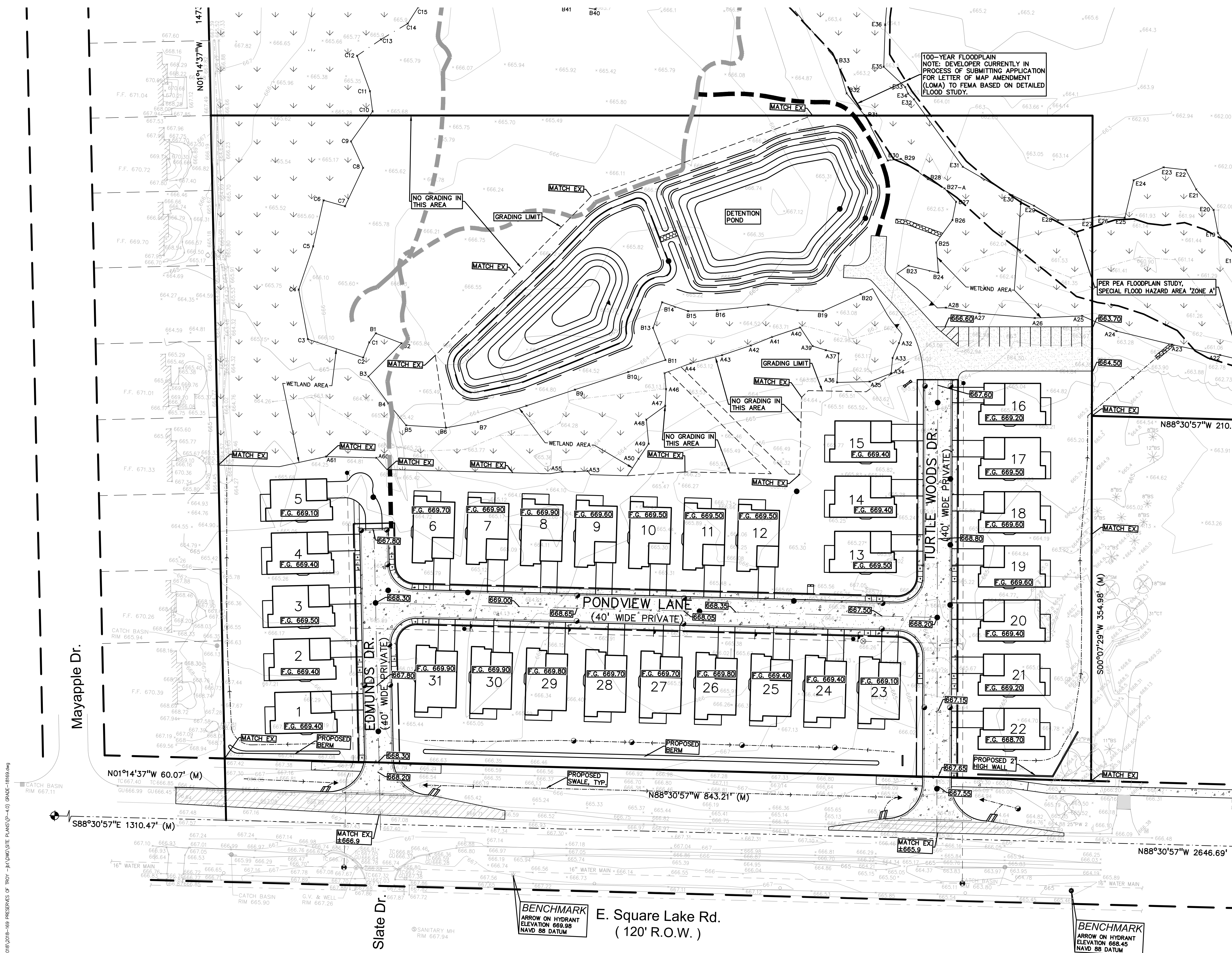
DRAWING NUMBER:



\\PROJECTS\2018-169 PRESERVES OF TROY - bit\DMG\SITE PLANS\p-3.2 OPEN-18169.dwg

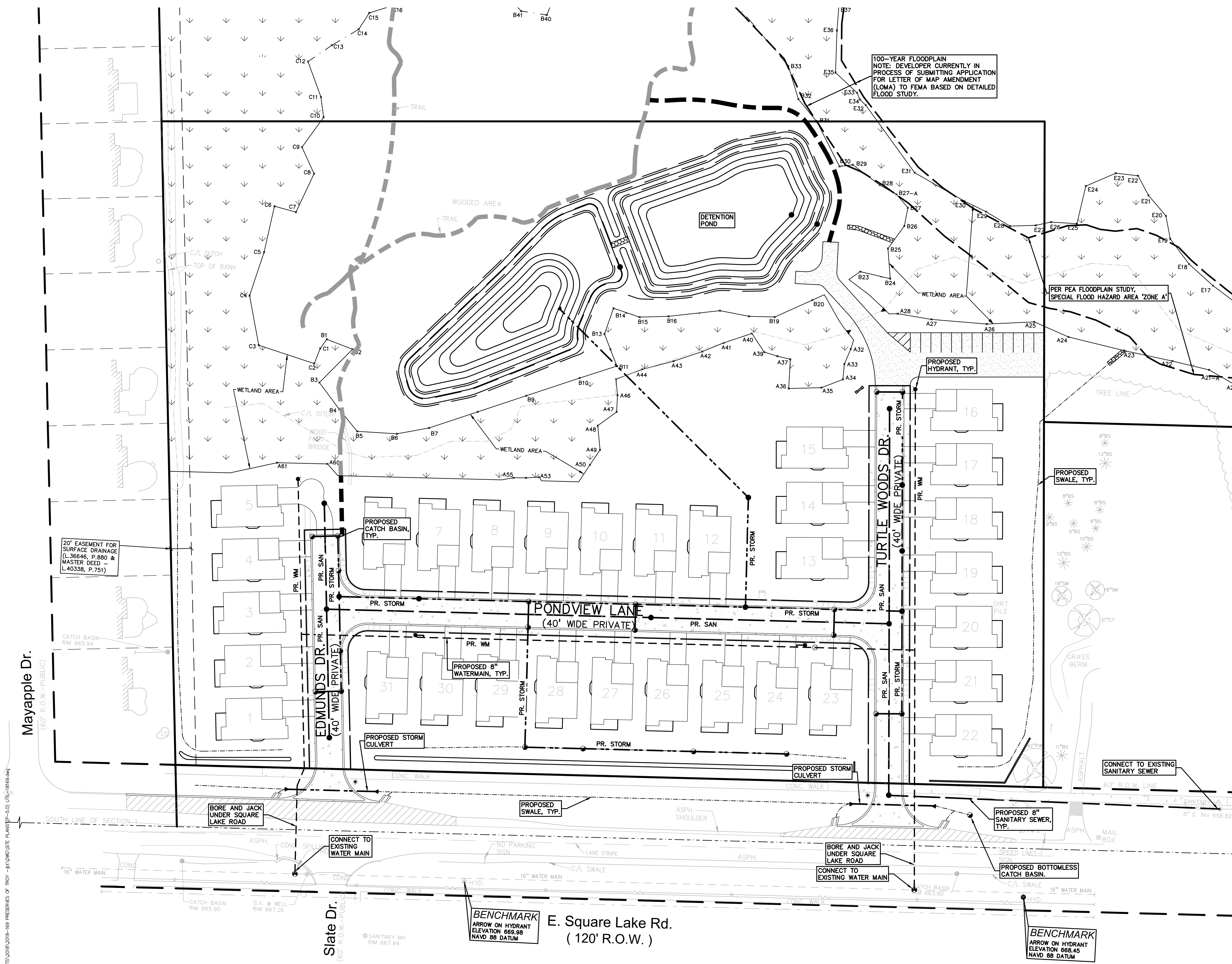


NOTE:
STEPPED BRICK LEDGES EXPECTED AT THE REAR OF BUILDINGS 5-10 AND 16-22.



NOT FOR CONSTRUCTION

S:\PROJECTS\2018-169 PRESERVES OF TROY - P\DWG\SITE PLANS\18-169-501 UTILITY\18169.dwg



LEGEND

● IRON FOUND

⊗ IRON SET

● NAIL FOUND

⊗ NAIL & CAP SET

⊗ BRASS PLUG SET

⊗ MONUMENT FOUND

⊗ MONUMENT SET

⊗ SEC. CORNER FOUND

R RECORDED

M MEASURED

C CALCULATED

EXISTING

PROPOSED

—OH—ELEC—W—

—UG—CATV—

—UG—PHONE—

—UG—ELEC—

—GAS—

—WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

—SANITARY SEWER, CLEANOUT & MANHOLE

—STORM SEWER, CLEANOUT & MANHOLE

—COMBINED SEWER & MANHOLE

—POST INDICATOR VALVE

—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

—MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE

—UNIDENTIFIED STRUCTURE

—SPOT ELEVATION

—CONTOUR LINE

—FENCE

—GUARD RAIL

—STREET LIGHT

—SIGN

—CONC.

—ASPH.

—GRAVEL

—WETLAND

—ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE

—UNDERGROUND CABLE TV, CATV PEDESTAL

—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE

—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE

—GAS MAN. VALVE & GAS LINE WARMER

—WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

—SANITARY SEWER, CLEANOUT & MANHOLE

—STORM SEWER, CLEANOUT & MANHOLE

—COMBINED SEWER & MANHOLE

—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

—POST INDICATOR VALVE

—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

—MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE

—UNIDENTIFIED STRUCTURE

—SPOT ELEVATION

—CONTOUR LINE

—FENCE

—GUARD RAIL

—STREET LIGHT

—SIGN

—CONC.

—ASPH.

—GRAVEL

—WETLAND

—310 HEAVY FLOW DUTY ONLY

—310 HEAVY DEEP DUTY STRENGTH

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SCALE: 1" = 50'

811 Know what's below. Call before you dig.

CAUTION!!
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CLIENT

ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE

MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS

REVISED LAYOUT

09-22-20

PLANNER REVIEW COMMENTS

02-19-21

ORIGINAL ISSUE DATE:
JULY 30, 2020

DRAWING TITLE

PEA JOB NO. 2018-169

P.M. JBT

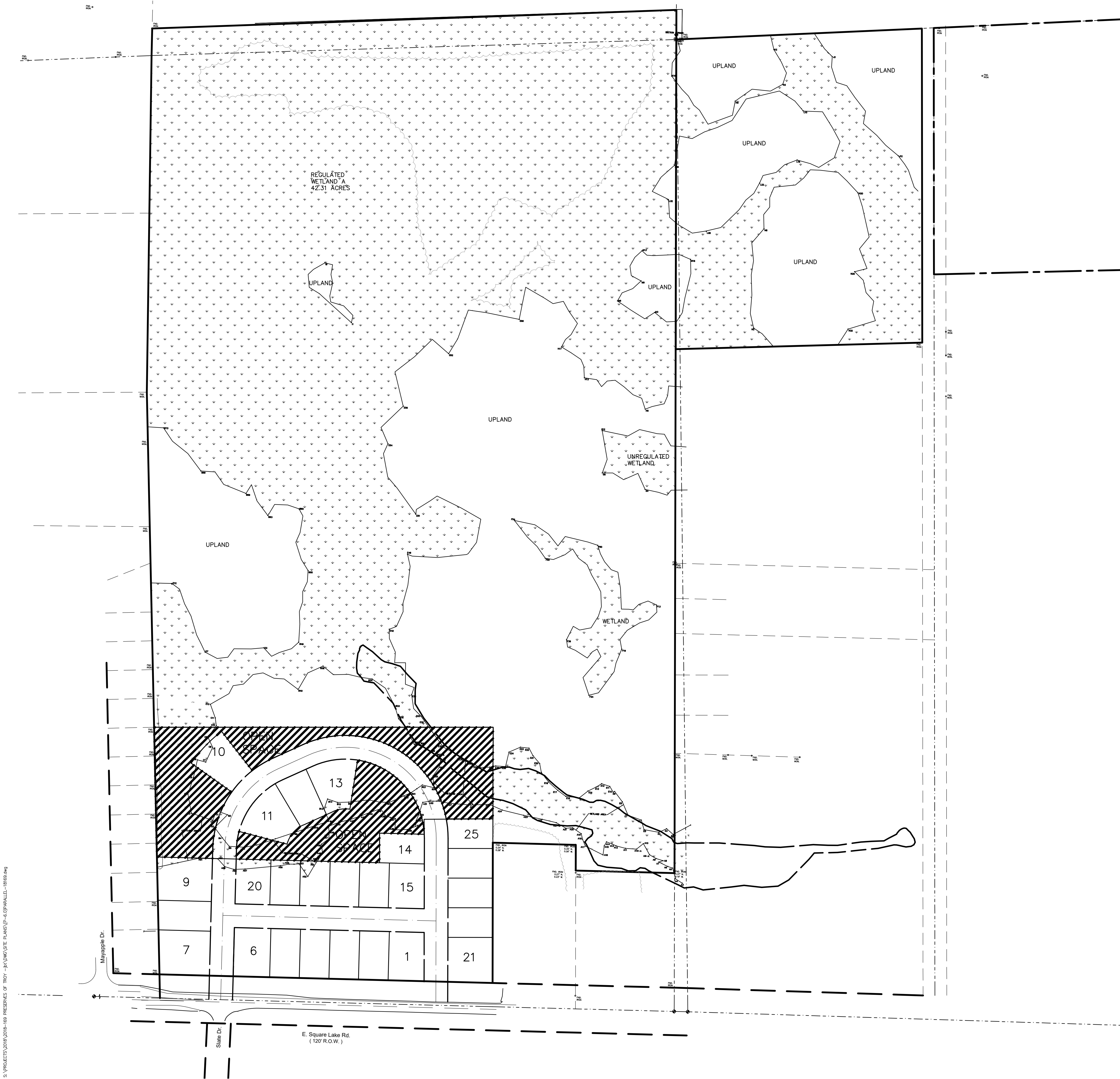
DN. TMK

DES. TMK

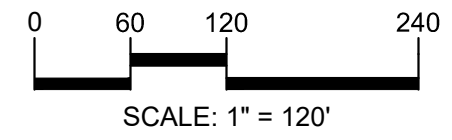
DRAWING NUMBER:

P-5.0

NOT FOR CONSTRUCTION



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LOTS: 25



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CLIENT
ROBERTSON BROTHERS CO.
6805 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE
MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS	
REVISED LAYOUT	09-22-20
PLANNER REVIEW COMMENTS	02-19-21

ORIGINAL ISSUE DATE:
JULY 30, 2020

DRAWING TITLE
PARALLEL PLAN


PEA JOB NO.	2018-169
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

P-6.0



LEGEND

 = Existing Trees, To Remain

Landscape Requirement Summary

Diversity of Plant Material
Required: Minimum 50% of the total proposed plantings are native tree and shrub species
Proposed: 94% native tree and shrubs species

Greenbelt Landscape
Required: Min. 10' width Greenbelt along Public Road R.O.W.
Proposed: 10' width Greenbelt along Square Lake R.O.W.
Required: 1 Deciduous Tree per 30 LF of Greenbelt
Greenbelt Length: 843.45 LF
Required: 84 Trees
Proposed: 84 Trees

Street Tree Landscape
Required: 1 Tree per 50 LF internal road frontage
Unit 1-5 Frontage: 269.83 LF
Required: 6 Trees
Proposed: 6 Trees
Unit 6 W. Frontage: 112.98 LF
Required: 3 Trees
Proposed: 3 Trees
Unit 6-13 S. Frontage: 520.75 LF
Required: 11 Trees
Proposed: 11 Trees
Unit 13-15 Frontage: 227.87 LF
Required: 5 Trees
Proposed: 5 Trees
Unit 16-22 Frontage: 386.58 LF
Required: 8 Trees
Proposed: 8 Trees
Unit 23 E. Frontage: 130.03 LF
Required: 3 Trees
Proposed: 3 Trees
Unit 23-31 Frontage: 520.08 LF
Required: 11 Trees
Proposed: 11 Trees
Unit 31 W. Frontage: 130.15 LF
Required: 3 Trees
Proposed: 3 Trees

Woodland Replacement Summary

Total Trees Surveyed: 1,019
- Total Trees Offsite: 27
Total Onsite Trees: 992

Total Trees Saved: 237

Total Trees Removed: 755
- Woodland Trees: 322
- Woodland Tree DBH: 2,889.00"
- Landmark Trees: 13
- Landmark Tree DBH: 220.00"
- Exempt Trees: 420"
*Exempt Trees include prohibited trees species, and Poor Quality Trees

Replacement Requirements:
Required: 50% of Woodland Tree DBH Removed
100% of Landmark Tree DBH Removed
Required: 1,664.50"
Provided: 6,028***
**6,028.00" provided from Existing Trees saved on site at a rate of 2x the inch for inch equivalent.

Additional Trees Preserved Onsite:
Additional Tree Preservation Area Onsite: 64,126.40 sf (1.47 Ac.)
*Trees within this Preservation Area are determined by Representative Tree Plots at the following calculations
Representative Tree Plot: 100'x100' (1,000 sf)
- Woodland Trees: 21 at 8" average = 168" DBH
- Landmark Trees: 2 at 12" average = 24" DBH
- Invasive Trees: 14 (Exempt for Replacement)
- Total DBH per Plot: 192"
Additional Tree Preservation
- Tree Plots per Area: 64,126.40 / 1,000 = 64.13
- Additional DBH Saved: 12,312.96"
Total Replacement Credit: 18,876.96"



■ sheet title:

Overall Landscape Plan

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

07.28.2020

■ drawn by:

EMJ

■ checked by:

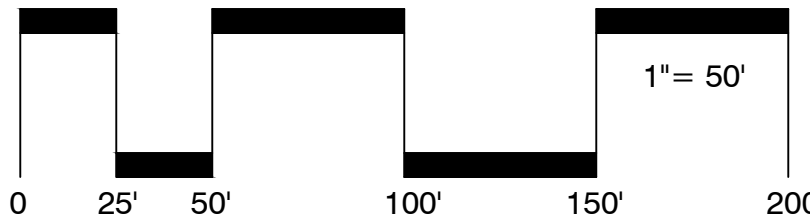
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■ revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review



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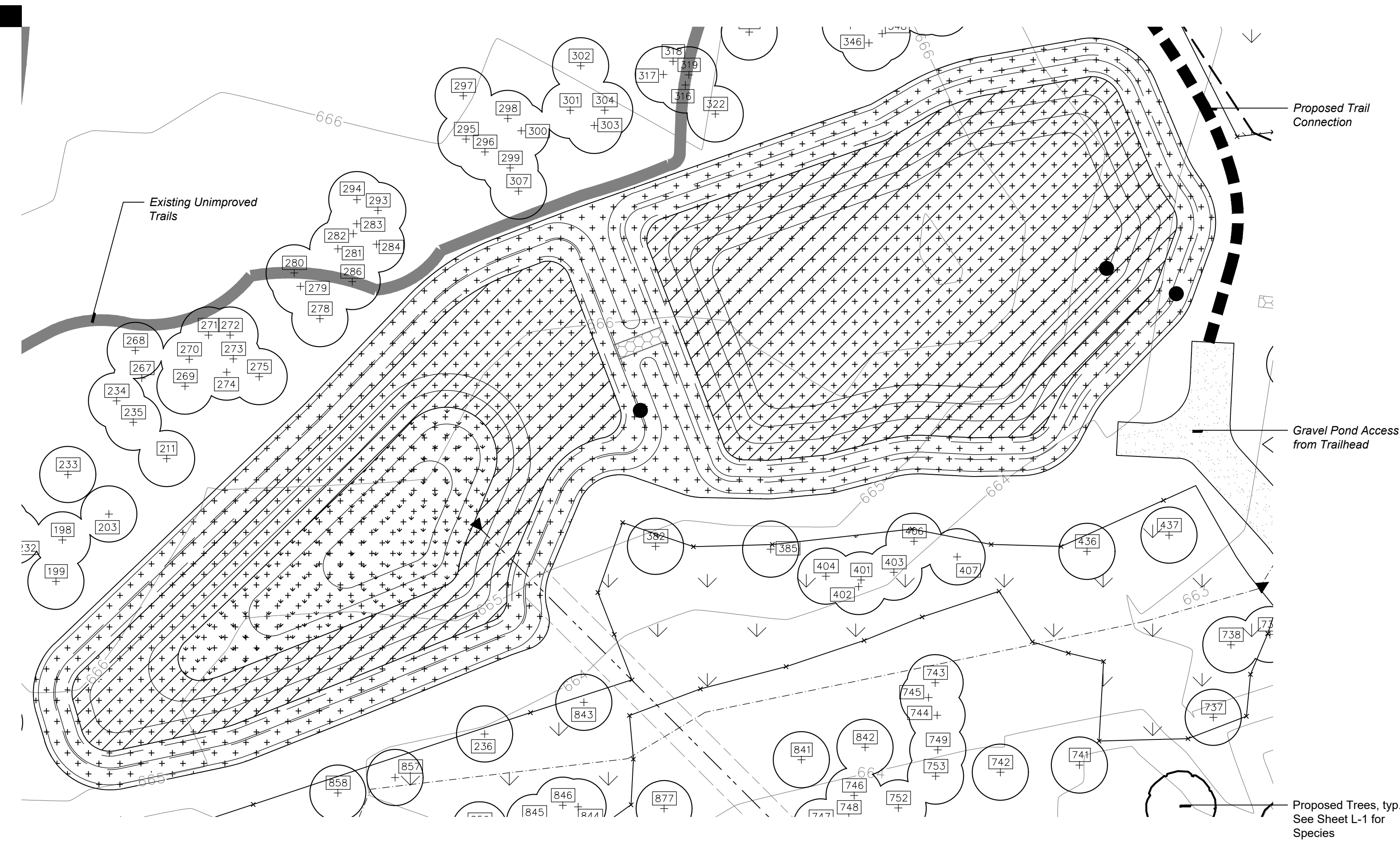
sheet no.

L-1

Plant Schedule This Sheet

Trees						
sym.	qty.	botanical name	common name	size	spacing	root native*
AR	24	<i>Acer rubrum</i> 'Armstrong'	Armstrong Red Maple	2.5" cal.	per plans	B&B yes
LT	3	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5" cal.	per plans	B&B yes
PG	40	<i>Picea glauca</i>	White Spruce	6' ht.	per plans	B&B yes
PS	44	<i>Pinus strobus</i>	White Pine	6' ht.	per plans	B&B yes
QR	23	<i>Quercus robur</i> 'Fastigiata'	Columnar English Oak	2.5" cal.	per plans	B&B yes
ZS	9	<i>Zelkova serrata</i>	Japanese Zelkova	2.5" cal.	per plans	B&B

* "Native" for the purposes of the Ordinance requirement is being interpreted to include "nearly native" cultivars which possess beneficial improvements over the species.



Stormwater Seed Mix - Edge Zone					
Botanical Name	Common Name	PLS Ounces/Acre			
Permanent Grasses/Sedges/Rushes:					
<i>Bolboschoenus fluviatilis</i>	River Bulrush	1.00			
<i>Carex cristatella</i>	Crested Oval Sedge	0.50			
<i>Carex lurida</i>	Bottlebrush Sedge	3.00			
<i>Carex vulpinoidea</i>	Brown Fox Sedge	2.00			
<i>Elymus virginicus</i>	Virginia Wild Rye	24.00			
<i>Glyceria striata</i>	Fowl Manna Grass	1.00			
<i>Juncus effusus</i>	Common Rush	1.00			
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00			
<i>Panicum virgatum</i>	Switch Grass	2.00			
<i>Schoenoplectus tabernaemontani</i>	Great Bulrush	3.00			
<i>Scirpus atrovirens</i>	Dark Green Rush	2.00			
<i>Scirpus cyperinus</i>	Wool Grass	1.00			
	Total	41.50			
Temporary Cover:					
<i>Avena sativa</i>	Common Oat	360.00			
<i>Lolium multiflorum</i>	Annual Rye	100.00			
	Total	460.00			
Forbs & Shrubs:					
<i>Alisma subcordatum</i>	Common Water Plantain	2.50			
<i>Asclepias incarnata</i>	Swamp Milkweed	2.00			
<i>Bidens</i> spp.	Bidens Species	2.00			
<i>Eupatorium perfoliatum</i>	Common Boneset	1.00			
<i>Helenium autumnale</i>	Sneezeweed	2.00			
<i>Iris virginica v. shrevei</i>	Blue Flag	4.00			
<i>Lycopus americanus</i>	Common Water Horehound	0.50			
<i>Mimulus ringens</i>	Monkey Flower	1.00			
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50			
<i>Persicaria</i> spp.	Pinkweed Species	2.00			
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00			
<i>Rudbeckia triloba</i>	Brown-Eyed Susan	1.50			
<i>Sagittaria latifolia</i>	Common Arrowhead	1.00			
<i>Senna hebecarpa</i>	Wild Senna	2.00			
<i>Symphoricarum lanceolatum</i>	Panicled Aster	0.50			
<i>Symphoricarum novae-angliae</i>	New England Aster	0.50			
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00			
	Total	26.00			
Mix Statistics					
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix	
Forbs	1.63	1,334,949	30.65	32.19%	
Grasses	2.59	2,812,650	64.57	67.81%	
Total Natives	4.22	4,147,599	95.22	100.00%	
Cover	28.75	4,343,800	99.72		
Totals	32.97	8,491,399	194.94		

Emergent Wetland Seed Mix - Pond Zone					
Botanical Name	Common Name	PLS Ounces/Acre			
Permanent Grasses/Sedges/Rushes:					
<i>Bolboschoenus fluviatilis</i>	River Bulrush	1.00			
<i>Carex comosa</i>	Bristly Sedge	2.50			
<i>Carex lacustris</i>	Common Lake Sedge	0.50			
<i>Carex lurida</i>	Bottlebrush Sedge	4.00			
<i>Carex stricta</i>	Common Tussock Sedge	1.00			
<i>Carex vulpinoidea</i>	Brown Fox Sedge	2.00			
<i>Eleocharis palustris</i>	Great Spike Rush	1.00			
<i>Juncus effusus</i>	Common Rush	1.00			
<i>Leersia oryzoides</i>	Rice Cut Grass	3.00			
<i>Schoenoplectus acutus</i>	Hard-Stemmed Bulrush	2.50			
<i>Schoenoplectus pungens</i>	Chaimaker's Rush	1.50			
<i>Schoenoplectus tabernaemontani</i>	Great Bulrush	6.00			
	Total	26.00			
Temporary Cover:					
<i>Avena sativa</i>	Common Oat	360.00			
<i>Lolium multiflorum</i>	Annual Rye	100.00			
	Total	460.00			
Forbs:					
<i>Acorus americanus</i>	Sweet Flag	1.00			
<i>Alisma subcordatum</i>	Common Water Plantain	2.00			
<i>Asclepias incarnata</i>	Swamp Milkweed	1.00			
<i>Boehmeria cylindrica</i>	False Nettle	1.00			
<i>Cephalanthus occidentalis</i>	Buttonbush	6.00			
<i>Decodon verticillatus</i>	Swamp Loosestrife	0.50			
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed	0.50			
<i>Hibiscus</i> spp.	Rose Mallow Species	4.00			
<i>Iris virginica v. shrevei</i>	Blue Flag	6.00			
<i>Lobelia cardinalis</i>	Cardinal Flower	0.25			
<i>Lobelia siphilitica</i>	Great Blue Lobelia	0.25			
<i>Lycopus americanus</i>	Common Water Horehound	1.00			
<i>Mimulus ringens</i>	Monkey Flower	1.00			
<i>Peltandra virginica</i>	Arrow Arum	16.00			
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50			
<i>Persicaria</i> spp.	Pinkweed Species	2.00			
<i>Pontederia cordata</i>	Pickering Weed	4.00			
<i>Sagittaria latifolia</i>	Common Arrowhead	2.00			
<i>Sparganium eurycarpum</i>	Common Bur Reed	6.00			
<i>Verbena hastata</i>	Blue Vervain	1.00			
	Total	56.00			
Mix Statistics					
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix	
Forbs	3.50	1,354,097	31.09	34.63%	
Grasses	1.63	2,556,083	58.68	65.37%	
Total Natives	5.13	3,910,179	89.77	100.00%	
Cover	28.75	4,343,800	99.72		
Totals	33.88	8,253,979	189.49		

Detention Pond Seeding Summary

Pond Zone - Elev. 659-661

4,753 s.f.
Application Rate: 39.8 lbs. / Ac.
4.34 lbs. of Emergent Wetland Seed Mix
3"-6" of Topsoil or Wetland Mulch Shall be Placed in this Area. Use Seed Mat.

Edge Zone - Elev. 661/664-663/664

27,858 s.f.
Application Rate: 32.6 lbs. / Ac.
20.85 lbs. of Stormwater Seed Mix
3"-6" of Topsoil or Wetland Mulch Shall be Placed in this Area. Use Seed Mat.

Upland Zone - Elev. 663/664-665

16,876 s.f.
Application Rate: 37.7 lbs. / Ac.
14.61 lbs. of Low Profile Prairie Mix
3"-6" of Topsoil Shall be Placed in this Area.

Seed Mixes available from Cardno JFNW
- www.cardnonativeplantnursery.com
- 574.586.2412
All Seed shall be protected with mulch blanket

Native Seeding Maintenance

During the first growing season, native areas should be mowed two to four times to a height of about 4"-6" when the growth reaches 10"-12". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer can be used.

During the second growing season, native areas should be mowed a few times to a height of about 8" when the growth reaches 10"-18". Selective herbicide applications or hand pulling may be needed to control unwanted weed populations.

By the second growing season it should be apparent if some areas need reseeding. Reseed or overseed as needed.

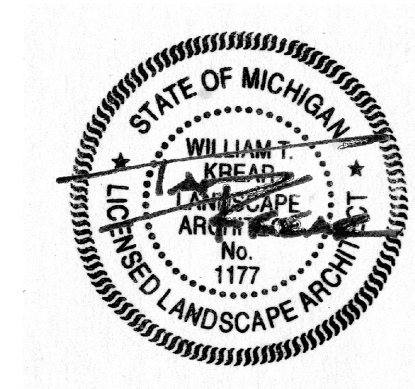
Long term management may include prescribed burning, mowing, hand pulling, and selective herbicide applications. If burning is not allowed or feasible, the planting may be mowed to a short height and the clippings removed in the early spring before ground-nesting birds begin nesting.

Low-profile Prairie Seed Mix - Upland Zone					
Botanical Name	Common Name	PLS Ounces/Acre			
Permanent Grasses:					
<i>Bouteloua curtipendula</i>	Side-Oats Grama	16.00			
<i>Carex</i> spp.	Prairie Sedge Species	4.00			
<i>Elymus canadensis</i>	Canada Wild Rye	32.00			
<i>Koeleria macrantha</i>	June Grass	1.00			
<i>Panicum virgatum</i>	Switch Grass	1.00			
<i>Schizachyrium scoparium</i>	Little Bluestem	36.00			
	Total	90.00			
Temporary Cover:					
<i>Avena sativa</i>	Common Oat	360.00			
<i>Lolium multiflorum</i>	Annual Rye	100.00			
	Total	460.00			
Forbs:					
<i>Amorpha canescens</i>	Lead Plant	0.50			
<i>Asclepias syriaca</i>	Common Milkweed	2.00			
<i>Asclepias tuberosa</i>	Butterfly Weed	2.00			
<i>Baptisia alba</i>	White Wild Indigo	2.00			
<i>Chamaecrista fasciculata</i>	Partridge Pea	10.00			
<i>Coreopsis lanceolata</i>	Sand Coreopsis	5.00			
<i>Coreopsis palmata</i>	Prairie Coreopsis	1.00			
<i>Dalea candida</i>	White Prairie Clover	1.50			
<i>Dalea purpurea</i>	Purple Prairie Clover	1.50			
<i>Desmanthus illinoensis</i>	Illinois Sensitive Plant	3.00			
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	8.00			
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.00			
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	2.00			
<i>Liatris aspera</i>	Rough Blazing Star	0.50			
<i>Lupinus perennis v. occidentalis</i>	Wild Lupine	4.00			
<i>Monarda fistulosa</i>	Wild Bergamot	0.50			
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00			
<i>Parthenium integrifolium</i>	Wild Quinine	1.00			
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.50			
<i>Penstemon hirsutus</i>	Hairy Beard Tongue	1.00			
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00			
<i>Rudbeckia hirta</i>	Black-Eyed Susan	5.00			
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00			
<i>Silphium terebinthinaceum</i>	Prairie Dock	1.00			
<i>Solidago speciosa</i>	Showy Goldenrod	0.50			
<i>Symphoricarum ericoides</i>	Heath Aster	0.25			
<i>Symphoricarum laeve</i>	Smooth Blue Aster	1.00			
<i>Symphoricarum novae-angliae</i>	New England Aster	0.50			
<i>Tradescantia ohiensis</i>	Common Spiderwort	1.00			
<i>Verbena stricta</i>	Hoary Vervain	1.00			
<i>Vernonia gigantea</i>	Smooth Tall Ironweed	1.50			
<i>Veronicastrum virginicum</i>	Culver's Root	0.25			
	Total	66.00			
Mix Statistics					
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix	
Forbs	4.13	1,731,814	39.76	66.02%	
Grasses	5.63	891,416	20.46	33.98%	
Total Natives	9.75	2,623,230	60.22	100.00%	
Cover	28.75	4,343,800	99.72		
Totals	38.50	6,967,030	159.94		

750 Forest Ave. - Suite 101
Birmingham, MI 48009
T.: 248.594.3220

LEGEND

= Existing Trees, To Remain



■ sheet title:

Detention Pond Seeding Plan

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

07.28.2020

■ drawn by:

EMJ

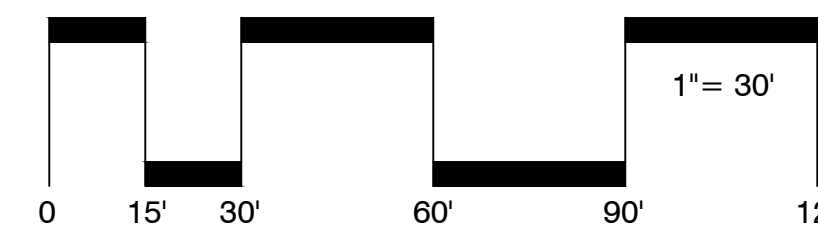
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■ revisions:

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02.22.2021 Per Municipal Review

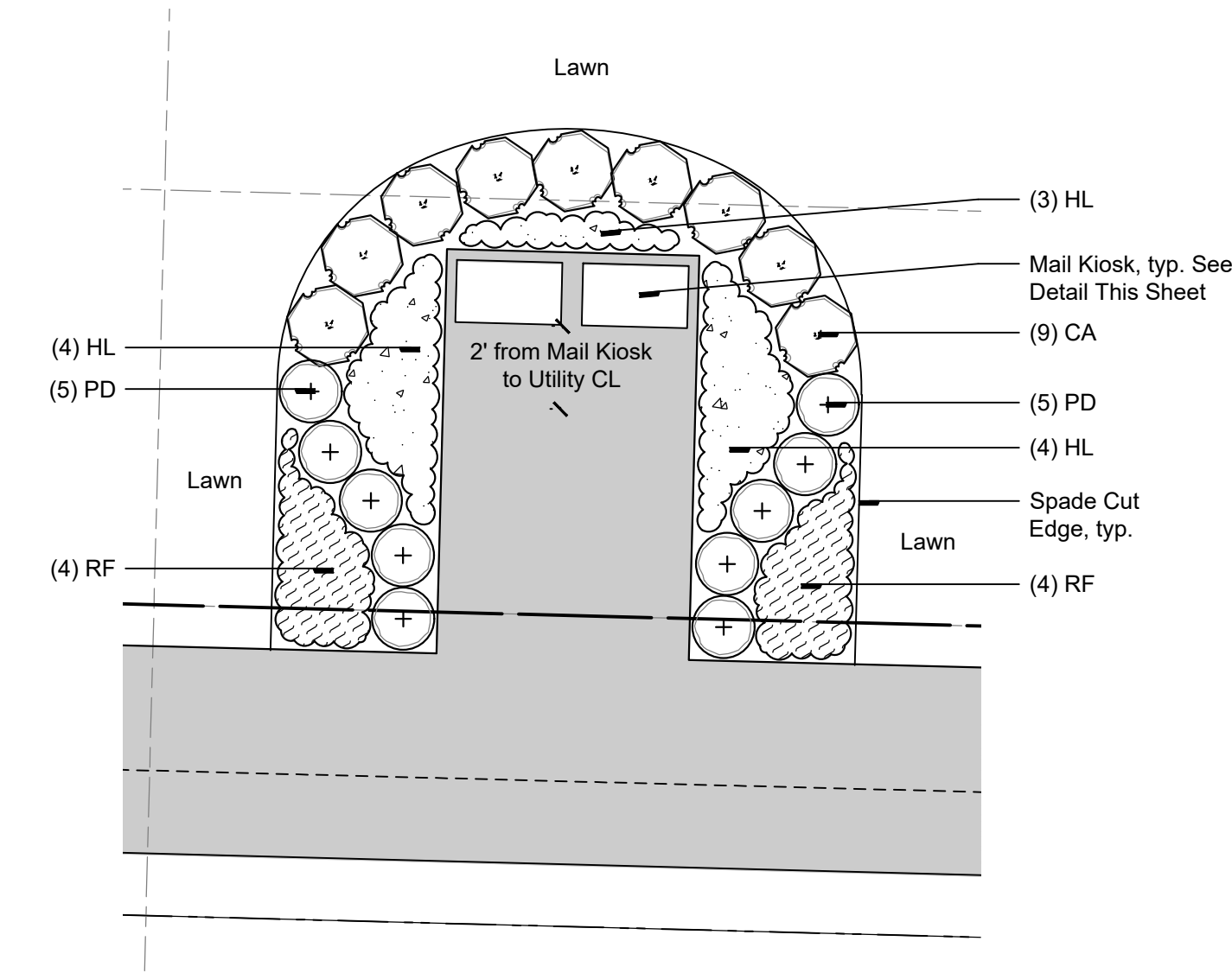


sheet no.

L-2

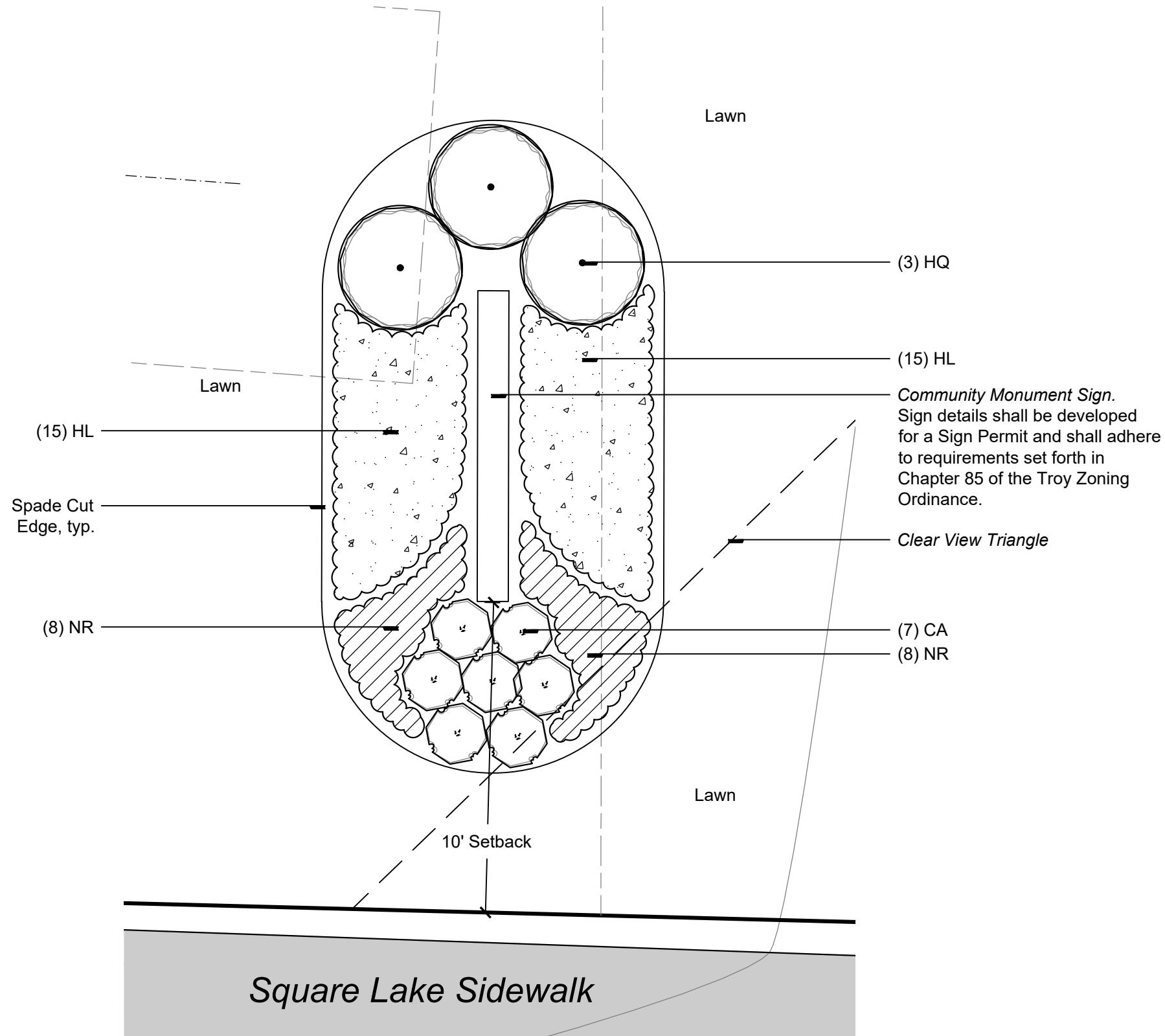


LEGEND



Mail Kiosk Landscape Enlargement Plan

Scale: 1/4" = 1'



Community Monument Sign Landscape Enlargement Plan

*Note: This landscape is conceptual and subject to change as the monument sign details are developed.

Scale: 1/4" = 1'

Plant Schedule This Sheet

Shrubs							
sym.	qty.	botanical name	common name	size	spacing	root	native*
HQ	3	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	#3	48" o.c.	cont.	yes

Ornamental Grasses, Perennials & Bulbs						
sym.	qty.	botanical name	common name	size	spacing	root
CA	16	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	24" o.c.	cont.
HL	41	Hemerocallis 'Little Business'	Little Business Daylily	#1	18" o.c.	cont.
NR	16	Nepeta racemosa 'Blue Wonder'	Blue Wonder Catmint	#1	15" o.c.	cont.
PD	10	Penstemon 'Dark Tower'	Dark Tower Beardtongue	#1	18" o.c.	cont.
RF	8	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	#1	18" o.c.	cont.

* "Native" for the purposes of the Ordinance requirement is being interpreted to include "nearly native" cultivars which possess beneficial improvements over the species.



All Aluminum Construction



Decorative Mailbox - 16 Gang CBU

Manufacturer: Salsbury Industries
1010 E. 62nd St.
Los Angeles, CA 90001
www.mailboxes.com
Model: Regency Decorative CBU
#3316R
Black
Quantity: 2

Scale: NTS



■ sheet title:

Landscape
Enlargement Plans

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

07.28.2020

■ drawn by:

EMJ

■ checked by:

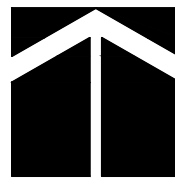
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■ revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review



Know what's below.
Call before you dig.



North

sheet no.

L-3

LEGEND

- = Existing Trees, To Remain
 = Existing Trees, To Remove
 = Tree Protection Fencing



Tree Preservation Notes:

- Tree Survey was prepared by PEA Group
- See Sheets L-5 through L-8 for Tree Survey List with save/remove designations
- See Sheet L-8 for Tree Fence Details & Notes

■ sheet title:

Tree Preservation
Plan

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

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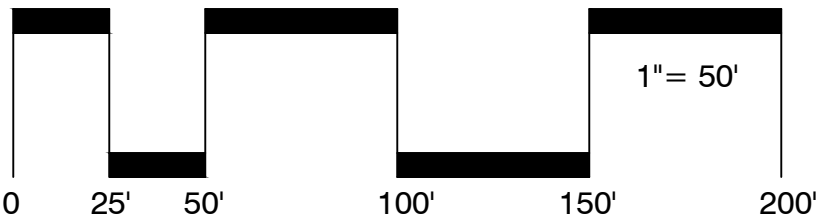
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■ revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review



Know what's below.
Call before you dig.



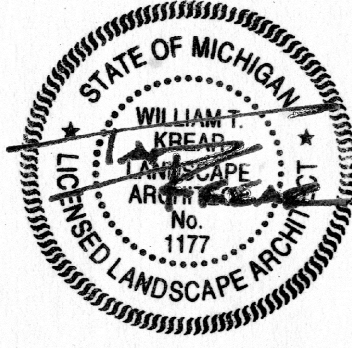
sheet no.

L-4

750 Forest Ave. - Suite 101
Birmingham, MI 48009
T.: 248.594.3220

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
1	CT	23	Cottonwood	Populus deltoides	Good		Remove	
2	SM	8	Silver Maple	Acer saccharinum	Fair		Remove	
3	CT	7	Cottonwood	Populus deltoides	Fair		Remove	
4	CT	19	Cottonwood	Populus deltoides	Good		Remove	
5	CT	18	Cottonwood	Populus deltoides	Fair		Remove	
6	CT	16	Cottonwood	Populus deltoides	Fair		Remove	
7	CT	18	Cottonwood	Populus deltoides	Fair		Remove	x1
8	GA	10	Green Ash	Fraxinus pennsylvanica	Fair		Remove	x1
9	CT	24	Cottonwood	Populus deltoides	Fair		Remove	
10	GA	7	Green Ash	Fraxinus pennsylvanica	Fair		Remove	
11	CT	7	Cottonwood	Populus deltoides	Fair		Remove	
12	CT	14	Cottonwood	Populus deltoides	Fair		Remove	
13	E	10	American Elm	Ulmus americana	Fair		Remove	
14	CT	13	Cottonwood	Populus deltoides	Fair		Remove	
15	CT	21	Cottonwood	Populus deltoides	Good		Remove	
16	CT	19	Cottonwood	Populus deltoides	Fair		Remove	
17	CT	18	Cottonwood	Populus deltoides	Fair		Remove	
18	CT	21	Cottonwood	Populus deltoides	Fair		Remove	
19	CT	19	Cottonwood	Populus deltoides	Fair		Remove	
20	CT	14	Cottonwood	Populus deltoides	Fair		Remove	
21	CT	7	Cottonwood	Populus deltoides	Fair		Remove	
22	CT	8	Cottonwood	Populus deltoides	Fair		Remove	
23	CT	24	Cottonwood	Populus deltoides	Fair		Remove	
24	CT	16	Cottonwood	Populus deltoides	Fair		Remove	
25	CT	19	Cottonwood	Populus deltoides	Fair		Remove	
26	SM	9	Silver Maple	Acer saccharinum	Poor		Remove	
27	CT	14	Cottonwood	Populus deltoides	Fair		Remove	
28	CT	7	Cottonwood	Populus deltoides	Fair		Remove	
29	CT	21	Cottonwood	Populus deltoides	Good		Remove	
30	CT	14	Cottonwood	Populus deltoides	Good		Remove	
31	CT	26	Cottonwood	Populus deltoides	Fair		Remove	
32	CT	16	Cottonwood	Populus deltoides	Fair		Remove	
33	CT	20	Cottonwood	Populus deltoides	Good		Remove	
34	CT	21	Cottonwood	Populus deltoides	Good		Remove	
35	CT	14	Cottonwood	Populus deltoides	Good		Remove	
36	CT	21	Cottonwood	Populus deltoides	Good		Remove	
37	RM	7	Red Maple	Acer rubrum	Fair		Remove	
38	RM	8	Red Maple	Acer rubrum	Good		Remove	
39	CT	23	Cottonwood	Populus deltoides	Good		Remove	
40	CT	16	Cottonwood	Populus deltoides	Fair		Remove	
41	BX	12	Box elder	Acer negundo	Fair		Remove	
42	BX	9	Box elder	Acer negundo	Fair		Remove	
43	BX	9	Box elder	Acer negundo	Fair		Remove	
44	CT	9	Cottonwood	Populus deltoides	Good		Remove	
45	CT	6	Cottonwood	Populus deltoides	Fair		Remove	
46	BX	12	Box elder	Acer negundo	Fair		Remove	
47	BX	7	Box elder	Acer negundo	Poor		Remove	
48	CT	32	Cottonwood	Populus deltoides	Fair		Remove	
49	CT	12	Cottonwood	Populus deltoides	Fair		Remove	
50	BX	6	Box elder	Acer negundo	Poor		Remove	
51	CT	25	Cottonwood	Populus deltoides	Good		Remove	
52	BX	8	Box elder	Acer negundo	Fair		Remove	
53	CT	17	Cottonwood	Populus deltoides	Good		Remove	
54	CT	12	Cottonwood	Populus deltoides	Fair		Remove	
55	CT	18	Cottonwood	Populus deltoides	Good		Remove	
56	CT	18	Cottonwood	Populus deltoides	Good		Remove	
57	CT	28	Cottonwood	Populus deltoides	Good		Remove	
58	CT	15	Cottonwood	Populus deltoides	Fair		Remove	
59	SM	7	Silver Maple	Acer saccharinum	Good		Remove	
60	CT	18	Cottonwood	Populus deltoides	Good		Save	
61	AP	6	Domestic Apple	Malus sylvestris	Fair		Save	
62	BX	28	Box elder	Acer negundo	Poor		Remove	
63	SM	17	Silver Maple	Acer saccharinum	Good		Save	x1
64	SM	18	Silver Maple	Acer saccharinum	Good		Save	
65	CT	42	Cottonwood	Populus deltoides	Good		Save	
66	BX	7	Box elder	Acer negundo	Fair		Save	
67	RM	13	Red Maple	Acer rubrum	Good		Save	x1
68	RM	9	Red Maple	Acer rubrum	Good		Save	
69	SM	8	Silver Maple	Acer saccharinum	Fair		Save	
70	SM	9	Silver Maple	Acer saccharinum	Good		Save	
71	SM	12	Silver Maple	Acer saccharinum	Good		Save	
72	SM	17	Silver Maple	Acer saccharinum	Good		Save	
73	SM	23	Silver Maple	Acer saccharinum	Good		Save	x2
74	SM	14	Silver Maple	Acer saccharinum	Good		Save	
75	SM	13	Silver Maple	Acer saccharinum	Good		Save	
76	SM	14	Silver Maple	Acer saccharinum	Fair		Save	
77	SM	7	Silver Maple	Acer saccharinum	Good		Save	
78	RM	17	Red Maple	Acer rubrum	Good	Yes	Save	
79	RM	8	Red Maple	Acer rubrum	Good		Save	x4
80	RM	15	Red Maple	Acer rubrum	Good		Save	
81	AP	7	Domestic Apple	Malus sylvestris	Fair		Save	
82	WS	10	White Spruce	Picea glauca	Good		Save	
83	CT	10	Cottonwood	Populus deltoides	Good		Save	
84	CT	13	Cottonwood	Populus deltoides	Good		Save	
85	CT	10	Cottonwood	Populus deltoides	Good		Save	
86	CT	31	Cottonwood	Populus deltoides	Good		Save	
87	CT	13	Cottonwood	Populus deltoides	Good		Save	
88	CT	15	Cottonwood	Populus deltoides	Good		Save	
89	SM	13	Silver Maple	Acer saccharinum	Good		Save	
90	CT	19	Cottonwood	Populus deltoides	Good		Save	
91	CT	9	Cottonwood	Populus deltoides	Good		Remove	
92	CT	25	Cottonwood	Populus deltoides	Good		Remove	
93	CT	12	Cottonwood	Populus deltoides	Good		Remove	
94	CT	27	Cottonwood	Populus deltoides	Fair		Remove	
95	CT	8	Cottonwood	Populus deltoides	Good		Remove	
96	CT	9	Cottonwood	Populus deltoides	Good		Remove	
97	CT	32	Cottonwood	Populus deltoides	Fair		Remove	
98	CT	17	Cottonwood	Populus deltoides	Good		Remove	
99	SM	7	Silver Maple	Acer saccharinum	Good		Remove	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
100	CT	14	Cottonwood	Populus deltoides	Good		Remove	
101	CT	13	Cottonwood	Populus deltoides	Fair		Remove	
102	CT	9	Cottonwood	Populus deltoides	Very Poor		Remove	
103	BE	9	American Beech	Fragus grandifolia	Good		Remove	
104	CT	19	Cottonwood	Populus deltoides	Good		Remove	
105	CT	15	Cottonwood	Populus deltoides	Good		Remove	
106	CT	14	Cottonwood	Populus deltoides	Good		Remove	
107	CT	13	Cottonwood	Populus deltoides	Good		Remove	
108	CT	8	Cottonwood	Populus deltoides	Good		Remove	
109	CT	8	Cottonwood	Populus deltoides	Good		Remove	
110	SWO	13	Swamp White Oak	Quercus bicolor	Poor		Remove	
111	CT	9	Cottonwood	Populus deltoides	Good		Remove	
112	CT	22	Cottonwood	Populus deltoides	Good		Remove	
113	CT	11	Cottonwood	Populus deltoides	Good		Remove	x1
114	BE	12	American Beech	Fragus grandifolia	Good		Remove	
115	BE	10	American Beech	Fragus grandifolia	Good		Remove	
116	BE	6	American Beech	Fragus grandifolia	Good		Remove	
117	BX	35	Box elder	Acer negundo	Poor		Remove	
118	BX	9	Box elder	Acer negundo	Poor		Remove	
119	PW	8	White Poplar	Populus alba	Good		Remove	
120	E	10	American Elm	Ulmus americana	Good		Remove	
121	BX	8	Box elder	Acer negundo	Poor		Remove	
122	BX	13	Box elder	Acer negundo	Fair		Remove	
123	BX	15	Box elder	Acer negundo	Poor		Remove	
124	BE	11	American Beech	Fragus grandifolia	Fair		Remove	x2
125	E	8	American Elm	Ulmus americana	Poor		Remove	
126	BE	6	American Beech	Fragus grandifolia	Good		Remove	
127	BC	9	Wild Black Cherry	Prunus serotina	Fair		Remove	
128	BE	6	American Beech	Fragus grandifolia	Fair		Remove	
129	BE	13	American Beech	Fragus grandifolia	Fair		Remove	
130	SM	13	Silver Maple	Acer saccharinum	Good		Remove	
131	SWO	14	Swamp White Oak	Quercus bicolor	Good		Remove	
132	BE	7	American Beech	Fragus grandifolia	Fair		Remove	x1
133	RM	10	Red Maple	Acer rubrum	Fair		Remove	
134	RM	12	Red Maple	Acer rubrum	Good		Remove	
135	RM	7	Red Maple	Acer rubrum	Good		Remove	
136	BE	8	American Beech	Fragus grandifolia	Good		Remove	
137	RM	19	Red Maple	Acer rubrum	Good	Yes	Remove	
138	BE	10	American Beech	Fragus grandifolia	Fair		Remove	x1
139	BE	7	American Beech	Fragus grandifolia	Good		Remove	x1
140	SM	16	Silver Maple	Acer saccharinum	Good		Remove	
141	BE	6	American Beech	Fragus grandifolia	Good		Remove	
142	RM	10	Red Maple	Acer rubrum	Good		Remove	
143	SM	12	Silver Maple	Acer saccharinum	Good		Remove	
144	RM	7	Red Maple	Acer rubrum	Fair		Remove	
145	RM	13	Red Maple	Acer rubrum	Good		Remove	x1
146	RM	6	Red Maple	Acer rubrum	Good		Remove	
147	RM	7	Red Maple	Acer rubrum	Good		Remove	
148	RM	8	Red Maple	Acer rubrum	Fair		Remove	
149	RM	8	Red Maple	Acer rubrum	Fair		Remove	
150	SM	9	Silver Maple	Acer saccharinum	Fair		Remove	
151	RM	7	Red Maple	Acer rubrum	Fair		Remove	
152	SM	19	Silver Maple	Acer saccharinum	Fair		Remove	
153	RM	10	Red Maple	Acer rubrum	Fair		Remove	x3
154	RM	12	Red Maple	Acer rubrum	Fair		Remove	
155	RC	6	Red Cedar	Juniperus virginiana	Fair		Remove	
156	RM	9	Red Maple	Acer rubrum	Fair		Remove	
157	RM	12	Red Maple	Acer rubrum	Good		Remove	
158	RM	12	Red Maple	Acer rubrum	Fair		Remove	
159	RM	6	Red Maple	Acer rubrum	Good		Remove	
160	CT	18	Cottonwood	Populus deltoides	Good		Remove	
161	RM	9	Red Maple	Acer rubrum	Fair		Remove	
162	CT	24	Cottonwood	Populus deltoides	Good		Remove	x2
163	CT	21	Cottonwood	Populus deltoides	Good		Remove	
164	CT	26	Cottonwood	Populus deltoides	Good		Remove	
165	RM	13	Red Maple	Acer rubrum	Good		Remove	
166	CT	13	Cottonwood	Populus deltoides	Good		Remove	x4
167	CT	22	Cottonwood	Populus deltoides	Good		Remove	
168	SM	18	Silver Maple	Acer saccharinum	Good		Remove	x1
169	E	12	American Elm	Ulmus americana	Fair		Remove	
170	E	8	American Elm	Ulmus americana	Poor		Remove	
171	E	8	American Elm	Ulmus americana	Fair		Remove	
172	E	8	American Elm	Ulmus americana	Fair		Remove	
173	E	10	American Elm	Ulmus americana	Good		Remove	
174	CT	30	Cottonwood	Populus deltoides	Fair		Remove	
175	CT	10	Cottonwood	Populus deltoides	Good		Save	
176	CT	28	Cottonwood	Populus deltoides	Good		Save	
177	CT	15	Cottonwood	Populus deltoides	Good		Save	
178	CT	14	Cottonwood	Populus deltoides	Fair		Save	
179	CT	9	Cottonwood	Populus deltoides	Fair		Save	
180	AP	7	Domestic Apple	Malus sylvestris	Fair		Save	
181	CT	18	Cottonwood	Populus deltoides	Good		Save	
182	E	14	American Elm	Ulmus americana	Fair		Save	
183	CT	43	Cottonwood	Populus deltoides	Good		Save	
184	E	9	American Elm	Ulmus americana	Fair		Save	
185	E	15	American Elm	Ulmus americana	Fair		Remove	
186	RM	7	Red Maple	Acer rubrum	Fair		Remove	
187	RM	9	Red Maple	Acer rubrum	Fair		Remove	
188	GA	6	Green Ash	Fraxinus pennsylvanica	Fair		Remove	
189	RM	13	Red Maple	Acer rubrum	Fair		Save	
190	CT	9	Cottonwood	Populus deltoides	Good		Save	
191	CT	8	Cottonwood	Populus deltoides	Fair		Save	
192	CT	26	Cottonwood	Populus deltoides	Good		Save	
193	CT	9	Cottonwood	Populus deltoides	Fair		Save	
194	RM	7	Red Maple	Acer rubrum	Fair		Save	
195	SWO	14	Swamp White Oak	Quercus bicolor	Good		Save	
196	SWO	7	Swamp White Oak	Quercus bicolor	Good		Save	
197	RM	6	Red Maple	Acer rubrum	Fair		Save	
198	BC	12	Wild Black Cherry	Prunus serotina	Fair		Save	



■ sheet title:

Tree Survey
(2 of 4)

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

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■ drawn by:

EMJ

■ checked by:

WTK



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■ revisions:

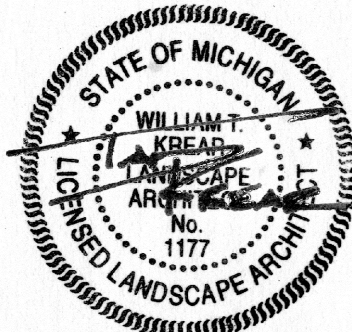
09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review

sheet no.

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
298	RM	10	Red Maple	Acer rubrum	Good		Save	
299	RM	11	Red Maple	Acer rubrum	Fair		Save	
300	RM	8	Red Maple	Acer rubrum	Good		Save	1
301	TP	14	Tulip-Poplar	Liriodendron tulipifera	Fair		Save	
302	SM	9	Silver Maple	Acer saccharinum	Poor		Save	
303	PW	16	White Poplar	Populus alba	Good		Save	
304	SM	12	Silver Maple	Acer saccharinum	Fair		Save	
305	SM	11	Silver Maple	Acer saccharinum	Fair		Remove	1
306	SM	13	Silver Maple	Acer saccharinum	Good		Remove	
307	SS	14	Sassafras	Sassafras albidum	Fair	Yes	Save	
308	RM	6	Red Maple	Acer rubrum	Fair		Remove	1
309	RM	8	Red Maple	Acer rubrum	Fair		Remove	
310	SM	10	Silver Maple	Acer saccharinum	Good		Remove	
311	SM	6	Silver Maple	Acer saccharinum	Good		Remove	
312	SM	14	Silver Maple	Acer saccharinum	Fair		Remove	
313	SM	12	Silver Maple	Acer saccharinum	Good		Remove	
314	SM	12	Silver Maple	Acer saccharinum	Good		Remove	2
315	SM	13	Silver Maple	Acer saccharinum	Fair		Remove	1
316	BL	11	Black Locust	Robinia pseudoacacia	Fair		Save	
317	SM	9	Silver Maple	Acer saccharinum	Fair		Save	
318	RM	10	Red Maple	Acer rubrum	Fair		Save	
319	RM	11	Red Maple	Acer rubrum	Fair		Save	
320	RM	13	Red Maple	Acer rubrum	Fair		Offsite	
321	RM	6	Red Maple	Acer rubrum	Fair		Save	
322	SM	12	Silver Maple	Acer saccharinum	Fair		Save	
323	RM	14	Red Maple	Acer rubrum	Fair		Remove	1
324	SM	7	Silver Maple	Acer saccharinum	Poor		Remove	2
325	SM	9	Silver Maple	Acer saccharinum	Poor		Remove	
326	RM	6	Red Maple	Acer rubrum	Poor		Remove	
327	SM	11	Silver Maple	Acer saccharinum	Fair		Remove	
328	RM	6	Red Maple	Acer rubrum	Fair		Remove	
329	RM	7	Red Maple	Acer rubrum	Poor		Remove	1
330	SM	13	Silver Maple	Acer saccharinum	Fair		Offsite	
331	SS	6	Sassafras	Sassafras albidum	Fair		Offsite	
332	SS	9	Sassafras	Sassafras albidum	Good		Offsite	
333	SS	8	Sassafras	Sassafras albidum	Fair		Offsite	
334	SS	11	Sassafras	Sassafras albidum	Very Poor		Offsite	
335	SS	13	Sassafras	Sassafras albidum	Good	Yes	Offsite	
336	SS	14	Sassafras	Sassafras albidum	Good	Yes	Offsite	
337	SS	10	Sassafras	Sassafras albidum	Poor		Offsite	
338	SS	17	Sassafras	Sassafras albidum	Fair	Yes	Offsite	
339	BC	8	Wild Black Cherry	Prunus serotina	Very Poor		Offsite	
340	BC	22	Wild Black Cherry	Prunus serotina	Poor		Offsite	
341	BC	14	Wild Black Cherry	Prunus serotina	Fair		Offsite	
342	SS	7	Sassafras	Sassafras albidum	Fair		Offsite	2
343	RO	12	Red Oak	Quercus rubra	Poor		Remove	
344	SS	6	Sassafras	Sassafras albidum	Fair		Remove	
345	RM	7	Red Maple	Acer rubrum	Poor		Remove	
346	RM	8	Red Maple	Acer rubrum	Fair		Save	
347	SM	6	Silver Maple	Acer saccharinum	Fair		Save	
348	SS	11	Sassafras	Sassafras albidum	Fair		Save	
349	SS	9	Sassafras	Sassafras albidum	Fair		Save	
350	SS	7	Sassafras	Sassafras albidum	Fair		Offsite	
351	SM	13	Silver Maple	Acer saccharinum	Good		Remove	
352	RM	6	Red Maple	Acer rubrum	Poor		Remove	
353	PW	11	White Poplar	Populus alba	Poor		Remove	
354	SM	15	Silver Maple	Acer saccharinum	Fair		Remove	
355	RO	9	Red Oak	Quercus rubra	Poor		Remove	
356	PW	12	White Poplar	Populus alba	Poor		Remove	
357	PW	14	White Poplar	Populus alba	Poor		Remove	
358	BE	15	American Beech	Fragus grandifolia	Good		Remove	
359	SWO	6	Swamp White Oak	Quercus bicolor	Fair		Remove	
360	E	6	American Elm	Ulmus americana	Fair		Remove	
361	RM	6	Red Maple	Acer rubrum	Fair		Remove	
362	PO	16	Pin Oak	Quercus palustris	Fair	Yes	Remove	
363	WO	11	White Oak	Quercus alba	Fair		Remove	
364	BC	19	Wild Black Cherry	Prunus serotina	Fair	Yes	Remove	
365	RO	10	Red Oak	Quercus rubra	Poor		Remove	1
366	RO	8	Red Oak	Quercus rubra	Poor		Remove	
367	BO	17	Black Oak	Quercus velutina	Poor		Remove	
368	SM	7	Silver Maple	Acer saccharinum	Fair		Remove	
369	BO	10	Black Oak	Quercus velutina	Fair		Remove	
370	RM	6	Red Maple	Acer rubrum	Fair		Remove	
371	PW	13	White Poplar	Populus alba	Poor		Remove	3
372	PW	13	White Poplar	Populus alba	Fair		Remove	
373	SS	6	Sassafras	Sassafras albidum	Fair		Remove	
374	SS	9	Sassafras	Sassafras albidum	Fair		Remove	
375	PW	10	White Poplar	Populus alba	Fair		Remove	
376	PW	9	White Poplar	Populus alba	Fair		Remove	
377	RM	10	Red Maple	Acer rubrum	Fair		Remove	
378	SM	10	Silver Maple	Acer saccharinum	Fair		Remove	1
379	E	7	American Elm	Ulmus americana	Fair		Remove	
380	SM	11	Silver Maple	Acer saccharinum	Fair		Remove	
381	SM	15	Silver Maple	Acer saccharinum	Good		Remove	
382	SM	16	Silver Maple	Acer saccharinum	Fair		Save	
383	SM	8	Silver Maple	Acer saccharinum	Fair		Remove	
384	RM	8	Red Maple	Acer rubrum	Poor		Remove	
385	SM	10	Silver Maple	Acer saccharinum	Fair		Save	
386	SM	8	Silver Maple	Acer saccharinum	Fair		Remove	
387	SS	9	Sassafras	Sassafras albidum	Fair		Remove	
388	RM	10	Red Maple	Acer rubrum	Good		Remove	
389	SM	9	Silver Maple	Acer saccharinum	Fair		Remove	
390	SM	14	Silver Maple	Acer saccharinum	Good		Remove	
391	SM	7	Silver Maple	Acer saccharinum	Good		Remove	
392	RM	7	Red Maple	Acer rubrum	Good		Remove	
393	RM	7	Red Maple	Acer rubrum	Fair		Remove	
394	SM	9	Silver Maple	Acer saccharinum	Fair		Remove	
395	SM	6	Silver Maple	Acer saccharinum	Fair		Remove	
396	SM	13	Silver Maple	Acer saccharinum	Fair		Remove	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
397	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
398	SM	12	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
399	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
400	SM	9	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
401	SM	12	Silver Maple	<i>Acer saccharinum</i>	Fair		Save	
402	RM	32	Red Maple	<i>Acer rubrum</i>	Good	Yes	Save	1
403	RO	10	Red Oak	<i>Quercus rubra</i>	Fair		Save	
404	RM	12	Red Maple	<i>Acer rubrum</i>	Good		Save	
405	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
406	SS	9	Sassafras	<i>Sassafras albidum</i>	Fair		Save	
407	SS	9	Sassafras	<i>Sassafras albidum</i>	Poor		Save	
408	SS	7	Sassafras	<i>Sassafras albidum</i>	Poor		Remove	
409	SS	6	Sassafras	<i>Sassafras albidum</i>	Poor		Remove	
410	SS	10	Sassafras	<i>Sassafras albidum</i>	Poor		Remove	
411	SS	10	Sassafras	<i>Sassafras albidum</i>	Poor		Remove	
412	SS	10	Sassafras	<i>Sassafras albidum</i>	Fair		Remove	
413	SS	13	Sassafras	<i>Sassafras albidum</i>	Fair	Yes	Remove	
414	SS	28	Sassafras	<i>Sassafras albidum</i>	Poor		Remove	
415	BC	9	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Remove	
416	SS	10	Sassafras	<i>Sassafras albidum</i>	Fair		Remove	
417	SM	9	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
418	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
419	RM	11	Red Maple	<i>Acer rubrum</i>	Good		Remove	
420	BC	32	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Remove	
421	RM	9	Red Maple	<i>Acer rubrum</i>	Good		Remove	
422	PW	11	White Poplar	<i>Populus alba</i>	Fair		Remove	
423	BC	10	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Remove	
424	TP	15	Tulip-Poplar	<i>Liriodendron tulipifera</i>	Good		Remove	
425	PO	9	Pin Oak	<i>Quercus palustris</i>	Poor		Remove	
426	PO	10	Pin Oak	<i>Quercus palustris</i>	Fair		Remove	
427	SM	8	Silver Maple	<i>Acer saccharinum</i>	Poor		Remove	
428	SM	10	Silver Maple	<i>Acer saccharinum</i>	Poor		Remove	
429	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
430	SS	11	Sassafras	<i>Sassafras albidum</i>	Fair		Remove	
431	SS	12	Sassafras	<i>Sassafras albidum</i>	Fair	Yes	Remove	
432	CT	13	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
433	RM	9	Red Maple	<i>Acer rubrum</i>	Poor		Remove	
434	CT	28	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
435	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
436	BC	15	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Save	
437	SS	20	Sassafras	<i>Sassafras albidum</i>	Poor		Save	
438	E	11	American Elm	<i>Ulmus americana</i>	Poor		Remove	
439	RO	10	Red Oak	<i>Quercus rubra</i>	Fair		Remove	
440	RM	7	Red Maple	<i>Acer rubrum</i>	Good		Remove	
441	RM	7	Red Maple	<i>Acer rubrum</i>	Poor		Remove	
442	RM	7	Red Maple	<i>Acer rubrum</i>	Poor		Remove	
443	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
444	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
445	RO	16	Red Oak	<i>Quercus rubra</i>	Good	Yes	Remove	
446	BC	9	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Remove	
447	WO	6	White Oak	<i>Quercus alba</i>	Fair		Remove	
448	WO	8	White Oak	<i>Quercus alba</i>	Fair		Remove	
449	SM	11	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
450	CT	35	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
451	RM	7	Red Maple	<i>Acer rubrum</i>	Good		Remove	
452	WO	11	White Oak	<i>Quercus alba</i>	Fair		Remove	
453	RO	6	Red Oak	<i>Quercus rubra</i>	Fair		Remove	
454	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
455	PW	10	White Poplar	<i>Populus alba</i>	Very Poor		Remove	
456	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
457	WO	11	White Oak	<i>Quercus alba</i>	Poor		Remove	
458	SM	9	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
459	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
460	WO	6	White Oak	<i>Quercus alba</i>	Poor		Remove	
461	PW	10	White Poplar	<i>Populus alba</i>	Very Poor		Remove	
462	SM	15	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
463	PO	7	Pin Oak	<i>Quercus palustris</i>	Poor		Remove	
464	SM	6	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
465	PW	14	White Poplar	<i>Populus alba</i>	Very Poor		Remove	
466	RM	6	Red Maple	<i>Acer rubrum</i>	Poor		Remove	
467	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
468	SS	6	Sassafras	<i>Sassafras albidum</i>	Good		Remove	
469	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
470	SM	10	Silver Maple	<i>Acer saccharinum</i>	Good		Offsite	
471	CT	15	Cottonwood	<i>Populus deltoides</i>	Poor		Offsite	
472	CT	20	Cottonwood	<i>Populus deltoides</i>	Very Poor		Offsite	
473	CT	15	Cottonwood	<i>Populus deltoides</i>	Very Poor		Offsite	
474	BX	26	Box elder	<i>Acer negundo</i>	Fair		Remove	
475	BX	6	Box elder	<i>Acer negundo</i>	Poor		Remove	1
476	BX	13	Box elder	<i>Acer negundo</i>	Fair		Remove	
477	BX	6	Box elder	<i>Acer negundo</i>	Poor		Remove	
478	BX	6	Box elder	<i>Acer negundo</i>	Fair		Remove	
479	E	21	American Elm	<i>Ulmus americana</i>	Good		Remove	
480	BX	7	Box elder	<i>Acer negundo</i>	Fair		Remove	
481	E	9	American Elm	<i>Ulmus americana</i>	Fair		Remove	
482	BX	7	Box elder	<i>Acer negundo</i>	Fair		Remove	
483	BX	7	Box elder	<i>Acer negundo</i>	Fair		Remove	
484	AU	14	Austrian Pine	<i>Pinus nigra</i>	Fair		Remove	
485	PW	8	White Poplar	<i>Populus alba</i>	Fair		Remove	
486	AU	13	Austrian Pine	<i>Pinus nigra</i>	Fair		Remove	
487	BX	9	Box elder	<i>Acer negundo</i>	Fair		Remove	
488	BX	9	Box elder	<i>Acer negundo</i>	Fair		Remove	
489	RM	18	Red Maple	<i>Acer rubrum</i>	Fair	Yes	Remove	
490	SM	15	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
491	SM	31	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
492	SM	32	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
493	WS	8	White Spruce	<i>Picea glauca</i>	Fair		Remove	
494	SM	36	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
495	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	

750 Forest Ave. - Suite 101
Birmingham, MI 48009
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■ sheet title:

Tree Survey
(3 of 4)

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

07.28.2020

■ drawn by:

EMJ

■ checked by:

WTK



Know what's Below.
Call before you dig.

■ revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review

sheet no.

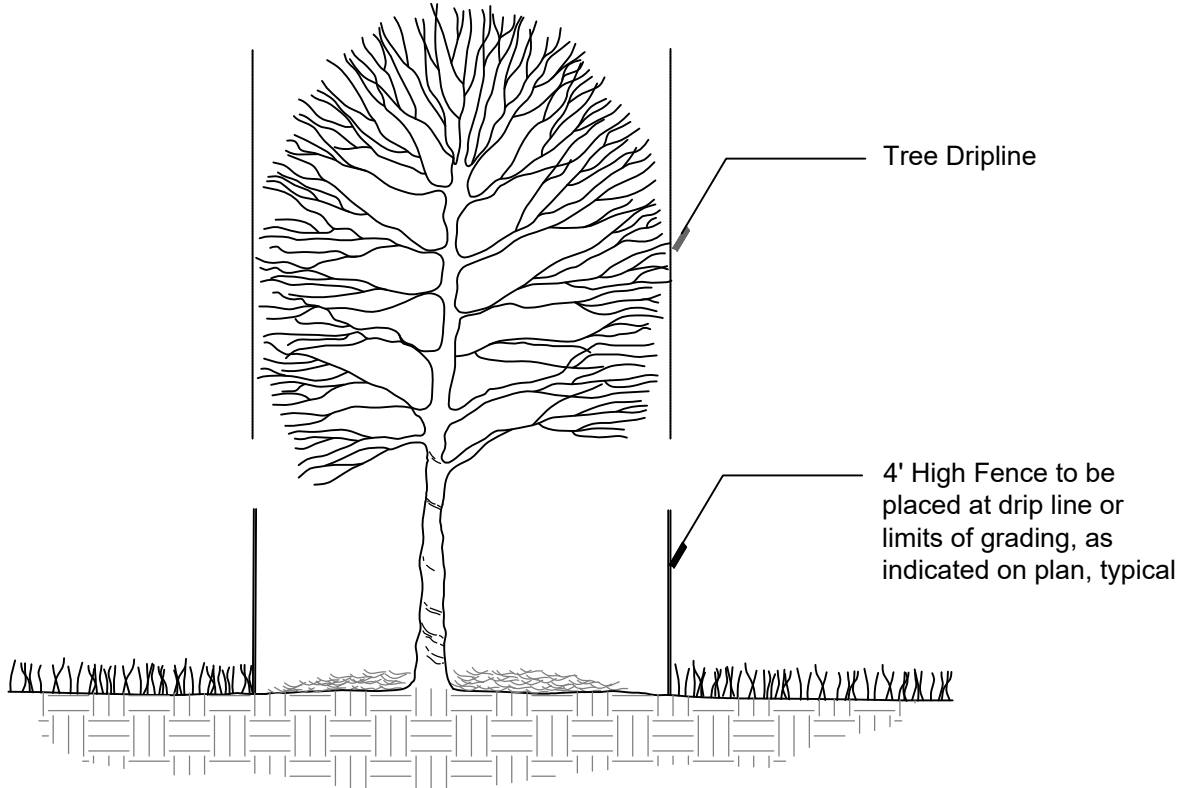
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
595	E	8	American Elm	Ulmus americana	Fair		Remove	
596	CT	42	Cottonwood	Populus deltoides	Fair		Save	
597	SS	8	Sassafras	Sassafras albidum	Fair		Remove	
598	BX	16	Box elder	Acer negundo	Fair		Remove	
599	BW	7	Black Walnut	Juglans nigra	Fair		Remove	x1
600	BW	8	Black Walnut	Juglans nigra	Fair		Remove	
601	BX	7	Box elder	Acer negundo	Fair		Remove	
602	BX	14	Box elder	Acer negundo	Fair		Remove	
603	BX	13	Box elder	Acer negundo	Fair		Remove	
604	E	6	American Elm	Ulmus americana	Fair		Remove	
605	E	8	American Elm	Ulmus americana	Fair		Remove	
606	E	7	American Elm	Ulmus americana	Fair		Remove	
607	BX	10	Box elder	Acer negundo	Fair		Remove	
608	BX	7	Box elder	Acer negundo	Fair		Remove	
609	B	13	Basswood	Tilia americana	Good		Remove	
610	E	6	American Elm	Ulmus americana	Fair		Remove	
611	E	12	American Elm	Ulmus americana	Good		Remove	
612	RM	11	Red Maple	Acer rubrum	Good		Remove	
613	BC	6	Wild Black Cherry	Prunus serotina	Good		Remove	
614	BC	10	Wild Black Cherry	Prunus serotina	Fair		Remove	
615	BC	6	Wild Black Cherry	Prunus serotina	Fair		Remove	
616	RM	8	Red Maple	Acer rubrum	Good		Remove	
617	SM	7	Silver Maple	Acer saccharinum	Good		Remove	
618	CT	18	Cottonwood	Populus deltoides	Good		Remove	
619	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
620	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
621	BC	9	Wild Black Cherry	Prunus serotina	Fair		Remove	
622	SM	15	Silver Maple	Acer saccharinum	Good		Remove	
623	BC	12	Wild Black Cherry	Prunus serotina	Good		Remove	
624	BW	7	Black Walnut	Juglans nigra	Fair		Remove	
625	BX	8	Box elder	Acer negundo	Poor		Remove	
626	BX	12	Box elder	Acer negundo	Fair		Remove	
627	BX	6	Box elder	Acer negundo	Fair		Remove	
628	BX	11	Box elder	Acer negundo	Fair		Remove	
629	BX	14	Box elder	Acer negundo	Poor		Remove	
630	BX	8	Box elder	Acer negundo	Fair		Remove	
631	BX	8	Box elder	Acer negundo	Fair		Remove	
632	BX	16	Box elder	Acer negundo	Fair		Remove	
633	BX	19	Box elder	Acer negundo	Fair		Remove	
634	TP	7	Tulip-Poplar	Liriodendron tulipifera	Fair		Remove	x1
635	BC	14	Wild Black Cherry	Prunus serotina	Fair		Remove	x2
636	BO	6	Black Oak	Quercus velutina	Fair		Remove	
637	E	7	American Elm	Ulmus americana	Fair		Remove	
638	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
639	RO	7	Red Oak	Quercus rubra	Fair		Remove	
640	BC	13	Wild Black Cherry	Prunus serotina	Fair		Remove	
641	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
642	B	13	Basswood	Tilia americana	Fair		Remove	
643	RO	9	Red Oak	Quercus rubra	Good		Remove	
644	BC	14	Wild Black Cherry	Prunus serotina	Fair		Remove	
645	SWO	9	Swamp White Oak	Quercus bicolor	Fair		Remove	
646	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
647	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
648	BC	14	Wild Black Cherry	Prunus serotina	Fair		Remove	
649	PW	16	White Poplar	Populus alba	Fair		Remove	
650	PW	9	White Poplar	Populus alba	Fair		Remove	
651	BC	12	Wild Black Cherry	Prunus serotina	Fair		Remove	
652	CT	13	Cottonwood	Populus deltoides	Good		Remove	
653	CT	14	Cottonwood	Populus deltoides	Fair		Remove	
654	CT	27	Cottonwood	Populus deltoides	Fair		Remove	
655	CT	17	Cottonwood	Populus deltoides	Fair		Remove	
656	SM	8	Silver Maple	Acer saccharinum	Fair		Remove	
657	CT	28	Cottonwood	Populus deltoides	Fair		Remove	
658	CT	18	Cottonwood	Populus deltoides	Fair		Remove	
659	SM	8	Silver Maple	Acer saccharinum	Fair		Remove	
660	PW	17	White Poplar	Populus alba	Fair		Remove	
661	SM	9	Silver Maple	Acer saccharinum	Fair		Remove	
662	RM	15	Red Maple	Acer rubrum	Fair		Remove	
663	SM	7	Silver Maple	Acer saccharinum	Fair		Remove	
664	BX	12	Box elder	Acer negundo	Poor		Remove	
665	BX	8	Box elder	Acer negundo	Very Poor		Remove	
666	BX	8	Box elder	Acer negundo	Fair		Remove	
667	BX	10	Box elder	Acer negundo	Very Poor		Remove	
668	E	8	American Elm	Ulmus americana	Poor		Remove	
669	SM	7	Silver Maple	Acer saccharinum	Good		Remove	
670	E	7	American Elm	Ulmus americana	Fair		Remove	
671	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
672	CT	10	Cottonwood	Populus deltoides	Fair		Remove	
673	SM	17	Silver Maple	Acer saccharinum	Fair		Remove	
674	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
675	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
676	I	9	Ironwood	Ostrya virginiana	Fair	Yes	Remove	
677	BX	10	Box elder	Acer negundo	Fair		Remove	
678	SWO	6	Swamp White Oak	Quercus bicolor	Fair		Remove	
679	BX	12	Box elder	Acer negundo	Fair		Remove	
680	BX	8	Box elder	Acer negundo	Fair		Remove	
681	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
682	CT	14	Cottonwood	Populus deltoides	Fair		Remove	
683	PW	9	White Poplar	Populus alba	Fair		Remove	
684	BC	9	Wild Black Cherry	Prunus serotina	Fair		Remove	
685	BC	7	Wild Black Cherry	Prunus serotina	Fair		Remove	
686	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
687	BC	8	Wild Black Cherry	Prunus serotina	Fair		Remove	
688	BX	7	Box elder	Acer negundo	Fair		Remove	
689	BX	16	Box elder	Acer negundo	Fair		Remove	
690	BX	7	Box elder	Acer negundo	Fair		Remove	
691	BX	7	Box elder	Acer negundo	Fair		Remove	
692	BX	10	Box elder	Acer negundo	Fair		Remove	
693	BX	8	Box elder	Acer negundo	Fair		Remove	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
694	G	9	Ginkgo	<i>Ginkgo biloba</i>	Fair		Remove	
695	BX	9	Box elder	<i>Acer negundo</i>	Fair		Remove	
696	BX	8	Box elder	<i>Acer negundo</i>	Fair		Remove	
697	BX	8	Box elder	<i>Acer negundo</i>	Fair		Remove	
698	BX	10	Box elder	<i>Acer negundo</i>	Fair		Remove	
699	BC	7	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	x1
700	BX	31	Box elder	<i>Acer negundo</i>	Fair		Remove	
701	BC	6	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
702	E	7	American Elm	<i>Ulmus americana</i>	Fair		Remove	
703	BC	9	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
704	BC	8	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
705	BC	14	Wild Black Cherry	<i>Prunus serotina</i>	Good		Remove	
706	GA	7	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair		Remove	
707	E	8	American Elm	<i>Ulmus americana</i>	Fair		Remove	
708	BX	7	Box elder	<i>Acer negundo</i>	Fair		Remove	
709	BX	13	Box elder	<i>Acer negundo</i>	Fair		Remove	
710	BC	7	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
711	RO	17	Red Oak	<i>Quercus rubra</i>	Good	Yes	Remove	
712	AP	6	Domestic Apple	<i>Malus sylvestris</i>	Fair		Remove	
713	CT	33	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
714	SM	14	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
715	CT	27	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
716	CT	10	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
717	CT	13	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
718	B	7	Basswood	<i>Tilia americana</i>	Good		Remove	
719	CT	24	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
720	CT	24	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
721	CT	8	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
722	CT	18	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
723	CT	31	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
724	SM	19	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
725	CT	12	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
726	CT	21	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
727	E	11	American Elm	<i>Ulmus americana</i>	Fair		Remove	
728	CT	26	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
729	T	24	Tamarack	<i>Larix laricina</i>	Good	Yes	Remove	
730	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
731	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
732	AP	7	Domestic Apple	<i>Malus sylvestris</i>	Fair		Remove	
733	SM	7	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
734	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
735	E	12	American Elm	<i>Ulmus americana</i>	Fair		Remove	
736	RO	14	Red Oak	<i>Quercus rubra</i>	Good		Remove	
737	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair		Save	
738	SM	9	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
739	RM	9	Red Maple	<i>Acer rubrum</i>	Good		Save	
740	SM	40	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
741	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Save	
742	SM	6	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
743	CT	15	Cottonwood	<i>Populus deltoides</i>	Good		Save	
744	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Save	
745	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair		Save	
746	SM	28	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
747	SM	6	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
748	SM	12	Silver Maple	<i>Acer saccharinum</i>	Fair		Save	
749	SM	13	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
750	CT	35	Cottonwood	<i>Populus deltoides</i>	Good		Remove	
751	RM	7	Red Maple	<i>Acer rubrum</i>	Good		Save	
752	BC	6	Wild Black Cherry	<i>Prunus serotina</i>	Good		Save	
753	SM	7	Silver Maple	<i>Acer saccharinum</i>	Good		Save	
754	RM	9	Red Maple	<i>Acer rubrum</i>	Good		Save	
755	BP	8	Bradford Pear	<i>Pyrus calleryana</i>	Fair		Remove	
756	E	19	American Elm	<i>Ulmus americana</i>	Poor		Save	
757	RO	13	Red Oak	<i>Quercus rubra</i>	Fair		Save	
758	CT	14	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
759	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
760	SM	11	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
761	RO	8	Red Oak	<i>Quercus rubra</i>	Fair		Remove	
762	BC	12	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	x2
763	BC	10	Wild Black Cherry	<i>Prunus serotina</i>	Poor		Remove	
764	AP	6	Domestic Apple	<i>Malus sylvestris</i>	Fair		Remove	
765	WO	6	White Oak	<i>Quercus alba</i>	Fair		Remove	
766	RM	9	Red Maple	<i>Acer rubrum</i>	Good		Remove	
767	BC	12	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
768	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Save	
769	BW	10	Black Walnut	<i>Juglans nigra</i>	Good		Remove	
770	SM	10	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
771	RM	14	Red Maple	<i>Acer rubrum</i>	Good		Remove	
772	SM	8	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
773	WO	8	White Oak	<i>Quercus alba</i>	Poor		Remove	
774	RM	12	Red Maple	<i>Acer rubrum</i>	Good		Remove	
775	WO	6	White Oak	<i>Quercus alba</i>	Fair		Remove	
776	PW	9	White Poplar	<i>Populus alba</i>	Good		Remove	
777	PW	10	White Poplar	<i>Populus alba</i>	Good		Remove	
778	PW	8	White Poplar	<i>Populus alba</i>	Fair		Remove	
779	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Remove	
780	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
781	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
782	SM	13	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
783	BC	8	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
784	PW	10	White Poplar	<i>Populus alba</i>	Fair		Remove	
785	RO	12	Red Oak	<i>Quercus rubra</i>	Good		Remove	
786	RO	9	Red Oak	<i>Quercus rubra</i>	Fair		Remove	
787	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
788	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
789	RM	16	Red Maple	<i>Acer rubrum</i>	Fair	Yes	Remove	
790	E	13	American Elm	<i>Ulmus americana</i>	Fair		Remove	
791	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
792	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	



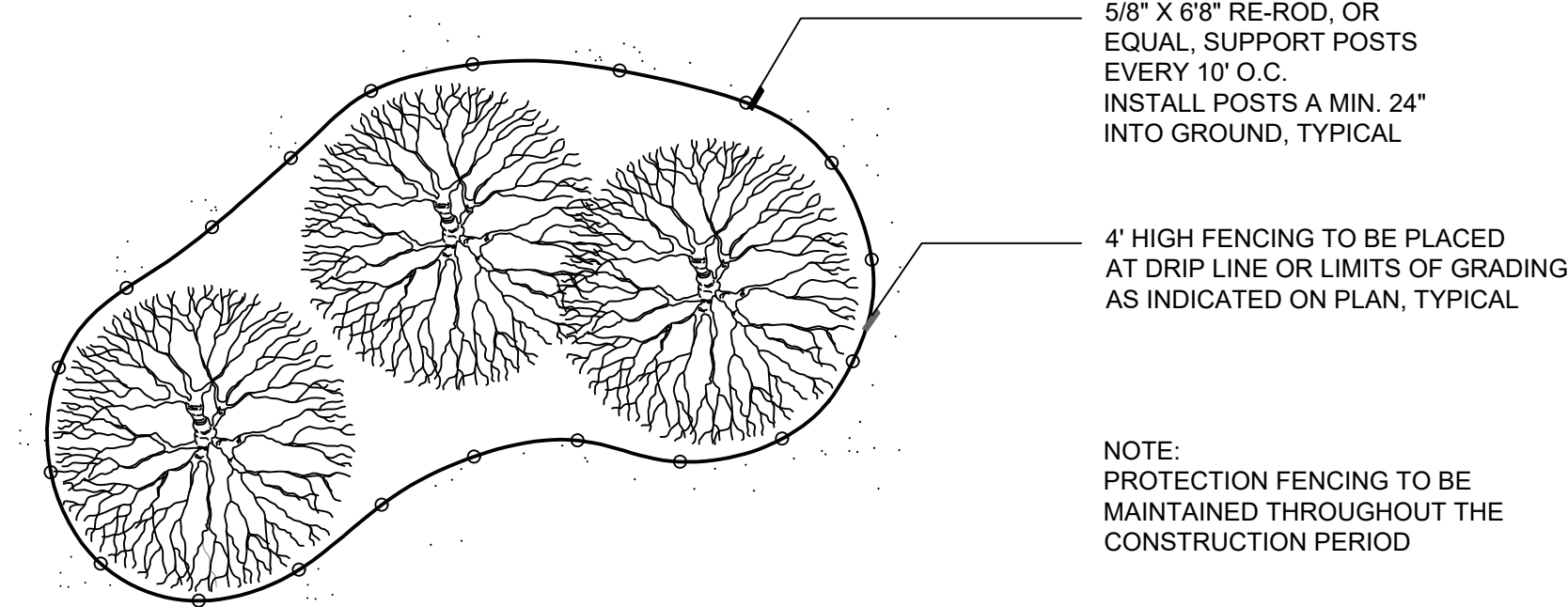
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
892	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x1
893	SM	15	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
894	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
895	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
896	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
897	BC	6	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
898	BC	7	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
899	BC	10	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
900	RM	12	Red Maple	<i>Acer rubrum</i>	Good		Remove	
901	BC	11	Wild Black Cherry	<i>Prunus serotina</i>	Fair		Remove	
902	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
903	RO	7	Red Oak	<i>Quercus rubra</i>	Fair		Remove	
904	RM	13	Red Maple	<i>Acer rubrum</i>	Good		Remove	
905	RM	15	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x1
906	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
907	RM	13	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
908	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
909	RM	20	Red Maple	<i>Acer rubrum</i>	Good	Yes	Remove	
910	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
911	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
912	SM	7	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
913	GA	6	Green Ash	<i>Fraxinus pennsylvanica</i>	Fair		Remove	
914	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
915	B	9	Basswood	<i>Tilia americana</i>	Fair		Remove	
916	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
917	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
918	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	
919	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
920	RM	11	Red Maple	<i>Acer rubrum</i>	Good		Remove	
921	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
922	RM	13	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
923	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
924	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
925	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
926	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x1
927	RM	14	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
928	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
929	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
930	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
931	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
932	RM	11	Red Maple	<i>Acer rubrum</i>	Good		Remove	x1
933	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
934	RM	11	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x3
935	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
936	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
937	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
938	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
939	CT	24	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
940	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
941	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	
942	RM	7	Red Maple	<i>Acer rubrum</i>	Good		Remove	
943	RM	14	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x1
944	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
945	SM	17	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
946	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
947	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
948	SM	9	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
949	SM	13	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
950	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
951	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x3
952	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	
953	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
954	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
955	AP	7	Domestic Apple	<i>Malus sylvestris</i>	Fair		Remove	
956	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
957	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
958	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
959	CT	18	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
960	CT	11	Cottonwood	<i>Populus deltoides</i>	Fair		Remove	
961	SM	15	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
962	RM	10	Red Maple	<i>Acer rubrum</i>	Good		Remove	
963	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Remove	
964	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	
965	RM	13	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
966	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
967	PV	15	White Poplar	<i>Populus alba</i>	Good		Remove	
968	RM	13	Red Maple	<i>Acer rubrum</i>	Good		Remove	
969	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	
970	RO	15	Red Oak	<i>Quercus rubra</i>	Good		Remove	
971	RM	7	Red Maple	<i>Acer rubrum</i>	Good		Remove	
972	WO	9	White Oak	<i>Quercus alba</i>	Fair		Remove	
973	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
974	RM	10	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
975	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Remove	
976	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
977	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
978	RM	14	Red Maple	<i>Acer rubrum</i>	Fair		Remove	x2
979	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
980	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
981	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
982	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
983	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
984	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
985	SM	15	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x2
986	RM	7	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
987	RM	13	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
988	RM	6	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
989	RM	12	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
990	SM	7	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	LANDMARK	SAVE / REMOVE	COMMENTS
991	RM	12	Red Maple	<i>Acer rubrum</i>	Good		Remove	
992	SM	8	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
993	WS	8	White Spruce	<i>Picea glauca</i>	Fair		Remove	x1
994	SM	12	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
995	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
996	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
997	RM	10	Red Maple	<i>Acer rubrum</i>	Good		Remove	
998	SM	12	Silver Maple	<i>Acer saccharinum</i>	Good		Remove	
999	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1000	B	7	Basswood	<i>Tilia americana</i>	Fair		Remove	
1001	RM	8	Red Maple	<i>Acer rubrum</i>	Good		Remove	x1
1002	SM	14	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1003	WS	12	White Spruce	<i>Picea glauca</i>	Fair		Remove	
1004	WS	14	White Spruce	<i>Picea glauca</i>	Fair		Remove	
1005	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
1006	RM	6	Red Maple	<i>Acer rubrum</i>	Good		Remove	
1007	SM	12	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1008	B	12	Basswood	<i>Tilia americana</i>	Fair		Remove	
1009	SM	11	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1010	SM	6	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1011	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
1012	PW	12	White Poplar	<i>Populus alba</i>	Fair		Remove	
1013	RM	8	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
1014	RM	10	Red Maple	<i>Acer rubrum</i>	Good		Remove	
1015	RM	9	Red Maple	<i>Acer rubrum</i>	Fair		Remove	
1016	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	
1017	SM	10	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
1018	SM	13	Silver Maple	<i>Acer saccharinum</i>	Fair		Remove	x1
1019	RM	6	Red Maple	<i>Acer rubrum</i>	Poor		Remove	



Tree Protection Detail - Section

Scale: NTS



Tree Protection Detail - Plan

Scale: NTS

Tree Protection Notes

- Approved tree protection shall be erected prior to the start of construction activities, and shall remain in place until construction is complete.
- No person may conduct any activity within the drip line, or protected area, of any designated tree to remain, including, but not limited to, placing solvents, building materials, construction equipment, etc.
- Grade changes may not occur within the drip line of protected trees.
- During construction, no person shall attach any device or wire to any remaining tree.
- All utility service requests must include notification to the installer that protected trees must be avoided. All trenching shall occur outside of the protective fencing.
- Swales shall be routed to avoid the area within the drip lines of protected trees.
- Trees located on adjacent properties that may be affected by construction activities must be protected.
- Trees to be removed shall be flagged by the Owner Representative prior to site grading.
- Root zones of protected trees should be well marked with bright colors and surrounded with rigidly staked fencing.
- The parking of idle and running equipment shall be prohibited under the drip line of protected trees.
- The stripping of topsoil from around protected trees shall be prohibited.
- Trees to be removed shall be fell away from trees to be saved.
- Grubbing of understorey vegetation in construction areas should be cleared by cutting vegetation at ground level with a chain saw or minimally with a hydro-axe.
- The Landscape Architect shall be notified immediately if any protected tree is damaged or removed.



■ sheet title:

Tree Survey (4 of 4) & Landscape Details

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

■ job number:

18028

■ date:

07.28.2020

■ drawn by:

EMJ

■ checked by:

WTK



Know what's Below.
Call before you dig.

■ revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review





Landscape Maintenance Notes

All Landscape Maintenance shall be performed by Owner or Owner's desired Landscape Contractor or Landscape Maintenance Company.

Overall

- All diseased, damaged, or dead materials shall be replaced in accordance with the standards of the City of Troy Zoning Ordinance.

Lawn & Turf

- Lawn shall not be irrigated the prior to scheduled mowing
- Maintain a lawn height or 2-1/2" to 3-1/2"
- Lawn shall be mowed with a mulching mower or mower affixed with a mulching blade. Grass clippings shall be left on the lawn to decompose and release nutrients back into the soil
- Inspect Irrigation system after mowing to ensure no damage has been done to the components
- Maintenance Contractor shall maintain clean equipment to prevent potential spread of unwanted seeds, pests, and pathogens

Shrubs

- Prune shrubs on an as-needed basis and only to maintain the plant's natural appearance
- Allow shrubs to mature and fill planting areas as designed
- Allow designed hedges to grow together prior to pruning into a uniform shape

Groundcovers

- Keep free of weeds, grass, and refuse
- Prune lightly to maintain natural appearance
- Allow groundcovers to fill the intended planting area

Perennials

- Prune dead flower stalks that emerge during the summer to encourage foliage growth
- Perform seasonal pruning, weeding, and dead-heading as necessary to maintain a neat appearance and encourage flowering

Trees

- Remove weeds and suckers from around the base of trees
- Prune trees for safety, health, or structural clearance. Remove crossing and damaged branches
- Do not top trees for any reason
- Check on tree staking on a regular basis to ensure that ties and stakes are not damaging the trees. Maintain tree stakes until the tree can stand on its own. Upon reaching this point, remove and properly dispose of all tree stakes, ties, and wiring

Mulch

- Maintain hardwood mulch at a 3" depth and replenish as needed
- Keep mulch at least 3" away from plant stems and tree trunks
- Maintain clean-cut mulch edges and tree rings that match the designed edges

Weed Management

- Remove and properly dispose of any weeds and tree suckers that appear in planting beds. Use the least destructive methods possible

Fertilization

When fertilizing, use organic or non-chemical alternatives whenever possible to reduce the runoff into the Paint Creek

Pest Control

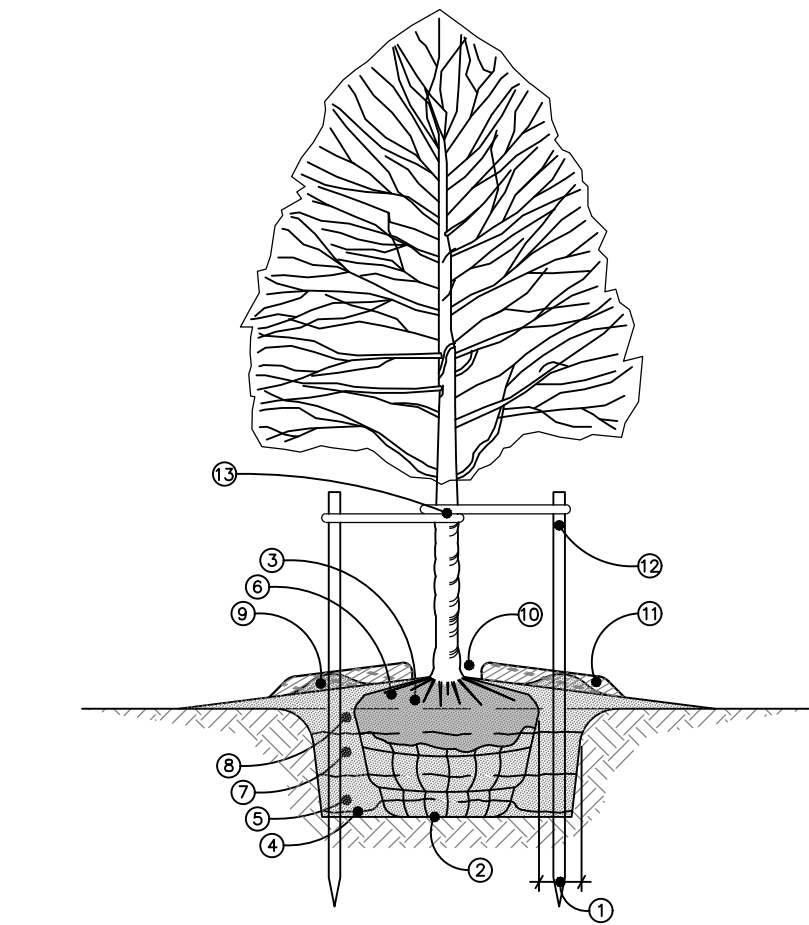
- When using pesticides, use organic or non-chemical alternatives whenever possible to reduce the runoff into the Paint Creek

Bed Edging

- Maintain Spade Cut Edges as designed, as necessary

Landscape Notes

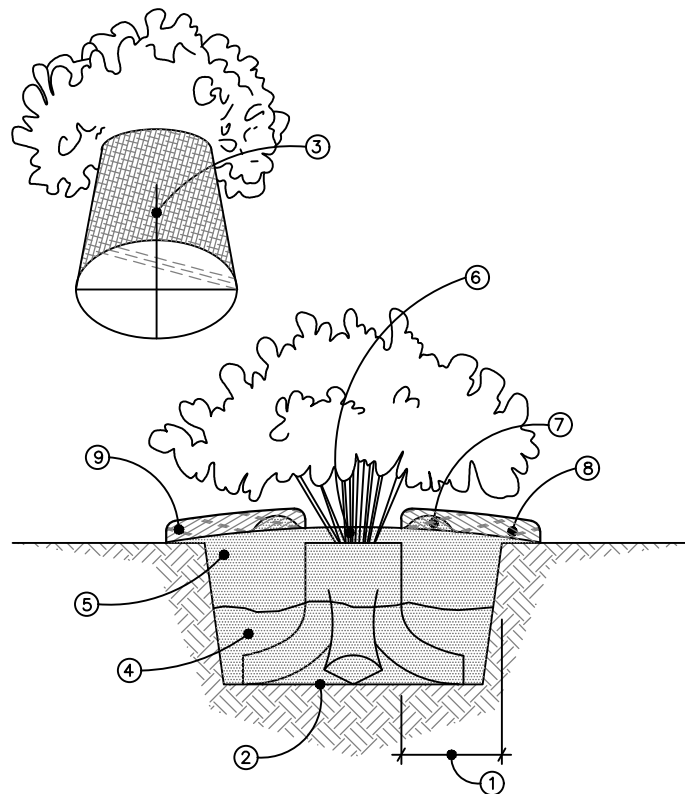
- All plant material shall be true to name and free from physical damage and wind burn.
- Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock. Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 peat.
- All plantings shall be mulched with shredded hardwood bark, spread to a minimum depth of 3". Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plans and specifications, if requested by the owner.
- The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
- All lawn areas to be irrigated.
- The Developer and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
- All Lawn areas shall be Seeded or Sodded
- All Landscape Areas shall be irrigated by an automatic irrigation system with separate zones for Lawn and Plants.



Deciduous Tree Planting Detail - 4" Cal. and Under

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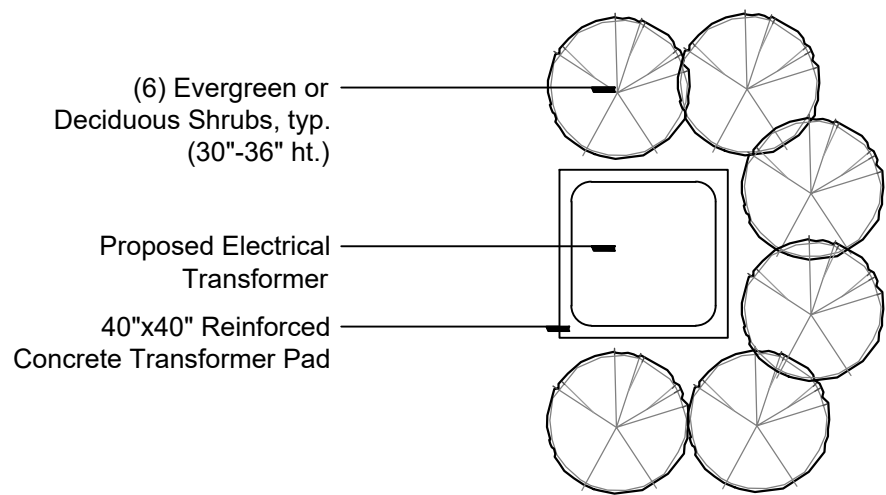
Scale: NTS



Shrub Planting Detail - Container

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Scale: NTS

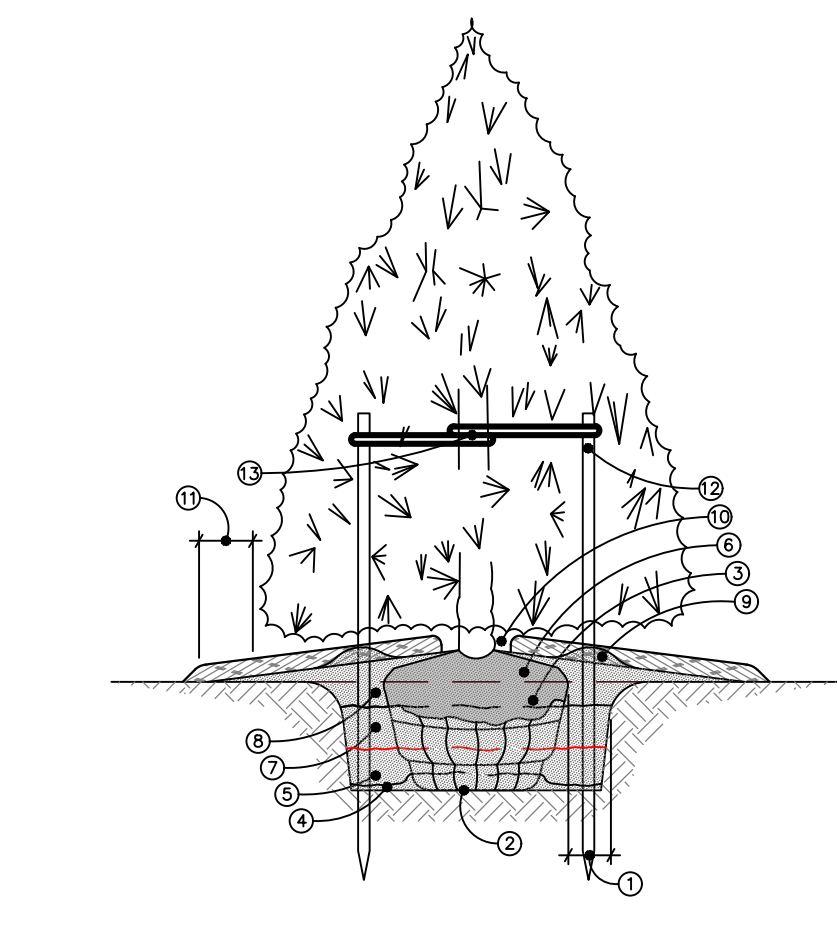


Optional Transformer Screening Detail

Scale: 1/4" = 1'

- *Notes:
- Transformer Pad shall be screened on a minimum of three sides
 - Actual Pad and Plant Locations shall be determined in the field, based on actual construction, orientation, and desired screening

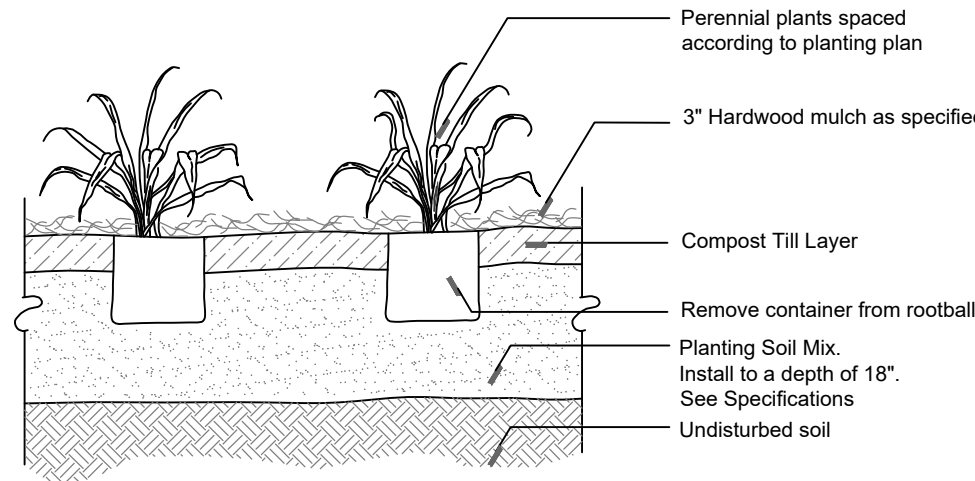
- INSTALLATION NOTES:
- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
 - THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
 - REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
 - PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
 - BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50 % TOPSOIL & 50 % NATIVE SOIL & COMPACT THOROUGHLY. ASSURING TREE IS STILL STRAIGHT.
 - BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
 - BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY. ASSURING TREE IS STILL STRAIGHT.
 - BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY. ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
 - IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
 - SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
 - MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
 - MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
 - 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USE TO GUY TREES. TWO (2) GUYS PER TREE.



Evergreen Tree Planting Detail - 10' Ht. and Under

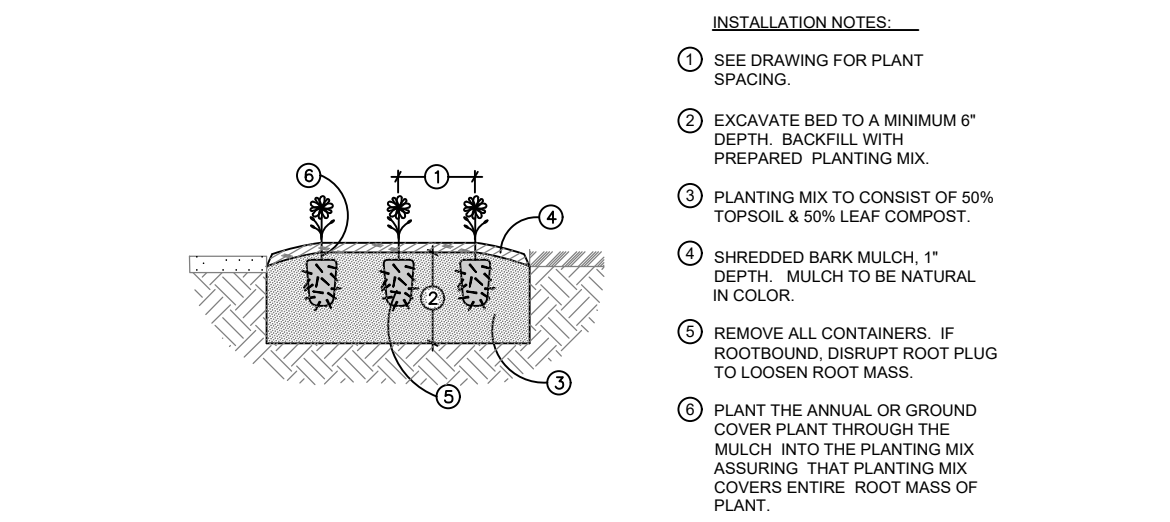
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Scale: NTS



Perennial Planting Detail

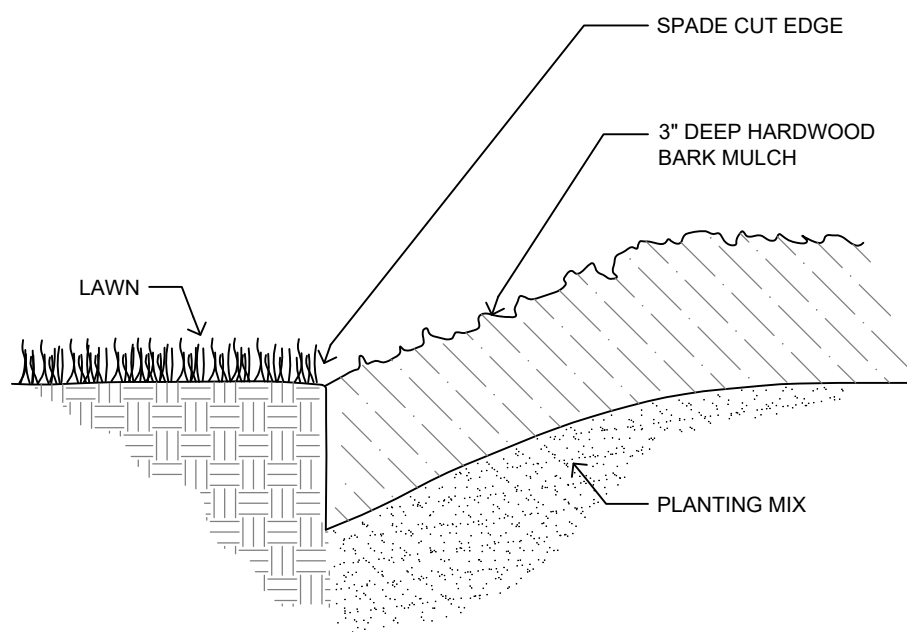
NTS



Annual & Ground Cover Planting Detail

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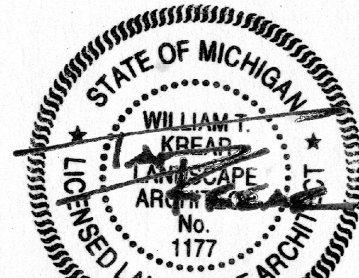
Scale: NTS



Spade Cut Edging Detail

NTS

750 Forest Ave. - Suite 101
Birmingham, MI 48009
T.: 248.594.3220



■ sheet title:

Landscape Details & Notes

■ project title:

Meadows of Troy

City of Troy, Michigan

■ prepared for:

Robertson Brothers Homes
6905 Telegraph Rd. - Suite 200
Bloomfield Hills, MI 48301

Phone: 248.657.4968

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■ date:

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EMJ

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WTK

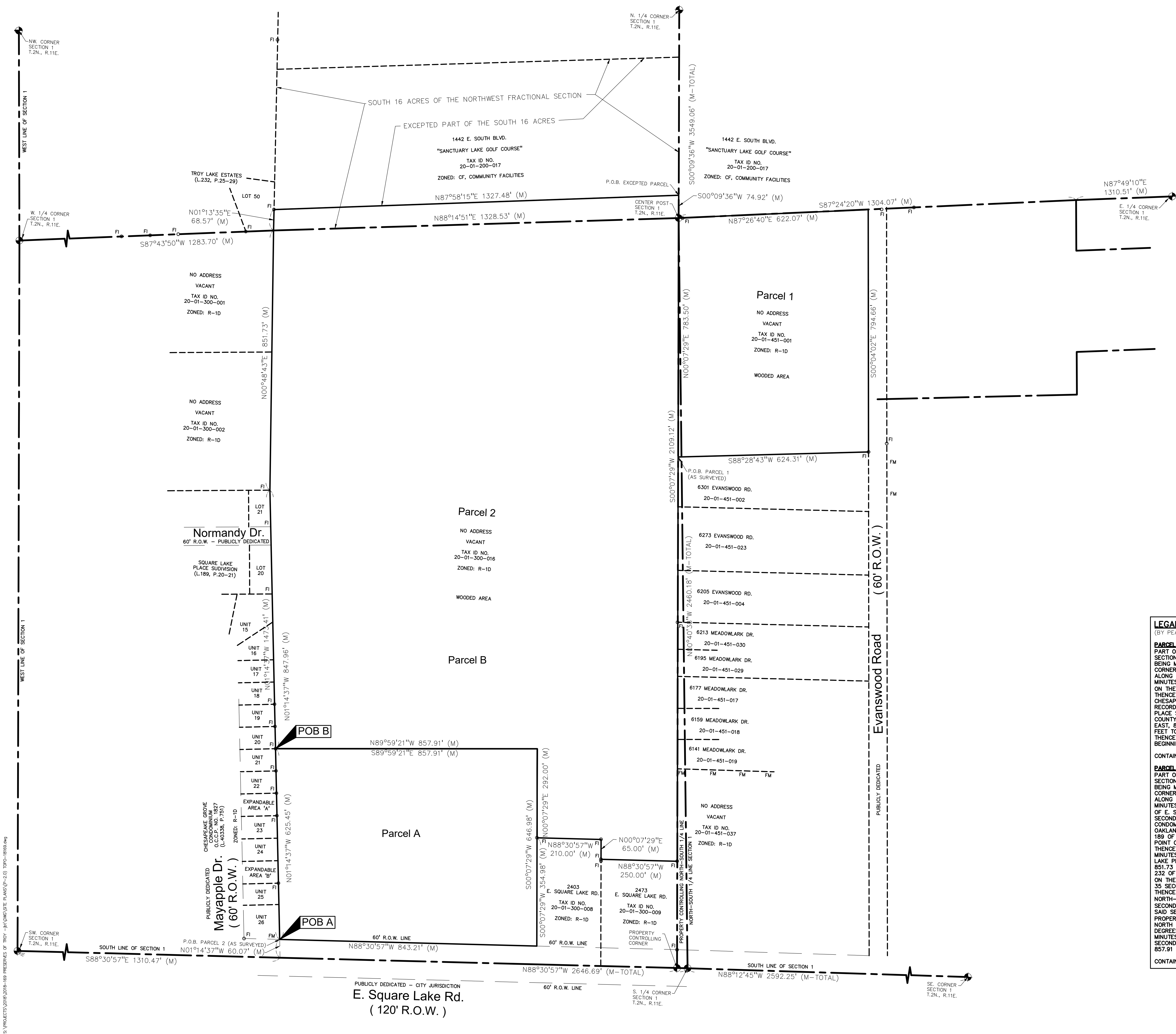


■ revisions:

09.21.2020 Per Engineering Revisions
02.22.2021 Per Municipal Review

sheet no.





LEGAL DESCRIPTION
(PER SURVEY PROVIDED BY STANTEC CONSULTING, PROJECT NO. 2075105700, DATED JUNE 25, 2007)

PARCEL 1
PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 2612.25 FEET TO THE PROPERTY CONTROLLING CORNER; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST ALONG THE NORTH-SOUTH PROPERTY CONTROLLING LINE OF SAID SECTION 1, 1675.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PROPERTY CONTROLLING LINE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 783.50 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE NORTH 87 DEGREES 26 MINUTES 40 SECONDS EAST ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 1, 622.07 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EVANSWOOD ROAD (60 FEET WIDE); THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE OF EVANSWOOD ROAD, 794.66 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 43 SECONDS WEST, 624.31 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 20-01-451-001
ADDRESS: NONE (VACANT)
CONTAINING: 491,407.07 SQUARE FEET OR 11.281 ACRES

PARCEL 2
PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WDE); THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 1473.41 FEET TO THE NORTHEAST CORNER OF SAID SQUARE LAKE PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS EAST, 851.73 FEET TO THE SOUTHEAST CORNER OF TROY LAKE ESTATES, AS RECORDED IN LIBER 232 OF PLATS, ON PAGES 25 THRU 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID TROY LAKE ESTATES, 68.57 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 15 SECONDS EAST, 1327.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 74.92 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE PROPERTY CONTROLLING NORTH-SOUTH 1/4 LINE OF SAID SECTION 1, 2109.12 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 65.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 210.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 354.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.

TAX ID NO. 20-01-300-016
ADDRESS: NONE (VACANT)
CONTAINING: 3,077,405.52 SQUARE FEET OR 70.647 ACRES

LEGAL DESCRIPTION
(BY PEA GROUP)

PARCEL A
PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WDE); THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 1473.41 FEET TO THE NORTHEAST CORNER OF SAID SQUARE LAKE PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS EAST, 851.73 FEET TO THE SOUTHEAST CORNER OF TROY LAKE ESTATES, AS RECORDED IN LIBER 232 OF PLATS, ON PAGES 25 THRU 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID TROY LAKE ESTATES, 68.57 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 15 SECONDS EAST, 1327.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 74.92 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE PROPERTY CONTROLLING NORTH-SOUTH 1/4 LINE OF SAID SECTION 1, 2109.12 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 65.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 210.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 354.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.

CONTAINING: 540,917.85 SQUARE FEET OR 12.42 ACRES

PARCEL B
PART OF THE NORTHWEST FRACTIONAL OF SECTION 1 AND PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 30 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WDE); THENCE NORTH 01 DEGREES 14 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS AND SQUARE LAKE PLACE SUBDIVISION, AS RECORDED IN LIBER 189 OF PLATS, ON PAGES 20 AND 21, OAKLAND COUNTY RECORDS, 1473.41 FEET TO THE NORTHEAST CORNER OF SAID SQUARE LAKE PLACE SUBDIVISION; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS EAST, 851.73 FEET TO THE SOUTHEAST CORNER OF TROY LAKE ESTATES, AS RECORDED IN LIBER 232 OF PLATS, ON PAGES 25 THRU 28, OAKLAND COUNTY RECORDS, ALSO BEING A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 1; THENCE NORTH 01 DEGREES 13 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID TROY LAKE ESTATES, 68.57 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 15 SECONDS EAST, 1327.48 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 09 MINUTES 36 SECONDS WEST ALONG SAID NORTH-SOUTH 1/4 LINE, 74.92 FEET TO THE CENTER POST OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST ALONG THE PROPERTY CONTROLLING NORTH-SOUTH 1/4 LINE OF SAID SECTION 1, 2109.12 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 250.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, 65.00 FEET; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 210.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 29 SECONDS WEST, 354.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SQUARE LAKE ROAD; THENCE NORTH 88 DEGREES 30 MINUTES 57 SECONDS WEST, 843.21 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,536,487.73 SQUARE FEET OR 58.23 ACRES

PEA GROUP
TROY • WASHINGTON TWP
BRIGHTON • DETROIT
t: 844.813.2949
www.peagroup.com

811 Know what's below. Call before you dig.
CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE
MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

REVISIONS

DRAWING TITLE
PARCEL MAP

ORIGINAL ISSUE DATE:
JULY 30, 2020

PEA JOB NO. 2018-169
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:
P-2.0

NOT FOR CONSTRUCTION

LEGEND

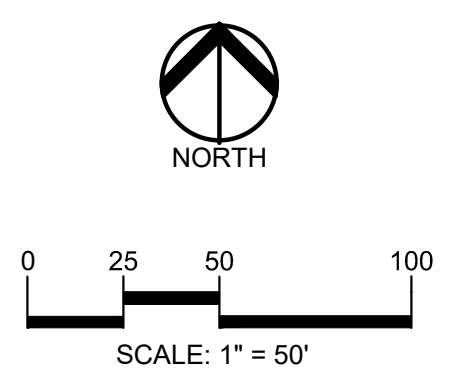
IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET

BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET

SEC. CORNER FOUND
RECORDED
MEASURED
CALCULATED

EXISTING

- OH-ELEC-W-ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG-CATV-UNDERGROUND CABLE TV, CATV PEDESTAL
- UG-PHONE-TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC-ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS VALVE & GAS LINE MARKER
- WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- WETLAND



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

LEGAL DESCRIPTION
REFER TO SHEET P-2.0 FOR LEGAL DESCRIPTIONS.

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:
TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY NF ENGINEERS.
PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING ONLY, A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE(S) 'A' AND 'X' OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 26125C0553G, DATED SEPTEMBER 29, 2006.

CLIENT
ROBERTSON BROTHERS CO.
6905 TELEGRAPH ROAD, SUITE 200
BLOOMFIELD HILLS, MI

PROJECT TITLE
MEADOWS OF TROY
E. SQUARE LAKE ROAD
TROY, MICHIGAN

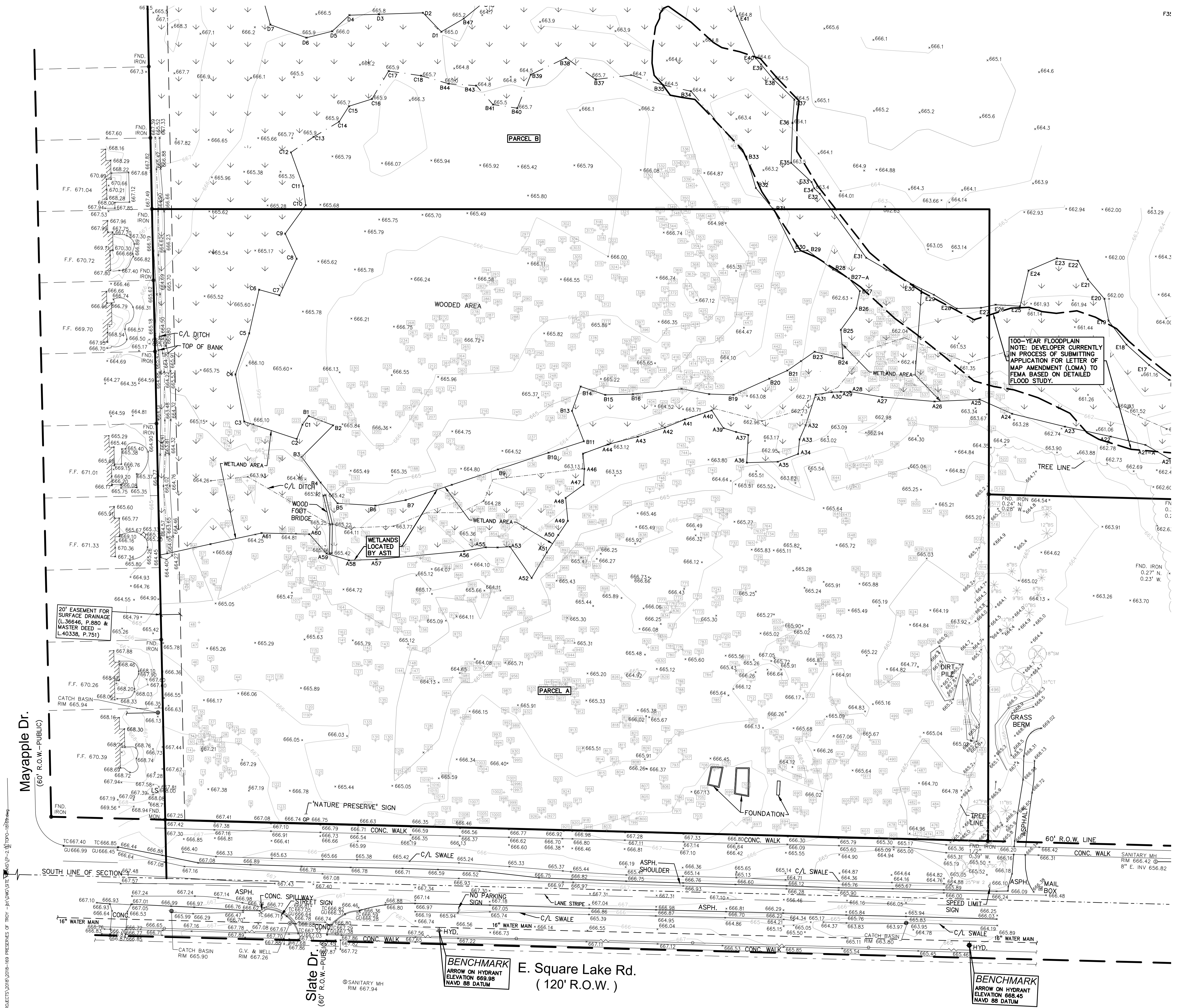
REVISIONS	

ORIGINAL ISSUE DATE:
JULY 30, 2020
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2018-169
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

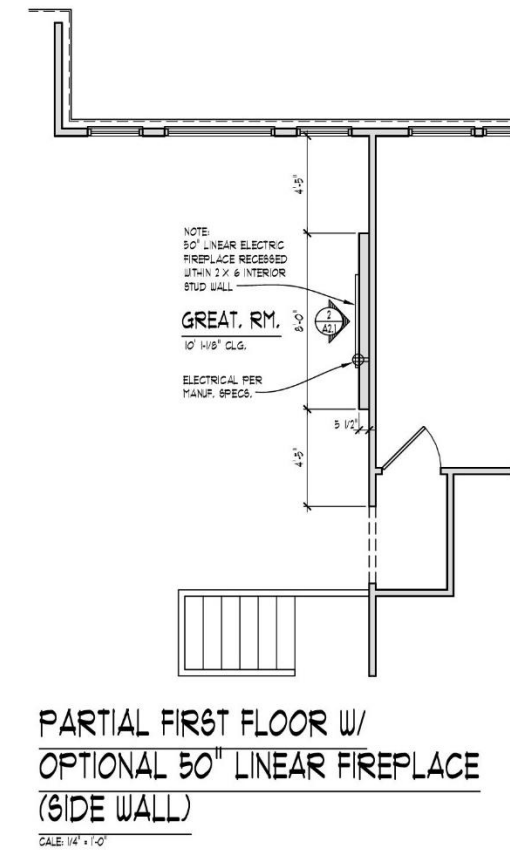
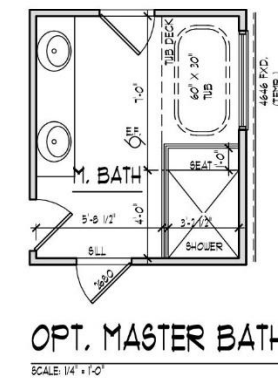
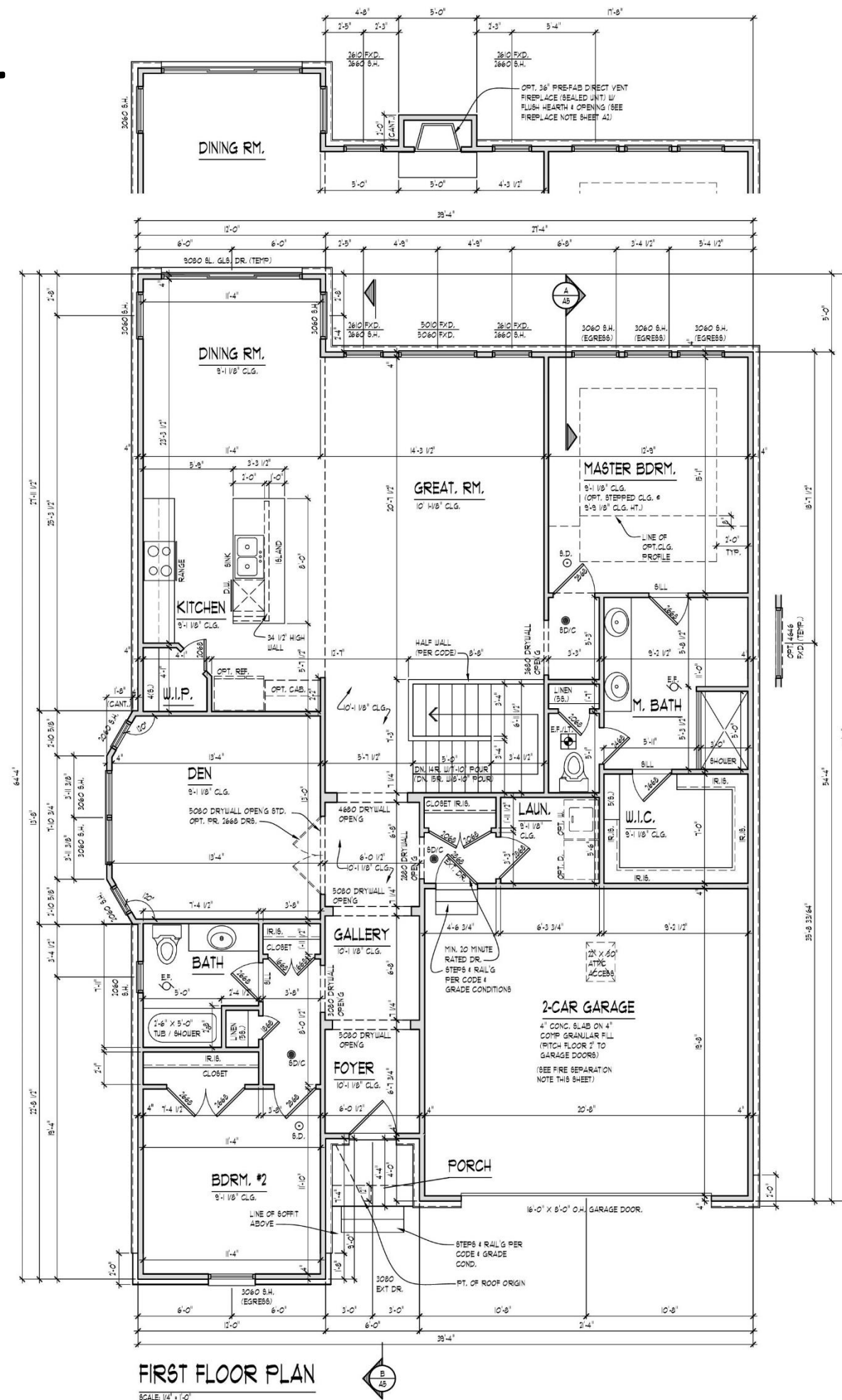
NOT FOR CONSTRUCTION

P-2.1



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PLAN # 1834



PLAN # 1834

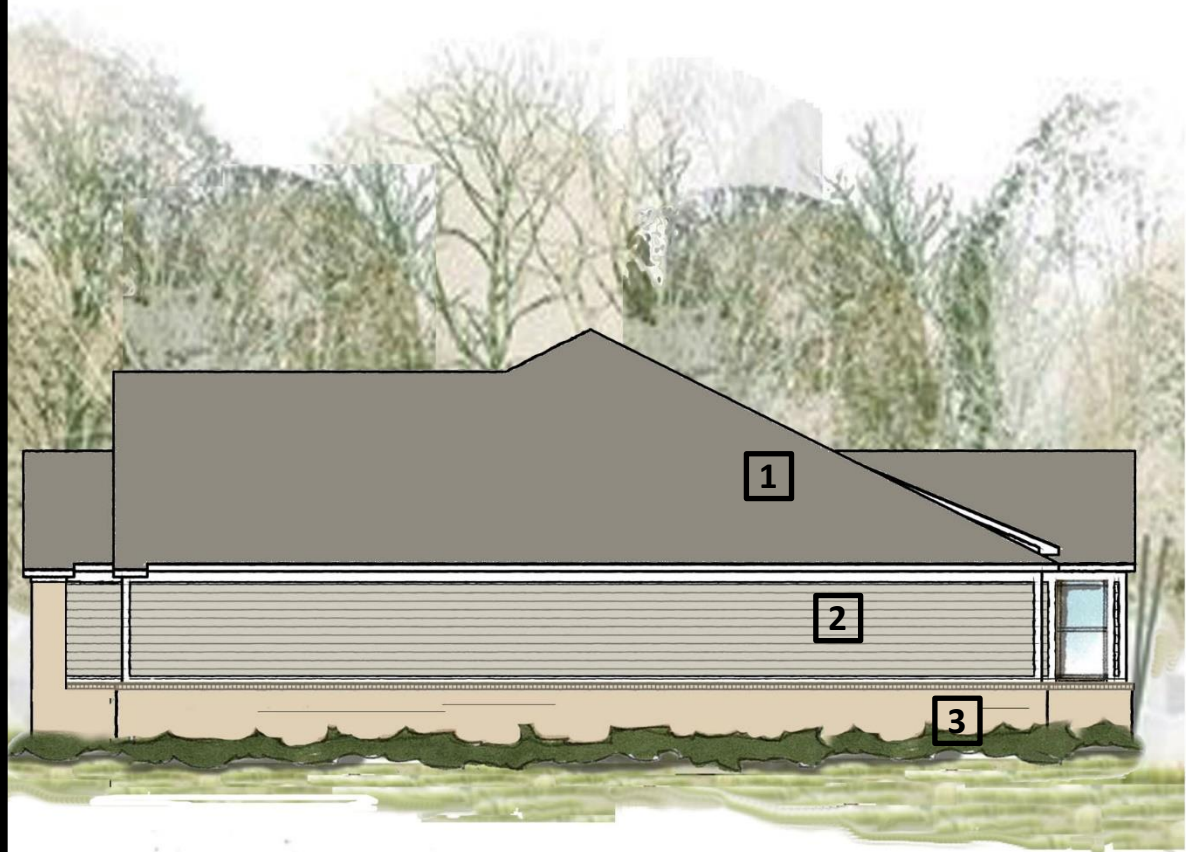


PROPOSED TRADITIONAL ELEVATION

EXTERIOR MATERIAL LEGEND

1	ASPHALT SHINGLE
2	BRICK
3	HARDIE LAP SIDING

PLAN # 1834
TRADITIONAL ELEVATION



LEFT ELEVATION



REAR ELEVATION

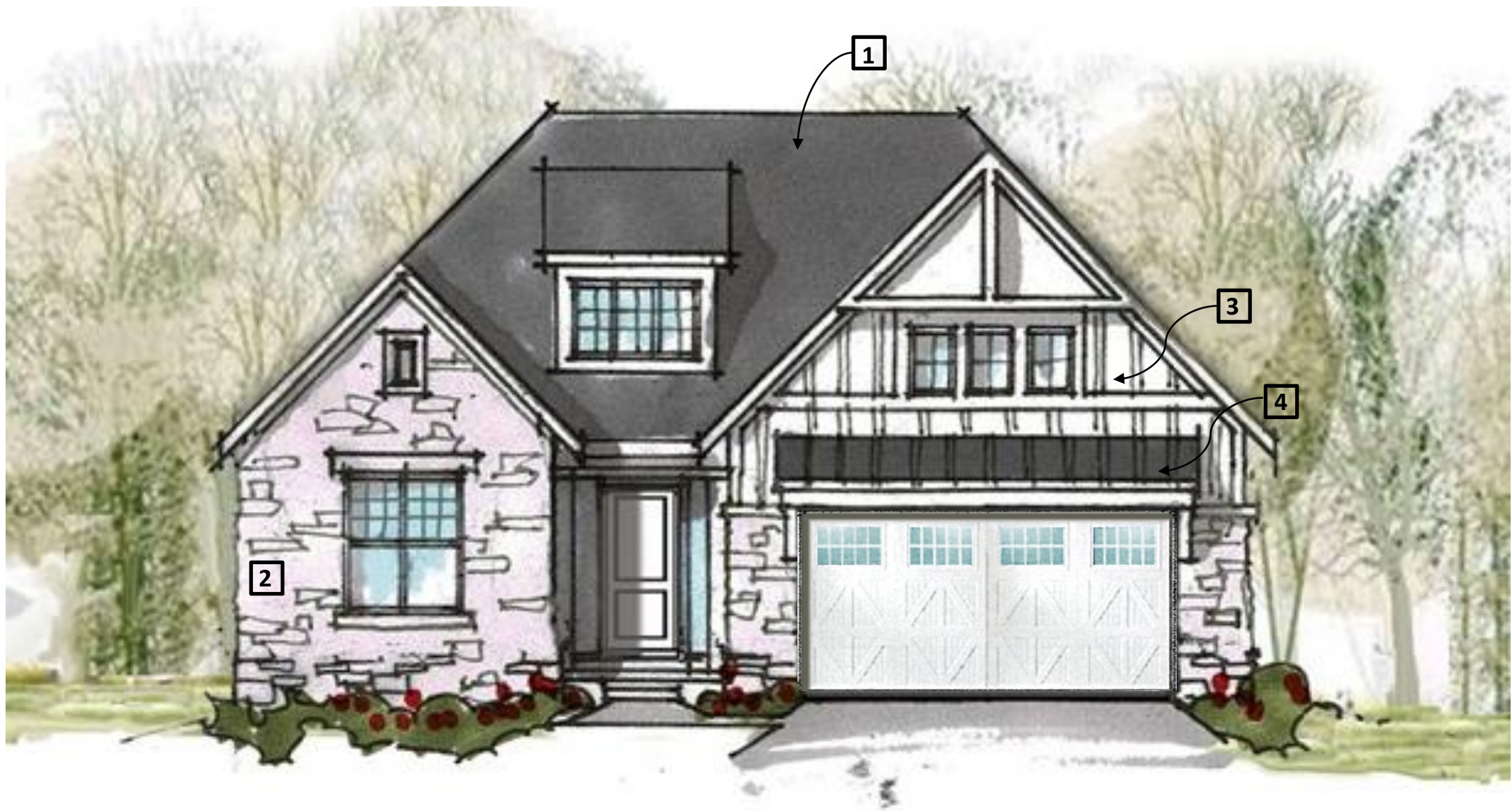


RIGHT ELEVATION

EXTERIOR MATERIAL LEGEND

1	ASPHALT SHINGLE
2	HARDIE LAP SIDING
3	BRICK

PLAN # 1834



PROPOSED FARMHOUSE ELEVATION

EXTERIOR MATERIAL LEGEND

1	ASPHALT SHINGLE
2	STONE
3	HARDIE BOARD & BATTEN SIDING
4	METAL ROOF

PLAN # 1834



PROPOSED EUROPEAN ELEVATION

EXTERIOR MATERIAL LEGEND

1	ASPHALT SHINGLE
2	BRICK





RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



C. HEIDI GRETHUR
DIRECTOR

January 9, 2018

Mr. Rick West
Assistant Superintendent for Business Services
Troy School District
4400 Livernois Road
Troy, Michigan 48098-4799

Dear Mr. West:

SUBJECT: Wetland Identification Report
Wetland Identification Site Name: 63-East Square Lake Road-Troy
MiWaters Submission Number: HN7-FPES-HQGW4

The Department of Environmental Quality (DEQ) conducted a Level 3 Wetland Identification Review of approximately 80 acres on property (Property Tax Identification Numbers 20-01-300-016 and 20-01-451-001) located in Town 02 North, Range 11 East, Section 01, city of Troy, Oakland County on November 8, 2017. The wetland identification was conducted in accordance with Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), and Rule 4 (1), Wetland Identification and Assessment (R 281.924), of the Administrative Rules for Part 303. This is a report of our findings in response to your Wetland Identification Program (WIP) application.

Based on our on-site investigation which included a review of plants, hydrology, and soils, the DEQ confirms, in part, the wetland boundary lines flagged by your consultant. The DEQ also reviewed other pertinent information such as aerial imagery, soil survey data, topographic mapping data, and surface hydrology data.

One wetland area was overlooked and omitted by the consultant. The DEQ extended the consultant's wetland delineation boundaries in one location within the central portion of the WIP Review Area to encompass additional wetland area. This additional portion of Wetland A showed evidence of sustained surface (or near-surface) hydrology occurring during the growing season and was associated with hydrophytic plant species and hydric soil.

Modified wetland boundaries were documented on the enclosed site map (Figure 2). The site map of the review area was created by combining information from your consultant and the DEQ. The new map identifies areas containing regulated wetland, unregulated wetland, and non-wetland (upland).

Approximately 43.59 acres (98 percent) of the wetland within the WIP Review Area are regulated by the DEQ because of wetland size and/or proximity to a pond, lake, or stream/drain. For those areas identified as regulated wetland on the site map, please be advised that any of the following activities require a permit under Part 303:

- a) Deposit or permit the placing of fill material in a regulated wetland.
- b) Dredge, remove, or permit the removal of soil or minerals from regulated wetland.
- c) Construct, operate, or maintain any use or development in a regulated wetland.
- d) Drain surface water from a regulated wetland.

For the areas identified as non-wetland (upland) and unregulated wetland on the site map, the DEQ lacks jurisdiction under Part 303 for activities occurring in those areas.

This Wetland Identification Report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other DEQ-administered programs. Any land use activities undertaken within the review area may be subject to regulation pursuant to the NREPA under the following programs:

Part 91, Soil Erosion and Sedimentation Control
Part 301, Inland Lakes and Streams

Please be aware that this wetland identification report does not constitute a determination of the jurisdiction under local ordinances or federal law. The United States Army Corps of Engineers (USACE) retains regulatory authority over certain wetlands pursuant to Section 404 of the Clean Water Act (CWA), and specifically those wetlands associated with traditionally navigable waters of the state. Navigable waters are generally the Great Lakes, their connecting waters, and river systems and lakes connected to these waters. In other areas of the state, the DEQ is responsible for identification of wetland boundaries for purposes of compliance with the CWA under an agreement with the United States Environmental Protection Agency. Your WIP Review Area is not likely to be within those areas also regulated by the USACE. Additional information may be obtained by contacting the USACE at 313-226-2218.

Mr. Rick West
Page 3
January 9, 2018

You may request the DEQ reassess the wetland boundaries and regulatory status of wetlands within any portion of the review area, should you disagree with the findings, within 60 days of the date of this report. A written request to reassess the Wetland Identification review area must be accompanied by supporting evidence with regard to wetland vegetation, soils or hydrology different from, or in addition to, the information relied upon by DEQ staff in preparing this report. The request should be submitted to:

Wetland Identification Program
Department of Environmental Quality
Water Resources Division
P.O. Box 30458
Lansing, Michigan 48909-7958

The findings contained in this report do not convey, provide, or otherwise imply approval of any governing act, ordinance, or regulation, nor does it waive the obligation to acquire any applicable federal, state, county, or local approvals. This Wetland Identification Report is not a permit for any activity that requires a permit from the DEQ.

Should you need to apply for a permit for future work within this site, please use the same site name listed within the subject line of this letter when you are listing the site location within the MiWaters online permit application.

The findings contained in this report are binding on the DEQ until January 9, 2021, a period of three years from the date of this Wetland Identification Report unless a reassessment has been conducted. Please contact me at 517-243-5002; gyekisk@michigan.gov; or DEQ, P.O. Box 30458, Lansing, Michigan 48909-7958, if you have any questions regarding this report.

Sincerely,



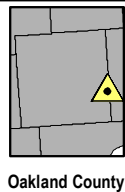
Keto Gyekis
Wetland Identification Program Coordinator
Water Resources Division

Enclosures

cc: Oakland County Soil Erosion Enforcement Agent (CEA)
Oakland County Health Division
City of Troy Clerk
Ms. Dana Knox, ASTI Environmental
Mr. Andrew Hartz, DEQ
Ms. Susan Tepatti, DEQ



Figure 2.
Wetland Assessment Detail
DEQ WIP
East Square Lake Road
Troy



- DEQ Regulated Wetland
- Additional Regulated Wetland Delineated by DEQ (0.44 acre)
- WIP Review Area Boundary
- Wetland Boundary Flag

0 62.5 125 250 375 500 Feet



This drawing showing those areas containing wetland and not containing wetland is an approximation of the boundaries flagged on-site.

This drawing does not authorize or permit activities requiring a permit in accordance with Part 303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

MEMO

To: Mr. Tim Loughrin
Robertson Brothers Homes

From: Julie M. Kroll, PE, PTOE
Jacob Swanson, EIT
Fleis & VandenBrink

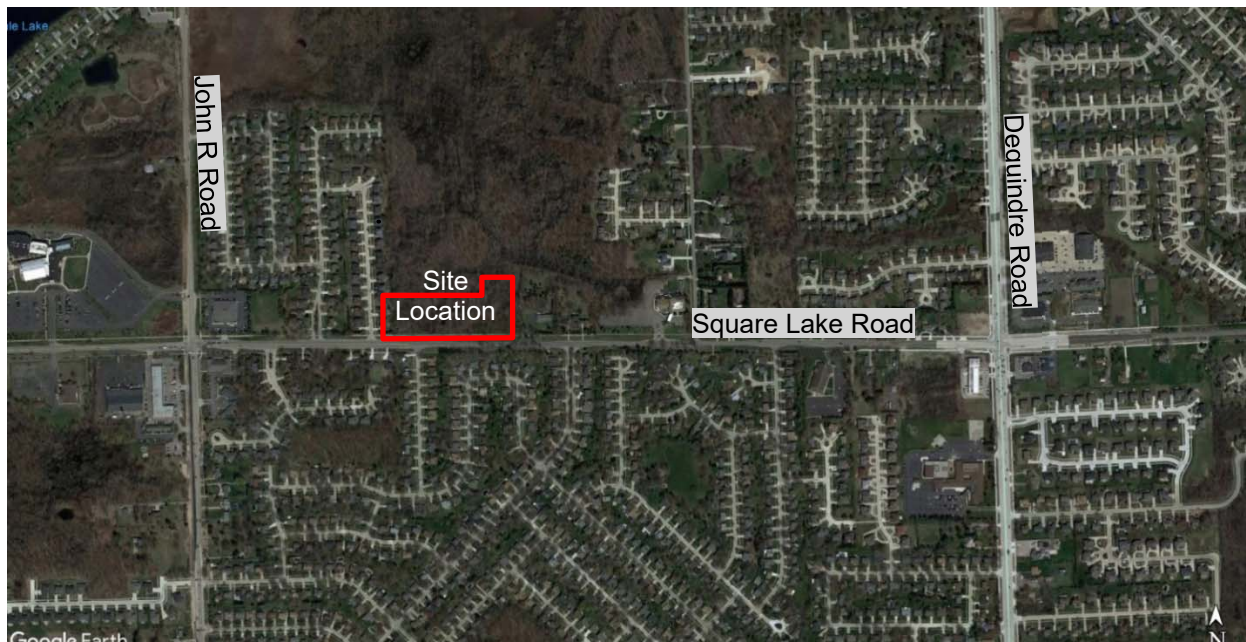
Date: July 20, 2020

Re: “The Preserves” Proposed Residential Development
Troy, Michigan
Trip Generation Study

INTRODUCTION

This memorandum presents the results of the trip generation comparison for the proposed “The Preserves” development in Troy, Michigan. The project site is located adjacent to the north side of Square Lake Road, approximately ¼ mile east of John R. Road; the site is currently undeveloped land, as shown in **Figure 1**. The proposed development plans include 30 detached condominium units within an active adult, age targeted community. The proposed access for this development includes constructing two (2) full access driveways on Square Lake Road. The study section of Square Lake Road is under the jurisdiction of the City of Troy. The project site was previously approved with a site plan consisting of 23 single-family homes. The purpose of this study is to provide a comparison of the proposed development plan to the previously approved site plan.

FIGURE 1: SITE LOCATION MAP



27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334

P: 248.536.0080

F: 248.536.0079

www.fveng.com

TRIP GENERATION

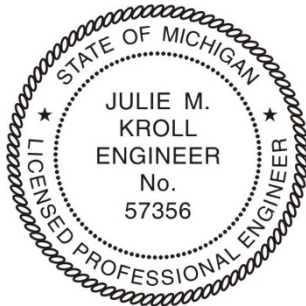
The number of Weekday peak hour (AM and PM) and daily vehicle trips were generated using the equations and rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*. The trip generation of the subject site was forecast for the previously approved 23 single-family home site plan and was compared to the projected trips generated by the proposed 30 detached condominium units in the active adult, age targeted community. The trip generation forecasts are summarized in **Table 1**.

TABLE 1: TRIP GENERATION SUMMARY

Scenario	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Previously Approved	Single-Family Detached	210	23	DU	269	5	16	21	16	9	25
Proposed Development	Senior Adult Housing-Detached	251	30	DU	195	5	11	16	12	7	19
Potential Change in New Trips					-74	0	-5	-5	-4	-2	-6

The results of the trip generation comparison indicate the project trips generated by the proposed development will be less than the previously approved single-family development plan for this site. This is due to the trip generation characteristics of active adult communities which include residents that are retired and/or empty nesters, which differs from traditional single-family households. Additional information regarding Senior Adult Housing-Detached (LUC 251) is attached.

Any questions related to this memorandum should be addressed to Fleis & VandenBrink Engineering.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Attached: Site Plan
 ITE LUC 251 Description
 JJS2:jmk



Site Data:
 Overall Site Area: 81.83 Ac.
 Proposed Site Area: 6.12 Ac.
 Proposed Units: 31
 Overall Density: 0.38 Du./Ac.
 Proposed Density: 5.07 Du./Ac.

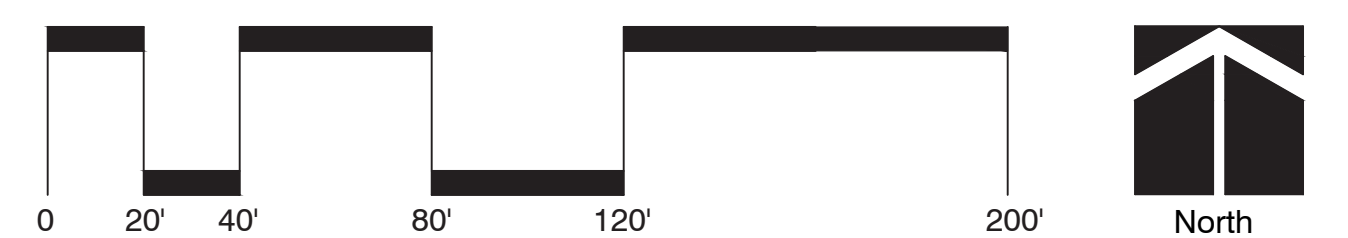
Building Setbacks:
 - Front Yard: 20' min. from Road or Sidewalk
 - Rear Yard: 22.58' min.
 - Building Separation: 10' min.

Road Width: 28'
Road Length: 1,295 LF
Road Length per Unit: 41.77 LF/Du.

John R & Square Lake

Illustrative Concept Plan
 Troy, Michigan

March 2020





February 22, 2021

City of Troy
Planning Department

Re: Site Plan Resubmittal Project Narrative
Meadows of Troy
Vacant Square Lake Road Road Properties
Troy, MI

Robertson Brothers Homes is pleased to resubmit a Site Plan application for a portion of the vacant property on Square Lake Road, just east of John R. The site plan has been redesigned to address the second review comments relating to overall acreage and density calculations, fire access, sidewalk connections, landscape planting requirements, and elevations and floorplans. More specifically, the plans have been revised to address the following comments from the January 22, 2021 review comments:

1. Indicate common open space acreage minus area for stormwater pond.

This is reflected on Sheet P-3.2 which is 42% open space excluding the pond.

2. Show site grading in the six acres to ensure preservation of natural area.

This is now reflected on Sheet P-4.0.

3. Where does the applicant propose trails. Will trails be entirely on the 6 acres they are preserving?

There are existing trails shown on the plan as well as a new natural trail connection to connect to the trailhead area. Refer to Sheet P-3.1



4. Extend Edmunds Drive to provide a turnaround (Tee- or cul-de-sac) beyond the last driveway.

Edmunds Drive has been shortened significantly and replaced with a long driveway for Unit 5. Therefore, a turnaround is not necessary. Refer to Sheet P-3.1

5. Amend plans to address engineering pedestrian concerns.

The plans have been revised to include more appropriate pedestrian crossing locations. Refer to Sheet P-3.1

6. Provide adequate fire apparatus turn around at the end of Turtle Woods.

The plans have been adjusted to remove a parking space to allow for a full T-turnaround within the trailhead area. Refer to Sheet P-3.1

7. Provide required landscaping.

The landscape plans have been revised to include all of the minimum planting requirements along Square Lake Road. A berm has also been added to the plans. Refer to Sheet L-1.

8. Provide elevations of all sides.

Elevation drawings (3) including side elevations have been provided.

9. Provide floor plans.

One floor plan is proposed (Raleigh), which has been provided including typical side elevations.



The Meadows of Troy project proposes 31 new detached residential condominiums that will add a quality housing product that is sorely lacking in the area. Meadows of Troy will cater to those that are looking to downsize but stay in the community and enjoy all that Troy has to offer. All of the homes will be 1,834 square feet in size and will feature a first-floor master bedroom design. Over the past decades, Robertson Brothers has had success with this housing product and is confident the project will be well received in Troy. All homes built in the development will be offered for-sale to prospective homebuyers, and our experience tells us that the product is a home plan that residents in Troy have been looking to purchase but have been unable to find.

The development consists of only a portion (12.42 acres) of a larger parcel of land (80.13 acres), which will remain as open space. There will be a pond constructed within the limits of the development, along with a parking trailhead for a future preserve. There will be an established homeowner's association which will be responsible for open space and pond maintenance. A 40' wide roadway easement with 28' of pavement width to allow for parking along one side of the street is proposed.

The School District plans to place the remainder of the land (65+ acres) under a conservancy which will remain undeveloped. Onsite wetlands have been analyzed by ASTI as previously approved, and Robertson is proposing to continue the same minor wetland mitigation process per the previous approved project, as no additional impacts are proposed. As such, the proposed wetland impact consists of only 0.09 acres of forested wetlands that will require offsetting mitigation credits.

The proposed use of the land will provide for an appropriate and logical land use adjacent to existing residential homes and along an arterial street.

The site is proposed under the One-Family Cluster Option. The purpose of the Cluster Option is intended to establish set criteria for a given property based on the unique characteristics of the land. Per the Troy Zoning Ordinance (Section 10.04), *The Cluster Option is an alternative to traditional residential development. The Cluster Option is intended to:*

1. *Encourage the use of property in accordance with its natural character.*



2. *Assure the permanent preservation of open space and other natural features.*
3. *Provide recreational facilities and/or open space within a reasonable distance of all residents of the Cluster development.*
4. *Allow innovation and greater flexibility in the design of residential developments.*
5. *Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner.*
6. *Ensure compatibility of design and use between neighboring property.*
7. *Encourage a less sprawling form of development, thus preserving open space as undeveloped land.*
8. *Allow for design innovation to provide flexibility for land development where the normal development approach would otherwise be unnecessarily restrictive or contrary to other City goals.*

Meadows of Troy meets the intent of the Cluster Option provisions as it allows for an efficient use of land and a land plan that provides for an extraordinary amount of quality natural open space for the City, with a housing product that is in high demand in the area. Meadows of Troy will provide innovative yet traditional design elements that enhance its building character. This development concept has been extremely well received in several Southeastern Michigan communities. Robertson Brothers Homes will be the sole builder in the project.

Section 10.04.I.2 of the Zoning Ordinance sets certain criteria for qualification of a One-Family Cluster Option plan, as described below:

- a. Long-term protection and preservation of natural resources, natural features, and open space of a significant quantity and/or quality in need of protection or preservation, and which would otherwise be unfeasible or unlikely to be achieved absent these regulations.



Robertson Response: A major tenet of the proposed development is the massive amount of open space that will be dedicated as part of the approval. This open space is an important watershed and the school district will retain the remainder of the property in an undeveloped state with the ultimate condition being the dedication to a conservancy for perpetual maintenance.

- b. Innovative and creative site design through flexibility in the siting of dwellings and other development features that would otherwise be unfeasible or unlikely to be achieved absent these regulations.

Robertson Response: The current regulations would allow for far more homes if the entire 80.13 acres were to be developed, as a prior PEA plan indicated **102 single family home sites** could be sited under the underlying R1-D zoning district. However, it is the intent of the school district and the developer to only build upon the front 12.42 acres of land through a cluster type of development. This can only be achieved through a Cluster development with reduced setbacks and building separations than what would normally be permitted in the R1-D district.

- c. Appropriate buffer and/or land use transitions between the Cluster development and surrounding properties.

Robertson Response: The plan provides for residential to residential land uses, with no adverse impacts accordingly. The project will consist of detached condominium units, whereby an established homeowner's association will own and maintain all of the common areas. What this means for adjacent property owners is that there will be no pools, playsets, etc. at the rear of the homes. Further, the grounds will be professionally managed and maintained to provide for a high level of upkeep.

- d. A compatible mixture of open space, landscaped areas, and/or pedestrian amenities.



Robertson Response: As mentioned previously, there will be an extraordinary amount of open space saved in conjunction with the approval of the development. Additionally, there will be a significant amount of common area landscaping in between and behind the homes screening Square Lake Road, all of which will be professionally maintained by the HOA. Further, there will be trailhead parking for pedestrian access to the open space, as shown and approved on previous plans.

Due to the intense planting shown along Square Lake Road, Robertson would be amenable to moving some of these trees to use as a buffer to neighbors to the east and west, if the City prefers. Our experience is that typically 10' is not sufficient for full growth of these trees.

- e. Sustainable design features and techniques, such as green building, stormwater management best practices, and low impact design, which will promote and encourage energy conservation and sustainable development.

Robertson Response: The development will provide for the required County stormwater measures, and the preponderance of wetlands on the overall property will remain in their vegetative state as a result of the development.

- f. A means for owning common open space and for protecting it from development in perpetuity.

Robertson Response: There will be an established Homeowner's Association that will be responsible for maintenance of all 12.42 acres, including the open space areas and storm pond. As mentioned above, the School District is planning to place the remaining property under a conservancy for the conservation of the land in perpetuity.

- g. Any density bonus is commensurate with the benefit offered to achieve such bonus.



Robertson Response: The modest increase of density allows for the large amount of open space to become preserved as well as providing for future pedestrian access to the preserved area. Additionally, the proposed first-floor master bedroom designs are commensurate with filling a clear need in the community as identified by the City as included in the Open Space Cluster language.

- h. The cluster development shall be adequately served by 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. Such services shall be provided and accommodated without an unreasonable public burden.

Robertson Response: The development can be fully serviced by City Services and the roads, water, sewer and storm system will be installed by Robertson during land development activities.

- i. The architectural form, scale, and massing shall ensure buildings are in proportion and complementary to those of adjacent properties and the selected building materials are of high, durable quality. The garage shall not be the dominant feature of a residential building.

Robertson Response: Due to the fact that every home will be a single story, the scale and massing as compared to adjacent homes is greatly minimized. As shown on the attached perspective drawing, the architectural form allows for a very low impact to viewsheds and is completely complementary to adjacent properties.

Additionally, the use of high-quality materials such as hardieboard, brick and stone ensure that the project will be a very high-quality development for the City of Troy, and the HOA will be required to maintain all ongoing exterior maintenance.



The development seeks a One-Family Cluster Option designation in order to provide for the most efficient and highest quality development for the property. As such, modifications from the underlying R1-D zoning category are shown below. Section 10.04.E.5 provides that “the City Council, based upon a recommendation from the Planning Commission, may waive the front, side, rear, and perimeter setback provisions as set forth in 10.4.E.2 provided that the applicant has demonstrated innovative and creative site and building designs and solutions, which would otherwise be unfeasible or unlikely to be achieved absent this provision.”

Schedule of Regulations and Modifications Compared to R1-D Meadows of Troy			
	R1-D	Proposed Meadows of Troy	Deviations From R1-D
Max. Density	25 Units (35 Allowed Per Bonuses)	31 Units	6 units
Min. Building Setbacks			
Front Setback (Bldg)	20'	20'	In Compliance
Front Setback (Garage)	25'	25'	In Compliance
Side Min. Principal	7.5'	N/A	N/A
Side Total Principal	15'	10' Between Units	5'
Rear Setback Principal	25'	40'	In Compliance
Perimeter Setback Principal	40'	40'	In Compliance
Principal Building Height to Midpoint	2.5 stories/30 feet	1 story/30 feet	In Compliance

The City’s One-Family Cluster Option allows for the discretion of the Planning Commission and City Council for density bonuses in order to encourage both significant open space conservation and housing diversity options. The 12.42 acres of land as shown within the project allows for up to 35 units based on the calculation for a density bonus as a result of additional open space. Specifically, this requirement allows for the following:



Open Space. For every ten percent (10%) additional open space above the minimum required amount that is not encumbered by rights-of-way or utility easements, a ten percent (10%) bonus density may be applied, or fraction thereof above the base yield number of units as established in 10.04.C.1.

Additionally, the Ordinance encourages an additional bonus in density for home plans that utilize a master first floor bedroom design, which is the only housing product typology that the Meadows of Troy development will provide. While currently the verbiage in the Ordinance limits this density bonus to units that are 1,500 square feet in size or smaller, the Planning Commission recently recommended for approval an amendment that increases the minimum square footage to 1,900, which would include all of the homes proposed for the Meadows of Troy. Due to COVID related challenges, this amendment has yet to proceed to the City Council. While this additional density bonus is not necessary in light of the significant open space that will be conserved as a result of this project, it does demonstrate that the proposed development meets a clearly identified need and desire from City leaders to provide for this important type of housing. We believe that the impact of providing for a high quality, downsizing product for those Troy residents that desire to stay within the City boundaries will be a very positive result of the Meadows of Troy community. The elevations of the homes are intended to provide visual interest and variety with traditional and modern elements. Materials include high quality brick with hardieboard elements. The plan has been designed with a 5' stepback for the garage, in order to break up the emphasis of the front garage doors.



SAMPLE FLOOR PLAN AND INTERIOR PHOTOGRAPHS



Due to the fact that the target buyers are typically downsizing from a larger colonial home, and consist mostly of singles or couples, the impact on infrastructure and traffic will be less than the previously approved single family development. The reduction in traffic is reflected in the attached Trip Generation Study that was prepared by Fleis & Vandenbrink, and is attached to this submittal.

There are several public benefits to the project overall, such as:

- Preservation of a significant amount of open space for the overall benefit of Troy residents
- Meeting the intent of the City's Master Plan
- Reduction of traffic as compared to a single-family development with fewer homes



- Inclusion of ADA accessible sidewalks to provide for community connection
- Housing option for residents that are currently underserved
- Quality architecture and design that will complement and further the enhance the area
- Access to the future preserve area

Robertson Brothers Homes is pleased to present the Meadows of Troy site plan for One-Family Cluster Option consideration by the City. We believe the development will ultimately become a point of pride for responsible development in a solid area and will provide for a housing need in the community.

Please let me know if any additional information is required at this time.

Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Tim Loughrin'.

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

Land Use: 251

Senior Adult Housing—Detached

Description

Senior adult housing consists of detached independent living developments, including retirement communities, age-restricted housing, and active adult communities. These developments may include amenities such as golf courses, swimming pools, 24-hour security, transportation, and common recreational facilities. However, they generally lack centralized dining and on-site health facilities. Detached senior adult housing communities may or may not be gated. Residents in these communities are typically active (requiring little to no medical supervision). The percentage of retired residents varies by development. Senior adult housing—attached (Land Use 252), congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related land uses.

Additional Data

Caution should be used when applying trip rates for this land use as it may contain a wide variety of studies ranging from communities with very active, working residents to communities with older, retired residents. As more data becomes available, consideration will be given to future stratification of this land use.

Many factors affected the trip rates for detached senior adult housing. Factors such as the average age of residents, development location and size, affluence of residents, employment status, and vehicular access should be taken into consideration when conducting an analysis. Some developments were located within close proximity to medical facilities, restaurants, shopping centers, banks, and recreational activities.

For the six sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 98.5 percent of the total dwelling units were occupied.

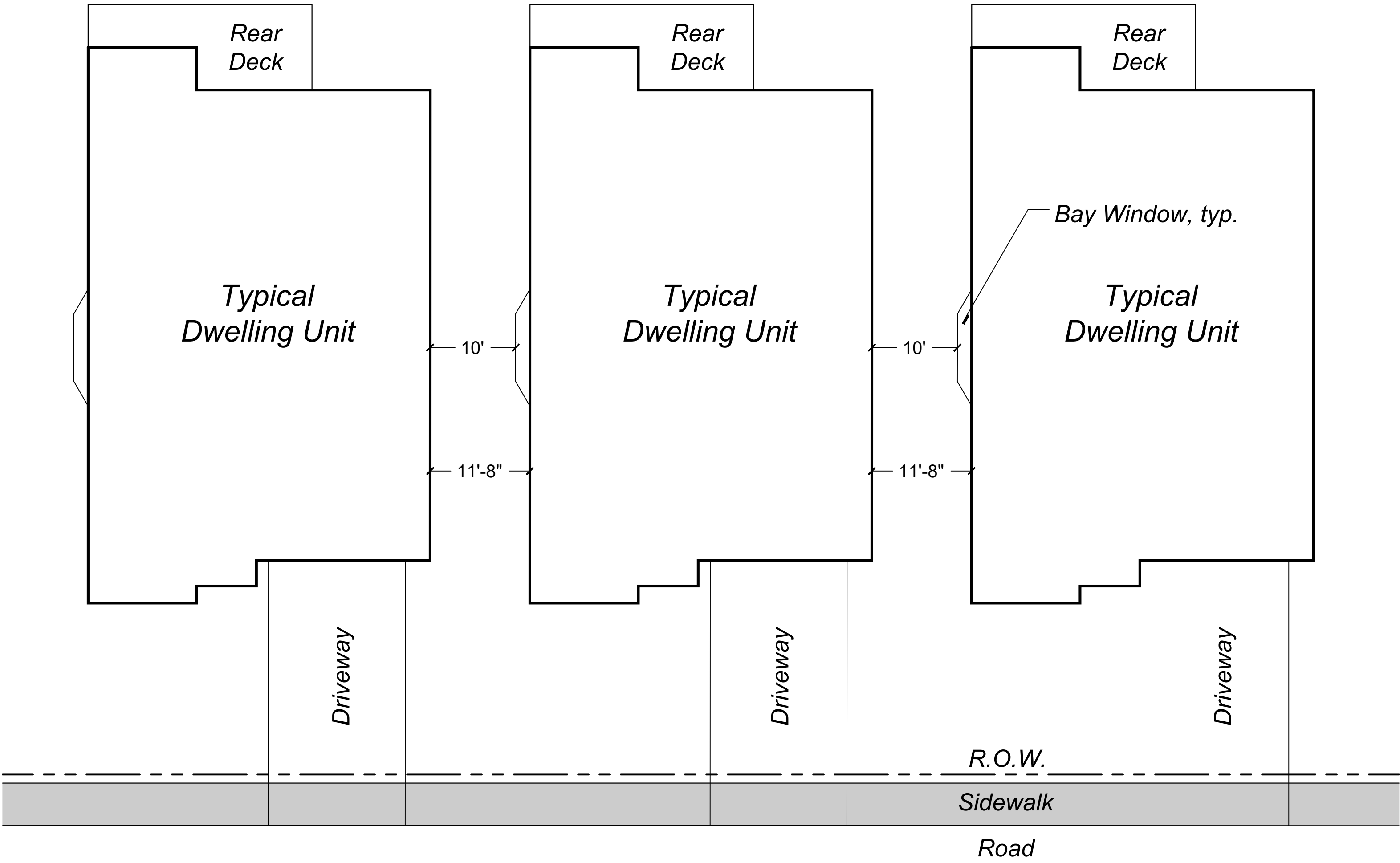
Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 5:00 and 6:00 p.m., respectively.

For the six sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 98.5 percent of the units were occupied.

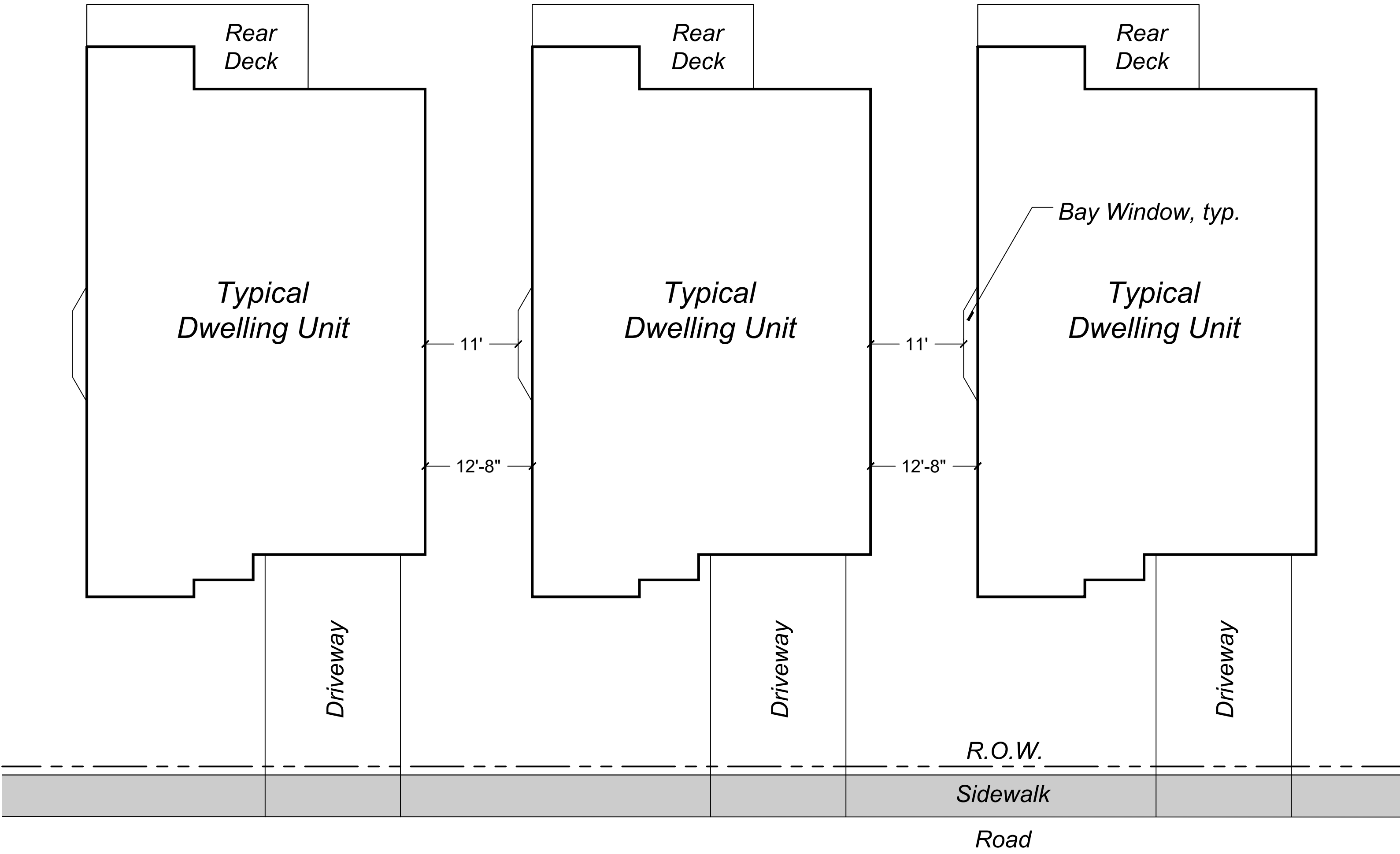
The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Hampshire, New Jersey, and Pennsylvania.

Source Numbers

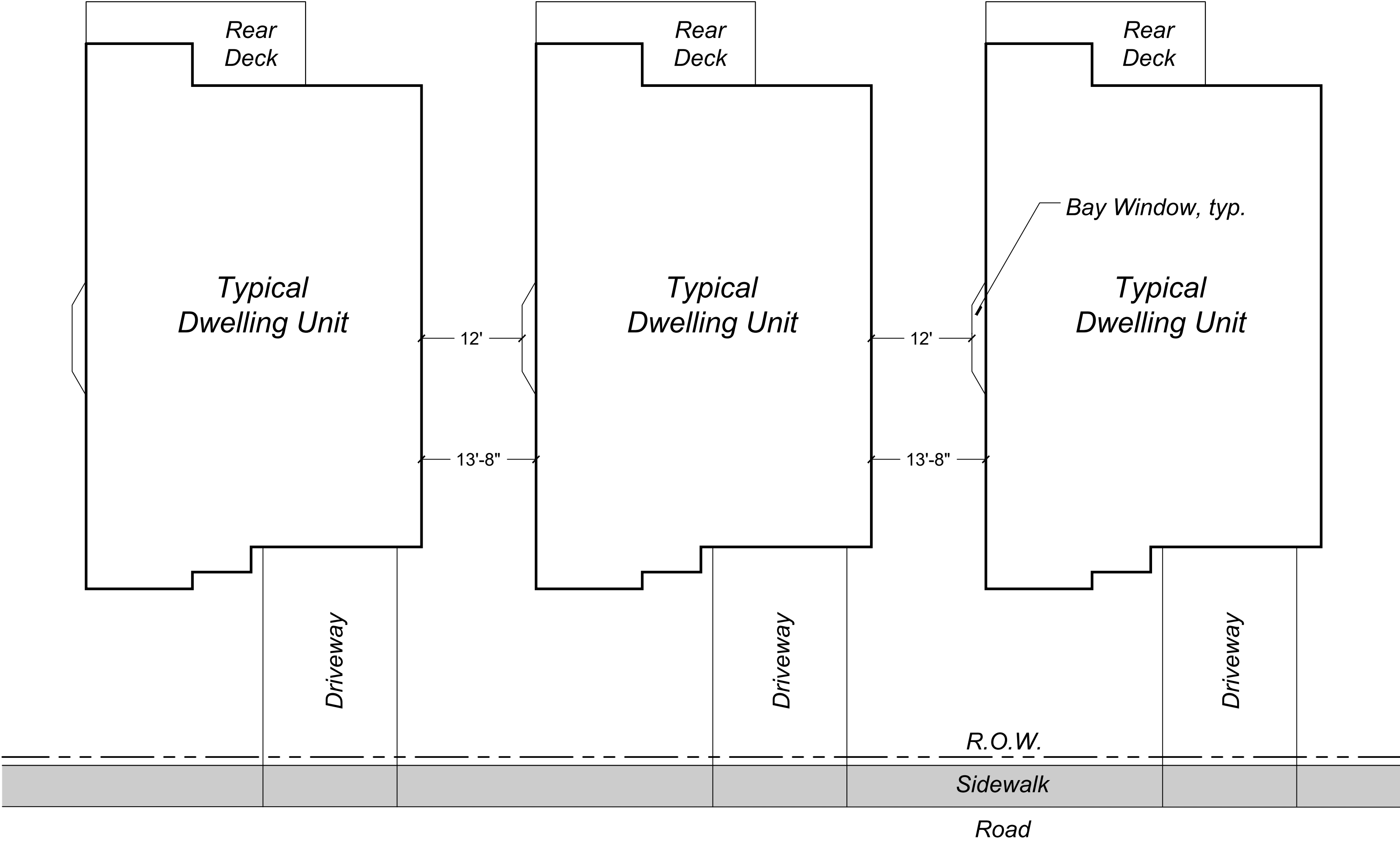
221, 289, 398, 421, 500, 550, 598, 601, 629, 734, 930



11'-8" Building Separation Exhibit: Applies to Units 1-5: Deviation of 40"

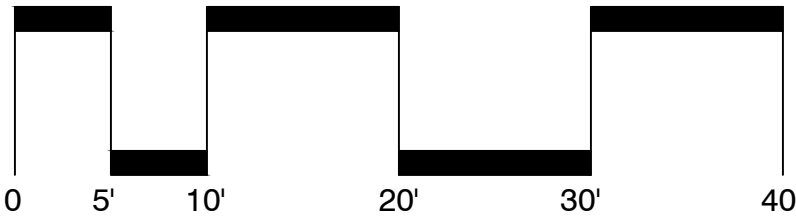


12'-8" Building Separation Exhibit: Applies to Units 6-12, 16-22, & 23-25 East: Deviation of 28"



13'-8" Building Separation Exhibit: Applies to Units 13-15, 25 West-28 East, & 29 West-31: Deviation of 16"

Meadows of Troy:
Building Separation Exhibit
May 11, 2021



From: [Dorene](#)
To: [Planning](#)
Subject: Re parcel 88-20-01-300-016; 12.42 acres
Date: Thursday, April 1, 2021 12:32:21 PM

This email is in regards to the above property.

This city cannot leave one parcel untouched in the City of Troy. Once again, the TSD is greedy for its money and has no good conscience to leave any plot of land alone. This land, like all the others the TSD sold, is a wildlife sanctuary. But money gets in the way of a good conscience in this city. We don't need 31 more units anywhere in this city.

It is sad and sickening that everyone involved doesn't look past the greed. The land and its trees are desperately needed for climate change. The wildlife sanctuary is not only a gem in this city, but the preservation of wildlife is so very important in a thriving municipality. It is appalling that no one in this city has a conscience, most of all the TSD, who are educators.

That is precisely why this city looks like every other built up city now. Green space is a must where families and children grow up, but this city has no plans for that. The master plan is poor because it has no balance. Building in this city should have ceased 10 years ago. You can't get any more land once it's gone.

Residents are sad and fed up.

Truly,

Another fed up resident

Sent from XFINITY Connect App

From: [Brent Savidant](#)
To: [Jackie Ferencz](#)
Subject: FW: Land Preservation
Date: Monday, April 12, 2021 8:47:28 PM

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

From: Aileen Dickson
Sent: Monday, April 12, 2021 2:11 PM
To: Brent Savidant <SavidantB@troymi.gov>; Bob Bruner <Bob.Bruner@troymi.gov>; Mark F Miller <Mark.Miller@troymi.gov>
Subject: FW: Land Preservation

Public Comment for tonight's Council meeting.

M. Aileen Dickson, MMC, MiPMC II

City Clerk | City of Troy

O: 248-524-3331

F: 248-524-1770

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

From: Bunny Blackwell <bunnyblackwellofficial@gmail.com>
Sent: Monday, April 12, 2021 11:45 AM
To: Public Comment <PublicComment2020@troymi.gov>
Subject: Land Preservation

To whom it may concern,

I've been a resident of the city of Troy for 23 years now, and have seen plenty of changes throughout the years, but nothing has been more disappointing than watching the destruction of green spaces in Troy, particularly close to 19 mile and Dequindre. The lack of nature will contribute to air and water pollution, as well as the displacement of local wildlife, the destruction of Michigan's natural beauty has been going on since its colonization, I urge you to look at Washtenaw county's land preservation plan of action, I admire their commitment to up-keeping the green spaces in their area.

Sincerely,

Natalie Chrisopoulos

From: [Brent Savidant](#)
To: [Jackie Ferencz](#)
Subject: FW: April 13, 2021, Troy City Council Meeting Postponement
Date: Monday, April 12, 2021 8:47:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

From: Aileen Dickson
Sent: Monday, April 12, 2021 8:16 PM
To: Brent Savidant <SavidantB@troymi.gov>; Mark F Miller <Mark.Miller@troymi.gov>
Subject: FW: April 13, 2021, Troy City Council Meeting Postponement

Public Comment from tonight's Council meeting



M. Aileen Dickson, MMC, MiPMC II
City Clerk | City of Troy
O: 248-524-3331
F: 248-524-1770

From: Maureen Bedford <mobedford@hotmail.com>
Sent: Monday, April 12, 2021 5:13 PM
To: Public Comment <PublicComment2020@troymi.gov>
Subject: April 13, 2021, Troy City Council Meeting Postponement

Hello,

Many Troy residents are concerned about the rising COVID infection rates in our area and would like a postponement of the April 13, 2021, City Council meeting.

A large group of us have concerns about the development of Turtle Woods. It was just brought to our attention and that the person (forgive me, but I can't recall their name) in charge of the presentation of the plans will not be present to address these concerns. They are not attending because of their fear of COVID. Many of us are concerned. Troy citizens should be heard at this meeting, and health concerns during an inflamed pandemic should be reason enough for postponement.

Thank you for your consideration on this matter.

Sincerely,
Maureen Bedford

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From: [Ellen B](#)
To: [Planning](#)
Subject: Turtle Preserve
Date: Monday, April 12, 2021 1:29:39 PM

Hello,

I'm emailing you today to express my utter outrage about the possible urban development that will take place on the Turtle Woods Preserve in Troy Michigan.

So, let me give you some background about myself: I am an 18 year old Freshman in college who graduated from Athens High School last year and am currently studying Environmental Studies. The passion for this field of study started with the injustices that I would see Troy do to the environment. Over the past 18 years of my life I have seen SO much urban development in Troy and its disgusting. Troy is the laughing stock of urban planning, and actions like this are only making it worst. Selling the land for money in order to build a preschool is unnecessary. There is no need for one, unified preschool when there are already preschools that provide a more than adequate place for children to grow and learn. What we do need, however, is more forest because you guys keep DESTROYING them.

Forests provide many ecosystem services, one of them being cultural services that they provide humans, it's a place for people to go and relax after a long days work.

My family and I are frequent visitors of the forest, going on a walk in them almost every single day; including holidays. There, we have met many others who love the forest and would hate to see it destroyed. By taking away 7 acres of land you would be doing the people an injustice.

But I know causing an injustice to people is probably not your biggest priority because the government likes to give the facade that they care about the people, but in actuality they don't because if they did they wouldn't be doing things like this. So, let me explain how you would also be doing the environment an injustice:

I know what your thinking, its only 7 acres of land out of the 80 that the Turtle Woods Preserve covers, what's the big deal? 7 acres of forest have a bigger effect then you would expect. Did you know that one acre of new forest can sequester about 2.5 tons of carbon annually? By destroying the 7 acres you plan to, that is potentially 17.5 tons of carbon that will no longer be absorbed, and this is not taking in account the added carbon that would result from building the homes themselves. These sort of actions can not occur in the middle of a climate crisis.

However, not only would there be an increase of carbon in the air but there would be a direct impact on the surrounding environment. New development results in more litter and less biodiversity. Less biodiversity directly equals less diversity of different organisms, further resulting in possible ecosystem collapse. In a place such as Turtle Woods that is home ancient amphibians and endangered turtles, this development could be detrimental.

Here's a petition I started:

https://www.change.org/p/city-of-troy-planning-commission-stop-the-destruction-of-turtle-woods-preserve-in-michigan?recruiter=1057570861&utm_source=share_petition&utm_medium=facebook&utm_campaign=share

[e_petition&utm_term=d2fe1043422d44349feb4a3851fcd3be&recruited_by_id=e206d240-6aee-11ea-98ec-7517f776a9a9&utm_content=fht-28335453-en-us%3A2](#)

I hope you guys reconsider your position on this, and instead of adding more money to the pockets of those around you, you add more oxygen to the air.

Sincerely,

A college student who could have been doing more productive things with her time instead of saying something that shouldn't even have to be said.

From: [Maureen Bedford](#)
To: planning@troymi.gi
Subject: Fwd: April 13th Meeting Public Comment
Date: Tuesday, April 13, 2021 9:11:58 PM

Hello,

Tonight I listened to the City Council meeting and it appears that they did not receive my written statement, that was submitted on Monday, April 12, 2021, to you. Can you please make sure they receive this copy before the next meeting.

Thank you.

Sincerely,
Maureen Bedford

Get [Outlook for Android](#)

From: Maureen Bedford
Sent: Monday, April 12, 2021 10:15:16 AM
To: planning@troymi.gov <planning@troymi.gov>
Subject: April 13th Meeting Public Comment

Hello,

Thank you for giving me this opportunity to speak on behalf of the development going on at the Turtle Woods Nature Preserve and Trail.

I find it disturbing the rapid rate in which the City of Troy is losing its green space. Dilapidated spaces are not being reused, but remain blemishes within the city. And beautiful natural green spaces are being destroyed and over developed. There should be incentives given to developers to reuse vacant, already developed properties, and pride taken in preserving what little is left of natural environments within Troy. Look at the city's that surround ours and the pride they take in their natural spaces. Their citizens are proud to show them off. Troy didn't plan well, early on, in preserving natural spaces for long trails, etc., but we have pockets of green spaces that we enjoy. We take pride that we have wildlife such as eagles, owls, coyote, deer, turtles and frogs that still find a home in our community. That we have environments that can sustain these fragile creatures who depend on stable, clean waters and land to hunt and live on.

In regards to Turtle Woods Nature Preserve, I hate the thought of it being touched for development. At what point will we lose the residents that currently live there with the building encroachment and destruction of habitat? People see dollar signs and lose sight of what is truly the greater value.

Minimally I ask of this development proposal to keep the current nature trail system that is plainly mapped out at the south entrance off of Square Lake Road, intact. The southern portion of land that the current trails reside on is critical to the year round enjoyment of the Nature Preserve. From mid-April to October, most of this trail is under water because of the wetland. This is nature's natural process which people can respect. The south and eastern portion of the trail is the only portions you can walk during these months. The current plans of destruction and development would remove a large portion of this dry trail that can currently be enjoyed year round. If it could be redrafted to leave the trail intact, and share access to the nature trail from Square Lake Road, it would be so much easier for the people of Troy to continue to access and enjoy this land year round. Please consider this request. Walk the trails and see what I am talking about. Some of them are already under water but what's remaining makes for a nice walk.

Thank you to all that are helping to preserve this precious parcel of land. The City of Troy once prided itself on the preservation of trees. It's nice to know we have good people that put up a great fight to stay true to that motto and help to create a city that sustains all residents, great and small.

Sincerely,

Maureen Bedford

Troy Resident of 24 Years

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From: [Laury Shah](#)
To: [Planning](#)
Subject: Meadows of Troy development- Proposed Robertson Brothers plan -
Date: Tuesday, April 13, 2021 4:35:20 PM

With the Mondrian plan in comparison to the Robertson Brothers Plan, a large acreage is listed as "donation to six rivers land conservancy" with the previous Mondrian plan.

1. So, that is not the case anymore? I would love to see Six Rivers land conserve this acreage. I know this is listed as back in the ownership of Troy Schools. Will Six Rivers conserve the remaining acreage of Section 1 - 68 acres?

Also, I am worried about the use of mosquito control (chemicals that are toxic to aquatic vertebrae and other animal species) in the detention pond and the wetlands behind the Meadows of Troy proposal. I think the City of Troy should issue a mandate that will forbid use of any toxic chemicals in this land. Also, I am concerned about the use of pesticides and herbicides that residents use on their lawns near any wetland.

I have seen runoff from a residence (pesticide and herbicide use on a lawn) near the Sturgis Drain into a conserved wetland from the houses at the end of Tallman Drive in Troy (east of Livernois, north of Wattles).

I think the City of Troy needs to protect the wetlands in this area, and should consider mandating this as law or city ordinance that no toxic chemicals will be allowed to be applied in the detention pond or near the wetlands. The City should make this clear to all residents in the 31 unit cluster development.

I understand this might be new to Troy, but it is very important to our stewardship to conserve the wildlife on our very limited undeveloped lands.

Laury Shah
Resident of Troy for a long time

From: [Camille Bedford](#)
To: [Planning](#)
Subject: Re: April 13th Meeting Public Comment
Date: Monday, April 12, 2021 2:59:29 PM

I would additionally like to add that there is an ongoing petition on [change.org](#) (find it [here](#)) calling to stop *any* development of Turtle Woods. The destruction of any amount of forested area is a tragedy, especially in a city that has already experienced so much loss of natural wildlife. The promotion in support of a small gravel parking area, and only a small parking area, off of John R. to further allow more residents to enjoy the beauty Turtle Woods has to offer is one of the best options going forward with this matter. I implore you to reconsider any residential development proposed.

On Mon, Apr 12, 2021 at 1:10 AM Camille Bedford <camillebedford@gmail.com> wrote:

My heart is heavy and low at the thought of the proposed development into Turtle Woods off of Square Lake Rd. between John R Rd. and Dequindre Rd. I've lived all 22 years of my life in Troy near what is left of its wooded areas and have found great joy and pride for the small slice of heaven that is the Troy School District's nature preserve. Although I do understand the plans in tearing down the 7 front acres of the roughly 83-acre Turtle Woods has been in the works for years, I cannot help but be reminded the lengths that this city will go to for new development.

Being an Urban Planning student at Wayne State University, the City of Troy is often the example in my education of sprawl, new-age balloon frame housing, and putting development before its people. This narrative is proven true by the residential development in the past 10 years that can be seen in just a 1-mile radius around Turtle Woods (10-acre Oak Forest of Troy neighborhood, 25-acre Bridgewater Estates neighborhood and Hunters Park neighborhood). In looking at the zoning GIS map for what plots of land *are* protected, the "Environmental Protection District" zones are few and meek throughout this city. According to this map, roughly 22 square-mile neighborhoods in Troy have no environmentally protected zones (of which the entire Turtle Woods plot is zoned for R-1D residential housing). I, as many others in this city, find the continued abuse of Troy's natural history extremely disturbing and unnecessary.

On a secondary note, I applaud all of those who fought hard for the conservation of Turtle Woods- especially Six Rivers Land Conservancy and those from the Troy School District who voiced for protecting this beautiful area. Your efforts are essential in the preservation of our natural environment and absolutely do not go unnoticed. Again, I as a concerned resident of Troy implore the Planning Commission to reevaluate its continued and unrelenting development of this city's green spaces. Residents and wildlife alike are counting on it.

Camille Bedford

Wayne State University
Urban Planning | Global Studies
WSU Office of Campus Sustainability Intern

From: [Camille Bedford](#)
To: [Planning](#)
Subject: April 13th Meeting Public Comment
Date: Monday, April 12, 2021 1:10:42 AM

My heart is heavy and low at the thought of the proposed development into Turtle Woods off of Square Lake Rd. between John R Rd. and Dequindre Rd. I've lived all 22 years of my life in Troy near what is left of its wooded areas and have found great joy and pride for the small slice of heaven that is the Troy School District's nature preserve. Although I do understand the plans in tearing down the 7 front acres of the roughly 83-acre Turtle Woods has been in the works for years, I cannot help but be reminded the lengths that this city will go to for new development.

Being an Urban Planning student at Wayne State University, the City of Troy is often the example in my education of sprawl, new-age balloon frame housing, and putting development before its people. This narrative is proven true by the residential development in the past 10 years that can be seen in just a 1-mile radius around Turtle Woods (10-acre Oak Forest of Troy neighborhood, 25-acre Bridgewater Estates neighborhood and Hunters Park neighborhood). In looking at the zoning GIS map for what plots of land *are* protected, the "Environmental Protection District" zones are few and meek throughout this city. According to this map, roughly 22 square-mile neighborhoods in Troy have no environmentally protected zones (of which the entire Turtle Woods plot is zoned for R-1D residential housing). I, as many others in this city, find the continued abuse of Troy's natural history extremely disturbing and unnecessary.

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Camille Bedford

Wayne State University
Urban Planning | Global Studies
WSU Office of Campus Sustainability Intern

From: [KOSHY GEORGE](#)
To: [Planning](#)
Cc: [Koshy George](#)
Subject: The Meadows - Public Hearing
Date: Monday, April 12, 2021 10:35:41 AM

To, Planning Dept.,

A proposal by The Meadows to build a “cluster development” of 31 new homes located East of John R Road, North of Square Lake Road parcel is now in the hands of the Planning Commission.

This proposal is completely out of character with this part of Troy, a character that has been shaped by decades of thoughtful zoning enforcement. This intelligent land management has been based on the guidelines of the City Comprehensive Plan.

A cluster plan can, in some instances, be an effective means for conserving open space and protecting our environment. It has no validity in this particular project. It is an attempt to cram 31 homes in an area where infrastructure is non-existent. John R is one of the narrowest, least maintained roads to navigate and maintain in the city. The woods do provide a beautiful collection of streams, ponds, and the countless number of wildlife animals that are currently under attack by this developer. In short, this Cluster Plan serves only a developer who is using the concept to maximize profit. By definition, developers are not environmentally conscientious; it is the city's obligation to protect our lands.

The subject property area is currently characterized as a nature preserve, which is the lower portion of the “Troy Lake Estate” and it is fully loaded with wetlands, surrounded by tall grass, plants, trees, flowers, and many smaller water streams. This area provides a home for countless wild birds, wild animals, and plants.

With the existing water, the ground is not solid, and building a house will cause property damages in the future for the homeowners.

If the plan is approved, it will be the destruction of the environmental atmosphere for this area. So, we humbly request the planning committee not to approve the plan to build houses on the nature preserve so that the builders can profit.

We only want the change to be in keeping with what makes sense for the neighborhood and its environment. We believe that the land should be managed both in accordance with the environmental law and with the comprehensive plans set by the city.

Sincerely,
Koshy & Esther George
2212 Lakeside Dr.
Troy, MI 48085

From: [Don and Linda Gottschalk](#)
To: [Planning](#)
Subject: The Meadows
Date: Monday, April 12, 2021 2:55:00 PM

As a resident of Troy for the past 34 years I wish to register my concern about the new proposed residential development east of John R and north of Square Lake, known as The Meadows. The proposed site area as well as the surrounding area is currently known as Turtle Woods. It is a true gem, enjoyed by the residents of Troy as a place to walk, reflect and enjoy nature. It is a habitat by many wild and beautiful animals. A couple years back there was another residential development proposed with most of the woods being preserved. This was a smaller development and did not encroach on the natural terrain as much. In fact provision was made to preserve and enhance the natural environment for man and beast alike. From looking at the proposed plans on your web-site it is difficult to ascertain how much of the woods will be developed and how much will be preserved, if any. Before there can be a vote, the neighbors deserve to have a much better sense of what the builder, developer and City have planned for this site adjacent to our homes and so very primary to our lives.

Linda and Don Gottschalk
6270 Silverstone Dr.
Troy, MI. 48085
(248)840-7214

From: [Brent Savidant](#)
To: [Jackie Ferencz](#)
Subject: FW: Planning commission hearing for April 13, at 7.00 P.M.
Date: Monday, April 12, 2021 8:47:15 PM

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

From: Aileen Dickson
Sent: Monday, April 12, 2021 8:15 PM
To: Brent Savidant <SavidantB@troymi.gov>; Mark F Miller <Mark.Miller@troymi.gov>
Subject: FW: Planning commission hearing for April 13, at 7.00 P.M.

Public Comment from Council tonight

M. Aileen Dickson, MMC, MiPMC II

City Clerk | City of Troy

O: 248-524-3331

F: 248-524-1770

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

From: Don and Linda Gottschalk <harborcove7@hotmail.com>
Sent: Monday, April 12, 2021 2:35 PM
To: Public Comment <PublicComment2020@troymi.gov>
Subject: Planning commission hearing for April 13, at 7.00 P.M.

Many resident who were planning to attend have decided that they cannot because of the current health crises .We understand that members can make motion to vote and postpone . We think this would be the most prudent and transparent course as well as what our governor appears to be recommending due to the current level of Covid cases in the state.

Don and Linda Gottschalk
6270 Silverstone Dr.
Troy, MI. 48085
248-840-7214

From: [Maureen Bedford](#)
To: planning@troymi.gi
Subject: Fwd: April 13th Meeting Public Comment
Date: Tuesday, April 13, 2021 9:11:58 PM

Hello,

Tonight I listened to the City Council meeting and it appears that they did not receive my written statement, that was submitted on Monday, April 12, 2021, to you. Can you please make sure they receive this copy before the next meeting.

Thank you.

Sincerely,
Maureen Bedford

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From: Maureen Bedford
Sent: Monday, April 12, 2021 10:15:16 AM
To: planning@troymi.gov <planning@troymi.gov>
Subject: April 13th Meeting Public Comment

Hello,

Thank you for giving me this opportunity to speak on behalf of the development going on at the Turtle Woods Nature Preserve and Trail.

I find it disturbing the rapid rate in which the City of Troy is losing its green space. Dilapidated spaces are not being reused, but remain blemishes within the city. And beautiful natural green spaces are being destroyed and over developed. There should be incentives given to developers to reuse vacant, already developed properties, and pride taken in preserving what little is left of natural environments within Troy. Look at the city's that surround ours and the pride they take in their natural spaces. Their citizens are proud to show them off. Troy didn't plan well, early on, in preserving natural spaces for long trails, etc., but we have pockets of green spaces that we enjoy. We take pride that we have wildlife such as eagles, owls, coyote, deer, turtles and frogs that still find a home in our community. That we have environments that can sustain these fragile creatures who depend on stable, clean waters and land to hunt and live on.

In regards to Turtle Woods Nature Preserve, I hate the thought of it being touched for development. At what point will we lose the residents that currently live there with the building encroachment and destruction of habitat? People see dollar signs and lose sight of what is truly the greater value.

Minimally I ask of this development proposal to keep the current nature trail system that is plainly mapped out at the south entrance off of Square Lake Road, intact. The southern portion of land that the current trails reside on is critical to the year round enjoyment of the Nature Preserve. From mid-April to October, most of this trail is under water because of the wetland. This is nature's natural process which people can respect. The south and eastern portion of the trail is the only portions you can walk during these months. The current plans of destruction and development would remove a large portion of this dry trail that can currently be enjoyed year round. If it could be redrafted to leave the trail intact, and share access to the nature trail from Square Lake Road, it would be so much easier for the people of Troy to continue to access and enjoy this land year round. Please consider this request. Walk the trails and see what I am talking about. Some of them are already under water but what's remaining makes for a nice walk.

Thank you to all that are helping to preserve this precious parcel of land. The City of Troy once prided itself on the preservation of trees. It's nice to know we have good people that put up a great fight to stay true to that motto and help to create a city that sustains all residents, great and small.

Sincerely,

Maureen Bedford

Troy Resident of 24 Years

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From: [Camille Bedford](#)
To: [Planning](#)
Subject: Re: April 13th Meeting Public Comment
Date: Tuesday, April 27, 2021 3:58:15 PM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I request that all public comments made on the Change petition be read, as many of these people I know personally have lived in Troy. The comments can be found [here](#) under "Reasons for Signing". At this current moment, the petition has over 800 signatures to stop any and all development of Turtle Woods- many signatures coming from past and current Troy residents.

On Mon, Apr 12, 2021 at 2:59 PM Camille Bedford <camillebedford@gmail.com> wrote:

I would additionally like to add that there is an ongoing petition on change.org (find it [here](#)) calling to stop *any* development of Turtle Woods. The destruction of any amount of forested area is a tragedy, especially in a city that has already experienced so much loss of natural wildlife. The promotion in support of a small gravel parking area, and only a small parking area, off of John R. to further allow more residents to enjoy the beauty Turtle Woods has to offer is one of the best options going forward with this matter. I implore you to reconsider any residential development proposed.

On Mon, Apr 12, 2021 at 1:10 AM Camille Bedford <camillebedford@gmail.com> wrote:

My heart is heavy and low at the thought of the proposed development into Turtle Woods off of Square Lake Rd. between John R Rd. and Dequindre Rd. I've lived all 22 years of my life in Troy near what is left of its wooded areas and have found great joy and pride for the small slice of heaven that is the Troy School District's nature preserve. Although I do understand the plans in tearing down the 7 front acres of the roughly 83-acre Turtle Woods has been in the works for years, I cannot help but be reminded the lengths that this city will go to for new development.

Being an Urban Planning student at Wayne State University, the City of Troy is often the example in my education of sprawl, new-age balloon frame housing, and putting development before its people. This narrative is proven true by the residential development in the past 10 years that can be seen in just a 1-mile radius around Turtle Woods (10-acre Oak Forest of Troy neighborhood, 25-acre Bridgewater Estates neighborhood and Hunters Park neighborhood). In looking at the zoning GIS map for what plots of land *are* protected, the "Environmental Protection District" zones are few and meek throughout this city. According to this map, roughly 22 square-mile neighborhoods in Troy have no environmentally protected zones (of which the entire Turtle Woods plot is zoned for R-1D residential housing). I, as many others in this city, find the continued abuse of Troy's natural history extremely disturbing and unnecessary.

On a secondary note, I applaud all of those who fought hard for the conservation of Turtle Woods- especially Six Rivers Land Conservancy and those from the Troy School District who voiced for protecting this beautiful area. Your efforts are essential in the preservation of our natural environment and absolutely do not go unnoticed. Again, I as a concerned resident of Troy implore the Planning Commission to reevaluate its continued and unrelenting development of this city's green spaces. Residents and wildlife alike are

counting on it.

Camille Bedford

Wayne State University

Urban Planning | Global Studies

WSU Office of Campus Sustainability Intern

From: [Mary Bogush](#)
To: [Planning](#)
Subject: Fwd: Troy Meadows proposed development
Date: Wednesday, April 28, 2021 11:44:28 AM
Attachments: [20210427160847042.pdf](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: Mary Bogush <bogushmary67@gmail.com>
Date: Tue, Apr 27, 2021 at 4:54 PM
Subject: Troy Meadows proposed development
To: <planning@troymi.gov>

Dear Planning Commision,

In regard to this proposed development, I would like to know the reasoning for a new wetland assessment when an extensive wetland assessment was already completed by a wetland consultant, Applied Science and Technology, Inc., hired by the Troy School District. That study was done over a period of seasons and made specific recommendations which would best preserve the land. Why is there the need to redo a wetland survey/assessment?

Neighbors who live near this parcel believed the unique features of this land would be preserved in perpetuity. One such neighbor, James Baker constructed a boardwalk, dedicated to his grandfather, over a wetland area with the permission of TSD. (see attached photo from Troy Somerset Gazette newspaper). I see this development will require the destruction of this entire boardwalk to accommodate proposed lots 1 through 4.

This boardwalk provides good northbound trail access for residents to the rest of the property and there is also a large green sign that indicates the TSD Nature Preserve at that entrance (located north side of Square Lake).

It seems to me that past efforts to preserve and access this property are now being changed. Please consider ways to adjust the development to allow this continued access point to the bulk of the property and to prevent destruction of the boardwalk built by Troy resident James Baker.

Thank you for your consideration in this matter.

Sincerely, Mary Ellen Bogush

In last week's article, "Three New Developments Approved by Planning," Chris Bunch of Six Rivers spoke at the planning commission meeting, as did Troy resident Mary Bogush.



Also in the "Three New Developments Approved by Planning" article, it was implied that a boardwalk on one of the properties could not be located. Mary Bogush sent along a picture of the structure and more detail as to its whereabouts. The boardwalk was built by an Eagle Scout named James Baker several years ago and is located on the northbound trail access to the property, north of where Slate Rd. abuts onto Square Lake Rd.

From: [Ellen B](#)
To: [Planning](#)
Subject: Turtle Woods Preserve
Date: Monday, April 26, 2021 4:09:29 PM
Attachments: [Turtle Woods Petition Signitures 4.26.21.pdf](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm emailing you again today to say stop the destruction of turtle woods.

I am a frequent visitor of these woods and tearing down even 13 or so acres of it is doing an injustice to the woods and the people to go to them.

To show you how adamantly I feel about this I created a petition at

<https://www.change.org/turtlewoods> . Here is where, as of 3:34 pm on Monday the 26th, 843 people feel the exact same way. You can view all of the names and locations of people who disagree with what the City Of Troy is planning on doing on the attached file.

Not located on the file are some words of people who voiced there opinion in the comment section of the website. Here they said things like:

- "The development of even more wooded areas in Troy such as the Turtle Woods Preserve is a travesty for both environmental and safety reasons. Environmentally, it is extremely unwise to destroy such a large forest whose carbon capture capabilities are sorely needed given our urgent global struggle to reduce carbon emissions. This is especially concerning given that there is no public information about any effort from the developers to remain environmentally conscious during development, or any effort to contribute any sort of "green infrastructure" to the project after its completion. From a safety standpoint, I have two major concerns. First, it has been widely known that over the past decade, displaced animals from prior suburban development projects have been wandering into neighborhoods in search of a new home. This has presented driving hazards as deer have been spotted on numerous occasions running through neighborhood streets, and there have been multiple instances of coyotes and other predators prowling the streets at night after their homes have been destroyed, endangering our pets and children, all because we allowed developers to destroy their habitats. I feel it is also worth noting that the neighborhood near Turtle Woods Preserve experienced major flooding and property damage due to mismanaged construction projects in the area, and an immediate return to development in this area would only lead to further endangerment of existing properties. It is for these reason that we must postpone and reject any proposed development projects that would result in the destruction of Turtle Woods Preserve"

"I attended school in Troy and recognized over the course of my time growing in the city, that the destruction of natural habitats was prominent and extensive. I vividly remember growing up, being able to peruse the woods near this area and the surrounding, and having less and less room with each year of construction, to play and learn with my friends. I am now studying policy and environment, but it wasn't until I moved to the West side of the state that I was exposed to natural beauty to encourage such a path. We need more environmentalists, and they're rarely born from urban cities. Not to mention, what's left of the city's natural ecosystem will be destroyed."

- "The continuous destruction of natural areas is detrimental, not only for native species, but for us humans as well. We need to preserve these lands for the myriad of species that call it their home. Humans have done enough damage to disrupt the natural balance of the ecosystem as it is, and we need to fight to preserve the beautiful land, if not for the wildlife, then for our own health and futures."
- "I've lived in Troy for 20 years and I love walking through our nature preserves and wooded areas. The woods add monetary value to our community by increasing Troy's beauty, and resident's health and happiness, as well as sequestering carbon, lowering nearby heating bills, collecting storm water runoff to prevent flooding, and providing homes to wildlife to support a diverse ecosystem."
- "Developers have far too much money and power and no sense of ethics. They seem to destroy any land that will make them money with no consideration for the environment and the wildlife who live there. How are we to fight climate change and preserve biodiversity (the many animals who will die with their homes gone) if such eradication of land is allowed to benefit developers, the powers that be and entitled people?"

And the simplest, yet my personal favorite:

- "Endangered turtles found.,.,"

These are just 6 of the 27 comments posted on the petition of people who are dismayed with what you plan on doing.

Also, I attended the City Council Meeting on Tuesday, April 13th and was disgusted to figure what homes they planned on building. As if the environmental impacts of tearing down the 13 acres of land is not enough (such as damaging ecosystems, risking already endangered turtles lives, increasing Troy's carbon footprint, and other environmental risks mentioned in my first email) the homes are not of high quality either. If I understand correctly, the man talking explained that the houses will:

- A. Have smaller side lawns (15ft to 10ft)

- B. Have faux windows (a laughing stock in urban planning)
- C. Are 400K homes
- D. Looking to tailor to older generations (no playgrounds) yet Troy is supposed to be a City of Tomorrow, so shouldn't it tailor to younger families?

These homes are not the best and will make Troy look even more overcrowded than it already is.

I also jotted down some notable quotes from the man presenting the planning for the homes and will explain why they were so notable:

- A. "We're looking to provide for the underserved people of Troy." As mentioned earlier the homes are 400K to be crammed into a tiny lot. Not only are the quality of the homes being built low, but they are expensive, and if you are trying to tailor to the underserved people of Troy then they are extremely not affordable.
- B. When talking about the trailheads that the new neighborhood will provide there are no signs that point towards the trailhead, and when the man speaking was asked about this he responded with "Will naturally figure it out."
- C. When talking about the trailheads it was said that "they're providing the space" as in to adventure in the woods, but the space is already provided and the only thing that would really be happening is decreasing the space.

Lastly, the company that is in charge of building these homes are claiming that it will increase the amount of people walking in the woods and that the trailhead is good, but this isn't true. Nothing is being achieved from merely adding a trailhead in a newly created subdivision, instead all that's being done is getting rid of the trailhead that is already there. So, when they claim that they are doing a justice to the woods by tearing it down and building a subdivision with a trailhead, they are lying because there is already a perfectly fine trailhead on Square Lake that is working just fine.

I hope you hear our desperate cry of "help" and "stop", because after all isn't the government here to help?

Ellen

A college student emailing a city during finals week



Recipient: City of Troy Planning Commisson, planning@troymi.gov

Letter: Greetings,

Stop the destruction of Turtle Woods Preserve in Michigan

Signatures

Name	Location	Date
Ellen Bedfor	Troy, MI	2021-04-12
Camille Bedford	Troy, MI	2021-04-12
molly capelli	Troy, US	2021-04-12
Riley Creech	Troy, MI	2021-04-12
Jenna Clark	Grosse Pointe, MI	2021-04-12
Maddie Kranz	Flushing, MI	2021-04-12
Brett Dodson	Rochester, MI	2021-04-12
Matthew Hebert	East Lansing, MI	2021-04-12
Mitchell Wochoski	Troy, MI	2021-04-12
Jacob Jackson	Detroit, MI	2021-04-12
Griff Goodin-Smith	Troy, MI	2021-04-12
Priyanya Rajagopal	East Lansing, MI	2021-04-12
Andrew Beyer	Rochester, MI	2021-04-12
Caroline Hardy	Mount Pleasant, MI	2021-04-12
Kelsie Stuber	Troy, MI	2021-04-12
Jade Bowen	Troy, MI	2021-04-12
Alena Jalics	Detroit, MI	2021-04-12
Myra Chahal	Troy, MI	2021-04-12
anna cloutier	Detroit, MI	2021-04-12
Ellen Bedford	Mount Pleasant, MI	2021-04-12

Name	Location	Date
Alicia Bedford	Detroit, MI	2021-04-12
Leah Warren	Detroit, MI	2021-04-12
Rylee Griffiths	Troy, MI	2021-04-12
Julia Alaimo	Troy, MI	2021-04-12
emily john	east lansing, MI	2021-04-12
Tara Seychel	Fort Lauderdale, FL	2021-04-12
Victoria Zarbaugh	Troy, MI	2021-04-12
Arian Spanta	Rochester, MI	2021-04-12
yolanda schultes	Wittenbach, Italy	2021-04-12
Chelsea Coeling	Troy, MI	2021-04-12
Anamaria Sirbu	troy, MI	2021-04-12
Jack Douglas	East Lansing, MI	2021-04-12
Christina Frutuoso	Esch, Luxembourg	2021-04-12
Albano Cekaj	Troy, MI	2021-04-12
dominique benoit	Villiers-en-Désœuvre, France	2021-04-12
Oliver Jordi	Bern, Switzerland	2021-04-12
Roman Choi	Troy, MI	2021-04-12
Brianna Coeling	Troy, MI	2021-04-12
Hailey Abro	Troy, MI	2021-04-12
Aleks D'aoust	Royal Oak, MI	2021-04-12
michelle borkosh	Troy, MI	2021-04-12
Riley Bialk	Southfield, MI	2021-04-12

Name	Location	Date
Eva Maria Genovese	Muttenz, Switzerland	2021-04-12
Jake Sadilek	Toledo, OH	2021-04-12
Gaia Maronilli	Trento, Italy	2021-04-12
Taylor Solwold	Rochester, MI	2021-04-12
Clarissa Plattenberg	Troy, MI	2021-04-12
Lauren C	Mount Pleasant, MI	2021-04-12
Jharna Tripathi	Troy, MI	2021-04-12
Jenna Steele	Dearborn Heights, MI	2021-04-12
Graham Duncan	Dublin, Ireland	2021-04-12
Josh DuFresne	Troy, MI	2021-04-12
Christine VO	Royal Oak, MI	2021-04-12
Claire Davis	Troy, MI	2021-04-12
Jessica Rus	Detroit, MI	2021-04-12
Silvia Steinbrecher	Germany	2021-04-12
Mags Roy Mein	Newcastle, UK	2021-04-12
Will Ruit	Mount Pleasant, MI	2021-04-12
Jack Milne	Mount Pleasant, MI	2021-04-12
Christopher Evans	Shobdon, UK	2021-04-12
Alexa Landschoot	Saint Clair, MI	2021-04-12
Karen Commarford	Troy, US	2021-04-12
Savannah Gleeson	Logan, UT	2021-04-12
David Commarford	Seattle, WA	2021-04-12

Name	Location	Date
Franklin Brookins	Miami, FL	2021-04-12
laurence vanham	5310 leuze, Belgium	2021-04-12
Ekim Koca	Ann Arbor, US	2021-04-12
Uwe Vietzke	Germany	2021-04-12
Joseph Commarford	Troy, MI	2021-04-12
Kaitlin Adams	Tampa, FL	2021-04-12
Maureen Bedford	Troy, MI	2021-04-12
Dominique LANG	Vaison-la-Romaine, France	2021-04-12
Haley Smedstad	Allendale, MI	2021-04-12
Julia Renner	Troy, MI	2021-04-12
Astrid V.d. Geest	Stadskanaal, Netherlands	2021-04-12
Audrey Thompson	Ann Arbor, MI	2021-04-12
Elizabeth Ladiana	Ventura, CA	2021-04-12
Mirjam Talma	Buitenpost, Netherlands	2021-04-12
Christina Krysiak	Pleasant Ridge, MI	2021-04-12
jocelyne lapointe	Terrebonne, CA	2021-04-12
Christeen Anderson	Crestview, FL	2021-04-12
Ellie Fredrick	Middletown, US	2021-04-12
jade ALF	Blois, France	2021-04-12
Zarah Midjord	Denmark	2021-04-12
Drew Elwarner	Troy, MI	2021-04-12
armer teufel reger	Nürnberg, Germany	2021-04-12

Name	Location	Date
Djamila grouci	Paris, France	2021-04-12
sarika arora	Alpharetta, GA	2021-04-12
Monika Zindulis	Troy, MI	2021-04-12
paulo krentz	canoas, IL	2021-04-12
Anna Threatt	Troy, US	2021-04-12
Isha Chincholkar	Troy, MI	2021-04-12
Lauren Williamson	Grand Rapids, MI	2021-04-12
Ann Perkowski	Farmington, MI	2021-04-12
Lindsey Davis	Troy, MI	2021-04-12
Alexa Wagner	Troy, MI	2021-04-12
Julia Creamer	Clinton Township, MI	2021-04-12
Julia Kalchert	Troy, MI	2021-04-12
Julia Haddad	Troy, MI	2021-04-12
Shirley Cruz	Troy, MI	2021-04-12
Megan Berra	Warren, MI	2021-04-12
Susanne Wischinski	Varel, Germany	2021-04-12
Jane Moss	Bloomfield, MI	2021-04-12
Grim Wilson	royal oak, MI	2021-04-12
Evan Dailey	Rochester, MI	2021-04-12
Robert Evans	Erie, PA	2021-04-12
Emily Schwab	Troy, US	2021-04-12
Hannah Hayes	Troy, MI	2021-04-12

Name	Location	Date
Rachael Dodson	Madison Heights, US	2021-04-12
Kelsey Malven	Troy, MI	2021-04-12
Atalaya Adams	Taylor, MI	2021-04-12
Scott Huynh	Troy, MI	2021-04-12
Kira Crumpley	Detroit, MI	2021-04-12
Caitlyn Metohu	Troy, MI	2021-04-12
bailey fahnestock	Troy, MI	2021-04-12
Lawrence Greer	Detroit, MI	2021-04-12
matthew lindgren	US	2021-04-12
Angelica Perez	US	2021-04-12
Alexa Withun	Troy, MI	2021-04-13
JON INWOOD	Brooklyn, NY	2021-04-13
Madison Abdo	Troy, MI	2021-04-13
Franco Carlo	New York	2021-04-13
Andrew Freiman	Troy, MI	2021-04-13
Laurie Lessard	Troy, MI	2021-04-13
Caroline Roberts	Bay City, MI	2021-04-13
Lisa Lanctot Berra	Rochester, MI	2021-04-13
Jayla Harsten	Detroit, MI	2021-04-13
Rosemary Northcote	Troy, MI	2021-04-13
Julia Heywood	Troy, MI	2021-04-13
Biene Maja	Roma, Italy	2021-04-13

Name	Location	Date
Michael Vollmayer	Rochester Hills, MI	2021-04-13
Amber DeBlauwe	Clinton Township, MI	2021-04-13
Shelby Chavaux	Troy, MI	2021-04-13
Maddie Turner	East Lansing, MI	2021-04-13
Marcus Gentle	Clinton Township, MI	2021-04-13
Brad Garber	Dearborn, MI	2021-04-13
Tara Muenk	Rochester, MI	2021-04-13
Brianna Bobbitt	Brighton, MA	2021-04-13
A.J. Ferrara	Rochester, MI	2021-04-13
Samantha Foran	ROCHESTER HILLS, MI	2021-04-13
Olivia Ngo	Troy, MI	2021-04-13
Jessica Abdo	Troy, MI	2021-04-13
Kristen Hawley Maisano	troy, MI	2021-04-13
Namcy Hanoosh	Troy, MI, MI	2021-04-13
Edith Linton	Ann Arbor, MI	2021-04-13
rebekah jeon	Detroit, MI	2021-04-13
lakshmi m	Royal Oak, MI	2021-04-13
Trevor Broyles	Birmingham, MI	2021-04-13
Kunjal Parajuli	Royal Oak, MI	2021-04-13
Ryan Quinn	West Bloomfield, MI	2021-04-13
Reyam Katchi	Troy, MI	2021-04-13
Alex Yan	Taylor, MI	2021-04-13

Name	Location	Date
Thomas Fournier	Caledonia, MI	2021-04-13
Mari Finstrom	Detroit, MI	2021-04-13
Nolan denhard	Caledonia, MI	2021-04-13
Brendan Zeien	Indianapolis, IN	2021-04-13
Ashley Rozanski	Troy, MI	2021-04-13
Robert Gamble	Oakland twp, MI	2021-04-13
Emily Maiorana	Royal Oak, MI	2021-04-13
Romina Nuno	Troy, MI	2021-04-13
Kayla Tralka	Troy, MI	2021-04-13
Wendy Meissner	Troy, MI	2021-04-13
Andreas Richter	Markt piesting, Austria	2021-04-13
Emily Mullikin	Royal Oak, MI	2021-04-13
Jim Meissner	Troy, MI	2021-04-13
Madison Kort	Troy, MI	2021-04-13
Diane Seligmann	Louisville, KY	2021-04-13
Jasmin Porschen	München, Germany	2021-04-13
Val Aljajawi	Troy, MI	2021-04-13
Taylor Schellmat	East Lansing, MI	2021-04-13
Pam Miller	Tolar, TX	2021-04-13
Maddie Beyer	Troy, MI	2021-04-13
Elizabeth LaScala	Waterford, MI	2021-04-13
ivone garcia	são caetano do sul, SC	2021-04-13

Name	Location	Date
Haya Beydoun	Ann Arbor, MI	2021-04-13
Andrew Vallender	Ventnor, England, UK	2021-04-13
pamela stocklmeir	auburn, CA	2021-04-13
Sabine Möhler	sabine.stiker@web.de, Germany	2021-04-13
orena koka	Troy, MI	2021-04-13
Sinclair Petra	Erlensee, Germany	2021-04-13
Theresia Maria	Deutschland, Germany	2021-04-13
CALYPSO PA2 GRENIER	CHARLEROI, Belgium	2021-04-13
sylviane lambert - husin	Benon, France	2021-04-13
Susana Muñoz	Madrid, Spain	2021-04-13
stéphane iafrate	Cambo les bains, France	2021-04-13
Karine Simonart	Châtelet, Belgium	2021-04-13
Maria Van Geel	Zdroisko, Poland	2021-04-13
Sue Cone	Hull, England, UK	2021-04-13
Anne Montarou	Plaisir, France	2021-04-13
Anneke v. Brussel Andries	Raamsdonksveer, Netherlands	2021-04-13
Zach Harder	Troy, MI	2021-04-13
Caroline Sévilla	Paris, France	2021-04-13
Rosi Zang	Aschaffenburg, Germany	2021-04-13
dave cotterell	Birmingham, England, UK	2021-04-13
Wendy Forster	UK	2021-04-13
Robert Nowak	Poland	2021-04-13

Name	Location	Date
joyce alexander	Edinburgh, Scotland, UK	2021-04-13
Lane Ann Rumel	Troy, MI	2021-04-13
Antoinette Gonzales	California	2021-04-13
Jason Allen	Royal Oak, MI	2021-04-13
Molly Finstrom	Lake Orion, MI	2021-04-13
Dominic Battiatà	Oxford, MI	2021-04-13
Kimberly Finstrom	Lake Orion, MI	2021-04-13
Brian Finstrom	Lake Orion, MI	2021-04-13
Tom Ngo	Royal Oak, MI	2021-04-13
sadie al	South Jakarta, Indonesia	2021-04-13
Kathleen Puscas	Troy, MI	2021-04-13
Brianna Yagiela	Washington, MI	2021-04-13
Sandra Snelders	Lowell, MA	2021-04-13
Lea J.	Waterford, MI	2021-04-13
Sarah Tomsick	Clare, MI	2021-04-13
Diana Tran	Katy, TX	2021-04-13
Theresa Gorelick	Madison Heights, MI	2021-04-13
Elise Leverenz	Bowling Green, OH	2021-04-13
Longxiangyu Chen	Royal Oak, MI	2021-04-13
Phillip DeMaggio	Shelby Township, MI	2021-04-13
Katharine Hancz-Behn	Troy, MI	2021-04-13
Sam Marr	Madison Heights, MI	2021-04-13

Name	Location	Date
Barbara Dueweke	Macomb, MI	2021-04-13
Vivian Siismets	Troy, MI	2021-04-13
Joseph LaScala	Mount Pleasant, MI	2021-04-13
Kate Kenner	Guilford, VT	2021-04-13
Jessica Darrell	Wyandotte, MI	2021-04-13
laetitia faivre-duboz	Varangéville, France	2021-04-13
Mathew Yancan	Oakville, Ontario, Canada	2021-04-13
Linda Slimak	Troy, MI	2021-04-13
Allison Dutton	Madison Heights, MI	2021-04-13
Kristin Truelove	Rochester, MI	2021-04-13
Nicole Tralka	Troy, MI	2021-04-13
Karen Settle	Madison Heights, MI	2021-04-13
Anne Kozak	Birmingham, MI	2021-04-13
Mary Sonntag	Detroit, MI	2021-04-13
Jennifer Wickersham	Troy, MI	2021-04-13
Tammy Griffiths	Troy, MI	2021-04-13
Claudia Neuhalphen	Bonn, Germany	2021-04-13
Sydney Wickersham	Troy, MI	2021-04-13
Rebecca Patterson	Portage, MI	2021-04-13
Shana Wolstein	Kalamazoo, MI	2021-04-13
Michelle Dubuis	Big Rapids, MI	2021-04-13
Kathryn Freiman	Troy, MI	2021-04-13

Name	Location	Date
Shayna Tyler	Vallentigny, France	2021-04-13
Anna Watson	Troy, MI	2021-04-13
Eve McQueen-Allinger	Columbia, SC	2021-04-13
Michael Leverenz	Royal Oak, MI	2021-04-13
Francine Pinoni	Santa Rosa, CA	2021-04-13
Irina Salauyeva	Athens, Greece	2021-04-13
Christine Marano	Tampa, FL	2021-04-13
Maryann Staron	Evergreen Park, IL	2021-04-13
A. Otto	Auerbach, Germany	2021-04-13
Bella Lauinger	Auburn Hills, MI	2021-04-13
Laura Hodges	STERLING HEIGHTS, MI	2021-04-13
Diana Evennou	Mount Clemens, MI	2021-04-13
Anna Navarro	Troy, MI	2021-04-13
Juliana Swales	Grosse ile, MI	2021-04-13
Cherie Noullet	Ray, MI	2021-04-13
Madison Johnson	Troy, MI	2021-04-13
Laura Hartman	Lake Orion, MI	2021-04-13
Victoria Betz	Dorr, MI	2021-04-13
Diane Tomsick	Sanilac County, MI	2021-04-13
Lori Spalding	Northville, MI	2021-04-13
Mike Le	Troy, MI	2021-04-13
Amanda Churchill	Sterling Heights, MI	2021-04-13

Name	Location	Date
John Patterson	Kalamazoo, MI	2021-04-13
Bella Williams	Troy, MI	2021-04-13
Karen Gard	Troy, MI	2021-04-13
Rachel Martindale	Troy, MI	2021-04-13
Jack B	Parkton, US	2021-04-13
Bartha Sjoerdsma	Leeuwarden, Netherlands	2021-04-13
Veronique Faisy	Paris, France	2021-04-13
Claire MacDonald	Rochester, MI	2021-04-13
Brenda Choi	Los Angeles, CA	2021-04-13
Danii F. Paolucci	Perugia, Italy	2021-04-13
Marie Alexander	Fenton, MI	2021-04-13
Anna Dorflinger	Troy, MI	2021-04-13
Emily Rebus	Hampton, US	2021-04-13
Jan Gielkens	Weert, Netherlands	2021-04-13
Nelly Nyffeler	Derendingen, Switzerland	2021-04-13
Julie Port	Slough, UK	2021-04-13
Emma Schmitt	Troy, MI	2021-04-13
Sabrina Williams	Troy, MI	2021-04-13
Julia Starr	Troy, US	2021-04-13
Kelly Verduyn	Troy, MI	2021-04-13
sa. sang	los angeles, CA	2021-04-13
Eleanor Eisele	Detroit, MI	2021-04-13

Name	Location	Date
Lisa Salazar	Shasta Lake, CA	2021-04-13
ursula schilg	Mayen, Germany	2021-04-13
Hanneke Mol	Poortvliet, NE	2021-04-13
Daisy Tellez	Spokane, US	2021-04-13
Elisabeth Bechmann	Polten, Austria	2021-04-13
Kate Vollmayer	Madison Heights, MI	2021-04-13
Elisa Flores	Spokane, US	2021-04-13
Frédéric Jaubert	Pont de Chéruy, France	2021-04-13
Geoffrey Tomsick	Ferndale, MI	2021-04-13
simone maes	Belgium	2021-04-13
Ana Gruber	Wolfratshausen, Germany	2021-04-13
Christian Hausner	Troy, MI	2021-04-13
Christine Miller	Phoenix, AZ	2021-04-13
Phyllis LEWIS	Manchester Center, VT	2021-04-13
Matthew Lindhardt	Detroit, MI	2021-04-13
Alison Kiely	Madison Heights, MI	2021-04-13
Shana Poll	Sand Lake, MI	2021-04-13
Chardonnens Sonja	Mannens, Switzerland	2021-04-13
bellinda rolf-jansen	Wijk Bij Duurstede, US	2021-04-13
Michael Curtis	Southfield, MI	2021-04-13
Lynda Lindhardt	Ferndale, MI	2021-04-13
Ian Marano	Hampshire, IL	2021-04-13

Name	Location	Date
Stephanie Hollenbeck	Commerce Township, MI	2021-04-13
Nyasias Boyd	Charlotte, US	2021-04-13
Perla Garcia	Tucson, US	2021-04-13
jack thorn	Oakland, US	2021-04-13
Colin Mills	Baton Rouge, US	2021-04-13
stan nicollette	Bucharest, Romania	2021-04-13
Karen Lavearn	Ortonville, MI	2021-04-13
Cristina Wallace	Troy, MI	2021-04-13
Karin Stahl	Troy, MI	2021-04-13
Liv Mayweather	Centreville, US	2021-04-13
Julie Welc	Troy, MI	2021-04-13
Mary Funk	Troy, MI	2021-04-13
paula Torrente	Shelby Township, MI	2021-04-13
Susie Fawcett	Troy, MI	2021-04-13
Marsha Siegrist	Davison, MI	2021-04-13
Matthew Welc	Troy, MI	2021-04-13
Curtis Eberline	East Lansing, MI	2021-04-13
Michelle Thornbury	Hermitage, TN	2021-04-13
Lynn Wren	Troy, MI	2021-04-13
Carly Pacioni-Tomasak	Rochester, MI	2021-04-13
Jennifer Taylor	Royal Oak, MI	2021-04-13
Marjorie Joyce-Oberer	Troy, MI	2021-04-13

Name	Location	Date
Arantza Sophia	Oceanside, US	2021-04-13
Gina Paquette	Clawson, MI	2021-04-13
Deborah Hamilton	Sparrows Point, US	2021-04-13
Frida Pérez	San Antonio, US	2021-04-13
Lilly Chrisopoulos	Troy, MI	2021-04-13
Dawn Rice	Royal Oak, MI	2021-04-13
Jennifer Tran	Ann Arbor, MI	2021-04-13
Donna Wozniak	Troy, MI	2021-04-13
L Saunders	Masterton, New Zealand	2021-04-13
Haley Creamer	Auburn hills, MI	2021-04-13
Franklin Etter	Salt Lake City, US	2021-04-13
Karen Polesnak	Troy, MI	2021-04-13
Dawn Parrott	Goodells, MI	2021-04-13
Melanie Pillar	London, Canada	2021-04-13
Heather Perry	Rochester, MI	2021-04-13
Kristina Sedic	Zagreb, Croatia	2021-04-13
Julie Monroe	Troy, MI	2021-04-13
Kelly Martin	Troy, MI	2021-04-13
Michelle Mikkola	Washington, MI	2021-04-13
Julianna Moscone	Troy, MI	2021-04-13
Alexia Elias	Los Angeles, US	2021-04-13
Laurie Panfalone	ShelbyTownship, MI	2021-04-13

Name	Location	Date
Sheri Joyce	St. Louis, MO	2021-04-13
R S	Koln, Germany	2021-04-13
Nathan Strong	Troy, MI	2021-04-13
Anna Falzon	Mount Pleasant, MI	2021-04-13
Carolyn Trompeter	Ferndale, MI	2021-04-13
Kristen Reinhardt	Royal Oak, MI	2021-04-13
Madison Reynolds	Livonia, MI	2021-04-13
Tracy Hoffmann	Fenton, MO	2021-04-13
Sidney Newcomer	Bend, OR	2021-04-13
Jack Koons	Ephrata, US	2021-04-13
Deborah Mitchell	Warren, MI	2021-04-13
Dan Zimmermann	West Bloomfield, MI	2021-04-13
Rachel Peterson	Utica, MI	2021-04-14
Kailee Scalise	Irwin, US	2021-04-14
Tara Odgers	Troy, MI	2021-04-14
Barb Beyer	Troy, MI	2021-04-14
Jamie Howard	Troy, MI	2021-04-14
Aaron Work	Madison Heights, MI	2021-04-14
Chantelle Renaud	Chesterfield, MI	2021-04-14
Bill Polesnak	Troy, MI	2021-04-14
Damon Gorelick	Berkley, MI	2021-04-14
Paige Larner	Troy, MI	2021-04-14

Name	Location	Date
Sydney Richardson	Troy, US	2021-04-14
Jo Maiorana	Troy, MI	2021-04-14
Richard Miller	Johnson City, NY	2021-04-14
Lauren Nacy	Lake Orion, MI	2021-04-14
Abby Gustafson	Madison Heights, MI	2021-04-14
Leah Kaye Rogers	Weatherford, US	2021-04-14
Erin Middleton	St johns, MI	2021-04-14
Judith Kimpan	Leonard, MI	2021-04-14
Nancy Verner	Clawson, MI	2021-04-14
Mark Kramer	Clarkston, MI	2021-04-14
Stephanie Brosky	Waterford Township, MI	2021-04-14
Blake Martinez	Mesquite, US	2021-04-14
Emily Wrobel	Ann Arbor, MI	2021-04-14
Karina Medina	Chula Vista, US	2021-04-14
James Goran	Orchard Lake, MI	2021-04-14
Стас Аксёнов	Tyumen, Russia	2021-04-14
Giovannie Rosa	Kissimmee, US	2021-04-14
Gregoru Taub	Madison heights, MI	2021-04-14
Lindsey Deweerd	US	2021-04-14
Aryn Brinkley	Fort Worth, US	2021-04-14
Joseph Abramczyk	Farmington, MI	2021-04-14
Hannah Myllyoja	Royal Oak, MI	2021-04-14

Name	Location	Date
Suzanne Lytle	Riverview, FL	2021-04-14
Abaynesh Berecha	Denver, CO	2021-04-14
Jennie Alston	Frederick, US	2021-04-14
B Sommer	Santa Cruz, US	2021-04-14
Jeffrey Westbury	Troy, MI	2021-04-14
isabella Salgado	Miami, US	2021-04-14
Breanna Zaitouna	Troy, MI	2021-04-14
Beth Scott	Madison Heights, MI	2021-04-14
Ariana Guerrero	Los Angeles, US	2021-04-14
Francine Sandras	Bauvin, France	2021-04-14
Nicole Puscas	Troy, MI	2021-04-14
Lauren Stumpf	Warren, MI	2021-04-14
Inge Stadler	Hilpoltstein, Germany	2021-04-14
Maricruz Moreno	Chandler, US	2021-04-14
Zaneta Gabrielson	Auburn, ME	2021-04-14
Patricia Mulkiten	Sterling Heights, MI	2021-04-14
Josh Hoover	Grand Blanc, MI	2021-04-14
Sigrid Spichal	Hamm, Germany	2021-04-14
Patricia Garant	Charlotte, MI	2021-04-14
Mindy Withun	Troy, MI	2021-04-14
Jennifer Oprisiu	Detroit, MI	2021-04-14
Carol Kolpacke	Walled Lake, MI	2021-04-14

Name	Location	Date
Dave Purrenhage	Detroit, MI	2021-04-14
Pamela Hill	High River, Canada	2021-04-14
Kevin Phelps	Clarkston, MI	2021-04-14
Thomas Purrenhage	Oak Park, IL	2021-04-14
Marcus Armenta	Albuquerque, US	2021-04-14
Marina Kotelnikova	Moscow, Russia	2021-04-14
Kerry Schmitt	Troy, MI	2021-04-14
Kristy Hanson	Fremont, US	2021-04-14
Cristina PUCHALSKI	Madison Heights, MI	2021-04-14
Lynne Wummel	Mount Pleasant, MI	2021-04-14
Christopher Lewis	Carlsbad, US	2021-04-14
Nicholas Sadenwater	Mount Pleasant, MI	2021-04-14
Cressid Golden	Moline, IL	2021-04-14
Kelly Wonnacott	White Lake, MI	2021-04-14
Nicole Pulliam	Rochestet, MI	2021-04-14
Daniela Dolder	Meldorf, Germany	2021-04-14
Tara sebagh	troy, MI	2021-04-14
Rolf Mense	Puerto Lumbreras, Spain	2021-04-14
Jodi Igard	Studio City, CA	2021-04-14
Karin Zimmermann	Hersbruck, Germany	2021-04-14
Brigitte Hermanns	Düsseldorf, Germany	2021-04-14
Lori Grazhdani	Royal Oak, MI	2021-04-14

Name	Location	Date
Leah Komos	Detroit, MI	2021-04-14
Mariah Abro	Sterling Heights, MI	2021-04-14
Anthony Andreano	American Fork, US	2021-04-14
RONBO WEST	Montgomery, US	2021-04-14
Daniela Thiel	Monheim, Germany	2021-04-14
Keith Johnston	Centreville, US	2021-04-14
Jerry Lewis	Redford, MI	2021-04-14
Lindsay Beros	Rochester, MI	2021-04-14
mari frack	Pontiac, MI	2021-04-14
Kris Flynn	Troy, MI	2021-04-14
Joshua Standiford	Lake Zurich, US	2021-04-14
collin wolff	chico, CA	2021-04-14
Brenda Garcia	Knoxville, US	2021-04-14
Tora Spencer	Las Vegas, US	2021-04-14
Elizabeth Engwall	Troy, MI	2021-04-14
Annette Long-Stinnett	Tahlequah, OK	2021-04-14
Elisabeth Barrow	Troy, MI	2021-04-14
Bruno Delgado	Dewitt, US	2021-04-14
Stephanie Hoang stuiber	Houston, TX	2021-04-14
Ok Ran Mo	롤링 미도우스, US	2021-04-14
Kristie Shaffer	Detroit, MI	2021-04-14
Kirsten Corbett	Troy, MI	2021-04-14

Name	Location	Date
Lauren Esper	Royal Oak, MI	2021-04-14
Carmen Stephens	Saint Michael, US	2021-04-14
Luz Juárez	texas, US	2021-04-14
Carrie Belt	Rochester, MI	2021-04-14
Christie Dombrowski	Troy, MI	2021-04-14
Michele LaPorte	Niles, US	2021-04-14
Isabelle I'm A Minor So I'm Not Sharing This Information	Urbandale, US	2021-04-14
Mary Bonomo	Utica, MI	2021-04-14
Colleen Loree	Berkley, MI	2021-04-14
Kristin Kearfott	Ann Arbor, MI	2021-04-15
Marlene Wreschinsky	Hamilton, MI	2021-04-15
Peter Paquet	Ann Arbor, MI	2021-04-15
Isabella Piccinini	Lake Orion, MI	2021-04-15
Megan Meisel	Troy, MI	2021-04-15
Fernando Segura	Troy, MI	2021-04-15
Luna Sordyl	Franklin, MI	2021-04-15
Erin Michalak	Troy, MI	2021-04-15
Rachel Correia	East Lansing, MI	2021-04-15
Corey Meyers	Lakeland, US	2021-04-15
Karen Rosenstein	Troy, MI	2021-04-15
Marion Schiffers	Brussels, Belgium	2021-04-15

Name	Location	Date
Nancy Savinski	Troy, MI	2021-04-15
Katherine McNeilly	Troy, MI	2021-04-15
Please Fix this	Freehold, US	2021-04-15
Rebecca Murphy	Troy, MI	2021-04-15
Melanie Ryska	Sterling Heights, MI	2021-04-15
Kari Murphy	Flowery Branch, US	2021-04-15
Carol Wilson	Troy, MI	2021-04-15
Alec Peeples	Rochester, MI	2021-04-15
Allan Chavarria	Hollywood, US	2021-04-15
Anna Laidler	East Stroudsburg, US	2021-04-15
Meg Lynn	New Milford, US	2021-04-15
Caitlin Chalmers	Rochester, MI	2021-04-15
Peter Kahigian	US	2021-04-15
Emily Teh	Troy, MI	2021-04-15
Isaac Chavez	Metairie, US	2021-04-15
Elizabeth Ioli	Seattle, US	2021-04-15
Charlie G	Portland, US	2021-04-15
George Martin	Loule, Portugal	2021-04-15
Nabil Ajami	Dearborn, US	2021-04-15
Elizabeth Fennell	Grand Rapids, US	2021-04-15
alison williams	Aberystwyth, England, UK	2021-04-15
Mary Dunbar	Tampa, US	2021-04-15

Name	Location	Date
Ashley Jones	Troy, MI	2021-04-15
Jim Takahashi	Christchurch, New Zealand	2021-04-15
Kathleen Phillips	White Lake, MI	2021-04-15
Gael Stern	Los Angeles, US	2021-04-15
Kristine Walton	Troy, MI	2021-04-15
Claudia Boozel	Troy, MI	2021-04-15
Ryan Paulu	Cumberland Center, US	2021-04-15
Angel Costa	Ballwin, US	2021-04-15
Karen Hunt	Troy, MI	2021-04-15
Rodney Accime	US	2021-04-15
Ashley Suarez	Deltona, US	2021-04-15
Brittany Rice	Tampa, US	2021-04-15
Tracy Miller	Holland, US	2021-04-15
H Q Nguyen	Houston, US	2021-04-15
Nicole Patten	Tampa, US	2021-04-15
Amber Mizzi	Largo, US	2021-04-15
Dom Lucchini	Cranberry Township, US	2021-04-15
Daniel Hill	Arab, US	2021-04-15
Staci Brodeur	Farmington, MI	2021-04-15
Julie Whitaker	Lake Orion, MI	2021-04-15
Jill Tomich	Macomb, MI	2021-04-15
Eileen Plattenberg	Troy, MI	2021-04-15

Name	Location	Date
nicki from discord	Homestead, US	2021-04-15
Dominic Lanzotti	Oxford, MI	2021-04-15
Crystal Thurman	Muskegon, US	2021-04-15
Rosemary Smith	Sterling Heights, MI	2021-04-15
Robert Dallas	Tampa, US	2021-04-15
Macy Leyland	Stuart, US	2021-04-15
lo j	Grand Rapids, US	2021-04-15
Macy Jackson	Ann Arbor, MI	2021-04-15
Angela stork	Naperville, US	2021-04-15
Kianna Clark	Kalamazoo, US	2021-04-15
Frances Schneble	Oxford, MI	2021-04-15
Ali Spanta	Troy, MI	2021-04-15
Zoe Stahl	Larchmont, US	2021-04-15
Maica Mori	Cleveland, OH	2021-04-15
Luna Lovegood	Willowbrook, US	2021-04-15
Stephanie Donlou	Palos Verdes Estates, US	2021-04-15
Joelle Hutschenreuter	Riverview, US	2021-04-15
Jack Salvatore	Wexford, US	2021-04-15
Eric Freiman	Troy, MI	2021-04-15
Karey Forster	Cabot, AR	2021-04-15
Niurka Hernandez	Naples, US	2021-04-15
Grace Zhang	Ann Arbor, MI	2021-04-15

Name	Location	Date
Mary Chan	New york, US	2021-04-15
Zachary Nelson	Charleston, US	2021-04-15
Gloria Navan	Lawrenceville, GA	2021-04-15
Lucy Skipp	Franklin, TN	2021-04-15
Tanvi Deshmukh	Troy, MI	2021-04-15
Lillian pappalardo	US	2021-04-16
Maria Poma	Rochester, MI	2021-04-16
Brittney Hicks	Ward, AR	2021-04-16
Ellis Oakley	Altamonte Springs, FL	2021-04-16
Ana Blanco	Miami, US	2021-04-16
Sara Ziemer	Indian Trail, US	2021-04-16
Robert Cook	Paris, IL	2021-04-16
Stephanie Horseman	Salisbury, US	2021-04-16
Grayce Sprecksell	Charlevoix, US	2021-04-16
Dawn Benson	Nashville, MI	2021-04-16
Jbrap Brown	US	2021-04-16
Brandon Wade	Livingston, US	2021-04-16
Rukkia Liaqat	Burbank, US	2021-04-16
Tanya Hayes	Newnan, US	2021-04-16
ann anderson	Holland, US	2021-04-16
Nevon Arnwine	Phoenix, US	2021-04-16
Alice Bayly	Portland, US	2021-04-16

Name	Location	Date
Jen Reed	Ithaca, NY	2021-04-16
Elaine Becker	Roanoke, VA	2021-04-16
Damoorya Halsell	Pensacola, FL	2021-04-16
Freya Harris	Atlanta, GA	2021-04-16
Ashley Johnson	Phoenix, US	2021-04-16
Robin Bobo	US	2021-04-16
Kaelyn Cartwright	Cleveland, US	2021-04-16
Lori Reed	Romulus, MI	2021-04-16
Blaine Laughlin	Tyler, US	2021-04-16
Terrie Phenicie	Silver Cliff, WI	2021-04-16
steve phenicie	silvercliff, WI	2021-04-16
Brandon Lewandowski	Troy, MI	2021-04-16
Courtney Hansen	Muskegon, US	2021-04-16
Madison Kolb	Angola, US	2021-04-16
Pavani Chilukuru	Troy, MI	2021-04-16
Greg Mitchell	Troy, MI	2021-04-16
Michele Sanders	Warren, US	2021-04-16
Germain Wescott	Chalmette, US	2021-04-16
sylvie auger	Trois-Rivières, Canada	2021-04-16
Erik Wagner	Pasadena, US	2021-04-16
Danita Weir	Birmingham, US	2021-04-16
Andre Ferro	Helmond, Netherlands	2021-04-16

Name	Location	Date
Caitlyn Farmer	US	2021-04-16
Robert Kelly	Durham, NC	2021-04-16
Luanna Sheridan	Bartow, US	2021-04-16
Costa Athanasiou	South San Francisco, US	2021-04-16
Unica Kriegbaum	El Paso, US	2021-04-16
Paul Rondaris Sr	Rancho Cordova, US	2021-04-16
Charleen Garver	Kendallville, US	2021-04-16
pablo bobé	Argentina	2021-04-16
Shaterrona Copeland	Flint, US	2021-04-16
Ane Leopoldina	Fayetteville, US	2021-04-17
Virginia Cook	Tallahassee, US	2021-04-17
Josephine Brown	Washington, DC	2021-04-17
Collin Peterson	Birmingham, US	2021-04-17
Mersiha Mazhar	Gostivar, Macedonia (FYROM)	2021-04-17
Sheyla Lopez	Brentwood, US	2021-04-17
Steven Morris	Sharps Chapel, US	2021-04-17
belle huang	South Pasadena, US	2021-04-17
angus paul	Missoula, US	2021-04-17
Ryan Avant	Lake City, US	2021-04-17
Hailey Johnson	Grand Rapids, US	2021-04-17
Jennifer Rico	Longview, US	2021-04-17
Janet Peterson	Troy, US	2021-04-17

Name	Location	Date
Alicia Theys	Green Bay, US	2021-04-17
Rebecca Smith	Sale, Australia	2021-04-17
Julia Valdivia	Frederick, US	2021-04-17
Bernard Bezzina	Birkirkara, Malta	2021-04-17
Biljana Petrova	Skopje, Macedonia (FYROM)	2021-04-17
Audrey Schmidt	Plainfield, US	2021-04-17
Marina Ris	zagreb, Croatia	2021-04-17
godefroid rita	Spa, Belgium	2021-04-17
Eric Castaneda	Haines City, US	2021-04-17
Heather Holman	New Port Richey, US	2021-04-17
Sylvie Lemaire	Féternes, US	2021-04-17
Jennifer Castaneda	Haines City, US	2021-04-17
Antoine Torpiano	valletta, Malta	2021-04-17
june joyce cruz tan	Singapore, Singapore	2021-04-17
Jerielyn Lorenzo	Iloilo City, Philippines	2021-04-17
Tyler Klunker	Salt Lake City, US	2021-04-17
Maridol Allen	Bedford, US	2021-04-17
Deedra Oneal	Dublin, US	2021-04-17
Conley White	Secaucus, US	2021-04-17
Jason Sanchez	San Francisco, US	2021-04-17
Bruce Plumbo	US	2021-04-17
Andrea Denette	Memphis, TN	2021-04-17

Name	Location	Date
Ross Shierly	Fayetteville, US	2021-04-17
Morgan Plum	US	2021-04-17
Antoinette Diricco	Miami, US	2021-04-17
Bob Schulte	Athens, US	2021-04-17
seth cripe	Cortez, US	2021-04-17
Chris Pat	Austin, US	2021-04-17
Kenny Ramirez	Los Angeles, US	2021-04-17
Julia Vellucci	Savannah, US	2021-04-17
Jennifer Tejeda	South El Monte, US	2021-04-17
Alyssa Nguyen	Houston, US	2021-04-17
savannah montano	Albuquerque, US	2021-04-17
Hunter Liedtke	Marysville, US	2021-04-17
Giselle Guevara	Columbus, US	2021-04-17
Rosamaria Washington	Sacramento, US	2021-04-17
walter schultz	galesburg, Canada	2021-04-17
Tara Becker	Oxford, US	2021-04-17
Jean Mounger	Brooksville, US	2021-04-17
brbr4244@colorado.edu Branham	Littleton, US	2021-04-17
Ingrid luna	Crystal City, US	2021-04-17
Graham DeVier	Detroit, MI	2021-04-17
Tyler Holland	Liberty I'll, US	2021-04-17

Name	Location	Date
Alison Racer	Myrtle Beach, US	2021-04-17
Lori Kristofice	Troy, MI	2021-04-17
Richard Marin	Deltona, US	2021-04-17
Diana Contreras	Miami, US	2021-04-17
Tatiana Hill	Clinton Township, US	2021-04-17
Elena Stojkoska	Skopje, Macedonia (FYROM)	2021-04-17
Jay Vora	State College, US	2021-04-17
Valeria Rodriguez	Desert Hot Springs, US	2021-04-17
Kris Chau	Santa Ana, US	2021-04-17
Kelsey Donahue	Sarasota, US	2021-04-17
Jelica Roland	Zagreb, Croatia	2021-04-17
Mariana Vasquez	Bronx, US	2021-04-17
Patrice Wallace	Santa Cruz, CA	2021-04-18
Patrick Sykes	Guyton, US	2021-04-18
hur dongkwang	Dalseo-gu, South Korea	2021-04-18
Shanley McCaffrey	Tolland, CT	2021-04-18
Cattien Cao	Warrenton, US	2021-04-18
pancakes nothing	New Baltimore, US	2021-04-18
kim y	West Jordan, US	2021-04-18
Janine Vinton	Hastings, Australia	2021-04-18
Veronica B.	Buenos Aires, Argentina	2021-04-18
Laurel Harrington	Chesapeake, US	2021-04-18

Name	Location	Date
Sarala Ravindra	Troy, US	2021-04-18
naomi m	Knoxville, US	2021-04-18
Vanessa Cossey	St Louis, US	2021-04-18
Rosa Cabrerizo	Hospitalet de Llobregat, Spain	2021-04-18
Abby Blehm	Springfield, US	2021-04-18
Martina Behla	Berlin, Germany	2021-04-18
FAHIMEH Tavafi	Wilkes-barre, US	2021-04-18
Mary Shiring	Tarentum, PA	2021-04-18
Sandra Arauco	Mississauga, Canada	2021-04-18
Consuelo Velasco	Strambino Fr Cerone, Italy	2021-04-18
Anja Relja	Kumanovo, Macedonia (FYROM)	2021-04-18
Soheila Foruzanfar	Iran	2021-04-18
katherine Sampson	Devon, UK	2021-04-18
Liliana Fiorini	Cordoba, Argentina	2021-04-18
Kenneth Ng	Singapore, Singapore	2021-04-18
Josh Banggud	Davao City, Philippines	2021-04-18
jill phipps	Blackwood, UK	2021-04-18
Alex Charos	Saint Petersburg, US	2021-04-18
pilar blas	san sebastian, Spain	2021-04-18
Tristan Toye	Zurich, Switzerland	2021-04-18
Sara Graziosa	East Canaan, CT	2021-04-18
Paul Murphy	Brisbane, Australia	2021-04-18

Name	Location	Date
Marlee Opel	Lonaconing, US	2021-04-18
Jessica Baker	Villa ridge, US	2021-04-18
Steven Nicholl	Tampa, US	2021-04-18
Eriz Morales	Philippines	2021-04-18
Nelly PRESTAT	France	2021-04-18
Jimmy Grassel	Livonia, US	2021-04-18
Tina Florell	Stockholm, Sweden	2021-04-18
cristiana de laurentis	Italy	2021-04-18
Elizabeth Story	Dernancourt, Australia	2021-04-18
Blagica Ignova	Redhill, UK	2021-04-18
Maria Miranda	Brooklyn, US	2021-04-18
Lisa Strand	Carbondale, US	2021-04-18
Andre Wollmann	Sherwood, US	2021-04-18
Tharindu Muthukumarana	Nugegoda, Sri Lanka	2021-04-18
Carla Ibañez	US	2021-04-18
Terrie Williams	Vidor, India	2021-04-18
William Horrell	Northridge, US	2021-04-18
Jesus Rodriguez	Auburn, US	2021-04-18
sherri hodes	Phoenix, US	2021-04-18
Edel Vernon	Lichfield, UK	2021-04-18
Cynthia Allen	Lawre, GA	2021-04-18
Zixi Zhao	Boise, US	2021-04-18

Name	Location	Date
Edith Belcher	Van Lear, KY	2021-04-18
sue sch.	Florida, FL	2021-04-18
Ellen Berger	Bent, NM	2021-04-18
Briana Sosa	Landolakes, US	2021-04-18
Marga Gili	Palma, Spain	2021-04-18
KIM SION	usan, South Korea	2021-04-18
Patricia Martin	Philadelphia, PA	2021-04-18
Michelle Murphy	Lake Worth, US	2021-04-18
Amy Strong	Colorado, US	2021-04-18
Johana Chochon	Los Angeles, US	2021-04-18
Katrina Salviejo	Pflugerville, US	2021-04-18
Nia Kirk	Kalamazoo, US	2021-04-19
Mickie Mathews	Georgia	2021-04-19
Gianfranco Torres	Saint Petersburg, US	2021-04-19
Dwi Astri Andriani	Indonesia	2021-04-19
Dave Bedford	Troy, MI	2021-04-19
Kc Avakyan	Commerce Township, US	2021-04-19
Dennis Klein	Riverview, US	2021-04-19
Emily Archer	Spring Hill, US	2021-04-19
Madi O	Atlanta, US	2021-04-19
Catherine Sacchi	Sanford, US	2021-04-19
Kayla Magana	Rupert, US	2021-04-19

Name	Location	Date
Adelso Lopez	Carthage, US	2021-04-19
Joseph Maslowski	Midland, US	2021-04-19
jordan hedlund	US	2021-04-19
Ciara Pinkston	Memphis, US	2021-04-19
Louis Ryan	Dublin, Ireland	2021-04-19
Saenong ypup	Makassar, Indonesia	2021-04-19
harry rochiyadi	Indonesia	2021-04-19
Restu Fitria	Tangerang, Indonesia	2021-04-19
Novin Halim wijaya	Karawang, Indonesia	2021-04-19
Nabilah Saski	Surabaya, Indonesia	2021-04-19
m. husni mubarrok mubarrok	Indonesia	2021-04-19
Fatima Lopez	Makati, Philippines	2021-04-19
Jean-paul Garcia	Los Angeles, US	2021-04-19
Tracey Steele	Memphis, US	2021-04-19
timi wood	Ottawa, Canada	2021-04-19
Ed Schlessinger	Anthropology graduate usf, US	2021-04-19
Lily Arent-Zachary	Saint Paul, US	2021-04-19
Brad Barrette	Madison Heights, MI	2021-04-19
Frances Mackiewicz	Beachwood, NJ	2021-04-19
Neal Gummadi	Bridgewater, US	2021-04-19
Siti Patimah	Depok, Indonesia	2021-04-19
Joseph Fassel	Angola, US	2021-04-19

Name	Location	Date
Roderick Purdy	Windsor, Canada	2021-04-19
Elizabeth Reyna	San Antonio, US	2021-04-19
Adityo Muktiwibowo	Indonesia	2021-04-19
piper carper	Plainwell, US	2021-04-19
Andrew Yarnell	Lakeland, US	2021-04-19
Michaela Rafferty	London, UK	2021-04-19
Angélique Sebban	Saint-Maur, France	2021-04-19
HolyMolly !	Indonesia	2021-04-19
Lucy M	Cumberland, US	2021-04-19
Vicmarie Garcia	Land O lakes, US	2021-04-19
Jerry Mulanax	Richland, US	2021-04-19
Elena Perez	Valladolid, UK	2021-04-19
Ethan Jarvis	Kent, US	2021-04-19
J Vez	Ottawa, Canada	2021-04-19
Michael Crudo	Albany, US	2021-04-19
John Wells	Phoenix, US	2021-04-19
Lillyauna Vachon	Pelham, US	2021-04-19
Dody Roberta Duran	BELITUNG, Indonesia	2021-04-19
Angie Perez	Bayamon, US	2021-04-19
Martina Krstevska	Skopje, Macedonia (FYROM)	2021-04-19
Julie Wiebe	Winnipeg, Canada	2021-04-19
John Boychuk	US	2021-04-19

Name	Location	Date
Moch Iskandar	Sidoarjo, Indonesia	2021-04-19
Joseph Jeffers	Dade City, US	2021-04-19
Cameron Aguiar	US	2021-04-19
Rebekah Scharfenkamp	Troy, MI	2021-04-19
Immanuel Moses	North Bergen, US	2021-04-19
Miss claudia Miller	Plymouth, UK	2021-04-19
Bo Janes	New York, US	2021-04-19
Kathie Valley	Medina, US	2021-04-19
Lori Bryant	Pendleton, OR	2021-04-19
Adam Kaluba	Burleson, US	2021-04-19
Jakob Beamer	Waterford, US	2021-04-19
Lydia palmer	Portsmouth, US	2021-04-19
Lynne Boehm	Bayside, NY	2021-04-19
sydney lewis	San Rafael, US	2021-04-19
Samantha Salazar	Pharr, US	2021-04-19
Norm Wilmes	Yuba City, US	2021-04-19
Laurie Marsell	Winter Springs, US	2021-04-19
Anabela Fonseca	santarem, Portugal	2021-04-19
ashley b	city, US	2021-04-19
Collin101 Penis	Fayetteville, US	2021-04-19
Jade Alcala	Hesperia, US	2021-04-19
M. Browning	Chandler, US	2021-04-19

Name	Location	Date
Adrianna Rosa	Avenel, US	2021-04-19
Ane Leopoldina	Greenville, US	2021-04-19
Becky Ramsey	Sevierville, US	2021-04-19
Susan Ulloa	Crestline, US	2021-04-19
Marcine McBride	West Babylon, NY	2021-04-19
Yayat Ruchiat	Indonesia	2021-04-19
Caleb Shimansky	Miami Beach, US	2021-04-19
Perry Gx	Tustin, US	2021-04-19
Leann Claxton	Pigeon forge, TN	2021-04-19
Joan Klatt	Oakville, Canada	2021-04-19
Fred Chandler	Boynton Beach, US	2021-04-19
awal Udin	Wakatobi, Indonesia	2021-04-19
Jennfer Rodriguez	Albuquerque, US	2021-04-19
mollie lythgoe	Chicago, US	2021-04-20
Geetha Veeranna	Torrance, US	2021-04-20
Diya Lailatul Choirun Nisak	Sidoarjo, Indonesia	2021-04-20
Fernande Fournier	Luxembourg, Argentina	2021-04-20
alexis aragon	Bullhead City, US	2021-04-20
Marissa Nufer	Royal Oak, MI	2021-04-20
Dale Sharp	Troy, MI	2021-04-20
Jennifer Sharp	Troy, MI	2021-04-20
Marz England	Cassopolis, US	2021-04-20

Name	Location	Date
Amy Wellein	Troy, MI	2021-04-20
Timothy Sides	Antioch, TN	2021-04-20
Jeremy Johnson	Williamsburg, US	2021-04-20
Emma Louis	Baltimore, US	2021-04-20
Edwin hunter	Surabaya, Indonesia	2021-04-20
Rangga Permana	Bandung, Indonesia	2021-04-20
Fadhlina Nazly	Medan, Indonesia	2021-04-20
Sylvia Breuer	Canby, MN	2021-04-20
lauren zimmerman	Rochester Hills, MI	2021-04-21
Rosanna Bruni	Aosta, Italy	2021-04-21
Catherine LaLone	Lake Orion, MI	2021-04-26

From: [Chuck Shepherd](#)
To: [Planning](#)
Subject: Comment
Date: Tuesday, April 27, 2021 9:59:24 AM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I am writing in support of the Meadows of Troy project located on Square Lake Rd. Two of the most requested items from Troy residents in recent years have been a desire for more ranch-style housing as residents age and to retain green space. This project does both, while also making the green space more accessible. I encourage the Planning Commission to listen to what residents have been saying and approve this project.

Thank you for your time,
Chuck Shepherd

From: [Mary Bogush](#)
To: [Planning](#)
Subject: Troy Meadows proposed development
Date: Tuesday, April 27, 2021 4:51:59 PM
Attachments: [20210427160847042.pdf](#)

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commision,

In regard to this proposed development, I would like to know the reasoning for a new wetland assessment when an extensive wetland assessment was already completed by a wetland consultant, Applied Science and Technology, Inc., hired by the Troy School District. That study was done over a period of seasons and made specific recommendations which would best preserve the land. Why is there the need to redo a wetland survey/assessment?

Neighbors who live near this parcel believed the unique features of this land would be preserved in perpetuity. One such neighbor, James Baker constructed a boardwalk, dedicated to his grandfather, over a wetland area with the permission of TSD. (see attached photo from Troy Somerset Gazette newspaper). I see this development will require the destruction of this entire boardwalk to accommodate proposed lots 1 through 4.

This boardwalk provides good northbound trail access for residents to the rest of the property and there is also a large green sign that indicates the TSD Nature Preserve at that entrance (located north side of Square Lake).

It seems to me that past efforts to preserve and access this property are now being changed. Please consider ways to adjust the development to allow this continued access point to the bulk of the property and to prevent destruction of the boardwalk built by Troy resident James Baker.

Thank you for your consideration in this matter.

Sincerely, Mary Ellen Bogush



500 West Big Beaver
Troy, MI 48084
troymi.gov

I-04

CITY COUNCIL AGENDA ITEM

Date: June 10, 2021

To: The Honorable Mayor and City Council Members

From: Mark F. Miller, City Manager

Subject: Confirmation of Appointment of Renee Hazen to City Treasurer
(Introduced by: Robert Bruner, Assistant City Manager)

History

According to Section 3.9 of the City Charter, all administrative officers of the City except the City Manager and Attorney shall be appointed by the City Manager for an indefinite period subject to confirmation by the Council. Such officers shall be responsible to the City Manager, and the City Manager shall fix the compensation therefore in accordance with the budget appropriations and subject to the approval of the Council. Such officers may be discharged by the City Manager with the approval of the City Council.

Renee was hired on August 8, 2012 as an Accountant for the City of Troy and promoted to Deputy City Treasurer on November 5, 2018. Renee has been offered the City Treasurer position based on her qualifications and past experience in the City Treasurer's Office, subject to Council confirmation. Her appointment would be effective as of July 1, 2021.

Recommendation

It is recommended to approve the confirmation of Renee Hazen to the position of City Treasurer effective as of July 1, 2021.

PROFESSIONAL OVERVIEW

Organized, detail-oriented accounting professional with 20+ years of municipal government experience. Specialize in financial reporting and analysis, budget development, variance reporting and account reconciliation. Proven ability to establish and implement process improvements to enhance organizational productivity and effectiveness.

EXPERIENCE

Deputy City Treasurer, City of Troy, Michigan
Nov 2018 to present

Assist City Treasurer with the development, maintenance and reconciliation of current and delinquent tax databases, the collection and distribution of property taxes, special assessment management, processing of all City receipts, daily bank deposit preparation, supervision of front office staff, and the development of policies and procedures to strengthen internal controls and promote departmental efficiency.

General Ledger Accountant, City of Troy, Michigan
Aug 2012 – Nov 2018

Was responsible for the analysis and reconciliation of general ledger accounts. Ensured accurate and timely monthly, quarterly and fiscal year end close activities. Reconciled bank statement and balance sheet accounts. Recorded and reconciled monthly investment activity. Managed fixed asset set-up, depreciation and reconciliation. Developed and implemented detailed procedures for the maintenance and reconciliation of balance sheet accounts. Initiated journal entries. Assisted in the preparation of the annual audit.

Payroll Clerk, City of Auburn Hills, Michigan
Jan 2011 – Aug 2012

Processed the bi-weekly payroll for 160 full-time and approximately 150 part-time employees. Maintained payroll and leave records for employees in seven union/employee groups. Initiated payroll adjustments. Assisted Finance Department personnel with audit and budget items related to payroll.

Contract Accountant
Jun 1998 – Aug 2017

Managed the accounting functions for small businesses. Prepared monthly financial statements, budget variance report and cash flow statement. Reconciled bank statement and general ledger accounts, initiated journal entries and payroll adjustments. Prepared the annual budget and forecast reports.

Senior Accountant, City of Wayne, Michigan
Nov 1993 - Nov 1994

Was responsible for the accounting operation and cash management program. Monitored cash flow, invested available funds, and posted related investment journal entries. Supervised the accounting, payroll and accounts payable functions. Assisted in the preparation of the annual budget and annual financial

report.

Accountant, City of Wayne, Michigan
Jul 1986 – Nov 1993

Prepared monthly financial statements. Responsible for the analysis, reconciliation and maintenance of general ledger accounts. Initiated journal entries. Assisted with annual budget and annual financial report preparation.

EDUCATION

B.B.A., Eastern Michigan University
Major: Accounting

Mayor Baker 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, May 24, 2021, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:30 PM.

B. ROLL CALL:

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

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

-
- C-1** Proclamation for Mental Health Awareness Month – May, 2021 (*Presented by: Mayor Ethan Baker*)
-
- C-2** Proclamation in Recognition and Appreciation of the Troy Public Library on Their 50th Anniversary at the 510 W. Big Beaver Location (*Presented by: Mayor Ethan Baker*)
-
- C-3** Proclamation to Declare June 4, 2021 National Gun Violence Awareness Day in the City of Troy (*Presented by: Mayor Ethan Baker*)
-

D. CARRYOVER ITEMS:

-
- D-1** No Carryover Items
-

E. PUBLIC HEARINGS:

-
- E-1** Zoning Ordinance Text Amendment (File Number ZOTA 254) – Cluster Square Footage (*Introduced by: R. Brent Savidant, Community Development Director*)
-

The Mayor opened the Public Hearing for public comment.

The Mayor closed the Public Hearing after receiving no public comment.

Resolution #2021-05-080

Moved by Brooks

Seconded by Abraham

RESOLVED, That Troy City Council hereby **AMENDS** Article 10 of Chapter 39 of the Code of the City of Troy, which includes provisions related to maximum square footage of bonus units,

to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 254), City Council Public Hearing Draft, as recommended by the Planning Commission.

Yes: Baker, Brooks, Chamberlain-Creangă, Erickson Gault, Hamilton, Hodorek
No: Abraham

MOTION CARRIED

E-2 Zoning Ordinance Text Amendment (File Number ZOTA 255) – Transitions in NN (Neighborhood Node) Zoning District (*Introduced by: R. Brent Savidant, Community Development Director*)

The Mayor opened the Public Hearing for public comment.
The Mayor closed the Public Hearing after receiving public comment from Dale Murrish and Mukesh Mangla.

Resolution #2021-05-081
Moved by Hamilton
Seconded by Erickson Gault

RESOLVED, That Troy City Council hereby **AMENDS** Article 5 of Chapter 39 of the Code of the City of Troy, which includes provisions related to maximum height and minimum setbacks in the NN (neighborhood Node) Zoning District, to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 255), City Council Public Hearing Draft, as recommended by the Planning Commission.

Yes: All-7
No: None

MOTION CARRIED

E-3 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 (*Introduced by: R. Brent Savidant, Community Development Director*)

The Mayor opened the Public Hearing for public comment.
The Mayor closed the Public Hearing after receiving public comment from Jake Bolyard.

Resolution #2021-05-082
Moved by Chamberlain-Creangă
Seconded by Hamilton

WHEREAS, The City is in receipt of a rezoning request, from P to R-1E, File Number Z 2019-0039, Parcel Identification Number 88-20-27-307-033, comprised of Lots 362 and 363 of Addison Heights Subdivision, as demonstrated by the Ordinance to amend Chapter 39 of the Code of the City of Troy.

THEREFORE, BE IT RESOLVED, The proposed rezoning from P to R-1E, being approximately 0.24 acres in area, is hereby **APPROVED**.

BE IT FINALLY RESOLVED, The Zoning District Map is hereby **AMENDED**.

Yes: All-7

No: None

MOTION CARRIED

The Meeting **RECESSED** at 9:05 PM.

The Meeting **RECONVENED** at 9:12 PM.

Vote in Resolution to Waive Rule #15 of the City Council Rules of Procedure

Resolution #2021-05-083

Moved by Baker

Seconded by Hodorek

RESOVLED, That Troy City Council **WAIVE** Rule #15, Members of the Public and Visitors, of the Council Rules of Procedure

Yes: All-7

No: None

MOTION CARRIED

F. PUBLIC COMMENT:

Kenneth Gu	Spoke in support of Item L-1
Barbara Yagley	Spoke in opposition of Item L-1
Dale Murrish	Spoke in opposition of Item L-1
Steve Karpowitsch	Spoke about tree planting on Northfield Parkway.
Lawrence Goodman	Spoke about construction traffic on Stephenson Highway.
Terri McCormick	Spoke in support of Item L-1
Lawrence Cramer	Spoke in support of Item L-1
Michelle Palace	Spoke about City Council Code of Ethics and in support of Item L-1
Elizabeth Harris	Spoke in support of Item L-1
Sandra Burgess	Spoke in support of Item L-1
Tom Krent	Spoke about the State of the City Address
Milagros Flores	Spoke in opposition of Item L-1
Carol Phelps	Spoke in opposition of Item L-1
Keith Ensroth	Spoke in support of Item L-1
Ashleigh Jennings	Spoke in support of Item L-1
Kelly Jones	Spoke in support of Item L-1
Laurie Evans	Spoke in support of Item L-1

Kevin Grimm	Spoke in support of Item L-1
Cindy Rivers	Spoke in opposition of Item L-1
Dina Shargabian Stuber	Spoke in support of Item L-1
Susan Morgan	Spoke in opposition of Item L-1
Ruihua Han	Spoke in opposition of Item L-1
Joe Anderson	Spoke in support of Item L-1
Mahendra Kenkre	Spoke in support of Item L-1
Sveta Desai	Spoke in support of Item L-1
Kathleen Frank	Spoke in support of Item L-1
Aletha Craig	Spoke in support of Item L-1
Randy and Phyllis Schad	Spoke in support of Item L-1
Matt Haupt	Spoke in support of Item L-1
Kelly Martin	Spoke in support of Item L-1
Sveta Desai	Spoke in support of Item L-1
Richard Young	Spoke in support of Item L-1
Catherine Tacey	Spoke in support of Item L-1
Resident	Spoke in opposition of Item L-1
Susan Tompkins	Spoke in opposition of Item L-1
Mrs. Bhatt	Spoke about shrubs planted by developer.

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

Mr. Miller commented that City Staff will reach out to the resident who commented on trees on Northfield Parkway.

Mr. Miller responded to Mrs. Bhatt's comment and said that City Staff has reached out to the developer.

Council Member Hodorek commented on the public comment regarding the trees on Northfield Parkway.

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, Zoning Board of Appeals

a) Mayoral Appointments: None

b) City Council Appointments:

Resolution #2021-05-084

Moved by Brooks

Seconded by Hamilton

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: 5/15/2024

John Howard Adams

Term currently held by: John Howard Adams

Term Expires: 5/15/2024

Hirak Chanda

Term currently held by: Hirak Chanda

Term Expires: 5/15/2024

Timothy McGee

Term currently held by: Timothy McGee

Yes: All-7
No: None

MOTION CARRIED

Resolution #2021-05-085
Moved by Brooks
Seconded by Erickson Gault

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

Zoning Board of Appeals

Appointed by Council
7 Regular Members; 2 Alternates
3 Year Term

Nominations to the Zoning Board of Appeals:

Term Expires: 1/31/2024

Barbara Chambers

Alternate

Term currently held by: Orestis Rusty Kaltsounis

Term Expires: 1/31/2024

Jeffrey Forster

Alternate

Term currently held by: Mahendra Kenkre

Term Expires: 4/30/2024

Mahendra Kenkre

Term currently held by: Glenn Clark

Term Expires: 4/30/2024**Thomas Desmond**

Term currently held by: Thomas Desmond

Yes: All-7
No: None

MOTION CARRIED

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

I-3 No Closed Session Requested

I-4 Budget Amendment and Standard Purchasing Resolution 4: State of Michigan MiDeal Cooperative Purchasing Agreement – Police Fleet Vehicle (*Introduced by: Kurt Bovensiep, Public Works Director*)

Resolution #2021-05-086
Moved by Hodorek
Seconded by Hamilton

RESOLVED, That Troy City Council hereby **APPROVES** a contract to purchase one (1) 2021 Chevrolet Equinox from *Berger Chevrolet of Grand Rapids, MI* to replace the total loss accident vehicle used by the Police Department as per the State of Michigan MIDEAL Cooperative Bid Contract ID #071-B7700177 for an estimated total cost of \$ 22,915.00.

BE IT FURTHER RESOLVED That Troy City Council hereby **APPROVES** a budget amendment of \$22,920.00 to the Fleet Capital Account for the 2021 fiscal year.

Yes: All-7
No: None

MOTION CARRIED

I-5 Troy Reopens for Business – A Resolution to Extend Additional Temporary Signage Allowances (*Introduced by: R. Brent Savidant, Community Development Director*)

Resolution #2021-05-087
Moved by Hamilton
Seconded by Erickson Gault

WHEREAS, As a result of the pandemic, on June 1, 2020, Troy City Council approved Resolution #2020-06-079 which permits every Troy business owner to place one additional temporary sign on their property or structure to advertise their business; and,

WHEREAS, These temporary signs assist Troy business owners in keeping their businesses open during the coronavirus pandemic; and,

WHEREAS, On November 23, 2020, City Council passed Resolution #2020-11-170-J-7 which extended temporary signage for an additional 180 days; and,

WHEREAS, The expiration date of the extension is May 22, 2021; and,

WHEREAS, The State of Michigan continues to face challenges due to the COVID-19 pandemic including indoor percentage capacity limitations;

NOW, THEREFORE, BE IT RESOLVED, The City Council's action, as a result of the current pandemic to allow temporary signage, as set forth in Resolution #2020-06-079 **IS EXTENDED** for an additional 180 days.

Yes: All-7

No: None

MOTION CARRIED

I-6 Budget Amendment and Standard Purchasing Resolution 4: Oakland County Purchasing Cooperative - Police Department Dispatch Grounding Project Upgrade (Introduced by: Frank Nastasi, Chief of Police, and Sam Kalef, Communications Supervisor)

Resolution #2021-05-088

Moved by Abraham

Seconded by Hodorek

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract for the Electrical Grounding Upgrade at the Troy Police Department Dispatch to *Shaw Service and Maintenance of Southfield, MI*, for an estimated total cost of \$29,854 with a 20% contingency for a not to exceed amount of \$35,830 at the prices detailed in the quote and per the Oakland County Purchasing Cooperative Contract #005446.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment in the amount of \$35,830 to the Police Department Capital Fund.

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

Yes: All-7

No: None

MOTION CARRIED

I-7 Confirmation of Appointment of Kelly Timm to City Assessor (*Introduced by: Mark F. Miller, City Manager*)

Resolution #2021-05-089

Moved by Baker

Seconded by Chamberlain-Creangă

WHEREAS, The City Manager has the authority to appoint the City Assessor with confirmation by the City Council Under Section 3.9 of the City Charter; and,

WHEREAS, The City Management certified the eligibility of Kelly Tim as City Assessor;

THEREFORE, BE IT RESOLVED, That Troy City Council **CONFIRMS** the City Manager's Appointment of Kelly Timm as the City Assessor, pending successful completion of pre-employment physical and background check, effective of June 14, 2021.

Yes: All-7

No: None

MOTION CARRIED**J. CONSENT AGENDA:**

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

Resolution #2021-05-090-J-1a

Moved by Abraham

Seconded by Hodorek

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 #2021-05-090-J-2

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

- a) City Council Minutes-Draft – May 10, 2021

J-3 Proposed City of Troy Proclamations:

Resolution #2021-05-090-J-3

- a) Proclamation for Posttraumatic Stress Disorder Awareness Month – June, 2021
b) Proclamation in Recognition and Appreciation of the Troy Garden Club on Their 50th Anniversary

J-4 Standard Purchasing Resolutions:

- a) **Budget Amendment and Standard Purchasing Resolution 4: State of Michigan MiDeal Cooperative Purchasing Agreement - Standard Purchasing Resolution – Patrol Vehicle Wireless Communications Upgrade**

Resolution #2021-05-090-J-4a

RESOLVED, That Troy City Council hereby **AWARDS** a contract for the Wireless Communications System Upgrade of the Troy Police Department Patrol cars from the awarded bidder *CDW Government, LLC of Vernon Hills, IL* as per the State of Michigan MiDeal Extended Purchasing Program Contract #071B6600110 for an estimated total cost of \$35,319.79.

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

- b) **Standard Purchasing Resolution #1: Award to Low Bidder – Contract 21-02 – Orchard Trail Water Main Replacement**

Resolution #2021-05-090-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** Contract No. 21-02, Orchard Trail Water Main Replacement, to *DiPonio Contracting, Inc., 51251 Simone Industrial Drive, Shelby Twp., MI 48316* for their low total bid amount of \$660,903.00.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements, and if additional work is required such additional work is **AUTHORIZED** in an amount not to exceed 15% of the total project cost.

J-5 I-75 Segment 2 – PCO-056 City of Troy Watermain Betterments

Resolution #2021-05-090-J-5

RESOLVED, That Troy City Council hereby **APPROVES** PCO-056 City of Troy Watermain Betterments, as submitted by Walsh/Toebe, for the replacement of the existing 12" cast iron

water main that crosses I-75 between 14 Mile and Maple Road and the replacement of the existing 12" cast iron water main that crosses I-75 at Maple Road in the amount of \$998,200.

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

J-6 Appointment of SOCRRA Representative and Alternate for FY 2021/2022

Resolution #2021-05-090-J-6

RESOLVED, That Troy City Council hereby **DESIGNATES** Kurt Bovensiepe, Public Works Director as SOCRRA Representative and Ashely Levin, Project Manager as Alternate SOCRRA Representative with the term expiring on June 30, 2022.

J-7 Jeffrey Martin v. Troy et. al

Resolution #2021-05-090-J-7

RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney's Office to represent the City of Troy in the Martin v. Troy et. al case, Oakland County Circuit Court Case Number 2021-187739-NO, and **AUTHORIZES** the payment of necessary costs and expenses, including the retention of any witnesses (including experts) that are required to adequately represent the Troy defendants.

J-8 Resolution to Schedule a Public Hearing on June 28, 2021 for Proposed Eighth Amendment to Troy Downtown Development Authority Plan and Tax Increment Financing Plan

Resolution #2021-05-090-J-8

WHEREAS, Pursuant to Act 197, Public Acts of Michigan, 1975, as amended ("Act 197"), and Ordinance 78 adopted by the City Council on July 12, 1993, the City Council created the Downtown Development Authority of the City of Troy (the "TDDA"); and,

WHEREAS, To accomplish the purposes of Act 197, the TDDA initially caused to be prepared and approved the TDDA's Development Plan and Tax Increment Financing Plan (the "Plan") and recommended approval of the Plan to the City Council; and,

WHEREAS, On December 13, 1993, the City Council, after notice and a public hearing on the Plan, adopted Ordinance 80, which approved the Plan, including the development area to which the Plan applies (the "Development Area") in accordance with the requirements of Act 197; and,

WHEREAS, Since 1993 the Plan has been amended in 1998, 2000, 2002 (twice), 2007, 2013 and 2017; and,

WHEREAS, By resolution adopted April 21, 2021, the TDDA approved and recommended to the City Council approval of further amendments to the Plan (the "2021 Plan Amendments"); and,

WHEREAS, The 2021 Plan Amendments incorporate the previous plans, and the 2021 Plan Amendments would also allow for landscaping and other integrated improvements to the publicly owned property, as well as incentivizing integrated elements on privately owned property. The incorporation of the Quality Development Initiative Program provides financial support for publicly accessed area improvements to private facilities; and,

WHEREAS, The Authority will prioritize the repayment of the City's outstanding bond obligations as its top responsibility, and is obligated to retain an amount in reserve that is acceptable to the Troy City Council, in light of the Authority's financial condition and predicted tax increment capture. The City's Chief Financial Officer will annually review this information, and may recommend a modification to the reserve amounts; and,

WHEREAS, The 2021 Plan Amendments also identify that over 100 residents are expected to be located in the District around July of 2021; and,

WHEREAS, Pursuant to Act 197, the City Council may consider the approval of the 2021 Plan Amendments after conducting a public hearing with respect thereto upon giving such notice as required by Act 197; and,

WHEREAS, The City Council desires to consider approval of the 2021 Plan Amendments and to set the time and date for a public hearing on the 2021 Plan Amendments and provide notice thereof as required by Act 197;

NOW, THEREFORE, BE IT RESOLVED, That a public hearing **BE HELD** on Monday, June 28, 2021, at 7:30 p.m., local time, or as soon as possible thereafter, at Troy City Hall to consider the approval of the 2021 Plan Amendments; and **AUTHORIZES** the City Clerk to publish, post and mail notice of such hearing, in accordance with Section 18(1) of Act 197, and to take all other action necessary or desirable in connection with the public hearing.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K-1 Announcement of Public Hearings:

- a) Conditional Rezoning (CR JPLN2019-001) – Proposed MNK Troy 1, LLC – Conditional Rezoning, East Side of Rochester Road, South of Shallowdale (Sidwell #88-20-14-152-001 and #88-20-14-301-031), Section 14, From R-1C (One Family Residential), RT (One Family Attached Residential) and EP (Environmental Protection) Districts to RT (One Family Attached Residential) District
- b) Preliminary Site Plan Review (File Number SP2020-013) – Proposed The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake (#88-20-01-300-016), Section 01, Currently Zoned R-1D (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. COUNCIL REFERRALS:

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

L-1 Council Referral from Council Member Erickson Gault - Resolution in Opposition to Legislation Restricting Voting Rights or Interfering with Local Clerk Election Procedures

Moved by Erickson Gault
Seconded by Hamilton

WHEREAS, Full and open participation in our democracy is fundamental to our system of governance; and,

WHEREAS, Troy voters overwhelmingly approved Proposal 3 in November 2018 enshrining various voting rights in our state Constitution including universal ballots and other measures that expand access to the ballot; and,

WHEREAS, The Troy City Clerk conducted four elections since Proposal 3 without incident, including three that took place during the COVID-19 pandemic and during periods of unreliable mail delivery, and the Troy City Clerk's secure ballot drop boxes were critical to allowing voters to exercise their right to vote without subjecting themselves to the risks posed by in person voting; and,

WHEREAS, The Secretary of State conducted an election audit following the November 2020 election that found no evidence of widespread fraud or election irregularities, and a Troy precinct was included in that audit; and,

WHEREAS, Several bills have been introduced in the Michigan Legislature that restrict voting rights including limiting the use of ballot drop boxes that are a safe and efficient way to cast a vote, limiting voting by mail to those with a copy machine to scan additional documentation, and giving election challengers stronger protections than poll workers on Election Day that could significantly lengthen in person voting wait times; and,

WHEREAS, Additional bills have been introduced in the Legislature that could hamper election administration such as restricting the amount of time local clerks have to process absentee ballots that could significantly delay election results, creating unnecessarily strict requirements for the challenging and inspection process, giving unelected canvassing boards more power to reject certification of legitimate elections, and requiring unreasonable time restraints that could prevent clerks from counting all valid ballots;

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council **STANDS IN OPPOSITION** to any legislation or effort of Michigan legislators to restrict voting rights and hamper election administration.

BE IT FURTHER RESOLVED, That the Troy City Council **URGES** Michigan legislators to listen to and follow the advice of local clerks on how legislation will impede their ability to conduct efficient and accurate elections or interfere with citizens' exercise of their right to vote.

BE IT FINALLY RESOLVED, That this Resolution **BE FORWARDED** to the elected officials in the Michigan Legislature who represent the City of Troy and the leadership of the Michigan House and Senate with the request that they advocate for the expansion, not restriction, of voting rights and supporting, not hampering, election administration as part of their legislative priorities.

Motion to Amend to Item L-1 Council Referral from Council Member Erickson Gault - Resolution in Opposition to Legislation Restricting Voting Rights or Interfering with Local Clerk Election Procedures

Resolution #2021-05-091

Moved by Hodorek

Seconded by Erickson Gault

RESOLVED, That Troy City Council hereby **AMENDS BY SUBSTITUTION** Item *L-1 Council Referral from Council Member Erickson Gault - Resolution in Opposition to Legislation Restricting Voting Rights or Interfering with Local Clerk Election Procedures* by striking and replacing paragraph eight and nine with:

- Eighth paragraph should read as follows:

BE IT FURTHER RESOLVED, That the Troy City Council **URGES** Michigan legislators as they rightfully strive to ensure the election integrity through continuous improvement do so by listening to and following the advice of local clerks on how legislation will impede their ability to conduct efficient and accurate elections or interfere with citizens' exercise of their right to vote.

- Ninth paragraph should read as follows:

BE IT FINALLY RESOLVED, That this Resolution **BE FORWARDED** to the elected officials in the Michigan Legislature who represent the City of Troy and the leadership of the Michigan House and Senate with the request that they advocate for the expansion, not restriction, of voting rights and supporting, not hampering, election administration as part of their legislative priorities while also working for the integrity of elections by focusing on the Oakland County Clerks Association resolution pertaining to Election Legislation and that it be carefully considered by the State of Michigan Legislation.

Yes: All-7

No: None

MOTION CARRIED

Vote on Resolution as Amended

Resolution #2021-05-092

Moved by Erickson Gault

Seconded by Hamilton

WHEREAS, Full and open participation in our democracy is fundamental to our system of governance; and,

WHEREAS, Troy voters overwhelmingly approved Proposal 3 in November 2018 enshrining various voting rights in our state Constitution including universal ballots and other measures that expand access to the ballot; and,

WHEREAS, The Troy City Clerk conducted four elections since Proposal 3 without incident, including three that took place during the COVID-19 pandemic and during periods of unreliable mail delivery, and the Troy City Clerk's secure ballot drop boxes were critical to allowing voters to exercise their right to vote without subjecting themselves to the risks posed by in person voting; and,

WHEREAS, The Secretary of State conducted an election audit following the November 2020 election that found no evidence of widespread fraud or election irregularities, and a Troy precinct was included in that audit; and,

WHEREAS, Several bills have been introduced in the Michigan Legislature that restrict voting rights including limiting the use of ballot drop boxes that are a safe and efficient way to cast a vote, limiting voting by mail to those with a copy machine to scan additional documentation, and giving election challengers stronger protections than poll workers on Election Day that could significantly lengthen in person voting wait times; and,

WHEREAS, Additional bills have been introduced in the Legislature that could hamper election administration such as restricting the amount of time local clerks have to process absentee ballots that could significantly delay election results, creating unnecessarily strict requirements for the challenging and inspection process, giving unelected canvassing boards more power to reject certification of legitimate elections, and requiring unreasonable time restraints that could prevent clerks from counting all valid ballots;

NOW, THEREFORE, BE IT RESOLVED, That the Troy City Council **STANDS IN OPPOSITION** to any legislation or effort of Michigan legislators to restrict voting rights and hamper election administration.

BE IT FURTHER RESOLVED, That the Troy City Council **URGES** Michigan legislators as they rightfully strive to ensure the election integrity through continuous improvement do so by listening to and following the advice of local clerks on how legislation will impede their ability to conduct efficient and accurate elections or interfere with citizens' exercise of their right to vote.

BE IT FINALLY RESOLVED, That this Resolution **BE FORWARDED** to the elected officials in the Michigan Legislature who represent the City of Troy and the leadership of the Michigan House and Senate with the request that they advocate for the expansion, not restriction, of voting rights and supporting, not hampering, election administration as part of their legislative priorities while also working for the integrity of elections by focusing on the Oakland County Clerks Association resolution pertaining to Election Legislation and that it be carefully considered by the State of Michigan Legislation.

Yes: Hamilton, Hodorek, Abraham, Brooks, Chamberlain-Creangă, Erickson Gault
No: Baker

MOTION CARRIED**M. REPORTS:**

M-1 Minutes – Boards and Committees: None Submitted

M-2 Department Reports:

- a) Future Planning for Troy Trails
- b) Economic Development Report
- c) Interim Financial Report 3rd Quarter for the Nine Months Ended March 31, 2021
- d) 2020 Fire Department Annual Report

Noted and Filed

M-3 Letters of Appreciation: None Submitted

M-4 Proposed Proclamations/Resolutions from Other Organizations:

- a) Oakland County Board of Commissioners Miscellaneous Resolution #21133 – Opposing Michigan Legislation to Extend Hours for On-Premises Alcohol Sales
- b) Oakland County Clerks Association Resolution from the May 20, 2021 Membership Meeting Pertaining to Election Legislation Being Considered in the State of Michigan Legislature

Noted and Filed

M-5 Notice of Pre-Hearing for Michigan Public Service Commission to Consider DTE's Application for Annual Review of State Reliability Mechanism (SRM) Capacity Charge

Noted and Filed

M-6 Notice of Hearing for the Electric Customers of DTE Electric Company Case No. U-18091

Noted and Filed

N. COUNCIL COMMENTS:

N-1 No Council Comments

O. CLOSED SESSION

O-1 No Closed Session

P. ADJOURNMENT:

The Meeting **ADJOURNED** at 11:17 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC II
City Clerk

2021 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**2021 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

June 14, 2021	Regular Meeting
June 28, 2021	Regular Meeting
July 12, 2021	Regular Meeting
July 26, 2021	Regular Meeting
August 9, 2021	Regular Meeting
August 30, 2021	Regular Meeting
September 13, 2021	Regular Meeting
September 27, 2021	Regular Meeting
October 11, 2021	Regular Meeting
October 25, 2021	Regular Meeting
November 8, 2021	Regular Meeting
November 22, 2021	Regular Meeting
December 6, 2021	Regular Meeting
December 13, 2021	Regular Meeting

**PROCLAMATION IN RECOGNITION OF
PASTOR ROBERT CORNWALL
13 YEARS OF SERVICE AT CENTRAL WOODWARD CHRISTIAN CHURCH**

WHEREAS, Rev. Bob Cornwall was ordained in the Disciples of Christ Christian Church on June 9, 1985. He received his doctorate in Historical Theology with distinction in June 1991 from Fuller Theological Seminary in Pasadena, California. His dissertation was "Visible and Apostolic: The Constitution of the Church in High Church Anglican and Non-Juror Thought from 1688-1745." He received his Bachelor of Science Degree from Bushnell University and Master's Degree in United States History from the University of Oregon; and

WHEREAS, Rev. Bob Cornwall worked at William Carey International University as the Director of the Library and an Adjunct Professor of Religion from 1992 – 1994. In Spring of 1995 he became an Adjunct Professor of Religion at Azusa Pacific University. He also was an Adjunct Professor and Visiting Professor in Church History at Fuller Theological Seminary in 1992, 1994-1995, and in 2001; and

WHEREAS, Rev. Bob served an Associate Professor of Theology, 1995-1997 at Manhattan Christian College in Manhattan, Kansas. He became a Pastor at First Christian Church in Santa Barbara, California, serving from August 1998 – December 2003. In 2004, Pastor Bob worked for the Anti-Defamation League in Santa Barbara as a Consultant/Coordinator for the *No Place for Hate Campaign*. In 2005, he became a Columnist of *Faith in the Public Square* for the Lompoc Record, until 2008; and

WHEREAS, Pastor Bob became Pastor of the First Christian Church in Lompoc, California serving from July 2004 – June 2008. During his time as Pastor in Lompoc, he was the Editor-in-Chief of Sharing the Practice, a Journal of the Academy of Parish Clergy. In July 2008, Pastor Bob and his family moved to Troy, Michigan where he became Senior Minister for Central Woodward Christian Church; and

WHEREAS, Pastor Bob became a valuable member of the Troy community serving on the Troy-Area Interfaith Group as Chair of the Leadership Team and Convener for four years; Founding Chair of the Troy-Area Alliance Against Hate Crimes; and Troy Police Department Chaplain since 2016. He also has served on the Metro Detroit Coalition of Congregations as President and on the Board of the Michigan Region of the Christian Church; and

WHEREAS, Pastor Bob has also written many books, articles, encyclopedia/dictionary articles, chapters in books, and book reviews on a wide variety of topics. He has been married since July 9, 1983 to his wife Cheryl, a part-time employee of the Troy Public Library and they are the proud parents of son Brett;

NOW, THEREFORE BE IT RESOLVED, That the City Council of the City of Troy extends special recognition to **Rev. Bob Cornwall** for his selfless and tireless service to our community and his congregation at **Central Woodward Christian Church**; and

BE IT FURTHER RESOLVED, That the Troy City Council and all of Troy's residents congratulate **Rev. Bob Cornwall** for his 13 years of dedication and commitment and wish him continued success in all future endeavors and for a fun and peaceful retirement. **Rev. Bob Cornwall** will be missed not only by his congregation but the entire Troy community, but we know that he will continue to volunteer within our community and beyond.

Presented this 28th day of June 2021.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: June 14, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Lisa Burnham, Controller
Kurt Bovensiepe, Public Works Director
Scott Carruthers, Streets and Drains Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 3 – Exercise Renewal Option – MITN Purchasing Cooperative – Catch Basin, Storm Water Pipe and Concrete Stabilization Program

History

- The City of Troy Streets and Drains Division repairs storm water catch basins, often located in the roadway.
- Typical catch basin repair may consist of approximately 32-man hours, 4 or 5 pieces of equipment and the streets barricaded for 5 - 7 days.
- Some of the distressed catch basins require extensive repairs.
- Epoxy foam is an alternative to traditional catch basin repairs and is more cost effective with minimal road closures.

Purchasing

- The City of Farmington Hills on behalf of itself and participating MITN members solicited bids from qualified companies for the Catch Basin, Storm Water Pipe and Concrete Stabilization Program and *Havener Properties LLC dba Havener Tech of Troy, MI* was the awarded low bidder for the cooperative bid; Contract #ITB-FH-18-19-2071.
- The awarded cooperative bid was a two (2) year contract with two (2) one-year renewal options; contract expiring June 30, 2022.
- On October 8, 2018 Troy City Council awarded a one (1) year contract with two (2) one-year renewals to *Havener Properties LLC dba Havener Tech of Troy MI* with the contract expiring June 30, 2021 (Resolution #2018-10-145-J-4b).
- This memo is exercising the renewal option for an additional one (1) year.

Financial

Funds are available in Fiscal Year 2021/2022 in the Local and Major Road Accounts.



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

Recommendation

City Management recommends, in the best interest of the City, to waive the bid process and award a one (1) year contract renewal to the low bidder *Havener Properties LLC dba Havener Tech of Troy, MI* for Injections to Stabilize Storm Water Catch Basins on an as needed and as scheduled basis as per the MITN cooperative bid hosted by City of Farmington Hills at the unit pricing listed below; contract expiring June 30, 2022.

ITEM #	DESCRIPTION	UNIT	UNIT PRICE
1.	Injection stabilization of Storm Water Catch Basin	Each	\$515.00
2.	Injection stabilization of Storm Water Pipe or Concrete Slab	Pound	\$10.00
3.	Mobilization	Lump Sum	\$0.00



500 West Big Beaver
Troy, MI 48084
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J-04b

CITY COUNCIL AGENDA ITEM

Date: June 9, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Lisa Burnham, Controller
Brian Goul, Recreation Director
Kurt Bovensiepe, Public Works Director
Scott Carruthers, Streets and Drains Operations Manager
Dennis Trantham, Facilities and Grounds Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 1: Award to Sole Bidder – Pump Repair and Emergency Repair Services – Indoor and Outdoor Pools and Stormwater Detention Basin Pump Stations

History

Troy Family Aquatic Center and Troy Community Center:

- The Aquatic Center has eight pumps that operate the filtration system along with the various water features.
- The Troy Community Center has four pumps that operate the filtration system along with the various water features.
- Failure to repair the pumps in a timely manner would result in closing of the facility for health reasons and result in loss revenue to the Recreation Department.

City of Troy Stormwater Detention Basin Pump Stations:

- The City of Troy owns and maintains nine (9) pump stations at stormwater detention basins.
- The stormwater detention basins allow water to collect in the basin and the pumps send water to the storm drainage pipes at a regulated flow rate so not to overwhelm the Storm Drain System.
- Failure to repair the pumps in a timely manner can cause flooding upstream of the basins and potentially cause flooding of roadways and residences.

Purchasing

- On June 3, 2021 a bid opening was conducted as required by City Charter/Code to furnish all labor, tools, equipment, and transportation services to provide three (3) year requirements of pump repair and emergency pump repair services at the Troy Family Aquatic Center, Community Center and Stormwater Detention Basin Pump Stations with an option to renew for two (2) additional years.
- The bid was posted on the Michigan Intergovernmental Trade Network (MITN); www.mitn.info. One (1) bid response was received.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

- *Kennedy Industries of Wixom, MI* is the sole bidder meeting specifications. Below is a detailed summary of potential vendors:

Companies notified via MITN	153
Troy Companies notified via MITN	3
Troy Companies notified - Active email Notification	3
Troy Companies - Active Free	0
Companies that viewed the bid	10
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.

- Kennedy Industries is the company currently providing pump repair services on an as needed basis.
- Note that the Building Operations Department maintains and supports the pool pumps while the Street and Drains Division maintains and supports the detention basin pumps.
- The awarded company for emergency pump repair is called only when the emergency pump repair on the pool and detention basin pumps are beyond the scope of the respective division that is responsible for their repair.
- The purpose of this bid is to have an action plan for emergency repairs in a timely fashion at fixed costs.

Financial

Funds are available in the Community Center and Troy Family Aquatic Center Contractual Services Account – Equipment Maintenance and Operating Supplies Accounts; and in the Retention Ponds Contractual Services Account – Equipment Maintenance Account.

Recommendation

City management recommends awarding a three (3) year contract with an option to renew for two (2) additional years to the sole bidder, *Kennedy Industries of Wixom, MI* for Pump Repair and Emergency Services on an as needed basis at the Troy Family Aquatic Center, Troy Community Center and Stormwater Detention Basin Pump Stations at the unit prices contained in the attached bid tabulation opened June 3, 2021.

Opening Date: 06/03/2021
Reviewed Date: 06/03/2021

BID TABULATION
CITY OF TROY
PUMP REPAIR SERVICES

ITB-COT 21-35
Page 1 of 2

Vendor Name:	Kennedy Industries
City:	Wixom, MI

PROPOSAL: PROVIDE STORM AND POOL PUMP REPAIR AND EMERGENCY PUMP REPAIR SERVICES INCLUDING ALL LABOR, TOOLS, EQUIPMENT, CRANES ETC., AND TRANSPORTATION SERVICES TO THE CITY OF TROY FOR A THREE-YEAR PERIOD WITH TWO – ONE YEAR RENEWAL OPTIONS

PROPOSAL (A): CITY OF TROY STORM PUMPS

1. Repair Service - Mechanical Hourly Rates

Days	Times	Location	Rate	Price
Mon-Fri	7am-3pm	On-Site	\$/Hour Per Man	\$165.00
Mon-Fri	3pm-7am	On-Site	\$/Hour Per Man	\$247.50
Saturday	All Hours	On-Site	\$/Hour Per Man	\$247.50
Sundays & Holidays	All Hours	On-Site	\$/Hour Per Man	\$330.00
	All Hours	Off-Site	\$/Hour Per Man	\$165.00

2. Repair Service - Machinist Hourly Rates

Days	Times	Location	Rate	Price
Mon-Fri	7am-3pm	On-Site	\$/Hour Per Man	\$165.00
Mon-Fri	3pm-7am	On-Site	\$/Hour Per Man	\$247.50
Saturday	All Hours	On-Site	\$/Hour Per Man	\$247.50
Sundays & Holidays	All Hours	On-Site	\$/Hour Per Man	\$330.00
	All Hours	Off-Site	\$/Hour Per Man	\$165.00

3. Repair Service - Field Service Mechanic with Service Truck Hourly Rates

Days	Times	Location	Rate	Price
Mon-Fri	7am-3pm	On-Site	\$/Hour Per Man	\$165.00
Mon-Fri	3pm-7am	On-Site	\$/Hour Per Man	\$247.50
Saturday	All Hours	On-Site	\$/Hour Per Man	\$247.50
Sundays & Holidays	All Hours	On-Site	\$/Hour Per Man	\$330.00

4. Replacement Parts Pricing

Discount off price	N/A
Price List No.:	N/A
Markup/Markdown	25% Markup
Response Time	24 Hours

PROPOSAL (B): CITY OF TROY POOL PUMPS

1. Repair Service

Days	Times	Location	Rate	Price
Mon-Fri	7am-3pm	On-Site	\$/Hour Per Man	\$165.00
Mon-Fri	3pm-7am	On-Site	\$/Hour Per Man	\$247.50
Saturday	All Hours	On-Site	\$/Hour Per Man	\$247.50
Sundays & Holidays	All Hours	On-Site	\$/Hour Per Man	\$330.00
	All Hours	Off-Site	\$/Hour Per Man	\$165.00

2. Cost to remove pumps from its housing and replace after repairs have been made – includes labor and equipment.

Operator with Crane	\$/Hour Per Man	\$165.00
Operator without Crane	\$/Hour Per Man	N/A
Response Time		24 Hours

BID TABULATION
CITY OF TROY
PUMP REPAIR SERVICES

ITB-COT 21-35
Page 2 of 2

Vendor Name:		Kennedy Industries
3. Emergency Repairs		
Description	Rate	Price
Emergency Repairs: Regular Time	\$/Hour Per Man	\$165.00
Emergency Repairs: Overtime Time	\$/Hour Per Man	\$247.50
Emergency Repairs: Holiday Time	\$/Hour Per Man	\$330.00
4. Replacement Parts - Floway		
Troy Family Aquatic Center Pump Repair Parts (All pumps were originally Floway)		
Discount off price list:		N/A
Price List No.:		N/A
Markup/Markdown		25% Markup
Original Vertical Turbine Pump Model #LKH - 25 Horsepower filter pump with 8-in discharge – 316 Upgraded to – Stainless Steel Shafting - Bronze Impeller - Carbon Bearings & packed Stuffing Box.		Price/Each
Impeller replacement cost		\$5,000.00
Pump Shaft replacement cost		\$1,500.00
5. Replacement Parts – Aurora		
Discount off price list:		N/A
Price List No.:		N/A
Markup/Markdown		25% Markup
Pentair Pump # 02-406411 Type # 342ABF filter pump with 8-in discharge		Price/Each
Impeller replacement cost		\$3,500.00
Shaft replacement cost		\$1,250.00
Location of Repair Facility Provided:	Y/N	Y
References:	Y/N	Y
Years Experience with Pump Type:		62 Years
24-hour Phone No.:		248-684-1200
Contact Person		Field Service Dept.
Daytime Phone No.:		248-684-1200
Contact Person		Field Service Dept.
Hours of Operation:		8 am - 5 pm
Site Inspection:	Y/N	Y
Inspection Date:		5/21/2021
Insurance:	Y/N	Y
Payment Terms:		Net 30
Warranty:		3 Years
Exceptions:		Kennedy will complete all work within 7 days upon receipt of required components needed to complete the repair.
Acknowledgement:	Y/N	Y
Forms:	Y/N	Y

ATTEST:

(*Bid Opening conducted via a Go-To Meeting)

Dennis Trantham

Scott Carruthers

Kristine Kallek

Heather Chomiak

Jackie Ahlstrom

Emily Frontera

Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04c

CITY COUNCIL AGENDA ITEM

Date: June 14 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Lisa Burnham, Controller
Richard Riesterer, Fire Chief
Peter Hullinger, Assistant Fire Chief
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4 – H-GAC Cooperative Purchasing Program – Ladder Truck for the Fire Department

History

The Troy Fire Department operates a fleet of 21 apparatus (fire trucks) from six fire stations. This includes eight pumpers, one heavy rescue; one air tender; one brush vehicle; one utility; one mobile command vehicle, and six ladder trucks. Of the six ladder trucks, two are 75-foot, single-axle, rear-mounted aerial ladders, one is a 65-foot, single-axle, rear-mounted aerial ladder, and three are 100-foot, mid-mount, dual-axle, aerial platform style ladder trucks. Some of the many reasons for the different vehicles include: diversification, efficiency, and safety. This diversification allows us to meet various components for the Insurance Services Office, Inc., (ISO) and requirements and standards of the National Fire Protection Association (NFPA).

Like any vehicle or piece of equipment, however, each has an expected service life. The current Ladder 4 was built in 2003, and is housed at fire station #4, 2117 E Maple Rd (east of John R). It is approaching the end of its expected service life of 18 to 20 years. Maintenance costs are rising and the apparatus is showing increasing signs of wear and tear causing concerns of reliability.

Over the course of two years, the Fire Department researched and evaluated three replacement apparatus from three manufacturers including KME, Pierce and Sutphen. Representatives of these manufacturers met with Fire Department staff, and some of our volunteer members, to discuss and demonstrate each truck's various features and operations.

All current front-line pumpers in the Fire Department fleet are from one manufacturer – Pierce. The selection of Sutphen will further this standardization effort toward one manufacturer of ladder trucks. Currently, our three 100-foot aerial platform ladder trucks, and our two 75-foot aerial ladder trucks, are manufactured by Sutphen. This effort simplifies the training and operational aspects of our apparatus fleet for our members. This will eventually allow the Fleet Division to focus on, and stock parts for, two fire truck manufacturers, Pierce and Sutphen, thereby standardizing maintenance costs and efforts.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing

After careful consideration, the Sutphen SLR75, 75-foot rear-mount, single-axle style ladder truck was selected as the preferred vehicle to replace the aging 65-foot ladder truck. Using the Houston Galveston Area Council Cooperative (H-GAC) Cooperative Purchasing Program and comparing general cost estimations, the Sutphen SLR75 priced less than the KME and the Pierce trucks, and offered the best value to suit the City's needs and requirements.

The H-GAC Cooperative Purchasing Program has been in existence for over 30 years, specializing in capital intensive products and services that require technical, detailed specifications and extensive professional skills to evaluate bid responses. A cooperative bid was issued by the H-GAC Cooperative Purchasing Program and contract executed on November 18, 2019. *Sutphen Corporation of Dublin, OH* was the lowest responsible bidder awarded for Fire Service Apparatus (All Types), H-GAC Contract #FS12-19. On November 9, 2020, City Council authorized participation in Cooperative Purchasing Programs (Resolution #2020-11-165-J-8).

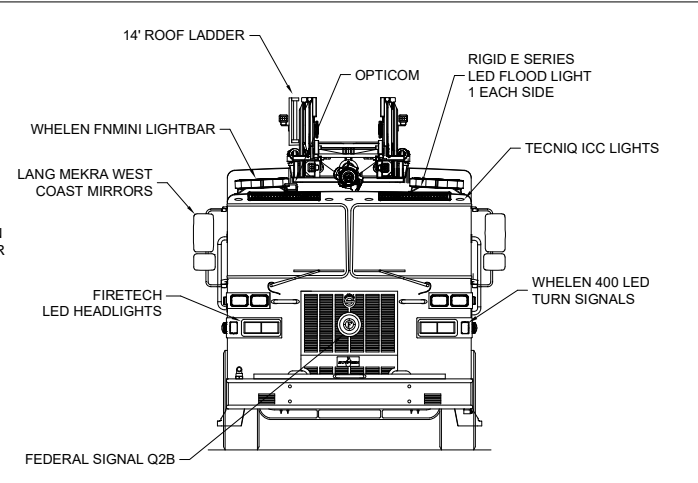
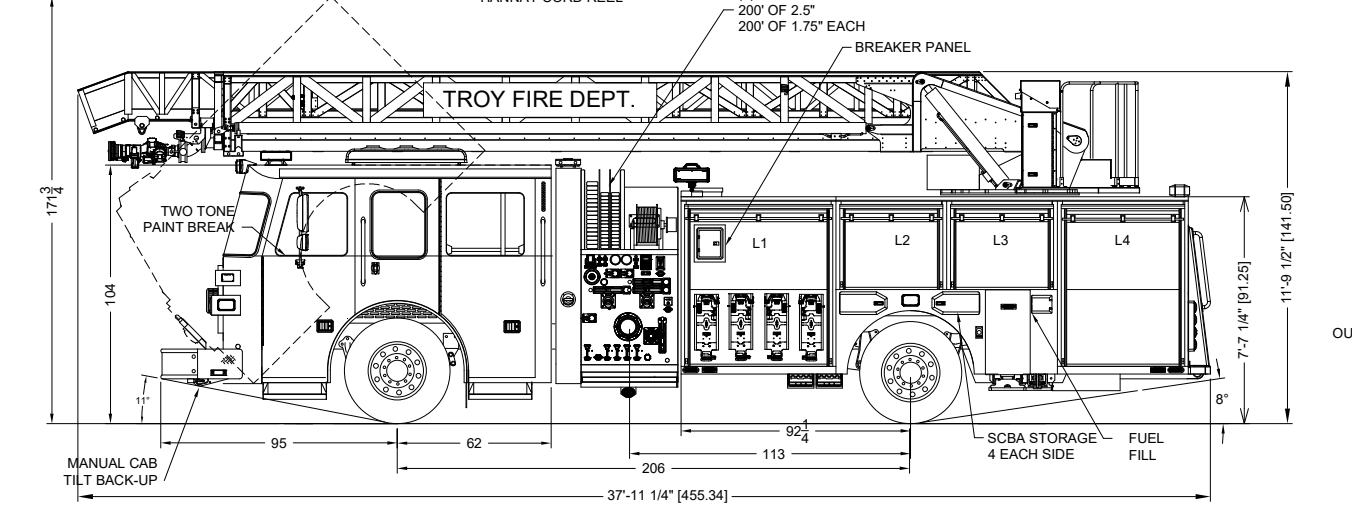
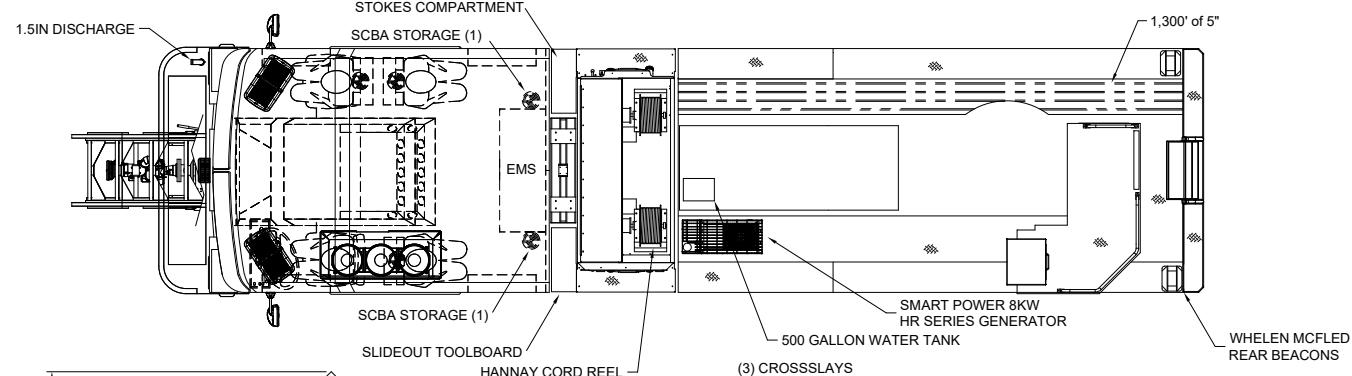
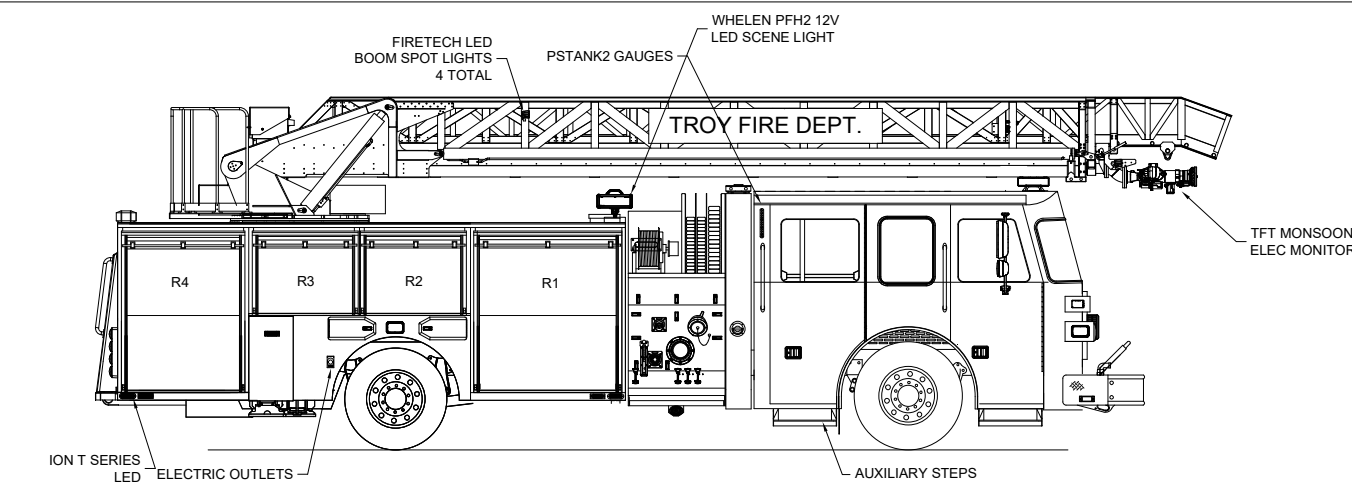
Pricing to purchase one (1) Sutphen ladder truck has been secured by Sutphen Corporation through the H-GAC Contract #FS12-19 for an estimated cost of \$894,239.47 as per the attached proposal dated May 24, 2021 and to be purchased from *Apollo Fire Equipment of Romeo, MI*, the local authorized Sutphen dealer.

Financial

Funds are budgeted and available in the Fire Department Capital Budget Fund for the 2022 Fiscal Year. Expenditures will be charged to account number 401.336.338.7984.

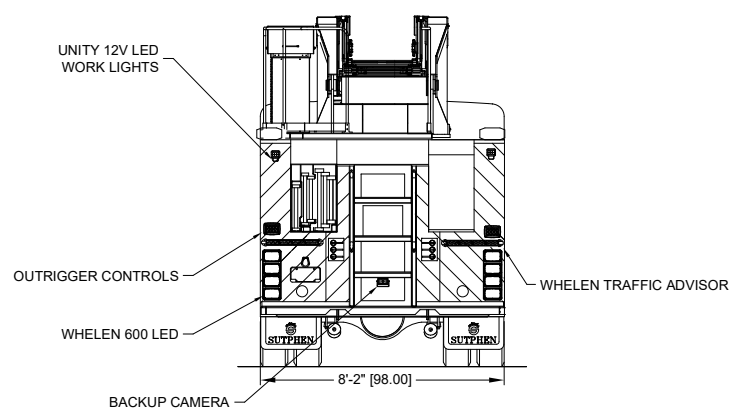
Recommendation

City management recommends awarding a contract to *Apollo Fire Equipment of Romeo, MI*, the local authorized dealer in Michigan for Sutphen, for the purchase of one (1) Sutphen SLR75 Ladder Truck from *Sutphen Corporation of Dublin, OH* for an estimated total cost of \$894,239.47 as detailed in the attached proposal and as per the H-GAC Cooperative Purchasing Contract #FS12-19.



COMPT	DOORS	OPENING DIMENSIONS	INSIDE DIMENSIONS	VOLUME
L1 UPPER	ROLL-UP	55.50"W x 28.00"H	62.12"W x 37.13"H x 10.00"D	13.34 CU. FT.
L1 LOWER	ROLL-UP	55.50"W x 30.00"H	62.12"W x 30.00"H x 23.93"D	38.80 CU. FT.
L2	ROLL-UP	38.00"W x 27.13"H	44.50"W x 36.25"H x 10.00"D	9.33 CU. FT.
L3	ROLL-UP	38.00"W x 27.13"H	44.50"W x 36.25"H x 10.00"D	9.33 CU. FT.
L4 UPPER	ROLL-UP	46.00"W x 28.00"H	50.06"W x 37.13"H x 10.00"D	10.75 CU. FT.
L4 LOWER	ROLL-UP	46.00"W x 30.00"H	50.06"W x 30.00"H x 23.93"D	20.80 CU. FT.
R1 UPPER	ROLL-UP	55.50"W x 28.00"H	62.12"W x 37.13"H x 10.00"D	13.34 CU. FT.
R1 LOWER	ROLL-UP	55.50"W x 30.00"H	62.12"W x 30.00"H x 23.93"D	38.80 CU. FT.
R2	ROLL-UP	38.00"W x 27.13"H	44.50"W x 36.25"H x 10.00"D	9.33 CU. FT.
R3	ROLL-UP	38.00"W x 27.13"H	44.50"W x 36.25"H x 10.00"D	9.33 CU. FT.
R4 UPPER	ROLL-UP	46.00"W x 28.00"H	50.06"W x 37.13"H x 10.00"D	10.75 CU. FT.
R4 LOWER	ROLL-UP	46.00"W x 30.00"H	50.06"W x 30.00"H x 23.93"D	20.80 CU. FT.
TOTAL VOLUME				178.70 CU. FT.

DUO-SAFETY LADDER COMPLIMENT
585-A 10' FOLDING
775-A 14' ROOF
875-A 16' ROOF
900-A 24' 2-SECTION
1225-A 35' 3-SECTION



DIMENSIONS SHOWN ON THIS DRAWING ARE APPROXIMATE AND ARE SUBJECT TO MINOR DEVIATIONS DURING CONSTRUCTION. IN THE EVENT OF A DISCREPANCY BETWEEN THE SUTPHEN SPECIFICATIONS AND DRAWING, THE SUTPHEN SPECIFICATIONS SHALL PREVAIL. DRAWING IS FOR REFERENCE ONLY. SOME ITEMS PROPOSED MAY NOT BE SHOWN OR NOTED.	CUSTOMER APPROVAL						DRAWN BY: CAM		 TROY FIRE DEPARTMENT TROY, MI SLR75 HS-XXXX
	NAME:						DATE: 5/18/2021		
	TITLE:						MFG. FACILITY: HILLIARD		
	DATE:						DWG. NO.:		
		REV.	DESCRIPTION				BY	DATE	
THIS PRINT IS PROVIDED ON A RESTRICTED BASIS AND IS NOT TO BE USED IN ANY WAY DETRIMENTAL TO THE INTEREST OF SUTPHEN CORPORATION.									



PROPOSAL

TO THE:

Assistant Fire Chief Peter Hullinger
City of Troy Fire Department
500 West Big Beaver Road
Troy, Michigan 48084

DATE: May 24, 2021

We hereby propose and agree to furnish the following firefighting equipment upon your acceptance of this proposal:

One (1) Sutphen Custom SLR75 Ladder Truck complete and delivered for a total sum of..... \$ 894,239.47

The unit shall be manufactured completely in accordance to the following proposal and delivered in approximately **11-13** months from the date of the contract signing or purchase order, subject to delays from all causes beyond our control.

This proposal shall be good until July 8th, 2021. If the contract or purchase order is not received within this proposed duration, we reserve the right to extend, withdraw, or modify our proposal, including pricing, delivery times, and prepayment discounts as applicable.

Respectfully submitted,

David R. Desrochers
Apollo Fire Equipment Company
Authorized Representative for the Sutphen Corporation
Cell Phone (248) 736-3371
ddesrochers@apollofire.com

SUTPHEN CORPORATION

6450 Eiterman Road | Dublin, OH 43016 | 1-800-848-5860



CONTRACT PRICING WORKSHEET
For MOTOR VEHICLES Only

Contract
No.:

FS12-19

Date
Prepared:

05/24/21

*This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents **MUST** be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.*

Buying Agency:	City of Troy	Contractor:	Sutphen Corporation
Contact Person:	Asst. Chief Peter E Hullinger	Prepared By:	David Desrochers
Phone:	248-524-3417	Phone:	248-736-3371
Fax:		Fax:	
Email:	Peter.Hullinger@troymt.gov	Email:	ddesrochers@apollofire.com
Product Code:	FS19IIC02	Description:	Sutphen Program 1 Custom-Pumper, 4 Door Full Tilt Aluminum Cab, Extruded Aluminum Body, Single Axle, 1250 GPM Mid-Mounted Pump

A. Product Item Base Unit Price Per Contractor's H-GAC Contract: \$370,303.76

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
		SEE ATTACHED	
		Subtotal From Additional Sheet(s):	\$ 502,190.65
		Subtotal B:	\$ 502,190.65

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
		Performance Bond	\$ 3,566.30
		SEE ATTACHED	
		Subtotal From Additional Sheet(s):	\$ 19,178.76
		Subtotal C:	\$ 22,745.06

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).

For this transaction the percentage is:

3%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	895,239.47	=	Subtotal D:	\$ 895,239.47
-------------------	---	--------------------------	------------	---	-------------	---------------

E. H-GAC Order Processing Charge (Amount Per Current Policy)

Subtotal E: \$ 2,000.00

F. Trade-Ins / Other Allowances / Special Discounts / Freight / Installation

Description	Cost	Description	Cost
		Concession as Negotiated	\$ (3,000.00)
		Subtotal F:	\$ (3,000.00)

Delivery Date: 11 - 13 months

G. Total Purchase Price (D+E+F):

\$ 894,239.47



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04d

CITY COUNCIL AGENDA ITEM

Date: June 14, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Lisa Burnham, Controller
Richard Riesterer, Fire Chief
Peter Hullinger, Assistant Fire Chief
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4 – Sourcewell Cooperative Purchasing Program – Air Tender Truck for the Fire Department

History

The Troy Fire Department operates a fleet of 21 apparatus (fire trucks) from six fire stations, including: eight pumpers; six ladder trucks; one heavy rescue; one air tender; one brush vehicle; one utility; and one mobile command vehicle. The reason for so many different vehicles is to provide diversification, efficiency, and safety; and to meet various components for Insurance Services Office, Inc., (ISO) and requirements and standards of the National Fire Protection Association (NFPA).

Like any vehicle or piece of equipment, however, each has an expected service life. The Air Tender is a 2002 Dodge chassis, with an Eagle 1996 Air Compressor mounted on the rear of it. The chassis is almost 20 years old and the air compressor is 25 years old. Over the last several years both our Fleet Division and 3rd party service companies have worked on the air compressor and its accessories due to multiple service issues. Unfortunately, after many attempts to repair and correct the many issues that this unit presented, its serviceability and reliability have come to a point that the unit had to be removed from service.

The Fire Department utilizes a mobile air compressor to provide breathing air for firefighter's self-contained breathing apparatus (SCBA) at incident scenes. Firefighters are required by MI-OSHA to use SCBA at any incident where an IDLH (Immediately Dangerous to Life and Health) atmosphere is suspected or present. Historically, the Fire Department operated two air tenders in order to assure availability during maintenance and to be capable of responding to two simultaneous incidents. Due to a major mechanical breakdown in the second, older air tender, it was not repaired and was disposed of, leaving a single unit in service.

The current unit is a 1996 Eagle, diesel engine driven compressor, with 4 high pressure air cylinders and two filling chambers for SCBA cylinders. This unit was originally mounted on a trailer. It was remounted onto a pickup truck chassis in 2002, due to safety issues with the trailer. This vehicle was decommissioned in December 2020 after failing at a commercial storage building fire. The original plan was to purchase and mount a new compressor on the existing vehicle. But, due to weight-limiting



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

History (continued)

capacity of the existing truck, and the weight of the body and new compressor, this plan is no longer feasible. The new unit will have a new truck and compressor commercially assembled.

Purchasing

After careful consideration, the Hackney commercial body rescue truck was chosen to replace the current Air Tender. In comparing general cost estimations, the Hackney offered the best value to suit the City's needs and requirements.

VT Hackney, Inc of Washington, NC is the awarded low bidder from the Sourcewell Cooperative Purchasing Program Contract #0022818-VTH. The Sourcewell Cooperative Purchasing Program competitively solicits, evaluates and awards cooperative contracts for goods and services for participating eligible government, education, and nonprofit agencies nationwide. City Council authorized participation in Cooperative Purchasing Programs on November 9, 2020 (Resolution #2020-11-165-J-8)

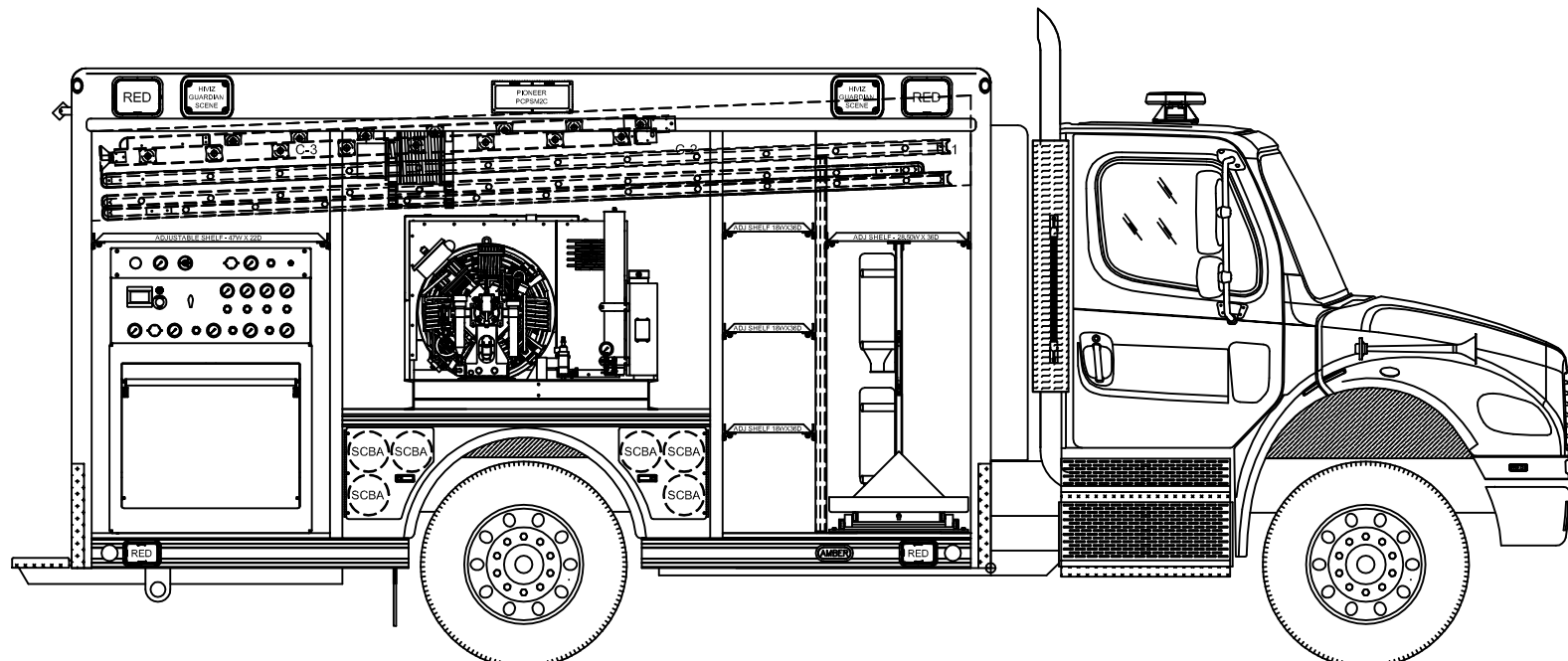
Pricing to purchase one (1) Air Tender vehicle has been secured by VT Hackney through the Sourcewell Cooperative Purchasing Program Contract #022818-VTH for an estimated cost of \$396,309 as per the attached proposal dated May 27, 2021 and to be purchased from *Apollo Fire Equipment of Romeo, MI*, the local authorized Hackney dealer.

Financial

Funds are available and budgeted in the Fire Department Capital Budget Fund for the 2022 Fiscal Year. Expenditures will be charged to account number 401.336.338.7984.

Recommendation

City management recommends awarding a contract to *Apollo Fire Equipment of Romeo, MI*, the local authorized dealer in Michigan for Hackney, for the purchase of one (1) Hackney Air Tender vehicle from *VT Hackney, Inc of Washington, NC* for an estimated total cost of \$396,309 as detailed in the attached proposal and as per the Sourcewell Cooperative Purchasing Contract #022818-VTH.



CURBSIDE (RIGHT) EXTERIOR

THIS PRINT AND ALL RIGHTS TO THE DESIGN AND DETAIL THEREON ARE THE PROPERTY OF ST ENGINEERING HACKNEY, INC. AND IS LOANED TO THE RECIPIENT SUBJECT TO RETURN UPON DEMAND. ITS CONTENTS ARE CONFIDENTIAL AND MUST NOT BE COPIED OR SUBMITTED TO OUTSIDE PARTIES FOR USE OR EXAMINATION.

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NOTE: ESTIMATED DIMENSIONS.
MEASUREMENTS DEPEND ON CHASSIS,
TIRES, SPRINGS, AND LOADING.

ST ENGINEERING HACKNEY, Inc.

911 WEST 5TH STREET
WASHINGTON, NC 27889-0880

Hackney

DRAWN BY
AND
DATE
5-20-21

CUSTOM DESIGN FOR:

**TROY FIRE DEPT
TROY, MI, USA**

SHEET
2 OF 4

MODEL:
DF0782

SCALE
27

DRAWING NO.
CURBSIDE

REV.
-



SOURCEWELL SCHEDULE PURCHASE

DATE: May 27, 2021

Contract No. 022818

To: Troy Fire Department
500 West Big Beaver, Troy MI 48084
Member ID Number 18997

Base Model Number DF-0773
Modified to DF-0782

\$212,047.59

Base Model Number DF-0773 with 9% Discount

\$192,963.31

Standard Options Total

\$214,048.10

Standard Options Total
(Sourcewell 5% discount)

\$10,702.41

Standard Options Total

\$203,345.70

Contract Total

\$396,309.00

Delivery: 330-365 days A.R.O

ST Engineering Hackney, Inc.
By:

Neal Dixon, General Manager
Emergency Vehicle Division

All contracts and any subsequent payments are issued only to
ST Engineering Hackney, Inc.

Price does not include any applicable taxes or license fees
Price valid for a maximum of 30 days, unless noted elsewhere herein.

911 WEST 5TH STREET P.O. BOX 880 WASHINGTON NC 27889-0880 PHONE 252-946-6521 FAX 252-975-8393



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04e

CITY COUNCIL AGENDA ITEM

Date: June 9, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Lisa Burnham, Controller
Jeanette Menig, Human Resources Director
Emily Frontera, Purchasing Manager

Subject: Award Standard Purchasing Resolution 3 – Exercise Renewal Option - Workers' Compensation Renewal

History

- The State of Michigan requires the City of Troy to provide workers' disability compensation under Public Act 317 of 1969.
- The Michigan Municipal League (MML) Workers' Compensation Fund has been providing Workers' Compensation coverage to the City of Troy since 1986.
- The MML provides coverage to more than 900 public entities throughout Michigan.
- The MML Workers' Compensation Fund's Pay Lag was an average of 9 days for calendar year 2020 compared to the 22-day average for all of Michigan's 28 Group workers' compensation funds. This is the lowest average number of days of any of the Michigan Group funds. It shows the responsiveness of the MML Workers' Compensation Fund.
- The MML Workers' Compensation Fund is audited annually by the State of Michigan and continues to comply with all State requirements.
- The MML Workers' Compensation Fund 2019 audited Financial report can be found at http://www.mml.org/insurance/fund/pdf/06_30_2020_audit_report.pdf
- The MML Workers' Compensation Fund in conjunction with Meadowbrook as the Third-Party Administrator consistently provides:
 - Legal expertise, defense and related expenses
 - Loss control consultation and expertise
 - Expertise in claims specific to municipalities (including Police and Fire claims)
 - Medical Bill Review that mitigates medical expenses
 - Timely customer service to City management and injured employees
 - Responsive services that assist City staff communications with employees, administration and others
 - Knowledge specific to the City of Troy claims including long-term claims
 - When in the City's best interest, they actively monitor and initiate settlement on the City's behalf.



500 West Big Beaver
Troy, MI 48084
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CITY COUNCIL AGENDA ITEM

Purchasing

The bid process is waived for the following reasons:

- The City has over 30 years of claims history with the MML Workers' Compensation Fund; The Experience Modifier is calculated based on 3.5 years of claims and payroll history by classification code.
- The City's Experience Modifier at 1.30, which is up from last's year's Modifier of 1.16 is due to an increase in the City's total claims incurred.
- The City of Troy continues to benefit from the expertise of the MML in the unique provisions of Workers' Compensation that specifically apply to Police Officers and Firefighters.
- If the City were to enroll with a different carrier, current dividends would be frozen for a minimum of 2-3 years.
- A different carrier would necessitate City management to work with multiple Third-Party Administrators. New claims would be determined by the new insurance company and existing claims would still be handled by the MML.

Financial

- The City is in receipt of the renewal package from the MML Workers' Compensation Fund which includes a dividend credit attributable to Fund members overall.
- The City will receive a dividend credit of \$219,753.
- The renewal premium for FY 2021-2022 is \$658,217 (net of dividend credit). Rates change annually, but the MML Workers' Compensation Fund works to maintain rate stability from year to year. For 2021/2022, average rates are down by approximately 2.6%.
- Premium cost fluctuates predicated upon the City's payroll by classification code. There is a greater change in premium when employees are added or reduced in the higher risk classes such as Street Operations, Fire, Police and Building Operations.
- The relevant indicator is the Experience Modifier which reflects the City's performance with loss control, return to work programs and overall safety training and performance.
- Funds are budgeted and available in the Workers' Compensation Fund in the 2021-2022 Fiscal Year.

Recommendation

City management recommends it is in the City's best interest to waive the bid process and continue the relationship with the Michigan Municipal League Workers' Compensation Fund. It is recommended that City Council approve the renewal of the City's Workers' Compensation Fund for the net cost of \$658,217 as detailed in the attached Michigan Municipal League Workers' Compensation Fund Declaration Page for the Fiscal Year 2021/2022.

Legal Review

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

Michigan Municipal League Workers' Compensation Fund

04/19/2021

Declaration Page

5000410-21

City of Troy
Attn: Lisa Burnham
500 W. Big Beaver
Troy, MI 48084

Coverage Period 7/1/2021 to 6/30/2022

RENEWAL

Class Code	Class Description	Estimated Annual Payroll	Rate per \$100 of Payroll	Estimated Annual Premium
5509-00	Street Operations	1,506,108	6.80	102,415
7382-00	Transit Authority/Dial-A-Ride Drivers	102,326	3.98	4,073
7520-00	Water Operations	1,681,335	3.46	58,174
7704-01	Firefighters	1,256,910	4.30	54,047
7704-02	Volunteer/On-Call Firefighters	79,000	7.25	5,728
7720-01	Police Officers	12,823,998	2.61	334,706
8395-00	Garage Operations	820,467	3.11	25,517
8810-01	Clerical-Office	7,339,722	0.41	30,093
8810-02	Elected Officials	36,400	0.21	76
8810-03	Libraries & Museums: Prof/Clerical	2,122,574	0.28	5,943
8820-00	Attorneys/Judges	446,194	0.29	1,294
9015-00	Building Operations	650,177	4.20	27,307
9102-00	Parks & Recreation	2,018,159	2.91	58,728
9103-00	Crossing Guards	13,026	3.56	464
9104-00	Lifeguards	232,458	1.64	3,812
9410-00	Municipal Employee	2,262,027	0.71	16,060
	Totals:	\$33,390,881		\$728,437

Coverage Amount

Employers Liability: \$2,000,000
Workers' Compensation: STATUTORY

Premium To Be Billed on Installments: \$658,217

Total Standard Premium	\$728,437
Experience Modifier: 1.30	\$218,531
Modified Premium	= \$946,968
Size of Premium Credit	(\$69,148)
Expense Constant	\$150
Total Estimated Premium	= \$877,970
(Dividend Credit)	(\$219,753)
NET ESTIMATED ANNUAL PREMIUM	= \$658,217



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: May 28, 2021

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 Four Permanent Easements from GFA
Development, Inc., Sidwell #88-20-27-331-030 & 032

History

As part of the development of two residential parcels, the City of Troy received four permanent easements for storm sewers and surface drainage, and sidewalks from GFA Development, Inc., owner of the properties having Sidwell #88-20-27-331-030 & 032.

The parcels are located on Kirkton Street in the southwest $\frac{1}{4}$ of Section 27, east of Livernois Road and north of Maple.

Financial

The consideration amount on each document is \$1.00.

Recommendation

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



GIS Online

Legend:



Notes:

Sidwell #88-20-27-331-030 &
032
GFA Development, Inc.
Easements

Map Scale: 1=214
Created: May 28, 2021



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.

**PERMANENT EASEMENT
FOR STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-27-331-030

GFA DEVELOPMENT, INC., a Michigan corporation, Grantor, whose address 3301 Mirage Drive, Troy, MI 48083, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

The North 7.00 feet and West 12.00 feet of the following described parcel:

The North 25.00 feet of Vacated Vermont Ave. and South 35.00 feet of Lot 76, Council Heights Subdivision, of E. ½ of S.W. ¼ of Section 27, Troy Township, now City of Troy, Oakland County, Michigan. Plat recorded Liber 18, P8, OCR.

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 ½ ¼ .

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 27 day of May A.D. 2021.

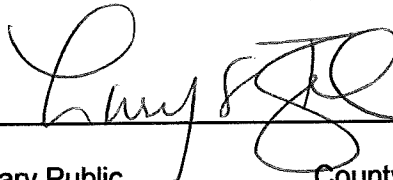
GFA Development, Inc.,
a Michigan corporation

By  (L.S.)
Gary Abitheira
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27th day of May, 2021, by Gary Abitheira, President of GFA Development, Inc., a Michigan corporation, on behalf of the corporation.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larisa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

**PERMANENT EASEMENT
FOR SIDEWALKS**

Sidwell #88-20-27-331-030

GFA DEVELOPMENT, INC., a Michigan corporation, Grantor, whose address 3301 Mirage Drive, Troy, MI 48083, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sidewalks**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

The East 5.00 feet of the following described parcel:

The North 25.00 feet of Vacated Vermont Ave. and South 35.00 feet of Lot 76, Council Heights Subdivision, of E. ½ of S.W. ¼ of Section 27, Troy Township, now City of Troy, Oakland County, Michigan. Plat recorded Liber 18, P8, OCR.

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 ½ ¼.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 27 day of May A.D. 2021.

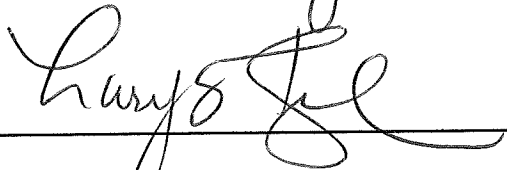
GFA Development, Inc.,
a Michigan corporation

By  (L.S.)
Gary Abitheira
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27th day of May, 2021, by Gary Abitheira, President of GFA Development, Inc., a Michigan corporation, on behalf of the corporation.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larisa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

**PERMANENT EASEMENT
FOR SIDEWALKS**

Sidwell #88-20-27-331-032

GFA DEVELOPMENT, INC., a Michigan corporation, Grantor, whose address 3301 Mirage Drive, Troy, MI 48083, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sidewalks** said easement for land situated in the City of Troy, Oakland County, Michigan described as:

The East 5.00 feet of the following described parcel:

The North 36.00 feet of Lot 75 and South 24.00 feet of Lot 76, Council Heights Subdivision, of E. ½ of S.W. ¼ of Section 27, Troy Township, now City of Troy, Oakland County, Michigan. Plat recorded Liber 18, P8, OCR.

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 ½ ¼ .

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 27 day of May A.D. 2021.

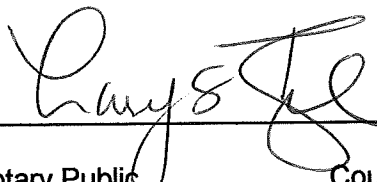
GFA Development, Inc.,
a Michigan corporation

By  (L.S.)
Gary Abitheira
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27th day of May, 2021, by Gary Abitheira, President of GFA Development, Inc., a Michigan corporation, on behalf of the corporation.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

**PERMANENT EASEMENT
FOR STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-27-331-032

GFA DEVELOPMENT, INC., a Michigan corporation, Grantor, whose address 3301 Mirage Drive, Troy, MI 48083, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

The South 5.00 feet and West 12.00 feet of the following described parcel:

The North 36.00 feet of Lot 75 and South 24.00 feet of Lot 76, Council Heights Subdivision, of E. ½ of S.W. ¼ of Section 27, Troy Township, now City of Troy, Oakland County, Michigan. Plat recorded Liber 18, P8, OCR.

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 ½ ¼.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 27 day of May A.D. 2021.

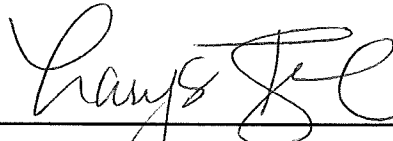
GFA Development, Inc.,
a Michigan corporation

By  (L.S.)
Gary Abitheira
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27th day of May, 2021, by Gary Abitheira, President of GFA Development, Inc., a Michigan corporation, on behalf of the corporation.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland



*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-06

CITY COUNCIL AGENDA ITEM

Date: May 27, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer

Subject: Request for Acceptance of a Warranty Deed and Permanent Easements,
Regency of Troy, Sidwell #88-20-32-126-001

History

As part of the proposed Regency of Troy Convalescent Center/Nursing Home development, the Engineering department received a warranty deed for right-of-way and three permanent easements for storm sewers and surface drainage, emergency ingress/egress, and water mains from Troy Senior Leasing, LLC, owner of the property having Sidwell #88-20-32-126-001.

The property is located in the northwest ¼ of Section 36, on the south side of Maple Road at Axtell. It is zoned IB (Integrated Industrial and Business) District.

Troy Planning Commission granted preliminary site plan approval at their October 27, 2020 meeting (Resolution #PC-2020-10-025).

Financial

The consideration amount on each document is \$1.00.

Recommendation

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



GIS Online

Legend:



Notes:

#88-20-32-126-001
Troy Senior Leasing, LLC

Map Scale: 1=428
Created: May 28, 2021



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.

WARRANTY DEED

Sidwell # 88-20-32-126-001 (part of)
Resolution #

The Grantor(s) **TROY SENIOR LEASING, LLC**, a Michigan limited liability company whose address is: 4000 Town Center, Suite 700, Southfield, MI 48075, convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

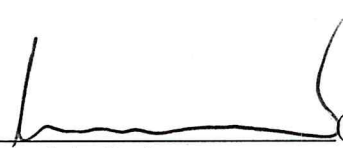
SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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 25 day of May, 2021.

Troy Senior Leasing, LLC
a Michigan limited liability company

By  (L.S.)
* Mohammad A. Qazi
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 25 day of May, 2021, by
Mohammad A. Qazi, Manager of Troy Senior Leasing, LLC, a Michigan limited liability company, on behalf of
the company.

LYNN DEE BOYER
Notary Public, State of Michigan
County of Wayne
My Commission Expires October 28, 2027
Acting in the County of Oakland

Lynn Dee Boyer
*
Notary Public, Wayne County, Michigan
My Commission Expires 10-28-2027
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

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, SR/WA City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel # (88-20-32-126-001 pt. of) Recording Fee _____ Transfer Tax _____

**TYPE OR PRINT NAMES UNDER SIGNATURES*

EXHIBIT "A"

RIGHT OF WAY

Part of the Northwest 1/4 of Section 32, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest corner of said Section; thence N87°25'25"E 869.28 feet along the North line of said Section and the centerline of W. Maple Road (120 foot wide right-of-way); thence S02°40'39"E 60.00 feet to the Point of Beginning; thence N87°25'25"E 39.26 feet parallel with said North line; thence S00°59'14"W 75.48 feet; thence S00°45'00"E 17.19 feet; thence S02°29'14"E 117.38 feet; thence S03°15'17"W 130.36 feet; thence S02°40'39"E 314.88 feet; thence S87°24'50"W 20.00 feet; thence N02°40'39"W 654.46 feet along the East line of Maple Coolidge Estates as recorded in Liber 47, Page 51, Oakland County Records, to the Point of Beginning. Contains 0.39 acres.

BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot.

**PERMANENT EASEMENT
FOR STORM SEWERS**

Sidwell #88-20-32-126-001 (pt of)

TROY SENIOR LEASING, LLC., a Michigan limited liability company, Grantor(s), whose address is 4000 Town Center, Suite 700, Southfield, MI 48075, for and in consideration of the sum of: One and no/100 Dollar (\$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, remove and/or replace storm sewers, 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 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 1 signature(s)
this 25 day of May A.D. 2021.


Troy Senior Leasing, LLC
a Michigan limited liability company

By  (L.S.)
* Mohammad A. Qazi
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 25 day of May, 2021, by
Mohammad A. Qazi, Manager of Troy Senior Leasing, LLC, a Michigan limited liability company, on behalf of the
company.

LYNN DEE BOYER
Notary Public, State of Michigan
County of Wayne
My Commission Expires October 28, 2027
Acting in the County of Oakland



*
Notary Public, Wayne County, Michigan
My Commission Expires 10-28-2027
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"

STORM SEWER EASEMENT

A 20 foot wide easement for Storm over part of the Northwest 1/4 of Section 32, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest corner of said Section; thence N87°25'25"E 869.28 feet along the North line of said Section and the centerline of W. Maple Road (120 foot wide right-of-way); thence S02°40'39"E 60.00 feet; thence N87°25'25"E 528.58 feet parallel with said North line to the Point of Beginning; thence S02°30'30"E 183.51 feet; thence N87°25'24"E 20.00 feet; thence N02°30'30"W 183.51 feet; thence S87°25'25"W 20.00 feet parallel with said North line to the Point of Beginning.

BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot.

**PERMANENT EASEMENT
FOR EMERGENCY INGRESS & EGRESS**

Sidwell #88-20-32-126-001 (pt of)

TROY SENIOR LEASING, LLC., a Michigan limited liability company, Grantor(s), whose address is 4000 Town Center, Suite 700, Southfield, MI 48075, for and in consideration of the sum of: One and no/100 Dollar (\$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 traverse or use for emergency ingress and egress for police and fire protection**, 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 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 1 signature(s)
this 25 day of May A.D. 2021.

Troy Senior Leasing, LLC
a Michigan limited liability company

By  (L.S.)
* Mohammad A. Qazi
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of May, 2021, by Mohammad A. Qazi, Manager of Troy Senior Leasing, LLC, a Michigan limited liability company, on behalf of the company.

LYNN DEE BOYER
Notary Public, State of Michigan
County of Wayne
My Commission Expires October 28, 2027
Acting in the County of Oakland



*
Notary Public, Wayne County, Michigan
My Commission Expires 10-28-2027
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"

ACCESS EASEMENT

A 45 foot wide easement for Access over part of the Northwest 1/4 of Section 32, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest corner of said Section; thence N87°25'25"E 869.28 feet along the North line of said Section and the centerline of W. Maple Road (120 foot wide right-of-way); thence S02°40'39"E 60.00 feet; thence N87°25'25"E 287.80 feet parallel with said North line to the Point of Beginning; thence S02°35'10"E 30.48 feet; thence Southwesterly 23.96 feet along a 45.75 foot radius curve to the right, said curve having a central angle of 30°00'15", and a chord bearing S12°24'50"W 23.69 feet; thence S27°24'50"W 43.99 feet; thence Southwesterly 46.47 feet along a 84.25 foot radius curve to the left, said curve having a central angle of 31°36'07", and a chord bearing S12°24'50"W 45.88 feet; thence S02°35'10"E 47.73 feet; thence N87°25'24"E 45.00 feet; thence N02°35'10"W 49.72 feet; thence Northeasterly 18.94 feet along a 39.25 foot radius curve to the right, said curve having a central angle of 27°39'10", and a chord bearing N12°24'50"E 18.76 feet; thence N27°24'50"E 45.97 feet; thence Northeasterly 47.52 feet along a 90.75 foot radius curve to the left, said curve having a central angle of 30°00'10", and a chord bearing N12°24'50"E 46.98 feet; thence N02°35'10"W 30.47 feet; thence S87°25'25"W 45.00 feet parallel with said North line to the Point of Beginning.

BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot.

**PERMANENT EASEMENT
FOR WATER MAINS**

Sidwell #88-20-32-126-001 (pt of)

TROY SENIOR LEASING, LLC., a Michigan limited liability company, Grantor(s), whose address is 4000 Town Center, Suite 700, Southfield, MI 48075, for and in consideration of the sum of: One and no/100 Dollar (\$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, remove and/or replace water mains, 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 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 1 signature(s)
this 25 day of May A.D. 2021.


Troy Senior Leasing, LLC
a Michigan limited liability company

By  (L.S.)
* Mohammad A. Qazi
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 25 day of may, 2021, by
Mohammad A. Qazi, Manager of Troy Senior Leasing, LLC, a Michigan limited liability company, on behalf of the
company.

LYNN DEE BOYER
Notary Public, State of Michigan
County of Wayne
My Commission Expires October 28, 2027
Acting in the County of Oakland


*
Notary Public, Wayne County, Michigan
My Commission Expires 10-28-2027
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"

WATER MAIN EASEMENT

A 20 foot wide easement for Water Main, over part of the Northwest 1/4 of Section 32, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of which is described as: Commencing at the Northwest corner of said Section; thence N87°25'25"E 869.28 feet along the North line of said Section and the centerline of W. Maple Road (120 foot wide right-of-way); thence S02°40'39"E 60.00 feet; thence N87°25'25"E 297.80 feet parallel with said North line to the Point of Beginning of said centerline; thence S02°35'10"E 42.72 feet; thence S19°54'50"W 104.53 feet; thence S02°35'10"E 98.15 feet to Point 'A'; thence continuing S02°35'10"E 64.25 feet; thence S42°24'50"W 4.24 feet; thence S87°24'50"W 99.76 feet; thence S42°24'50"W 4.24 feet; thence S02°35'10"E 159.75 feet to Point 'B'; thence continuing S02°35'10"E 113.75 feet; thence S47°35'10"E 4.24 feet; thence N87°24'50"E 322.65 feet; thence N42°24'50"E 31.55 feet; thence N02°35'10"W 253.10 feet; thence N47°35'10"W 76.80 feet; thence N70°05'10"W 44.51 feet; thence S87°24'50"W 146.77 feet to said Point 'A' and the Point of Ending of said centerline. ALSO, commencing at said Point 'B' and the Point of Beginning; thence S87°24'50"W 131.30 feet to the Point of Ending of said centerline. The sidelines of said easement to begin on the South right-of-way line of W. Maple Road, meet at the angle points, and terminate on the East line of Right-of-Way Taking.

BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot.



500 West Big Beaver
Troy, MI 48084
troymi.gov

K-02a

CITY COUNCIL INFORMATIONAL ITEM

Date: June 9, 2021

To: Honorable Mayor and City Council Members

From: Lori Grigg Bluhm, City Attorney

Subject: Chapter 107- Troy Traffic and Motor Vehicle Ordinance

Based on provisions in State law and codes and regulations, the City of Troy adopted the current Chapter 106 as its Traffic Ordinance several years ago. The Ordinance combined all of the different applicable State provisions into one document, and provided local numbers for each violation. The City of Troy is one of only a handful of Southeastern Michigan municipalities that took this extra step decades ago, and it allowed Troy to deviate from the specific State language to be more proactive whenever possible. Since that time, the Uniform Traffic Code has been amended, and the Michigan legislature has passed several amendments to the state statutes, with several more proposals currently pending. Each time the State passes amendments or revisions, the City is required to review and possibly update the Troy ordinances. In an effort to be more efficient, the Troy Police Department has requested the adoption of a new Traffic and Motor Vehicle Ordinance that simply incorporates the Michigan Vehicle Code, the Uniform Traffic Code, the Motor Carrier Safety Act, and/or the recreational vehicle provisions found in the Natural Resources and Environmental Protection Act, along with any amendments or revisions.

With this proposed change, the effective date of any new state law will automatically be the effective date of the Troy Traffic and Motor Vehicle Ordinance. This is especially important, since we expect changes to the State law to address the anticipated High Occupancy Vehicle Lanes traversing through Troy on I-75, as well as proposed changes to commercial vehicle provisions and distracted driving provisions and drunk driving and marijuana provisions.

Our office, in connection with the Troy Police Department, spent a great deal of time reviewing every specific Troy ordinance provision to make sure that our ordinance provisions are addressed in one of the proposed incorporated authorities. Since the current Chapter 106 intermingles these authorities, it was a challenging task. There are some instances where the State authorities deviate slightly from the language found in Chapter 106, and a couple of instances where the Troy Police Department did not determine that the language specific to Troy's ordinance was necessary. There are also other instances where City Administration recommends retaining Troy's specific language, and these provisions are included in the proposed new ordinance.

This proposed new ordinance is being presented to the Troy City Council as an informational item, to allow for consideration of the proposed ordinance revisions and dialogue before formal action is requested. I invite all City Council members, as well as members of Troy City Administration and the public, to provide input. If possible, any proposed revisions could be incorporated prior to any formal action. Absent any contrary direction from City Council, the ordinance is intended to be brought back as a proposed action item for the June 28, 2021 City Council meeting.

CITY OF TROY
AN ORDINANCE TO ADOPT
CHAPTER 107- CITY OF TROY TRAFFIC AND MOTOR VEHICLES ORDINANCE

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as Chapter 107- City of Troy Traffic Ordinance.

Section 2. Ordinance

Chapter 107 is adopted as follows:

107.1. Michigan Vehicle Code and Amendments and Revisions Adopted

The Michigan Vehicle Code, 1949 PA 300, MCL 257.1 et. seq., and all future amendments and revisions to the Michigan Vehicle Code, when they are effective in this State, are incorporated and adopted by reference as part of this Ordinance of the City of Troy. The provisions of MCL 257.625 (1)(c) are specifically adopted, in accordance with 2012 PA 7 and the Home Rule Cities Act, MCL 117.1 et. seq.. The Troy City Clerk shall maintain a current copy of the Michigan Vehicle Code.

107.2 Uniform Traffic Code and Amendments and Revisions Adopted

Pursuant to MCL 257.951 et. seq., the Uniform Traffic Code, promulgated by the Michigan Department of State Police pursuant to 1956 PA 62, and all future amendments and revisions to the Uniform Traffic Code, when they are effective in this State, are incorporated and adopted by reference as part of this Ordinance of the City of Troy. The Troy City Clerk shall maintain a current copy of the Uniform Traffic Code.

107.3- Motor Carrier Safety Act and Amendments and Revisions Adopted

The Motor Carrier Safety Act, 1963 PA 181, MCL 480.1 et. seq., and all future amendments and revisions to the Motor Carrier Safety Act, when they are effective in this State, are incorporated and adopted by reference as part of this Ordinance of the City of Troy. The Troy City Clerk shall maintain a current copy of the Motor Carrier Safety Act.

107.4- Motorized Recreational Vehicles Amendments and Revisions Adopted

The Natural Resources and Environmental Protection Act, 1994 PA 451 and specifically Article III, Subchapter 6, Parts 811 and 821, MCL 324.81101 et. seq.

and MCL 324.82101 et. seq., and all future amendments and revisions to these parts of the Motorized Recreational Vehicle provisions of the Natural Resources and Environmental Protection Act, when they are effective in this State, are incorporated and adopted by reference as part of this Ordinance of the City of Troy. The Troy City Clerk shall maintain a current copy of the Motorized Recreational Vehicle provisions of the Natural Resources and Environmental Protection Act.

107.5 Local Authority Designated

Any reference to the local authority or authority having jurisdiction or city shall mean the City of Troy.

107.6 Notice to be Published

The City Clerk shall publish this Traffic and Motor Vehicle Ordinance in the manner required by law, but shall not be required to publish in full all of the State regulatory materials that are incorporated by reference into Troy's Traffic and Motor Vehicle Ordinance. The City Clerk shall indicate in the published notice that current and complete copies of these materials are available to the public and can be inspected or purchased during regular business hours at the City Clerk's office.

107.7 Penalties

The penalties for violations of any Code or Statute or Regulation adopted in this Traffic Ordinance, for which the maximum period of imprisonment exceeds 93 days, shall not be enforced by the City as an ordinance violation, except for a violation of MCL 257.625 (1)(c), which the City adopts by reference in accordance with 2012 PA 7. Violation of MCL 257.625 (1) (c) shall constitute a misdemeanor, punishable by one or more of the following: Community Service for not more than 360 hours; Imprisonment for not more than 180 days; and a fine of not less than 200 dollars or more than 700 dollars.

107.8 Distracted Driving- Violation Constitutes a Civil Infraction

A. "Distracted Driving" means the following:

1. The physical manipulation of any 2-way wireless electronic communication device used for dialing numbers; or scrolling; or typing or entering multiple letters, numbers, symbols, or other text; or the sending, receiving, and reading of any non-voice data in the device while the motor vehicle is in motion on any highway or street or place open to the general public within the City of Troy. As used in this subsection, a wireless 2-way communication device does not include a

global positioning or navigation system that is affixed to the motor vehicle.

2. The physical manipulation or handling of any wireless entertainment or electronic communication device for the purpose of speaking into, or listening to voice data, while the motor vehicle is in motion on any highway or street or place open to the general public within the City of Troy; or
 3. Any action by the driver of a motor vehicle that diverts his or her attention resulting in the failure to use due care and caution in the safe operation of a motor vehicle while the vehicle is in motion on any highway or street or place open to the general public within the City of Troy. Such action can include but is not limited to: eating, reading, writing, performing personal hygiene/ grooming, physical interaction with pets, passengers, or unsecured cargo, any of which is done in a manner that prohibits the driver from maintaining direct physical control of the motor vehicle steering mechanism with at least one hand that is free of all other objects and used entirely to form a controlled grip on the steering mechanism.
- B. A person shall not engage in distracted driving within the City of Troy. A person who violates this section is responsible for a civil infraction.
- C. This section does not apply to a person who is using an electronic communication device to do one or more of the following:
1. Report a traffic accident, medical emergency or serious road hazard.
 2. Report a situation in which the person believes his or her personal safety is in jeopardy.
 3. Report or avert the perpetration or potential perpetration of a criminal act against the individual or another person.
 4. Carry out official duties as a police officer, law enforcement official, member of a paid or volunteer fire department, or operator of an emergency vehicle.

107.9 Registration Plates Required: Violation Constitutes a Civil Infraction

- A. A person shall not operate or park on the streets of the City of Troy any vehicle which is required to be registered pursuant to state law, unless the vehicle bears valid registration plates issued for it.

B. A person who violates this section is responsible for a civil infraction.

107.10 Operation of Vehicle with Unnecessary Noise Prohibited; Violation as Civil Infraction

A. A person shall not operate a motor vehicle with unnecessary noise and shall not start, move, or turn a motor vehicle or apply the brakes or the power on a motor vehicle or in any manner operate the vehicle so as to cause the tires to squeal or the tires or vehicle to make any noise not usually connected with the operation of the motor vehicle, except in case of an emergency.

B. A person who violates this section is responsible for a civil infraction.

107.11- Towing Vehicles on Freeways and Expressways; Violation as Civil Infraction.

A. No disabled motor vehicle shall be towed on any freeway between the hours of 6:00 a.m. and 9:00 a.m. or between the hours of 3:00 p.m. and 7:00 p.m. except that any vehicle disabled on a freeway during such hours may be towed to the nearest ramp and then to the surface streets.

B. A person who violates this section is responsible for a civil infraction.

107.12 Pedestrians: Walking on Roadway When Sidewalk Provided Prohibited; Walking on Street or Highway When Sidewalks Not Provided; Violation as Civil Infraction

A. Where sidewalks are provided, it is unlawful for pedestrians to walk on the roadway. Where sidewalks are not provided, pedestrians shall, when practicable, walk on the left side of the street or highway facing traffic.

B. A person who violates this section is responsible for a civil infraction.

107.13 Authority To Authorize Issuance of Citations By Persons Other Than Police Officers, and Implementation, Administration and Training of the Program

A. The City of Troy Police Department may implement and administer a program to authorize and utilize persons other than police officers as volunteers to issues citations for the following violations:

1. Parking on a sidewalk.
2. Parking in front of a public or private driveway.
3. Parking within 15 feet of a fire hydrant.

4. Parking on a crosswalk.
5. Parking within 20 feet of a crosswalk or, if there is not a crosswalk, within 15 feet of the intersection of property lines at an intersection of highways.
6. Parking at a place where an official sign prohibits stopping or parking.
7. Parking in a space reserved for use by disabled persons.
8. Parking in an access aisle or access lane immediately adjacent to a space designated for parking by persons with disabilities.
9. Parking in violation of an official sign restricting the period of time or manner of parking.
10. Parking in a space or in a manner that blocks access to a fire lane.

- B. Before authorizing and utilizing persons other than police officers to issue citations, the Troy Police Department shall implement a program to train the persons to properly issue citations, of which not less than 8 hours shall be in parking enforcement, conducted by the Troy Police Department. A person who successfully completes a program of training implemented under this Section may issue citations as provided in this Section as authorized by the Troy Chief of Police or his/her designee.

Section 3. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. 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 5. 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 6. Effective Date

This Ordinance shall become effective ten (10) days from the date hereof or upon publication, whichever shall later occur.

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 _____, _____.

Ethan D. Baker, Mayor

M. Aileen Dickson, CMC, City Clerk

A meeting of the Global Troy Advisory Committee was held on Wednesday November 18, 2020 via Zoom in compliance with the State of Michigan's Executive Order 2020-75 that temporarily suspends strict compliance with physical-place and physical-presence requirements of the Open Meetings Act in order to allow electronic meetings.

1.) **Call to Order**

The meeting was called to order at 6:04 p.m.

2.) **Roll Call**

Present: Mayor Ethan Baker
Lisa Bica-Grotsky
Awni Fakhoury
Daniela Natcheva
Carolina Noguez-Ortiz
Allison Liu (Student Representative)
Suneel Sekhri
Yudong (Tom) Zhou

Absent: MiVida Burrus
Syeda (Nas) Mohideen

Also present: Sarah Ames, Staff Liaison / Recording Secretary

Mayor Baker welcomed new members, Student Representative Allison Liu and Staff Liaison Ames, before addressing the Consent Agenda.

3.) **Consent Agenda**

Resolution # GT – 2020-11-01

Moved by: Awni Fakhoury
Seconded by: Daniela Natcheva

RESOLVED, that the Minutes of the June 30, 2020 meeting be approved as presented

Yeas: - 7 -
Nays: None
Absent: - 2 -
Abstained: - 1 -

4.) **Regular Business**

A. Discussion Regarding Draft Committee Goals for 2021 & Creation of GTAC Subcommittees

- Mayor Baker introduced the topic.
- Staff Liaison Ames discussed that the 2021 Goals are similar from the previous discussion in February 2020 meeting and asked for discussion on these goals.
- Mayor Baker reminded the committee that GTAC desires to have a joint meeting with City Council to talk about the Goals of GTAC.
- Mayor Baker noted the City of Troy renewed their Welcoming America membership for 2021.
- Committee Member Sekhri motioned to approved the 2021 GTAC Goals as written. Seconded by Committee Member Fakhoury.
- Mayor Baker asked for a discussion regarding the Committee Goals.
- Committee Member Liu asked for information on Welcoming America.
- Committee Member Sekhri discussed Diwali and his wish that the 2021 goals be include many different events highlighting cultures in the community.
- Mayor Baker agreed and discussed the City's proclamation for Diwali each year.
- Committee Member Natcheva discussed the possibility of adding events to those that are already hosted by the library and that events needed to be organized and followed through on.
- Mayor Baker agreed that events had not been followed through on in the past with the loss of the Staff Liaison Benson and the COVID19 pandemic.
- Mayor Baker asked Staff Liaison Ames to keep the Committee on schedule and updated on Welcoming America events, and to follow up with City Administration to get the Joint meeting with City Council scheduled.
- Committee Member Noguez-Ortiz asked about getting the message to the community and asked if GTAC had their own social media page.
- Mayor Baker said that Committees don't have their own social media, and that utilizing the City-wide social media is the best method.

- Committee Member Bica-Grotsky mentioned a survey that had been discussed previously as a way to get information from the community.
- Committee Member Sekhri mentioned recognizing talents of the community members, on the City's social media and the City of Troy website.
- Mayor Baker agreed that this would be a great idea, and that the goals albeit vague, would allow the Committee to incorporate such recognition and events.

Resolution # GT – 2020-11-02

Moved by: Suneel Sekhri
Seconded by: Awni Fakhoury

RESOLVED, that the Draft Committee Goals for 2021 be adopted as Committee Goals for 2021.

Yeas: - 8-
Nays: None
Absent: - 2 -

B. Discussion Regarding Scheduling 2021 GTAC Meeting Dates

- The Committee agreed that Wednesday nights worked well for meetings.
- Staff Liaison Ames will find out other group meeting dates, so that GTAC can schedule their meetings without conflict and bring it to the next meeting for discussion.

5. Other Business

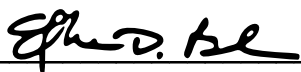
None.

6. Public Comment

None.

7. Adjourn

Meeting was adjourned at 6:58 p.m.



Ethan Baker, Chairperson



Sarah Ames, Staff Liaison / Recording Secretary

A meeting of the Global Troy Advisory Committee was held on Wednesday December 16, 2020 via Zoom in compliance with the State of Michigan's Executive Order 2020-75 that temporarily suspends strict compliance with physical-place and physical-presence requirements of the Open Meetings Act in order to allow electronic meetings.

1.) Call to Order

The meeting was called to order at 6:05 p.m.

2.) Roll Call

Present: Mayor Ethan Baker
Lisa Bica-Grotsky
MiVida Burrus (arrived at 6:08 p.m.)
Awni Fakhoury
Kaitlyn Hao
Allison Liu (Student Representative)
Syeda Mohideen
Daniela Natcheva
Carolina Noguez-Ortiz
Suneel Sekhri
Arjun Tholakapalli (Student Representative)
Yudong (Tom) Zhou

Absent: None

Also present: Sarah Ames, Staff Liaison / Recording Secretary

3.) Consent Agenda

A. Minutes from the November 18, 2020 Regular Meeting

Resolution # GT – 2020-12-01

Moved by: Awni Fakhoury
Seconded by: Lisa Bica-Grotsky

RESOLVED, that the Minutes of the November 18, 2020 meeting be approved as presented.

Yeas: - 8 -
Nays: None
Absent: - 1 -

4.) Regular Business

A. Discussion Regarding Scheduling 2021 GTAC Meetings

- Staff Liaison Ames introduced the item and noted that the included Wednesdays were included because they were the dates each month without conflicts.
- Mayor Baker noted that the 3rd Wednesday of each month would work best for him due to conflicts on the 2nd Wednesday of each month.
- Committee Member Fakhoury agreed that the 3rd Wednesday would work for him as well.
- The Committee discussed and 6pm was the agreed upon time for Global Troy Advisory Committee monthly meetings.

Resolution # GT – 2020-12-02

Moved by: Awni Fakhoury
Seconded by: Syeda Mohideen

RESOLVED, that Global Troy Advisory Committee meetings will be held on the third Wednesday each month as presented.

Yeas: - 9 –
Nays: None
Absent: None

B. Discussion Regarding Global Troy Advisory Committee 2021 Events

- Staff Liaison Ames introduced the item and noted that the included list of events was not exhaustive, but that it was a good place to begin planning events.
- Mayor Baker noted that having a list of events to celebrate or acknowledge was a great place to start, but that action needed to be taken on events, which could be a great amount of work.
- Mayor Baker noted that subcommittees or groups could be developed to focus on events.
- Committee Member Sekhri suggested the development of ad-hoc teams to address each celebration.
- Mayor Baker suggested partnering with groups or promote for other groups events, referencing the Athens High School Dr. Martin Luther King Jr. event, usually held annually.

- Committee Member Hao asked for a short explanation of the Winter Holiday Traditions December event since she was not a member in the last meeting and wasn't sure what the event was about.
- Student Representative Liu told the Committee about the event, individuals and groups that were participating in the event, and how long the video compilation was.
- Mayor Baker commented that the City will post on the City of Troy YouTube channel and on social media.
- Committee Member Natcheva noted that Global Troy hosting an event every month would be too much for the Committee Members to commit to.
- Committee Member Noguez-Ortiz said that with the December event she noticed that there were many groups that GTAC didn't have contacts for, but that the December Winter Holiday Traditions event helped expand the Committee's contacts and awareness of groups and organizations in Troy.
- Committee Member Noguez-Ortiz Suggested developing a spreadsheet of contacts for organizations.
 - Committee Member Natcheva noted that Staff Liaison Ames was already putting together this list.
 - Committee Member Bica Grodsky said she would share past years' contacts from Troy Family Daze International Day event.
- Committee Member Sekhri asked Committee Member Natcheva what the connection between the Winter Holiday Traditions event and Troy.
- Committee Member Natcheva noted that most of the participants were housed in Troy and that the focus of the event was the organizations of Troy.
- Committee Member Natcheva discussed that the Committee developing a variety of events through the year would keep more community members engaged.
- Mayor Baker reminded the Committee that it should be aware that diversity, cultural knowledge, and awareness is the Committee mission to be focused on when developing events.
- Committee Member Natcheva suggested developing an ad-hoc group for International Women's Day in March.
- Committee Member Bica-Grodsky noted that she liked the ideas of collaborating various celebrations in one event quarterly, and then hosting single events for larger celebrations such as International Women's Day but there must be someone who organizes.

- She will contribute the International Day participant contact list to Staff Liaison Ames.
- Committee Member Burris suggested doing a recap of the celebrations that have happened that quarter without giving preference for any celebrations.
- Student Representative Liu suggested holding an event in the middle of the quarter to recap what celebrations have happened and what celebrations are to come for that quarter to look forward to like was done with the Winter Holiday Traditions event.
- Mayor Baker noted that the City could promote the events and celebrations to educate residents.
- Committee Member Burris suggested if the Committee can't hold an event or find anyone in the area to support, then resources such as PBS and other nationally available resources could be used to educate the community.
- Committee Member Bica-Grotsky suggested developing guidelines to send to groups participating in events, including how to hold a phone when recording a video for a virtual event or how to submit videos.
 - She also suggested when events can be held in person again to video tape participants to share for our events throughout the year.
- Committee Member Sekhri suggested working with restaurants associated with certain celebrations, for example a Greek focused month, to support the Committee through giving discounts, or integrating them in the events.
- Student Representation Liu suggested developing a challenge such as a Bingo, to complete events.
- Committee Member Natcheva asked about getting a budget to purchase gift cards and marketing materials for giveaways.
- Mayor Baker asked Staff Liaison Ames how Global Troy Advisory Committee could have their own budget.
- Committee Member Fakhoury asked about sponsorships being posted on the back of t-shirts or other marketing materials for events
- Committee Member Natcheva asked if the City was still discussing developing a Diversity, Equity, and Inclusion plan.
- Mayor Baker said that we would talk about that at a later agenda item, but that the Committee should decide their plan of action to hold events.

- Committee Member Mohideen suggested following through on hosting events quarterly.
- Staff Liaison Ames asked the Committee if they wanted to focus on the January, February, and March quarter events and interview individuals from the past events to how they have celebrated or how they are going to celebrate upcoming events if the event was held in the middle of the quarter.
- Committee Member Natcheva discussed the March Women's History Day and who would participate in that ad-hoc event group.
 - Mayor Baker, Daniella Natcheva, and Kaitlyn Hao have agreed to put together a Women's Day/Women's Month event for the Committee.
- Mayor Baker noted that the group should focus on Black History Month, and that the group should promote other events and hold an event as well.
- The group discussed developing a formal subcommittee for Black History Month. Members of this subcommittee include:
 - Mayor Baker
 - MiVida Burris
 - Carolina Noguez-Ortiz
- Committee Member Natcheva discussed the Troy Public Library's January 21 event titled: Human Diversity Social Justice and You and Global Troy inviting individuals to that event.
- Committee Members discussed connecting with individuals in the community that would be able to support events and would be great contacts for interviews and videos to share to the community.
- Mayor Baker noted that the group will come together at the January 2021 meeting to discuss the progress of the Black History Month subcommittee and the International Women's Day events.
- Staff Liaison Ames told the Committee that there needed to be a formal vote to approve a subcommittee for Black History Month.
- The Black History Month subcommittee was passed unanimously.

Resolution # GT – 2020-12-03

Moved by: Ethan Baker

Seconded by: Awni Fahkoury

RESOLVED, that the Black History Month Subcommittee be created.

Yeas: - 9 –
Nays: None
Absent: None

C. Discussion Regarding Global Troy Advisory Committee Name Change

- Mayor Baker introduced the topic said that he wanted to change the name of the Committee to focus more on unity in the community and true goals of the Committee.
- Committee Members will send name change ideas to Staff Liaison Ames to compile then discuss the options at the January 2021 meeting.

5. Other Business

- Mayor Baker gave the Committee a few City of Troy updates:
 - The City had preliminary budget discussions in November and one of the discussion points was about adding a full-time staff person for Diversity, Equity, and Inclusion.
 - This staff person would be focused on the Diversity, Equity, and Inclusion plan for the City.
- Mayor Baker would like to remind the City Management to hold a joint meeting with Global Troy Advisory Committee in the first quarter of the year.

6. Public Comment

None

7. Adjourn

Meeting was adjourned at 7:30 p.m.

Ethan Baker, Chairperson

Sarah Ames

Sarah Ames, Staff Liaison / Recording Secretary

A meeting of the Global Troy Advisory Committee was held on Wednesday January 13, 2021 via Zoom in compliance with the State of Michigan's Executive Order 2020-75 that temporarily suspends strict compliance with physical-place and physical-presence requirements of the Open Meetings Act in order to allow electronic meetings.

1.) Call to Order

The meeting was called to order at 6:04 p.m.

2.) Roll Call

Present: Mayor Ethan Baker
Lisa Bica-Grotsky
MiVida Burrus
Allison Liu (Student Representative)
Daniela Natcheva
Carolina Noguez-Ortiz
Suneel Sekhri
Yudong (Tom) Zhou (arrived at 6:20 p.m.)

Absent: Awni Fahkoury
Kaitlyn Hao
Arjun Tholakapalli (Student Representative)
Syeda (Nas) Mohideen

Also present: Sarah Ames, Staff Liaison / Recording Secretary

3.) Consent Agenda

A. Minutes from the December 16, 2020 Regular Meeting

Resolution # GT – 2021-1-01

Moved by: MiVida Burrus
Seconded by: Suneel Sekhri

RESOLVED, that the Minutes of the December 16, 2020 meeting be approved as presented.

Yeas: - 6 -
Nays: None
Absent: - 4 -

4.) Regular Business

A. Discussion Regarding Global Troy Advisory Committee Upcoming Events

- Committee Member Burrus asked Staff Liaison Ames to schedule a Black History Month Subcommittee meeting
 - Mayor Pro Tem Theresa Brooks will also be a part of this subcommittee.
 - Sterling Heights has shared their plan for Black History Month event on February 20th.
 - Committee Member Burrus suggested that GTAC hold a panel discussion, but that they reach out to residents to see if they want to do an iconic black figure video as a weekly activity leading up to the panel discussion.
- Committee Member Sekhri talked to the Charles H. Wright Museum of African American History, whom has worked with various cities in the area. They can also work with other museums that they can collaborate with and they can have presentations and tools.
 - Some suggestions, link things between Troy and the museum, some individuals to identify artifacts in the home, then the museum staff will then give the background of where they are from in Africa
 - They can put together a presentation on a few topics:
 - Warding matters
 - The richness of Africa- food, traditions, evolution/human DNA
 - MLK sponsorship, they don't need money but we could pay a bit and Troy will sponsor
 - They can do an exhibit in the Troy lobby and it can be for one day or for one week, three hundred dollars, or \$1000 for a week. Zoom calls addition to talk about what's in the exhibit, that is \$300.
 - Mayor Baker noted that City Hall is currently closed for COVID but this is something that we can utilize next year.
- We also have a choice to work with the Charles H. Wright Museum of African American History August 9th when National Women's Day in South Africa is celebrated
 - They Museum also has very elaborate presentation and the principles of kwanza and rituals which can be utilized in December 2021.
- Mivida will look into what the museums have done with other cities for Black History Month because they are also working with the City of Sterling Heights
- Mayor Baker commented that there is going to be an MLK day event from the Troy Interfaith Group on Monday January 18 that he and Committee Member Burrus are participating in which will be uploaded to the City's YouTube channel and posted on social media.
- Student Representative Liu stated that the regular activities at Athens High School is not holding their MLK Day event this year.
- Committee Member Natcheva described her International Women's Day and Baba Marta ideas, including a presentation.

- Committee Member Bica-Grotsky offered her help with international day event
 - She suggested highlighting a woman in positions of medical, fire, police, etc.
- Committee Member Burrus noted that the nomination form for International Woman's Day was a great idea.
 - The Committee will be posting a form to the website at the beginning of February.
- The Committee discussed including other woman from areas like education and local government.
- Committee Member Burrus and Student Representative Liu suggested holding a Spring event similar to the Winter Holiday Traditions event, where past and future Spring related events are focused on, and individuals from each focus could tell the City what those events mean to them and how they celebrate them.

B. Discussion Regarding Global Troy Advisory Committee Name Change

- Staff Liaison Ames presented three options from Committee Members for Committee Name Change options.
- Mayor Baker noted that the City may be hiring an employee or developing a plan so names with "Diversity" may be jumping too quickly.
- Committee Members Zhou and Noguez-Ortiz noted that they liked the name as it is.
- Committee Member Bica-Grotsky noted there was a Council at Troy School District called Troy Inclusion and Diversity Council, but she likes Global Troy Advisory Committee.
- Committee Member Noguez-Ortiz suggested focusing on the mission, branding, and to develop a logo for Global Troy.
- Student Representative Liu suggested we could focus on cultural diversity and include the name "diversity" into the name change, if we change the name.
- Mayor Baker said that he would like to hold a joint meeting with GTAC and City Council, to get more direction before decisions are made.

5. Other Business

- Mayor Baker noted that Members were given the opportunity to tell their story, or share something about themselves at meetings and that he would like to bring back that opportunity.

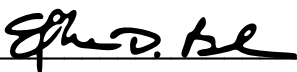
- Committee Member Zhou, noted that he would develop a presentation for the upcoming February 2021 meeting.
- Committee Member Natcheva noted that the Committee used to hold in person Lunch and Learns for the City Employees, which was well received and would be beneficial to do this again.
- Committee Member Bica-Grotsky noted that she was invited for International Day Chair person, the Troy Daze Festival is slated to happen the 16th through 19th of September, and International Day may be September 19th.
- Staff Liaison Ames gave updates on various topics:
 - She reminded the Committee to send their guidelines for participants taking video for Committee events so that all videos are recorded in the same way.
 - She discussed Human Library initiative briefly and invited the Committee to a few Human Library launches to better understand the initiative.
- Student Representative Liu noted that in November the group discussed promoting small businesses.
- Committee Member Bica-Grotsky thanked Mayor Baker for his statement and social media post about the event at the Nation's capital.

6. Public Comment

None

7. Adjourn

Meeting was adjourned at 7:30 p.m.



Ethan Baker, Chairperson



Sarah Ames, Staff Liaison / Recording Secretary

RETIREE HEALTHCARE BENEFITS PLAN & TRUST BOARD MINUTES – FINAL – February 10th, 2021**MINUTES**

500 West Big Beaver
Troy, MI 48084
troymi.gov

**Retiree Healthcare Benefits Plan & Trust
Board Meeting**

February 10th, 2021 at 1:00 PM
Electronic Remote Participation via GoToMeeting
(248) 524-3306
RHCPublicComments@troymi.gov

Roll Call

A meeting of the Retiree Healthcare Benefits & Trust Board of Trustees was held on **February 10th, 2021** with electronic remote participation via GoToMeeting.

The meeting was called to order at 1:12 PM.

Trustees Present: Robert C Maleszyk
David Hamilton
Peter Dungjen
Kurt Bovensiep
Mark F. Miller

Trustees Absent: Mark Owczarzak
Mark Calice
Thomas Gordon

Also Present: Rebecca Sorensen – UBS Financial Management
Darin McBride - UBS Financial Management
Shazia Fatima

Public Comment

None

Minutes from the November 11th, 2020 Meeting**Resolution # ER- 2021-02-01**

Moved by: Hamilton

Seconded by: Dungjen

RESOLVED, that the Minutes of the November 11th, 2020 meeting be **APPROVED**.

Yeas: - 5 – (Hamilton, Dungjen, Miller, Bovensiep, Maleszyk)

Nays: - 0 -

Absent: -2 - (Calice, Gordon)

Motion Passes

Regular Business

- None

Investments

- **Investment Review – UBS Financial – Becky Sorensen**
 - Becky discussed portfolio performance noting the Net Returns Net of Fees as of December 31st, 2020 was as follows: QTD 11.71% and 1-year 16.17%.
 - Performance as of January 31st, 2021 – Net Return Net of Fees was as follows: MTD -0.82% and 1-year 15.56%.
 - Darin presented the Manager performance, ETF and Mutual Funds performance.
 - Asset Allocation discussion – increase equities to 75%:
 - The Board decided to wait until the Actuary report in August to decide.


Other Business

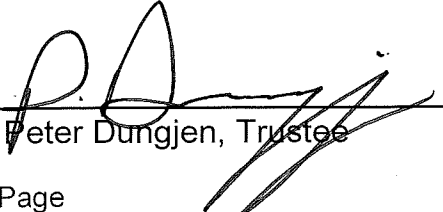
- None

Adjourn

The meeting was adjourned at 1:33 PM.

The next meeting is Wednesday, May 12th, 2021 at 1:00 PM.


Robert C Maleszyk, Administrator


Peter Dungjen, Trustee

**VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN AND TRUST BOARD OF
TRUSTEES MINUTES – FINAL – February 10th, 2021**



500 West Big Beaver
Troy, MI 48084
troymi.gov

Minutes

Volunteer Firefighters' Incentive Plan & Trust Board Meeting

February 10th, 2021 at 10:00 AM
Electronic Remote Participation via
GoToMeeting
(248) 524-3306

[**VFIPPublicComments@troymi.gov**](mailto:VFIPPublicComments@troymi.gov)

A meeting of the Troy Volunteer Firefighters' Incentive Plan & Trust Board was held on February 10th, 2021 with electronic remote participation via GoToMeeting.

The meeting was called to order at 10:02 AM by Chairman Robert C Maleszyk.

Trustees Present: Robert C Maleszyk
Al Soriano
Anthony Rosenblum
Charles J Kniffen
John H Foster
Mark F Miller
David Hamilton

Trustees Absent: None

Also Present: Tim Brice – Graystone Consulting
Amy Cole – Graystone Consulting
Chuck Riesterer
Shazia Fatima

Public Comment:

- None

Minutes from November 11th, 2020:

Resolution # VFIP – 2021-02-01

Moved by: Hamilton

Seconded by: Rosenblum

**VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN AND TRUST BOARD OF
TRUSTEES MINUTES – FINAL – February 10th, 2021**

RESOLVED, that the Minutes of the November 11th, 2020 meeting be **APPROVED**.

Yeas: - 7 - (Hamilton, Rosenblum, Miller, Foster, Kniffen, Soriano, Maleszyk)

Nays: - 0 -

Absent: - 0 -

Retirement Requests:

Name	Robert Gurney	Randall Milliron
Type	Regular Participant	Deferred
Retirement Date	01/01/2021	05/21/2021
Service Credit	10 Years 0 Months	10 years 1 Month
Age	66	60

Resolution # VFIP – 2021-02-02

Moved by: Kniffen

Seconded by: Foster

RESOLVED, that the Retirement Requests be **APPROVED**.

Yeas: - 7 - (Kniffen, Foster, Miller, Hamilton, Rosenblum, Soriano, Maleszyk)

Nays: - 0 -

Absent: - 0 -

Regular Business:

- **Graystone Consulting Group Presentation**
 - **Market Review / Market Slides – Tim Brice**
 - Tim discussed the Russell Style and Market Capitalization Indices noting that value stocks outperformed growth stocks and small & midcap stocks outperformed large stocks.
 - He discussed the performance of the S&P 500 sectors noting that sectors such as Discretionary and Technology have been dominant this quarter.
 - He mentioned that as the stimulus was sent out consumer spending started to increase leading to a V-Shaped recovery.
 - He concluded that cyclical stocks are starting to pick up in performance, they expect global commerce to pick up, interest rates and inflation to pick up globally and international and emerging markets to do well going forward.

**VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN AND TRUST BOARD OF
TRUSTEES MINUTES – FINAL – February 10th, 2021**

○ **Investment Review – Amy Cole**

- Amy presented the Performance Report as of December 31st, 2020.
 - Net Return Net of Fees was QTD: 10.56% and YTD: 10.26%.
- She presented the Asset Allocation noting that we are overweight to Equities and having positions in International Equities and Emerging Market Equities helped our portfolio perform well this quarter. She also noted that Cash is a little over the policy target and that needs to be rebalanced.
- She also discussed the positions summary and Manager performance and concluded that the Delaware Large Value had a good performance this quarter but did not perform well the entire year so they will continue to watch it.

○ **Recommendations:**

- To change the portfolio percentage range for Fixed Income from 25% - 50% to 20% - 50%.

Resolution # VFIP – 2021-02-03

Moved by: Maleszyk

Seconded by: Kniffen

RESOLVED, that the Fixed Income portfolio percentage range be changed from 25% - 50% to 20% - 50% be **APPROVED**.

Yeas: - 7 - (Kniffen, Foster, Miller, Rosenblum, Hamilton, Soriano, Maleszyk)

Nays: - 0 -

Absent: - 0 -

- To authorize Graystone consulting to bring an updated rebalance directly to the Chairman and Administrator for approval, instead of waiting for the Board to vote next quarter, to use a portion of the cash to increase positions in International and Emerging Market Equities as recommended by Graystone Consulting.

Resolution # VFIP – 2021-02-04

Moved by: Kniffen

Seconded by: Soriano

RESOLVED, to authorize Graystone consulting to bring an updated rebalance directly to the Chairman and Administrator be **APPROVED**.

VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN AND TRUST BOARD OF TRUSTEES MINUTES – FINAL – February 10th, 2021

Yeas: - 7 - (Kniffen, Soriano, Hamilton, Miller, Foster, Rosenblum, Maleszyk)

Nays: - 0 -

Absent: - 0 -

- To change the policy target of cash from 5% to 0% and allocate that 5% target from cash to some other asset classes that will be discussed in the educational meetings.
 - The Board decided to bring back this discussion in the next meeting.

○ Private Equity Education – Tim Brice

- Tim presented educational slides on Private Equity.
- He discussed Private Equity and Secondary Private Equity Transactions and why investors purchase these equities.
- He noted the benefits of Private Equity such as attractive long-term returns as compared to public equity markets and the opportunity for diversification and rewards for taking on less liquidity.
- He concluded that the “Illiquidity Premium” associated with private investments is a potential benefit as investors expect to earn an extra yield for giving up control to liquidate their capital for a certain period of time.

○ Private Real Estate Education – Tim Brice

- Tim also presented the educational slides on Private Real Estate.
- He discussed Real Estate Investing, the benefits of private real estate, kinds of properties private real estate funds invest in, private real estate investment strategy classifications and secondary real estate transactions.
- He concluded that a Private Equity Manager and a Private Real Estate Manager can be asked to give educational presentations to the Board before the Board can decide on an allocation in either one of these Asset Classes.
- The Board agreed to have both managers come in for educational meetings.

VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN AND TRUST BOARD OF
TRUSTEES MINUTES – FINAL – February 10th, 2021

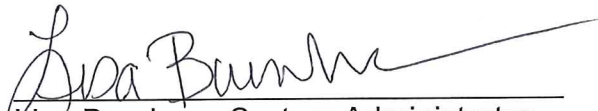
Other Business:

- None

Meeting adjourned at 11:18 AM.



Robert C Maleszyk, Chairman



Lisa Burnham, System Administrator

A meeting of the Global Troy Advisory Committee was held on Wednesday February 20, 2021 via Zoom in compliance with the State of Michigan’s Executive Order 2020-75 that temporarily suspends strict compliance with physical-place and physical-presence requirements of the Open Meetings Act in order to allow electronic meetings.

1.) Call to Order

The meeting was called to order at 6:03 p.m.

2.) Roll Call

Present: Mayor Ethan Baker
Lisa Bica-Grodsky
Awni Fahkoury
Allison Liu (Student Representative)
Daniela Natcheva
Carolina Noguez-Ortiz
Suneel Sekhri
Arjun Tholakapalli (Student Representative)
Yudong (Tom) Zhou (arrived at 6:08pm)

Absent: MiVida Burrus
Syeda (Nas) Mohideen

Also present: Sarah Ames, Staff Liaison / Recording Secretary

3.) Consent Agenda

A. Minutes from the January 13, 2021 Regular Meeting

Resolution # GT – 2021-02-01

Moved by: Suneel Sekhri
Seconded by: Awni Fahkoury

RESOLVED, that the Minutes of the January 13, 2021 meeting be approved as presented.

Yeas: - 7 -
Nays: None
Absent: - 3 -

4.) Regular Business

A. Discussion Regarding Global Troy Advisory Committee Event Updates

- Mayor Baker noted that the BHM subcommittee was holding Black icon videos and a panel at the end of the month. This panel will be held on Thursday 25th at 6pm broadcast live on the City of Troy YouTube channel.
- Committee Member Noguez-Ortiz discussed that the event would include various panelists and that the BHM Subcommittee will begin publicizing the event beginning on Monday.
- Mayor Baker noted which panelists would be participating which includes Mayor Pro Tem Dr. Brooks, Phyllis Meadows from the Kresge Foundation, and Cornelius Godfrey.
- Committee Member Noguez-Ortiz asked the group to participate in the Black icon event by signing up on the SignUpGenius. Committee Member Sekhri asked for clarification on the Black icon videos event.
- Committee Member Natcheva told the group about the International Women's Day event and noted the various community members participating in it.

B. Funding and Sponsorships for Events Update

- Staff Liaison Ames introduced this topic. She worked with the Finance Department to get a small budget of \$6,000 for community events and marketing materials for Global Troy Advisory Committee beginning in Fiscal Year 2021/2022.
- Committee Member Bica Grodsky made it clear that the budget for international day funds came from the Troy Family Daze committee in the past.
- Staff Liaison Ames noted that there have been small expenditures that have come from the City's budget in the past, including an International Day banner.
- The group discussed that the event for Troy Family Daze and Committee Member Bica Grodsky noted that the first meeting to discuss Troy Family Daze will be held remotely at the beginning of March.
- Mayor Baker noted that due to the pandemic Troy Family Daze will likely be scaled down.

C. Discussion Regarding the City Council and Global Troy Joint Meeting

- Staff Liaison Ames let the Committee know that the March 10, 2021 meeting will actually be a joint meeting with the City Council.
- Staff Liaison Ames noted that she would work with City Management to develop discussion points, but that wanted to get input about what had previously been

discussed in the Committee and what the Committee Members want to see out of the Joint Meeting.

- Mayor Baker noted his expectations of the meeting and that he would like to know what the expectations of City Council as an advisory committee was and what the Committee's role is.
- Mayor Baker noted there was a draft DEI plan a few years ago and a Council proclamation. Mayor Baker noted that he would like the opportunity for City Council to tell us what they want Global Troy to do regarding the DEI plan.
- Mayor Baker noted that the City was going to be working with GovHr Consulting to determine where the City should start their diversity, equity, and inclusion journey and that he would like to get on the same page with City Council and figure out what each of the Committee members could do that would be beneficial to the DEI plan.
- Committee Member Sekhri noted that he thinks there are a few aspects of the City that are already moving toward the goal of DEI and questions that need to be asked regarding DEI:
 - What is Global Troy doing now, leveraging diversity to enrich Troy. This binds residents together into a cohesive group.
 - Look to other communities and see what they are doing and how they work with diversity.
 - the group and Council should focus on what within the City do we need to integrate DEI for the City to serve effectively?
 - What does Council want from the group. The City should make a timeline, a long-term plan, to share and have a common vision of what we want to work with City Council.
- Mayor Baker noted that Troy has a City Council that is receptive and ready to use Global Troy Members' skills.
- Committee Member Natcheva noted that Global Troy should tell Council what the Committee has done in the past. Global Troy has focused on three main points: Talent, culture, and government.
 - How can we help with talent or bringing more diverse people into different positions? Culture is what we are currently doing with events and government is something we could focus on during elections.
 - Global Troy can help with translations, police, other governmental offices, if they need some kind of help reaching the community.
 - Global Troy did this in the DEI plan and we were thinking about short term goals and long-term goals.
- Committee Member Natcheva noted that at the Joint Meeting, City Management should introduce the Committee with slides.

- Committee Member Sekhri commented that the Joint Meeting should discuss if there is a link between the position or consultant and the GTAC group.
- Mayor Baker noted that it was a great idea and asked Member Sekhri to bring that up during the meeting.
 - City Management will have to put together an agenda. We will have ample discussion to figure out further discussion points.
- Committee Member Bica Grodsky asked to include her discussing the information she receives from the March 2, 2021 Troy Daze meeting.
 - It would be nice to know what the City Council wants or are interested in seeing at the International Daze.
- Mayor Baker suggested that the April meeting focus to really hammer down what we will do for the Springtime celebrations reflection.
- After a discussion with the Committee about the upcoming budget year funding for Global Troy, Mayor Baker asked Staff Liaison Ames to update City Council about the funds for Global Troy at the Joint Meeting and noted that City Council doesn't have to approve anything under \$10,000.

5. Other Business

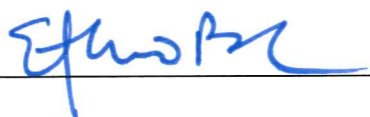
- Committee Member Bica Grodsky and Mayor Baker thanked Staff Liaison Ames for her work toward the DEI plan.

6. Public Comment

None

7. Adjourn

Meeting was adjourned at 6:54pm



Ethan Baker, Chairperson



Sarah Ames, Staff Liaison / Recording Secretary

EMPLOYEES' RETIREMENT SYSTEM BOARD OF TRUSTEES MINUTES – FINAL - March 10th, 2021

500 West Big Beaver
Troy, MI 48084
troymi.gov

MINUTES**Employees' Retirement System Board Meeting**

March 10th, 2021 at 12:00 PM
Electronic Remote Participation via GoToMeeting
(248) 524-3306
ERSPublicComments@troymi.gov

Roll Call

The monthly meeting for the Employees' Retirement System Board of Trustees was held on **March 10th, 2021** with electronic remote participation via GoToMeeting.

The meeting was called to order at 12:00 PM by Administrator Maleszyk.

Trustees Present: Mark Calice
Thomas Gordon II
Robert C Maleszyk
David Hamilton
Kurt Bovensiep
Peter Dungjen

Trustees Absent: Mark F Miller
Mark Owczarzak

Also Present: Mark Woolhiser – MBC Consulting
Joe Warsecke – MBC Consulting
Ray Fortin – ICMA/RC
Rola Ismail – ICMA/RC
Maria Fessler – ICMA/RC (arrived 12:08 PM; left 12:19 PM)
Shazia Fatima

Public Comment

- None

Minutes from the February 10th, 2021 Meeting**Resolution # ER – 2021-03-07**

Moved by: Bovensiep
Seconded by: Dungjen

EMPLOYEES' RETIREMENT SYSTEM BOARD OF TRUSTEES MINUTES – FINAL - March 10th, 2021

RESOLVED, that the Minutes of the February 10th, 2021 meeting be **APPROVED**.

Yeas: - 5 – (Bovensiep, Dungjen, Gordon, Hamilton, Maleszyk)

Abstained: - 1 - (Calice)

Absent: - 1 - (Miller)

Motion Passes

Retirement Requests

Name	Mark Pniewski	David Isham	Sandra Kasperek
Pension Program	DB	DB	DC
Retirement Date	April 13, 2021	May 29, 2021	July 1, 2021
Department	Water Department	Police	City Treasurer
Service Time	27 years, 10 months	25 years, 0 months	17 years, 6 months 8 years, 7 months Prior Gov't Service

Resolution # ER – 2021-03-08

Moved by: Bovensiep

Seconded by: Calice

RESOLVED, that the Retirement Requests above be **APPROVED**.

Yeas: - 6 – (Bovensiep, Calice, Gordon, Hamilton, Dungjen, Maleszyk)

Nays: - 0 -

Absent: - 1 – (Miller)

Motion Passes

Regular Business

- **MBC Consulting / ICMA-RC**

- Mark Woolhiser briefly introduced the discussion topics and the role of MBC Investment Consulting.
- Ray Fortin presented the Investment Choice Enhancements that they are preparing to roll out by April 23rd, to allow the participants streamlined investment choices of diversified mutual funds and lower fees.
- He talked about the Investment Oversight, fiduciary review and analysis that was conducted and noted that MBC will continue to monitor funds.
- The new investment lineup will have Vanguard, Fidelity, T.Rowe Price and Blackrock funds among others which will be replacing some of the Vantagepoint milestone funds.

EMPLOYEES' RETIREMENT SYSTEM BOARD OF TRUSTEES MINUTES – FINAL - March 10th, 2021

- Participants will be able to enjoy lower fees and better returns with these new investments.
- ICMA/RC will help participants establish goals, action plans, and help them determine future income replacement needs and gap analysis.
- ICMA/RC will have webinar meetings set up for the participants on April 14th, 15th, 21st and May 6th to educate them of the investment changes.

Investments

- Administrator Maleszyk briefly reviewed the investment portfolios and noted that both portfolios are performing well.

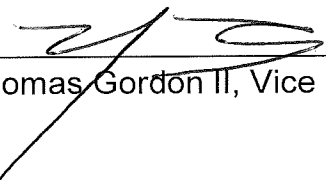
Other Business

- None


Adjourn

The meeting adjourned at 12:43 PM.

The next meeting is Wednesday, April 14th, 2021 at 12:00 PM.



Thomas Gordon II, Vice Chairman



Robert C Maleszyk, Administrator



500 West Big Beaver
Troy, MI 48084
troymi.gov

M-02a

CITY COUNCIL REPORT

Date: June 8, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Glenn Lapin, Economic Development Specialist

Subject: Annual Reporting – Troy Local Development Finance Authority (LDFA)

Per new reporting requirements outlined in State of Michigan Act 57 of 2018, attached you will find Troy LDFA annual reports and accompanying approved budgets for fiscal years ending in 2019 and 2020.

Following budget approval from the Troy LDFA at its Annual Meeting, Troy City Council reviews and acts on the LDFA budget in the month of May. For additional information on the Troy LDFA, please go to the website at:

[https://apps.troymi.gov/boardsandcommittees/Local%20Development%20Finance%20Authority%20\(LDFA\)](https://apps.troymi.gov/boardsandcommittees/Local%20Development%20Finance%20Authority%20(LDFA))

Thank you for your support of the Troy LDFA.

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov	Municipality Name	TIF Plan #	For Fiscal Years ending in
Issued pursuant to: 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of Authority's fiscal year 2018-2019.	Click on this cell to enter authority type from list:	67523	2019
		2003	
		2017	
		12/31/2034	
		No	
		2004	
		Yes	
		Certified Tech Park "Smart Zone"	
		12/31/2034	

Revenue:	Tax Increment Revenue		\$	106,644
	Property taxes - from DDA levy		\$	-
	Interest		\$	249
	State reimbursement for PPT loss (Forms 5176 and 4650)		\$	47,645
	Other income (grants, fees, donations, etc.)		\$	-
	Total		\$	154,538
Tax Increment Revenues Received				
	From counties		\$	20,382
	From municipalities (city, twp, village)		\$	44,040
	From libraries (if levied separately)		\$	-
	From community colleges		\$	7,009
	From regional authorities (type name in next cell)	OCPTA	\$	4,542
	From regional authorities (type name in next cell)		\$	-
	From regional authorities (type name in next cell)	Hold Harmless	\$	8,581
	From local school districts-operating		\$	14,637
	From local school districts-debt		\$	-
	From intermediate school districts		\$	7,452
	From State Education Tax (SET)		\$	-
	From state share of IFT and other specific taxes (school taxes)		\$	-
	Total		\$	106,643
Expenditures				
	Automation Alley - Operations		\$	96,447
	Administrative Services		\$	5,000
	Marketing Costs - Membership		\$	17,500
	Audit Fees		\$	2,000
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
Transfers to other municipal fund (list fund name)	From Fund Balance		\$	33,591
Transfers to other municipal fund (list fund name)			\$	-
	Transfers to General Fund		\$	-
	Total		\$	154,538
Outstanding non-bonded Indebtedness				
	Principal		\$	-
	Interest		\$	-
Outstanding bonded Indebtedness				
	Principal		\$	-
	Interest		\$	-
	Total		\$	-
Bond Reserve Fund Balance				
			\$	140,883

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value		Initial (base year) Assessed Value		Captured Value	Overall Tax rates captured by TIF plan	
						TIF Revenue	
Ad valorem PRE Real	\$	-	\$	-	-	0.0000000	\$0.00
Ad valorem non-PRE Real	\$	14,277,910	\$	13,016,380	\$ 1,261,530	27.3679500	\$34,525.49
Ad valorem industrial personal	\$	3,071,895	\$	885,930	\$ 2,185,965	20.9839500	\$45,870.18
Ad valorem commercial personal	\$	1,639,480	\$	545,070	\$ 1,094,410	23.9839500	\$26,248.27
Ad valorem utility personal	\$	-	\$	-	-	0.0000000	\$0.00
Ad valorem other personal	\$	-	\$	-	-	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$	-	\$	-	-	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$	-	\$	-	-	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$	-	\$	-	-	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$	-	\$	-	-	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$	-	\$	-	-	0.0000000	\$0.00
IFT New Facility personal property, all other	\$	-	\$	-	-	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$	-	\$	-	-	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$	-	\$	-	-	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$	-	\$	-	-	0.0000000	\$0.00
Commercial Rehabilitation Act	\$	-	\$	-	-	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$	-	\$	-	-	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$	-	\$	-	-	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$	-	\$	-	-	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$	-	\$	-	-	0.0000000	\$0.00
Total Captured Value			\$	14,447,380	\$ 4,541,905	\$106,643.94	Total TIF Revenue

Tax Increment Revenue
Specific Taxes Allowable for Capture by PA 57 Authorities
As of January 1, 2019

Former Public Act (now repealed) Year		DDA 197 1975	TIFA 450 1980	LDFA 281 1986	NSRA 35 1867	CIA 280 2005	WRITIFA 94 2008	NIA 61 2007
2018 PA 57 MCL Citation for "specific tax" definition		125.4201.new (aa)	125.4301.new (w)	125.4402.new (hh)	125.4523.new (9)(e)	125.4603.new (e)	125.4703.new (d)	125.4803.new (e)
PA 189 of 1953	Lessees/Tax Exempt Property	X	X	X	X ¹	X	X	X
PA 198 of 1974	IFT	X	X	X	X	X	X	X
PA 255 of 1978	CFT	X	X	X	X	X	X	X
PA 385 of 1984	Tech Park	X	X	X	X	X	X	X
PA 224 of 1985	Enterprise Zone			X				
PA 147 of 1992	NEZ				X			X
PA 146 of 2000	OPRA			X	X			
PA 260 of 2003	Eligible Tax Reverted Property (Land Bank 5/50) Tax							
PA 210 of 2005	Commercial Rehabilitation				X			X

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

Yellow highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in the respective public acts (same as the others, just exempted in the individual acts instead of in the RenZone Act)



Local Development Financing Authority

County of Oakland, State of Michigan

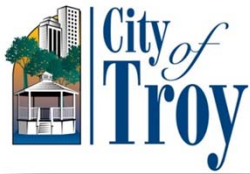
2018/19 through 2020/21 Budget

Introduction

Troy's Local Development Finance Authority, as established by The Local Development Financing Act, Act 281 of 1986, Section 125.2151, is composed of seven members and appointed for four-year terms by the Mayor subject to the approval of City Council.

The Authority's primary objective is to encourage local development to prevent conditions of unemployment and to promote economic growth; to provide for the establishment of local development finance authorities and to prescribe their powers and duties; to provide for the creation of a board to govern an authority and to prescribe its powers and duties; to provide for the creation and implementation of development plans; to authorize the acquisition and disposal of interests in real and personal property; to permit the issuance of bonds and other evidences of indebtedness by an authority; to prescribe powers and duties of certain public entities and state officers and agencies; to reimburse authorities for certain losses of tax increment revenues; and to authorize and permit the use of tax increment financing.

In 2003, the City of Troy established the Automation Alley SmartZone. Central to the SmartZone was the designation of an area as a certified technology park. This zone of approximately 75-acres was created as a Local Development Finance Authority (LDFA). The tax increment will be used to fund infrastructure for the Automation Alley SmartZone. Initially funds were used to establish Automation Alley and its technology accelerator program. Funds are provided to Automation Alley for operational assistance of the technology accelerator. Automation Alley is Michigan's leading nonprofit technology and manufacturing business association, connecting industry, academia and government to fuel Southeast Michigan's economy and accelerate innovation. Automation Alley focuses its efforts on innovation and technology, entrepreneurship, talent development, defense, and international business, providing resources, funding and actionable intelligence to help members grow and prosper in the digital age.



Local Development Financing Authority

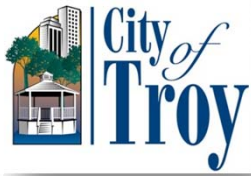
County of Oakland, State of Michigan

2018/19 through 2020/21 Budget

	2017 Actual	2018 Estimated	2018 Budget	2019 Budget	2020 Budget	2021 Budget
REVENUE						
Property Taxes	\$ 181,471	\$ 160,740	\$ 187,390	\$ 107,360	\$ 101,740	\$ 96,370
State Revenue Sharing-EMPP	-	-	-	47,600	47,600	47,600
Interest Income	16	100	1,100	100	100	100
Total Revenues	181,487	160,840	188,490	155,060	149,440	144,070
EXPENDITURES						
Automation Alley - Operations	87,853	96,440	94,930	92,980	89,600	86,380
Infrastructure	-	125,360	125,360	45,000	34,000	32,000
Tax Tribunals/Tax Refunds	(5,870)	-	-	-	-	-
Administrative Services	5,000	5,000	5,000	5,000	5,000	5,000
Marketing Costs (Membership)	17,500	17,500	17,500	17,500	17,500	17,500
Audit Fees	1,950	2,000	2,000	2,040	2,080	2,120
Other	630	1,000	5,000	1,000	1,000	1,000
TOTAL - EXPENDITURES	107,063	247,300	249,790	163,520	149,180	144,000
Change Before Other Financing	74,424	(86,460)	(61,300)	(8,460)	260	70
BEGINNING FUND BALANCE	26,411	100,835	100,835	14,375	5,915	6,175
ENDING FUND BALANCE	\$ 100,835	\$ 14,375	\$ 39,535	\$ 5,915	\$ 6,175	\$ 6,245

Captured Taxable Value

	2018/19 Taxable	2019/20 Taxable	2020/21 Taxable
Industrial Real Property			
Real Base Taxable Value	\$ 13,016,380	\$ 13,016,380	\$ 13,016,380
Real Taxable Value	14,277,910	14,634,858	15,000,729
Industrial Real Captured Value	1,261,530	1,618,478	1,984,349
Commercial Personal Property			
Personal Base Taxable Value	545,070	545,070	545,070
Personal Taxable Value	1,639,480	1,675,549	1,712,411
Commercial Personal Property Captured Value	1,094,410	1,130,479	1,167,341
Industrial Personal Property			
Personal Base Taxable Value	885,930	885,930	885,930
Personal Taxable Value	3,071,895	2,303,922	1,535,949
Commercial Personal Property Captured Value	2,185,965	1,417,992	650,019
Total Captured Value	\$ 4,541,905	\$ 4,166,949	\$ 3,801,709
Tax Revenues			
Industrial Real Revenues	\$ 34,540	\$ 44,320	\$ 54,340
Commercial Personal Revenues	26,480	27,360	28,250
Industrial Personal Revenues	46,340	30,060	13,780
Total Revenues	\$ 107,360	\$ 101,740	\$ 96,370



Local Development Financing Authority

County of Oakland, State of Michigan

2018/19 through 2020/21 Budget

Millage Rates	Oakland County	City (Less Debt)	OCPTA	School OP	*1/2 School OP-12	1/2 ISD	Community College	Hold Harmless	Total
Industrial Real	4.49080	9.69650	0.98630	-	9.00000	1.65395	1.55550	-	27.38305
Commercial Personal	4.49080	9.69650	0.98630	3.00000	-	1.65395	1.55550	2.81600	24.19905
Industrial Personal	4.49080	9.69650	0.98630	-	-	1.65395	1.55550	2.81600	21.19905

Annual Report on Status of Tax Increment Financing Plan

Send completed form to: Treas-StateSharePropTaxes@michigan.gov <small>Issued pursuant to 2018 PA 57, MCL 125.4911 Filing is required within 180 days of end of authority's fiscal year ending in 2020.</small>	Municipality Name Local Development Finance Authority	TIF Plan Name 189357	For Fiscal Years ending in 2020
---	--	-----------------------------	--

Year AUTHORITY (not TIF plan) was created: Year TIF plan was created or last amended to extend its duration: Current TIF plan scheduled expiration date: Did TIF plan expire in FY20? Year of first tax increment revenue capture: Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no? If yes, authorization for capturing school tax: Year school tax capture is scheduled to expire:	2003 2017 12/31/2034 No 2004 Yes Certified Tech Park "Smart Zone"
---	--

Revenue:	Tax Increment Revenue	\$	106,644
	Property taxes - from DDA levy	\$	-
	Interest	\$	6,245
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	41,568
	Other income (grants, fees, donations, etc.)	\$	-
	Total	\$	154,457

Tax Increment Revenues Received

From counties		\$	25,953
From municipalities (city, twp, village)		\$	55,925
From libraries (if levied separately)		\$	-
From community colleges		\$	9,345
From regional authorities (type name in next cell)	OCTPA	\$	5,745
From regional authorities (type name in next cell)		\$	-
From regional authorities (type name in next cell)		\$	-
From local school districts-operating		\$	32,115
From local school districts-debt		\$	-
From intermediate school districts		\$	9,415
From State Education Tax (SET)		\$	11,691
From state share of IFT and other specific taxes (school taxes)		\$	-
	Total	\$	150,189

Expenditures

	Automation Alley Operations	\$	152,558
	Infrastructure	\$	55,360
	Tax Tribunal Refunds	\$	5
	Administrative Services	\$	5,000
	Marketing Costs - Memberships	\$	17,500
	Audit Fees	\$	2,000
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
Transfers to other municipal fund (list fund name)		\$	-
Transfers to other municipal fund (list fund name)		\$	-
	Transfers to General Fund	\$	(77,966)
	Total	\$	154,457

Outstanding non-bonded Indebtedness

Principal	\$	-
Interest	\$	-

Outstanding bonded Indebtedness

Principal	\$	-
Interest	\$	-

Total \$ -

Bond Reserve Fund Balance

\$ 62,917

CAPTURED VALUES

PROPERTY CATEGORY	Current Taxable Value		Initial (base year) Assessed Value		Captured Value	Overall Tax rates captured by TIF plan	
							TIF Revenue
Ad valorem PRE Real	\$	-	\$	-	\$	0.0000000	\$0.00
Ad valorem non-PRE Real	\$	16,226,360	\$	13,016,380	\$	28.9918900	\$93,063.39
Ad valorem industrial personal	\$	2,388,160	\$	885,930	\$	20.9142500	\$31,418.01
Ad valorem commercial personal	\$	1,620,060	\$	545,070	\$	23.9142500	\$25,707.58
Ad valorem utility personal	\$	-	\$	-	\$	0.0000000	\$0.00
Ad valorem other personal	\$	-	\$	-	\$	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$	-	\$	-	\$	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$	-	\$	-	\$	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$	-	\$	-	\$	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$	-	\$	-	\$	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$	-	\$	-	\$	0.0000000	\$0.00
IFT New Facility personal property, all other	\$	-	\$	-	\$	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$	-	\$	-	\$	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$	-	\$	-	\$	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$	-	\$	-	\$	0.0000000	\$0.00
Commercial Rehabilitation Act	\$	-	\$	-	\$	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$	-	\$	-	\$	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$	-	\$	-	\$	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$	-	\$	-	\$	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$	-	\$	-	\$	0.0000000	\$0.00
Total Captured Value			\$	14,447,380	\$	5,787,200	\$150,188.98 Total TIF Revenue

Tax Increment Revenue
Specific Taxes Allowable for Capture by PA 57 Authorities
As of January 1, 2019

Former Public Act (now repealed) Year		DDA 197 1975	TIFA 450 1980	LDFA 281 1986	NSRA 35 1867	CIA 280 2005	WRITIFA 94 2008	NIA 61 2007
2018 PA 57 MCL Citation for "specific tax" definition		125.4201.new (aa)	125.4301.new (w)	125.4402.new (hh)	125.4523.new (9)(e)	125.4603.new (e)	125.4703.new (d)	125.4803.new (e)
PA 189 of 1953	Lessees/Tax Exempt Property	X	X	X	X ¹	X	X	X
PA 198 of 1974	IFT	X	X	X	X	X	X	X
PA 255 of 1978	CFT	X	X	X	X	X	X	X
PA 385 of 1984	Tech Park	X	X	X	X	X	X	X
PA 224 of 1985	Enterprise Zone			X				
PA 147 of 1992	NEZ				X			X
PA 146 of 2000	OPRA			X	X			
PA 260 of 2003	Eligible Tax Reverted Property (Land Bank 5/50) Tax							
PA 210 of 2005	Commercial Rehabilitation				X			X

Blue highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in 1996 PA 376 at MCL 125.2689 (same extent as ad valorem taxes)

Yellow highlighted cells--properties located in renaissance zones are exempt from these taxes to the degree listed in the respective public acts (same as the others, just exempted in the individual acts instead of in the RenZone Act)



Local Development Financing Authority

County of Oakland, State of Michigan

2019/20 through 2021/22 Budget

Introduction

Troy's Local Development Finance Authority, as established by The Local Development Financing Act, Act 281 of 1986, Section 125.2151, is composed of seven members and appointed for four-year terms by the Mayor subject to the approval of City Council.

The Authority's primary objective is to encourage local development to prevent conditions of unemployment and to promote economic growth; to provide for the establishment of local development finance authorities and to prescribe their powers and duties; to provide for the creation of a board to govern an authority and to prescribe its powers and duties; to provide for the creation and implementation of development plans; to authorize the acquisition and disposal of interests in real and personal property; to permit the issuance of bonds and other evidences of indebtedness by an authority; to prescribe powers and duties of certain public entities and state officers and agencies; to reimburse authorities for certain losses of tax increment revenues; and to authorize and permit the use of tax increment financing.

In 2003, the City of Troy established the Automation Alley SmartZone. In 2017, the SmartZone was extended for an additional 15 years. Central to the SmartZone was the designation of an area as a certified technology park. This 75-acre zone was created as a Local Development Finance Authority (LDFA). The tax increment will be used to fund infrastructure for the Automation Alley SmartZone. Initially funds were used to establish Automation Alley and its technology accelerator program. Funds are provided to Automation Alley for operational assistance of the technology accelerator. Automation Alley is a nonprofit manufacturing and technology business association and Michigan's Industry 4.0 knowledge center, with a global outlook and a regional focus. The organization connects industry, academia and government to fuel Michigan's economy and accelerate innovation. Automation Alley offers programs, resources and knowledge to help members grow and prosper in the digital age.



Local Development Financing Authority

County of Oakland, State of Michigan

2019/20 through 2021/22 Budget

	2018 Actual	2019 Estimated	2019 Budget	2020 Budget	2021 Budget	2022 Budget
REVENUE						
Property Taxes	\$ 160,746	\$ 109,800	\$ 107,360	\$ 156,850	\$ 165,830	\$ 160,860
State Revenue Sharing-EMPP	-	41,596	47,600	40,000	40,000	40,000
Interest Income	249	100	100	100	100	100
Total Revenues	160,995	151,496	155,060	196,950	205,930	200,960
EXPENDITURES						
Automation Alley - Operations	96,447	90,840	92,980	118,110	123,500	120,520
Infrastructure	-	55,000	45,000	53,000	56,000	55,000
Tax Tribunals/Tax Refunds	-	-	-	-	-	-
Administrative Services	5,000	5,000	5,000	5,000	5,000	5,000
Marketing Costs (Membership)	17,500	17,500	17,500	17,500	17,500	17,500
Audit Fees	2,000	2,000	2,040	2,040	2,080	2,120
Other	-	1,000	1,000	1,000	1,000	1,000
TOTAL - EXPENDITURES	120,947	171,340	163,520	196,650	205,080	201,140
Change Before Other Financing	40,048	(19,844)	(8,460)	300	850	(180)
BEGINNING FUND BALANCE	100,835	140,883	140,883	121,039	121,339	122,189
ENDING FUND BALANCE	\$ 140,883	\$ 121,039	\$ 132,423	\$ 121,339	\$ 122,189	\$ 122,009

Captured Taxable Value

	2019/20 Taxable	2020/21 Taxable	2021/22 Taxable
Industrial Real Property			
Real Base Taxable Value	\$ 13,016,380	\$ 13,016,380	\$ 13,016,380
Real Taxable Value	16,226,360	16,550,887	16,881,905
Industrial Real Captured Value	3,209,980	3,534,507	3,865,525
Commercial Personal Property			
Personal Base Taxable Value	545,070	545,070	545,070
Personal Taxable Value	1,620,060	1,655,701	1,692,127
Commercial Personal Property Captured Value	1,074,990	1,110,631	1,147,057
Industrial Personal Property			
Personal Base Taxable Value	885,930	885,930	885,930
Personal Taxable Value	2,396,280	2,303,922	1,535,949
Commercial Personal Property Captured Value	1,510,350	1,417,992	650,019
Total Captured Value	\$ 5,795,320	\$ 6,063,130	\$ 5,662,601
Tax Revenues			
Industrial Real Revenues	\$ 99,450	\$ 109,510	\$ 119,760
Commercial Personal Revenues	25,750	26,610	27,480
Industrial Personal Revenues	31,650	29,710	13,620
Total Revenues	\$ 156,850	\$ 165,830	\$ 160,860



Local Development Financing Authority

County of Oakland, State of Michigan

2019/20 through 2021/22 Budget

Millage Rates	Oakland	City		School	*1/2 School	1/2	Community	Hold	State	
	County	(Less Debt)	OCPTA	OP	OP-12	ISD	College	Harmless	Education(*)	Total
Industrial Real	4.48780	9.66810	1.00000	-	9.00000	1.64065	1.54310	-	3.64210	30.98175
	4.48780	9.66810	1.00000	3.00000	-	1.64065	1.54310	2.61600	-	23.95565
Commercial Personal										
Industrial Personal	4.48780	9.66810	1.00000	-	-	1.64065	1.54310	2.61600		20.95565

* Represents the effective rate on taxable value as opposed to the 6.0000 mills



500 West Big Beaver
Troy, MI 48084
troymi.gov

M-02b

CITY COUNCIL AGENDA REPORT

Date: June 9, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Lisa Burnham, Controller

Subject: Coronavirus State and Local Fiscal Recovery Funds

The American Rescue Plan Act (ARPA), signed into law on March 11, 2021, provides \$350 billion in relief to states and local governments to combat the continued impact of the COVID-19 pandemic. These funds are named the Coronavirus State and Local Fiscal Recovery Funds (CSLFRF). Funding from the CSLFRF is subject to the requirements specified in the Interim Final Rule (IFR) adopted by the U.S. Department of the Treasury (Treasury) on May 10, 2021. The provisions in the IFR were effective May 17, 2021, but Treasury is seeking comments on all aspects of the IFR through July 16, 2021. From our previous experiences with these types of funding sources, we believe it is prudent to wait for the final guidance before committing the City to any expenditures.

The City received 50% of its funding (\$4,090,772.50) on May 24, 2021, and expects to receive the balance in May 2022. The City has until December 31, 2024, to obligate the funds as defined by Uniform Grant Guidance and until December 31, 2026, to spend the funds.

The IFR establishes a framework for determining the types of programs and services eligible under this program, along with examples of uses that state and local governments may consider. These uses build on eligible expenditures under the Coronavirus Relief Fund issued through the CARES Act by recognizing a broad range of additional eligible uses. Eligible uses of CSLFRF fall into four broad categories:

1. Public health and economic impacts
2. Premium pay
3. Revenue loss
4. Investments in water, sewer, or broadband infrastructure

At this point, we believe that we will try to utilize number 3, revenue loss, to the greatest extent possible. This will allow us the greatest flexibility moving forward. However, as we have previously mentioned above, we will be patient for the comment period and Final Rule.

Lastly, the IFR gives guidance on ineligible uses of CSLFRF. What applies to the City would be that we cannot use these funds to address any unfunded liabilities (VFIP or Retiree Health Care), contribute to rainy day funds, make payments on outstanding debt, and fees or issuance costs on new debt.

City staff will continue to provide City Council with updates and facilitate decision-making after the Interim Final Rule is finalized.



M-04a

OAKLAND COUNTY CLERK/REGISTER OF DEEDS

WWW.OAKGOV.COM/CLERKROD

ELECTIONS DIVISION

LISA BROWN
COUNTY CLERK/REGISTER OF DEEDS

JOSEPH J. ROZELL, CERA
DIRECTOR OF ELECTIONS

May 25, 2021

Aileen Dickson
500 W Big Beaver Rd.
Troy, MI 0

Dear Aileen Dickson,

At the request of the Oakland County Board of Commissioners, enclosed please find your certified copy(s) of the Miscellaneous Resolution(s) MR #21177 entitled Board of Commissioners – Endorsement of Greenhouse Gas Emission Reduction Goals and Creation of Environmental Sustainability Evaluation Standards adopted by the Oakland County Board of Commissioners on May 13 , 2021.

Sincerely,

Joseph J. Rozell, CERA
Director of Elections
County of Oakland

ADMINISTRATIVE OFFICE
1200 N. TELEGRAPH RD., DEPT. 415
PONTIAC, MICHIGAN 48341-0415
(248) 858-0561
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ELECTIONS DIVISION
1200 N. TELEGRAPH RD., DEPT. 417
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LEGAL & VITAL RECORDS
1200 N. TELEGRAPH RD., DEPT. 413
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REGISTER OF DEEDS
1200 N. TELEGRAPH RD., DEPT. 480
PONTIAC, MICHIGAN 48341-0480
(248) 858-0605
DEEDS@OAKGOV.COM

MISCELLANEOUS RESOLUTION #21177

BY: Commissioner Gwen Markham, District #9; Yolanda Charles, District #17

IN RE: BOARD OF COMMISSIONERS – ENDORSEMENT OF GREENHOUSE GAS EMISSION REDUCTION GOALS AND CREATION OF ENVIRONMENTAL SUSTAINABILITY EVALUATION STANDARDS

To the Oakland County Board of Commissioners

Chairperson, Ladies and Gentlemen:

WHEREAS Oakland County seeks to preserve, protect, and enhance the quality of life for those who live, work, and play in our communities, as well as for future generations; and

WHEREAS there is overwhelming consensus among the world's climate scientists that anthropogenic climate change is happening and caused by emissions from human activities; and

WHEREAS Oakland County is strongly committed to the principle of environment sustainability and shall pursue these objectives through the adoption of policies and budget priorities that reflect these values; and

WHEREAS the Oakland County Board of Commissioners declared their commitment to a countywide mobilization effort to address the climate emergency with the adoption of Miscellaneous Resolution (MR) #19367 "Resolution Acknowledging a Climate Emergency and Creating an Energy and Environment Infrastructure Plan in Oakland County"; and

WHEREAS MR #19367 also established the Board's commitment to develop a countywide Energy and Environmental Infrastructure Plan to respond to the climate emergency; and

WHEREAS the Board of Commissioners have re-asserted their commitment to these objectives and the development of a comprehensive climate emergency plan through the approval of County Executive Coulter's request for funding for the development of a county campus sustainability plan and the creation of the position of Oakland County Sustainability Officer; and

WHEREAS County Executive Coulter has announced a commitment that Oakland County shall meet zero greenhouse gas emissions by 2050; and

WHEREAS President Biden recently accelerated the nation's emission reduction objectives with the announcement of a pledge to reduce U.S. greenhouse gas emissions by 50% by 2030; and

WHEREAS the Administration has announced plans to request funding for the development a countywide Climate Action Plan later this year; and

WHEREAS a Climate Action Plan is expected to include recommendations of key performance indicators to measure the success of county initiatives in meeting climate and environmental objectives; and

WHEREAS the establishment of environmental impact evaluation standards and practices would ensure that new programs, capital investments and budget priorities are viewed through the lens of meeting Oakland County's commitment to greenhouse emission reductions and environmental sustainability.

NOW THEREFORE BE IT RESOLVED that the Oakland County Board of Commissioners hereby affirms and endorses County Executive Coulter's commitment to reach net zero carbon emissions in Oakland County by 2050.

BE IT FURTHER RESOLVED that the Oakland County Board of Commissioners hereby endorses President Biden's pledge to reduce United States carbon emissions by 50% by 2030 and supports the inclusion of this objective as a goal for Oakland County.

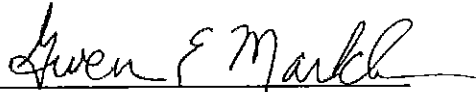
BE IT FURTHER RESOLVED in furtherance of these objectives, the Board of Commissioners calls upon the County Administration to collaborate in the establishment of environmental impact evaluation standards and practices to be utilized in the assessment of public policy proposals, capital improvement investments and the development of budget priorities and plans.

BE IT FURTHER RESOLVED that the Board of Commissioners commits to an annual review and assessment of progress in meeting the County's climate and environmental sustainability plans and objectives during the month of April.


BE IT FURTHER RESOLVED that the Oakland County Clerk/Register of Deeds is requested to forward copies of this adopted resolution to the Director or Michigan Department of Environment, Great Lakes, and Energy, the Southeast Michigan Council of Governments, the Michigan Association of Counties, the North Oakland Branch of the NAACP, Michigan Clean Water Action, Oakland County Sunrise Movement, Sierra Club, Transportation Riders United, Mom's Clean Air Force, Michigan Climate Action Network, Michigan

League of Conservation Voters, Rochester Riders and all cities, villages and townships located in Oakland County.

Chairperson, we move the adoption of the foregoing Resolution.



Commissioner Gwen Markham
District #9


Commissioner Yolanda Charles
District #17

Resolution #21177

April 29, 2021

The Chairperson referred the resolution to the Economic Development and Infrastructure Committee. There were no objections.

Resolution #21177

May 13, 2021

Moved by Miller seconded by Charles the resolution be adopted.

Discussion followed.

Vote on resolution:

AYES: Jackson, Luebs, Markham, McGillivray, Miller, Nelson, Powell, Woodward, Cavell, Charles, Gershenson. (11)

NAYS: Gingell, Hoffman, Joliat, Kochenderfer, Kowall, Kuhn, Moss, Weipert. (8)

A sufficient majority having voted in favor, the resolution was adopted.

**RESOLUTION TO BECOME EFFECTIVE
WITHOUT COUNTY EXECUTIVE
SIGNATURE.**



STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, Lisa Brown, Clerk of the County of Oakland, do hereby certify that the foregoing resolution is a true and accurate copy of a resolution adopted by the Oakland County Board of Commissioners on May 13, 2021, with the original record thereof now remaining in my office.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court at Pontiac, Michigan this 13th day of May, 2021.


Lisa Brown, Oakland County