



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

June 14, 2021

To: Mayor and City Council Members

From: Mark F. Miller, City Manager
Robert J. Bruner, Assistant City Manager
Sarah Ames, Assistant to the City Manager

Subject: City Council Agenda Questions & Answers – 6.14.21

The following are communications that City Administration would like Council to be made aware of. In order to ensure that all questions are received and answered, all City Council Questions should be sent to the CITY MANAGER DISTRIBUTION GROUP e-mail address.

From: David Hamilton
Sent: Sunday, June 13, 2021 8:29 PM
To: City Manager Distribution Group <CityManager@troymi.gov>
Subject: Agenda

Meadows of Troy:

How big of houses could be developed on the R-1D parallel plan on the 12 acres?

Answer: Brent Savidant, Community Development Director

Home size would be limited by the 30% building coverage requirement. In R-1D this would be a footprint of 2,550 square feet assuming the lot was the minimum of 21,780 square feet. However, this is a theoretical maximum. We are seeing a market where new homes in traditional non-cluster development are typically around +/- 3,500 square feet in area. Home builders have a range of options to choose from and houses are generally in this ballpark in terms of square footage.

Library:

When will the library be able to open 7 days? When will maintenance work under the new funding begin?

Answer: Emily Dumas, Library Director

The library will be open 7 days a week beginning the week of July 12. In addition to our current public open hours (which will also eventually expand once we get all new staff hired and trained), we will be offering open hours Friday 10-5, and Sunday, 1-5. We're working on a ribbon cutting for Friday hours on July 16, so all council members are invited if they wish to attend.

We're also planning to hit the ground running on July 1 for renovation projects. We've already been meeting and preparing for work on the admin. office and Youth Services department, and are scheduling to meet to begin plans on the Adult Services area. Work will begin first with the administration office renovation.

Thanks,

David Hamilton
Troy City Council Member

From: David Hamilton

Sent: Monday, June 14, 2021 10:03 AM

To: City Manager Distribution Group <CityManager@troymi.gov>

Subject: Agenda - Meadows of Troy

Meadows of Troy:

Answers: Brent Savidant, Community Development Director

- 1.) Are the new roads public or private? **Private** If private, I'm assuming it will be the HoA's responsibility to maintain it? **Correct**
- 2.) Will the public be able to access the private roads in the neighborhood to reach the parking lot for the trailhead?

One of the proposed conditions of approval is "Provide easement over Turtle Woods Drive for access to the public parking lot". This easement would be provided prior to Final Site Plan approval.

- 3.) Looking at the tree survey, and having walked through the property myself last evening, it appears that the tree survey didn't survey every tree on the entire 12 acres. Will those trees be left alone and not clear cut, or am I misunderstanding how the tree survey worked? (Looking at pg. 40 in the agenda item, the northwest and northeast corner of the property don't seem to have trees surveyed in them.)

As you discovered when you walked the site, it is heavily wooded. Prior to submitting the application, the developer knew they would be preserving all of the existing trees in the NW and NE portions of the site. Rather than spending significant resources marking and mapping every tree that they had no intention to remove, they instead took representative samples in 100' by 100' areas. The number provided represents an estimate based on the samples taken. This approach is not typical; it seemed reasonable for this specific application based on the significant number of trees in these areas and the fact that these heavily wooded areas are proposed to be preserved.

- 4.) On pg. 37 of the agenda item, the tree preservation plan is described. How does the "Additional Trees Preserved Onsite" section work? Does that represent the areas of the 12 acres that didn't have the tree survey?

Yes. This represents the 1.47-acre area located northeast and northwest of the proposed detention area.

David Hamilton
Troy City Council Member

From: David Hamilton

Sent: Monday, June 14, 2021 1:11 PM

To: City Manager Distribution Group <CityManager@troymi.gov>

Subject: Agenda

MNK TROY 1, LLC Conditional Rezoning:

The exhibit 12 site plan shows 9 buildings, while the opening memo on this shows 8 buildings with 32 total units. Is the limit of buildings on this site 8 or 9?

Thanks,

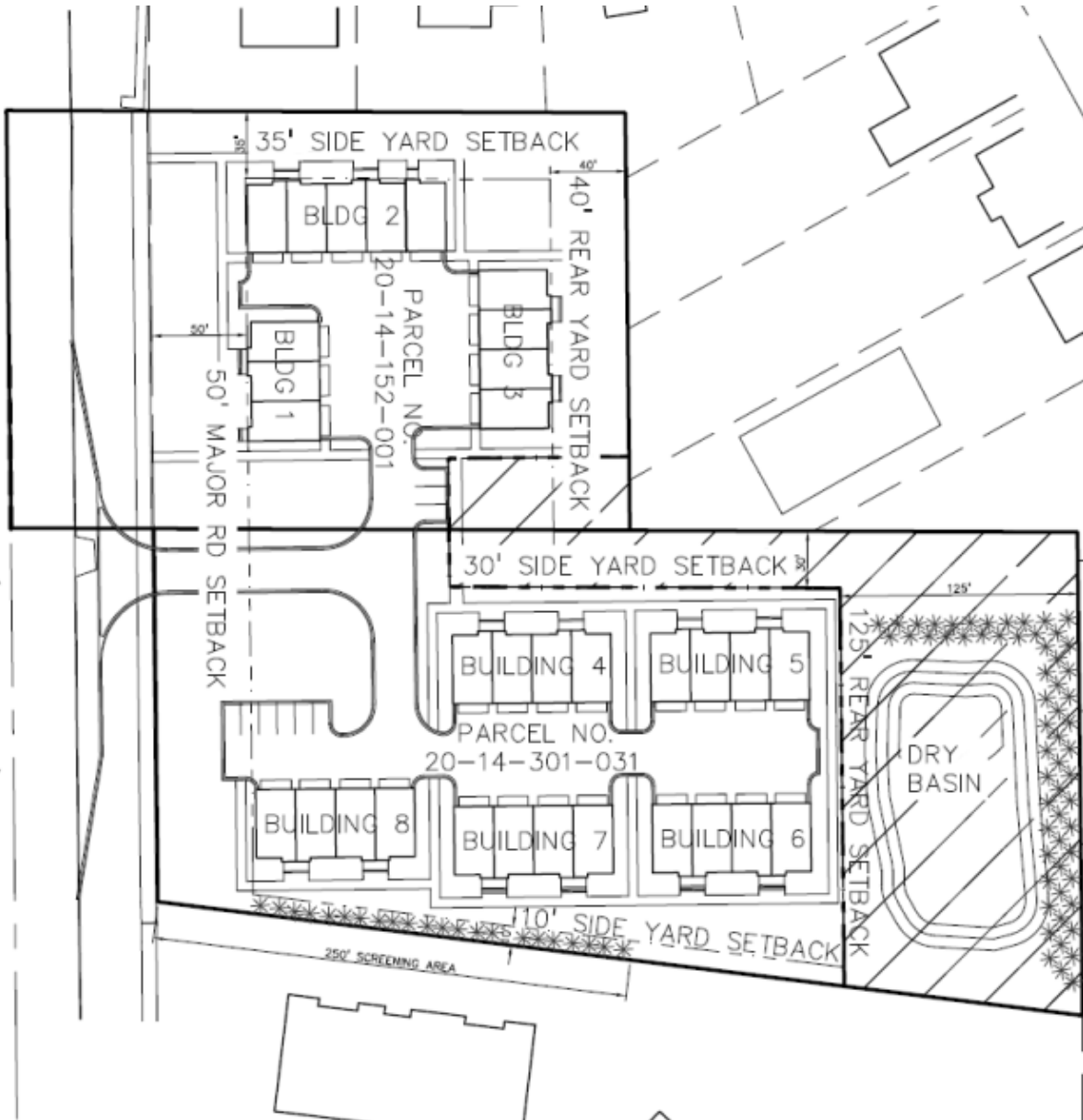
David Hamilton
Troy City Council Member

Answer: Brent Savidant, Community Development Director

Councilmember Hamilton correctly points out that the concept sketch on Exhibit 12 shows 9 buildings. The Exhibit 12 sketch was provided with the original application. After meeting with neighbors during the review process, some neighbors to the north were concerned with the potential for headlight glare from cars travelling north within the site. The developer modified the site layout by reshuffling the 32 units into 8 buildings instead of 9. In the updated layout, which is included in the Conditional Rezoning Agreement, Building 2 was proposed along the northern property line to eliminate headlight glare into the properties to the north.

This is an example of how the developer worked with neighbors throughout the process to ultimately end up voluntarily providing a list of conditions which addressed neighbors' concerns.

ROCHESTER ROAD (WIDTH VARIES)



ZONED: R-1C