



# **CITY COUNCIL**

## **REGULAR MEETING**

### **AGENDA**

**JANUARY 24, 2022**

**CONVENING AT 7:30 P.M.**

**Submitted By  
The City Manager**

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***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](mailto:clerk@troymi.gov) at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.***

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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](mailto:CityManager@troymi.gov) or 248.524.3330 with questions.

Respectfully,

Mark F. Miller,  
City Manager




## Chapter 14A – Elected and Appointed Persons' Ethics Ordinance Section 14.3 Annual Training and Acknowledgement

We, the undersigned Members of Troy City Council, have reviewed *Chapter 14A – Elected and Appointed Persons' Ethics Ordinance*, understand its contents, and agree to be bound by its provisions.

Signed this 8<sup>th</sup> day of November, 2021.

  
\_\_\_\_\_  
Mayor Ethan Baker

  
\_\_\_\_\_  
Council Member Edna Abraham

  
\_\_\_\_\_  
Council Member Theresa Brooks

  
\_\_\_\_\_  
Council Member Rebecca Chamberlain-Creanga

  
\_\_\_\_\_  
Mayor Pro Tem Ann Erickson Gault

  
\_\_\_\_\_  
Council Member David Hamilton

  
\_\_\_\_\_  
Council Member Ellen Hodorek





# CITY COUNCIL AGENDA

January 24, 2022 – 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](http://www.troymi.gov/webcast)

or on Local Access Cable Channels

(WOW – Ch 10, Comcast – Ch 17, AT&T – Ch 99)

**INVOCATION: Pastor Simion Timbuc from Bethesda Romanian Pentecostal Church 1**

**PLEDGE OF ALLEGIANCE: 1**

**A. CALL TO ORDER: 1**

**B. ROLL CALL: 1**

**C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS: 1**

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(Presented by: Mayor Ethan Baker) 1

C-2 Legislative Update (Presented by: State Representative Padma Kuppa) 1

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**INVOCATION: Pastor Simion Timbuc from Bethesda Romanian Pentecostal Church**

**PLEDGE OF ALLEGIANCE:**

**A. CALL TO ORDER:**

**B. ROLL CALL:**

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

Excuse Absent Council Members:

Suggested Resolution

Resolution #2022-01-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of \_\_\_\_\_ at the Regular City Council Meeting of January 24, 2022, due to \_\_\_\_\_.

Yes:

No:

**C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:**

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**C-1** Service Commendation for Information Technology Director Gert Paraskevin  
(Presented by: Mayor Ethan Baker)

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**C-2** Legislative Update (Presented by: State Representative Padma Kuppa)

**D. CARRYOVER ITEMS:**

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**D-1** No Carryover Items

**E. PUBLIC HEARINGS:**

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**E-1** No Public Hearings

**F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

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:

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 FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

**H. POSTPONED ITEMS:**

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**H-1 No Postponed Items**

**I. REGULAR BUSINESS:**

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**I-1 Board and Committee Appointments: a) Mayoral Appointments – Board of Review; b) City Council Appointments – Building Code Board of Appeals, Zoning Board of Appeals**



**a) Mayoral Appointments:**Suggested Resolution

Resolution #2022-01-

Moved by

Seconded by

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

**Board of Review**

Appointed by Mayor

3 Regular Members

3 Year Term

**Nominations to the Board of Review:****Term Expires: 1/31/2025****Michele Shoan**

Term currently held by: Michele Shoan

Yes:

No:

**b) City Council Appointments:**Suggested Resolution

Resolution #2022-01-

Moved by

Seconded by

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

**Building Code Board of Appeals**

Appointed by Council

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

5 Year Term

**Nominations to the Building Code Board of Appeals:****Term Expires: 1/1/2027****Gary Abitheira**

Term currently held by: Gary Abitheira

Yes:

No:

Suggested Resolution

Resolution #2022-01-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **CONFIRMS** the appointment of the following person to serve on the Boards and Committees as indicated:

Zoning Board of Appeals

Appointed by Council

7 Regular Members; 2 Alternates

3 Year Term

**Term Expires: 12/31/2022****Lakshmi Malalahalli****PC Rep. on ZBA**

Yes:

No:

**I-2 Board and Committee Nominations: a) Mayoral Nominations – Downtown Development Authority, Global Troy Advisory Committee, Local Development Finance Authority, Planning Commission; b) City Council Nominations – Election Commission, Employees’ Retirement System Board of Trustees/Retiree Health Care Benefits Plan and Trust, Liquor Advisory Committee, Southeast Michigan Council of Governments (SEMCOG), Traffic Committee**

**a) Mayoral Nominations:**Suggested Resolution

Resolution #2022-01-

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:

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. 11/13/23
Blair	Timothy	6/17/2017	9/30/2023	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	9/30/2025	In District	
MacLeish	Daniel	6/28/2023	9/30/2025	In District	
Reschke	Ernest	10/4/2020	9/30/2022	At Large	
Schroeder	Douglas	9/10/2020	9/30/2022	At Large	
Stone	David	3/11/2023	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 2/1/21
Vacancy			9/30/2024	In District	Cheryl Bush resigned 9/22/21

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

Term currently held by: Vacancy–W. Randol Jr. resigned 2/1/21

**Unexpired Term Expiring:  
9/30/2024**

Term currently held by: Vacancy-Cheryl Bush resigned 9/22/21

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1	Notes 2
Beyer	Joseph	10/26/2022	In District	
Forster	Jeffrey	3/23/2023	At Large	Personnel Bd exp 4/30/24
Goetz	John	3/4/2023	At Large	
Kornacki	Rosemary	12/14/2022	At Large	Brownfield Redev Auth exp 4/30/23
McGerty	Ryan	2/25/2022	At Large	
Patel	Hitesh	3/23/2023	At Large	
Schick	Michael	12/22/2022	At Large	
Sekhri	Suneel	11/5/2023	At Large	
Sekhri	Arun	9/24/2022	At Large	
Vassallo	Joseph	3/4/2023	At Large	Brownfield Redev Auth exp 4/30/24

**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	
Chezick	Edward		10/30/2022	
Fakhoury	Awni	4/28/2018	10/30/2024	Requests Reappointment
Liu	Allison	10/1/2022	7/31/2022	Student
Mohideen	Syeda	8/24/2020	10/30/2024	Requests Reappointment
Natcheva	Daniela	11/8/2021	10/30/2022	
Noguez-Ortiz	Carolina	12/19/2019	10/30/2022	Brownfield Redev Auth exp 4/30/23
Sekhri	Suneel	12/20/2021	10/30/2024	
Swaminathan	Sharanya		7/31/2022	Student
Vacancy			10/30/2023	Rebecca Chamberlain-Creanga resigned 2/26/20
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**


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Term currently held by: Vacancy–Rebecca Chamberlain-Creanga resigned 2/26/20

**Term Expires: 10/30/2023**


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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	
Faiz	Iqbal	12/4/2022	
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. 11/13/23; DDA; GTAC, LDFA
Beltramini	Robin	7/17/2021	6/30/2022	Resident Member	Charter Rev Comm exp 4/30/22
Hodorek	Ellen		City Council Term	Alternate; City Council	City Council exp 11/10/2025
Starks	Louis			Oakland County Designee	
Bachert	Sandra		6/30/2023	Resident Member	Paul V. Hoef resigned 4/27/21
Vacancy			6/30/2024	Resident Member	David Shield's term exp 6/30/16 - No Reappointment
Vacancy			6/30/2024	Resident Member	John Sharp's unexpired term
Vacancy			6/30/2023	Resident Member	Nickolas Vitale resigned 7/17/21

#### **Nominations to the Local Development Finance Authority (LDFA):**

**Unexpired Term Expiring:**  
**6/30/2023**

**Resident Member**

Term currently held by: Vacant – N. Vitale resigned 7/17/21

**Unexpired Term Expiring:**  
**6/30/2024**

**Resident Member**

Term currently held by: Vacant– D. Shields–No Reappointment

**Unexpired Term Expiring:**  
**6/30/2024**

**Resident Member**

Term currently held by: Vacant – J. Sharp resigned 11/1/19

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Bachert	Sandra	11/18/2023	
Rahman	Mahfuzur	9/24/2022	
Schick	Michael	12/22/2022	
Sweidan	Rami	4/28/2022	Brownfield Redev Auth exp 4/30/23
Vassallo	Joseph	3/4/2023	Brownfield Redev Auth exp 4/30/24

**Planning Commission**

Appointed by Mayor  
9 Regular Members  
3 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1
Faison	Carlton	10/5/2022	12/31/2023	
Hutson	Michael	9/30/2023	12/31/2024	Sust. Design Rev. Comm-Ad-Hoc
Krent	Thomas	10/18/2021	12/31/2022	
Lambert	Dave	9/30/2023	12/31/2024	
Malalahalli	Jayalakshmi	11/20/2021	12/31/2023	
Perakis	Marianna	12/16/2021	12/31/2022	
Rahman	Sadek	10/23/2021	12/31/2022	
Rauch	Gerald	12/4/2021	12/31/2023	Resigned 1/17/2022
Tagle	John	9/30/2023	12/31/2024	

**Nominations to the Planning Commission:**

**Term Expires: 12/31/2023**

Term currently held by: Gerald (Jerry) Rauch

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Abdullah	Nehar	2/3/2023	
Aggarwal	Deepti	6/10/2023	Student - Graduates 2023
Anderson	David	9/18/2022	
Bertelsen	David	3/2/2022	
Goetz	John	3/4/2023	

Kenkre	Mahendra	12/2/2022	
Kornacki	Rosemary	12/14/2022	Brownfield Redev Auth exp 4/30/2023
Liu	Allison	10/1/2022	Student - Graduates 2022
Premo	John	1/2/2022	
Rose	Justin Paul	11/5/2023	
Sahu	Akshitha	9/28/2022	Student - Graduates 2023
Schick	Michael	12/22/2022	
Sekhri	Arun	9/24/2022	
Shah	Aanya	11/30/2023	Student - Graduates 2024

Yes:

No:

**b) City Council Nominations:**Suggested Resolution

Resolution #2022-01-

Moved by

Seconded by

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

**Election Commission**

Appointed by Council

2 Regular Members and 1 Charter Member

1 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Dickson	M. Aileen		City Charter		
Sadlier	Stephen	11/19/2023	1/31/2022	Democrat	Requests Reappointment
Watts	Ray	11/22/2023	1/31/2022	Republican	Requests Reappointment

**Nominations to the Election Commission:****Term Expires: 1/31/2023****Stephen Sadlier****Democrat**

Term currently held by: Stephen Sadlier

**Term Expires: 1/31/2023****Ray Watts****Republican**

Term currently held by: Ray Watts

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 2	Notes 3
Comiskey	Ann	12/14/2022	Liquor Adv Comm. exp 1/31/2024	Election Aff. on File
Gunn	Mark	3/4/2023		NO Election Aff. on File
Voglesong	Cheryl	1/10/2024		Election Aff. on File

**Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust**

Appointed by Council  
7 Regular Members and 2 Ordinance Member  
3 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Bovensiep	Kurt		12/31/2024	DC-Employee Rep.-Elected	
Brooks	Theresa		Council Term	City Council Member	
Calice	Mark	8/29/2020	12/31/2021	Council Appointed Citizen	NO Reappointment
Dungjen	Peter		12/31/2023	DB Employee Rep.-Elected	
Gordon II	Thomas	9/17/2015	12/31/2022	DB Employee Rep.-Elected	
Maleszyk	Robert			Chapter 10 (DC)	
Miller	Mark			Chapter 10 (DC)	
Owczarzak	Mark	11/14/2021	12/31/2022	City of Troy Retiree (DB)	

**Nominations to the Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust:**

**Term Expires: 12/31/2024**

Term currently held by: Mark Calice

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Baughman	Deborah	4/28/2022	
Faiz	Iqbal	12/4/2022	



Jennings	Janet	8/12/2022	
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**Liquor Advisory Committee**

Appointed by Council

7 Regular Members

3 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 2	Notes 3
Ashland	David	12/14/2022	1/31/2024		
Comiskey	Ann	2/5/2020	1/31/2024		
Ehlert	Max	1/8/2023	1/31/2024		
Giorgi	Lynn				
Gorcyca	David	12/4/2021	1/31/2023		
Haight	David	7/17/2022	1/31/2022	Personnel Bd. exp 4/30/2023	
Jones	Kelly	12/11/2021	1/31/2023		
Kaltsounis	Andrew	1/14/2021	1/31/2022		

**Nominations to the Liquor Advisory Committee:****Term Expires: 1/31/2025**

Term currently held by: David Haight

**Term Expires: 1/31/2025**

Term currently held by: Andrew Kaltsounis

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Gunn	Mark	3/4/2023	

**Southeastern Michigan Council of Governments (SEMCOG)**

Appointed by Council

1 Regular Member and 1 Alternate Members

Appointed Every Odd-Year Election

**Nominations to the Southeastern Michigan Council of Governments (SEMCOG):****Term Expires: 11/13/2023**

Alternate

Term currently held by: Glenn Lapin

**Traffic Committee**

Appointed by Council

7 Regular Members

3 Year Term

**Current Members:**

Last Name	First Name	App Res Expire	Appointment Expire	Notes 1	Notes 3
Huotari	William		Ex-Officio Member		
Kilmer	Richard	1/9/2019	1/31/2023		
Koralewski	Tyler	11/12/2023	7/31/2022	Student	
Nastasi	Frank		Ex-Officio Member		
Nurak	Cindy	1/16/2021	1/31/2022		Requests Reappointment
Petrulis	Al	12/16/2021	1/31/2023		
Riesterer	R. Chuck		Ex-Officio Member		
Sivaraman	Sunil	12/22/2020	1/31/2022		Requests Reappointment
Swaminathan	Abi	3/6/2022	1/31/2024		
Wilsher	Cynthia	1/18/2020	1/31/2024		
Ziegenfelder	Peter	12/4/2021	1/31/2023		

**Nominations to the Traffic Committee:****Term Expires: 1/31/2025**

Term currently held by: Cindy Nurak

**Term Expires: 1/31/2025**

Term currently held by: Sunil Sivaraman

**Interested Applicants:**

Last Name	First Name	App Resume Expire	Notes 1
Abdullah	Nehar	2/3/2023	
Chanda	Hirak	12/30/2022	Hist. Dist. Comm. exp 5/15/2024
Gill	Jasper	1/10/2024	
MacDonell	Sharon	4/13/2023	
Rose	Justin	11/5/2023	
Sahu	Akshitha	9/28/2022	Student - Graduates 2023
Shah	Aanya	11/30/2023	Student - Graduates 2024

Yes:

No:

---

**I-3 Request for Closed Session**Suggested Resolution

Resolution #2022-01-

Moved by

Seconded by

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL15.268 (e) Pending Litigation – *Stafa v. Troy, Tollbrook v. Troy, Tollbrook West v. Troy*.

Yes:

No:

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**I-4 The Leadership Group – 2021 City of Troy Advance Presentation (*Introduced by: Mark F. Miller, City Manager*)**

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**I-5 Bid Waiver – Troy Public Library Youth Area Renovation Architectural Services (*Introduced by: Emily Dumas, Library Director*)**Suggested Resolution

Resolution #2022-01-

Moved by

Seconded by

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract for design development documents, construction documents, and construction administration, to *Integrated Design Services of Troy, MI*, for an estimate cost of \$107,747.51 with a 10% contingency of \$10,744.75; for a not to exceed total of \$118,522.26.

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

Yes:

No:

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**I-6 Bid Waiver – SmartPower Generator for Ladder 1 (*Introduced by: Richard Riesterer, Fire Chief*)**Suggested Resolution

Resolution #2022-01-

Moved by

Seconded by

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the formal bid process and **AWARDS** a contract to *Apollo Fire Equipment Company of Romeo, MI*, the authorized distributor for SmartPower in Southeast Michigan, to purchase and install a

SmartPower ER-6 6kW generator for an estimated total cost of \$11,450 with a 20% contingency not to exceed amount of \$13,740, at prices detailed in the attached quoted; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:

No:

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**I-7 2022 City Council Meeting Schedule (Introduced by: Robert J. Bruner, Assistant City Manager)**

Suggested Resolution

Resolution #2022-01-

Moved by

Seconded by

RESOLVED, That Troy City Council **SCHEDULES** a Special Meeting at 6:00 PM as follows:

Monday, February 14 or 28, 2022

Wednesday, March 23, 2022

City Council Rules of Procedure

Personnel Evaluations

BE IT FURTHER RESOLVED, That Troy City Council **MAY RESCHEDULE** and/or **SCHEDULE** additional Special Meetings in accordance with the City Charter and Michigan Open Meetings Act.

Yes:

No:

**J. CONSENT AGENDA:**

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

Suggested Resolution

Resolution #2022-01-

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:

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

---

**J-2 Approval of City Council Minutes**

Suggested Resolution

Resolution #2022-01-

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

- a) City Council Minutes-Draft – January 10, 2022

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**J-3 Proposed City of Troy Proclamations: None Submitted**

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**J-4 Standard Purchasing Resolutions:**

- a) **Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for City Council Member Travel – 2022 Michigan Municipal League Cap Con**

Suggested Resolution  
Resolution #2022-01-

RESOLVED, That Council hereby **AUTHORIZES** City Council Member travel expenses for the Michigan Municipal League 2022 Cap Con, in accordance with accounting procedures of the City of Troy.

---

**J-5 City of Troy Investment Policy and Establishment of Investment Accounts**

Suggested Resolution  
Resolution #2022-01-

RESOLVED, That Troy City Council hereby **APPROVES** the *Investment Policy and Establishment of Investment Accounts* as outlined in the memorandum and revised by Chief Financial Officer, Robert C. Maleszyk, dated January 24, 2022; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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**J-6 Request to Vacate a Sanitary Sewer Easement – Sidwell #88-20-21-352-016 and #88-20-21-352-017**

Suggested Resolution  
Resolution #2022-01-

RESOLVED, That Troy City Council hereby **VACATES** a sanitary sewer previously granted to the City of Troy and recorded in Liber 51871 Page 298, Oakland County Register of Deeds.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** a Quit Claim Deed returning the City of Troy's interest in a portion of the sanitary sewer recorded in Liber 51871, Page 298 to Zen Troy, LLC, owner of the property having Sidwell #88-20-21-352-016.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** a Quit Claim Deed returning the City of Troy's interest in a portion of the sanitary sewer recorded in Liber 51871 Page 298 to Troy 888, LLC, owner of the property having Sidwell #88-20-21-352-017.

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the Quit Claim Deeds 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:**

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**K-1 Announcement of Public Hearings:**

- a) Preliminary Site Plan Review (File Number SP2021-0020) – Proposed Adler Cove (One Family Residential Cluster), South Side of Long Lake, East of John R (Parcels #88-20-13-100-012, #88-20-13-100-014 and #88-20-13-100-025), Currently Zoned R-1C (One Family Residential) Zoning District

---

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

**L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

**M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

**N. COUNCIL REFERRALS:**

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

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**N-1 No Council Referrals**

**O. REPORTS:**

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**O-1 Minutes – Boards and Committees: None Submitted**

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**O-2 Department Reports:**

- a) PA 202 of 2017 – The Protecting of Local Government Retirement and Benefits Act  
b) Coronavirus State and Local Fiscal Recovery Funds and Final Rule  
c) 2021 State Treasurer Reports for Troy Local Development Finance Authority (LDFA) and Troy Downtown Development Authority (DDA)  
d) 4<sup>th</sup> Quarter 2021 Litigation Report  
e) Planning Commission 2021 Annual Report

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**O-3 Letters of Appreciation: None Submitted**

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

**P. COUNCIL COMMENTS:**

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**P-1** No Council Comments

**Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):**

**R. CLOSED SESSION**

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**R-1** Closed Session

**S. ADJOURNMENT:**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark F. Miller', with a long horizontal flourish extending to the right.

Mark F. Miller  
City Manager

**2022 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

April 4, 2022 ..... Special Budget Study Meeting  
April 6, 2022 ..... Special Budget Study Meeting

**2022 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

February 14, 2022 ..... Regular Meeting  
February 28, 2022 ..... Regular Meeting  
March 14, 2022 ..... Regular Meeting  
March 21, 2022 ..... Regular Meeting  
April 11, 2022 ..... Regular Meeting  
April 25, 2022 ..... Regular Meeting  
May 9, 2022 ..... Regular Meeting  
May 23, 2022 ..... Regular Meeting  
June 13, 2022 ..... Regular Meeting  
June 27, 2022 ..... Regular Meeting  
July 11, 2022 ..... Regular Meeting  
July 25, 2022 ..... Regular Meeting  
August 15, 2022 ..... Regular Meeting  
August 22, 2022 ..... Regular Meeting  
September 12, 2022 ..... Regular Meeting  
September 19, 2022 ..... Regular Meeting  
October 3, 2022 ..... Regular Meeting  
October 24, 2022 ..... Regular Meeting  
November 14, 2022 ..... Regular Meeting  
November 21, 2022 ..... Regular Meeting  
December 5, 2022 ..... Regular Meeting  
December 12, 2022 ..... Regular Meeting



**SERVICE COMMENDATION  
INFORMATION TECHNOLOGY DIRECTOR  
GERT PARASKEVIN**

**WHEREAS, Gert Paraskevin** began her career with the City of Troy on January 6, 1997 as the Information Technology Director. Gert graduated from York University in Downsview, Ontario, Canada with a Bachelors of Business Administration with concentrations in Management Science and Finance. She began the Master's program in Computer Science at Oakland University to continue her education; and

**WHEREAS,** After being hired as the first City of Troy Information Technology Director, **Gert** worked to establish the IT department, which was initially a part of the Finance Department with only three employees. Now the IT Department has 12 dedicated employees; and

**WHEREAS,** As the **City's IT Director, Gert** and her Team implemented a City-wide network that was initially comprised of 12 Windows NT servers offering print and file services, Exchange email, and SMS to 350 users. The network currently contains over 40 Windows 2000/2003/2008 servers (including both physical and virtual) and 488 users in an Active Directory environment; and

**WHEREAS, Gert** purchased and put into production a new IBM AS/400 utilizing TCP/IP and a Microsoft SNA gateway for communication to the network; implemented a new financial software package (JD Edwards) residing on that system. As IT Director, Gert served as front line support for all applications including G/L, A/P, Purchasing, Human Resources and P/R; and developed a new City-wide budget system utilizing JD Edwards; and

**WHEREAS, Gert** worked hard to eliminate silos of data and processes within departments by using systems and IT staff to create shared data and workflows among departments. Some of the main systems implemented to help with that included JD Edwards and then New World/Tyler financial systems; ESRI Geographic Information Systems; BS&A Building, Tax, Assessing and Utility Billing; Hyland OnBase Document Imaging; Cityworks Customer Service and Asset Management; Kronos Time Management; and

**WHEREAS,** Working with an exceptional and dedicated staff and creating an environment that has resulted in the implementation of many great technical and creative ideas are what **Gert** is most proud of. She credits them with pushing her to move the IT Department forward and for the IT Department's success; and

**WHEREAS, Gert** will retire from the City of Troy on February 1, 2022 after 25 years of dedicated service, many commendation letters in her employee file, and the utmost respect from the Troy employees, City Council, residents, and the Troy business community; and

**WHEREAS, Gert** will now enjoy more time with her husband **Ken** (married 40 years on September 12, 2021), daughter **Emily**, son **Michael** and his fiancé **Chelsea**, as well as enjoy traveling around the country and beyond, especially trips to San Diego to visit their daughter. In retirement, **Gert** plans to workout, relax for a while and if she gets bored consider volunteering or finding a part-time job in the technology field;

**NOW, THEREFORE, BE IT KNOWN,** That the Mayor and City Council of the City of Troy take this opportunity to express their appreciation to **City of Troy Information Technology Director Gert Paraskevin** for her professionalism and her many contributions to the City of Troy for the betterment of the community; and

**BE IT FURTHER KNOWN,** That the Mayor and City Council of the City of Troy, City Management, and the citizens of the City of Troy, extends wishes of prosperity, good health and happiness to **Gert** during her well-deserved retirement years.

**Presented the 24<sup>th</sup> day of January 2022.**



# **City of Troy 2021 City of Troy Advance**

**January 2022**

**Submitted by**

**Wanda Stallworth, Lynda Jeffries and Jose Reyes**

**TLG Consultants**

**[www.theleadershipgroup.com](http://www.theleadershipgroup.com)**



## Report Contents

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Project Overview	2
Document Review, Data Gathering and Analysis	3
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Issues, Challenges, Suggestions, Recommendations	6
Consultant Recommendations	8
Attachments	9
<ul style="list-style-type: none"><li>• Pre-Advance Materials</li><li>• Project Work Plan and Timeline</li><li>• Advance Participant Evaluation</li><li>• Data Gathering Resources and References</li></ul>	

## Project Overview

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City of Troy (COT) retained consulting services of The Leadership Group LLC (“TLG”) to facilitate a planning project. The purpose of this project was to design, develop, and facilitate a process to create a plan and budget roadmap for the COT. The project outputs would assist the City Manager’s office in preparing their budget requests in January 2022 and assist the Council in considering the FYE budget on April/May of 2022. The meeting design would provide an opportunity for the legislative and administrative leadership of the COT to come together and lift up current challenges and opportunities. Wanda Stallworth, Lynda Jeffries and Jose Reyes of TLG provided consulting services for the project, specifically to plan, design and facilitate a planning advance in Troy on November 13, 2021.

An Advance Planning Workgroup (“APW”) had been engaged since September in planning discussions. Their results were part of the pre-work TLG reviewed to help inform their process. The APW included the TLG consultants and the following COT city management and staff:

Mark Miller, City Manager  
Robert Bruner, Assistant City Manager  
Sarah Ames, Assistant to the City Manager

Consequently, the goal of the meeting was to move the City Council's budget deliberation from merely being an annual transactional activity to becoming a transformational event. As such, the City of Troy and TLG dubbed the event scheduled for November 13<sup>th</sup> 2021 as the **City of Troy Advance** to communicate the forward focus of the event to inform the upcoming budget cycle/fiscal year

A work plan and timeline were developed to schedule, monitor and track progress (see link below). Key milestones in the planning process included the pre-work and document review, data gathering and analysis, and the COT Advance planning design, facilitation and summary.

<https://docs.google.com/document/d/1NSlrwp5NxaktR18LN2h8X6GwNyvsLjBL/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true>

## Document Review, Data Gathering and Analysis\_\_\_\_\_

In preparation for the Advance, TLG began its engagement with the City of Troy with a thorough discovery period. Upon the project kick-off in August, the City Manager's Office supplied TLG with several key documents/reports which help illuminate the key issues affecting the City of Troy. Several best practice documents were reviewed in scoping the project activities. Links to these documents are attached to this report. This list of documents includes but is not limited to:

1. 2020-2024 Parks & Recreation Master Plan

<https://drive.google.com/file/d/1Z-WrVNVRhgVudR5vTYyBBd2h6Z1pN2gD/view?usp=sharing>

3. Resident survey results

[https://drive.google.com/file/d/1bB4L8eOyziUMb6S5LLAgGe7Y\\_ySFTK7/view?usp=sharing](https://drive.google.com/file/d/1bB4L8eOyziUMb6S5LLAgGe7Y_ySFTK7/view?usp=sharing)

4. Current FY Budget

<https://drive.google.com/file/d/1IKQYmpM69vIxVKse-sl-fAgdggu6tlyW/view?usp=sharing>

In addition to the exhaustive document review, in the months of September and October, TLG conducted individual interviews with City Council members and Department Heads.

### City Council Interviews

- Honorable Mayor, Ethan Baker
- Council Member, Edna Abraham
- Council Member, Theresa Brooks
- Council Member, Ann Erickson Gault
- Council Member, David Hamilton
- Council Member, Ellen Hodorek
- Council Member, Rebecca Chamberlain Creanga

## Department Head Interviews

1. City Clerk, Aileen Dickson
2. Assistant City Manager, Bob Bruner
3. Community Development Director, Brent Savidant
4. Recreation Director, Brian Goul
5. Library Director, Emily Dumas
6. Police Chief, Frank Nastasi
7. Human Resources Director, Jeanette Menig
8. Public Works Director, Kurt Bovensiep
9. City Attorney, Lori Bluhm
10. City Manager, Mark Miller
11. Fire Chief, Richard “Chuck” Riesterer
12. Chief Financial Officer, Robert Maleszyk
13. City Engineer, William Huotari

The purpose of these individual interviews was to gather insight on the hot-topic priorities gripping the city, the expectations of participants, and format elements to optimize the impact of the COT Advance event. TLG developed an interview protocol and questions to gather input on the issues facing the COT.

Interview results were sorted by respective group (i.e. City Council and Department Heads), reviewed and coded into themes showing the frequency of representative comments in each theme. A detailed list of the themes is attached to this report. Analysis and interpretation of the responses highlighted the following three distinct categories to be explored at the Advance:

1. Communication and Community Engagement
2. Facilities
  - a. Core facilities and infrastructure
  - b. Quality of life amenities and facilities
3. Funding Strategies

## Troy City Council Interview Protocol and Questions

<https://docs.google.com/document/d/1Ty11mVVoxPWIFy6uKmb174D7w78D50Yu/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true>

## Council Interview Themes

<https://docs.google.com/document/d/19NyEYgLxU9yrBuC7Wzr3ucEZrIJAaeEc/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true>

## Department Heads Interview Themes

<https://docs.google.com/document/d/1efmdHXKSUksvZQuMilVqrZfUngVXKPRV/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true>

## Planning Advance

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On November 13, 2021 TLG, facilitated the Advance event at the Troy Recreation Center; a six-hour structurally segmented discussion. The Advance was attended by The City of Troy Mayor, City Council, City Manager and Deputy City Manager, and City of Troy Department Directors.

<ul style="list-style-type: none"><li>● Mayor Ethan Baker</li><li>● Mayor Pro Tem Ann Erickson Gault</li><li>● Council Member Edna Abraham</li><li>● Council Member Rebecca Chamberlain Creanga</li><li>● Council Member David Hamilton</li><li>● Council Member Ellen Hodorek</li><li>● Council Member Theresa Brooks</li><li>● City Manager Mark Miller</li><li>● City Attorney Lori Grigg Bluhm</li><li>● Assistant City Manager Robert Bruner</li><li>● Assistant to the City Manager Sarah Ames</li><li>● Building Official Salim Huerta</li><li>● Chief Financial Officer Robert Maleszyk</li><li>● City Assessor Kelly Timm</li><li>● City Clerk Aileen Dickson</li><li>● City Engineer William Huotari</li></ul>	<ul style="list-style-type: none"><li>● City Treasurer Renee Hazen</li><li>● Community Affairs Director Cynthia Stewart</li><li>● Community Development Director Brent Savidant</li><li>● Fire Chief Chuck Riesterer</li><li>● GIS Coordinator Alex Bellak</li><li>● Library Director Emily Dumas</li><li>● Recreation Director Brian Goul</li><li>● Police Chief Frank Nastasi</li><li>● Public Works Director Kurt Bovensiep</li><li>● Purchasing Manager Emily Frontera</li><li>● Facilities and Grounds Manager Dennis Trantham</li><li>● Accountant Lori Thaar</li><li>● Marketing Coordinator Stephanie Fleischer</li></ul>
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## Visioning Elements

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The Advance kicked off with a visioning exercise

- Headlines in next 10 years
- Headline Themes
- Expectations and Outcomes

[https://docs.google.com/document/d/1e4Da9EBoemkz8EsEF5bPF6bX8pL8ikZNLd37\\_0Qyb0/edit?usp=sharing](https://docs.google.com/document/d/1e4Da9EBoemkz8EsEF5bPF6bX8pL8ikZNLd37_0Qyb0/edit?usp=sharing)

The Advance proceeded with the Assistant City Manager reviewing a best practice white paper entitled *Making it Work* (on resource list). This helped delineate roles and functional interaction necessary to develop and maintain effective governance and operational excellence within government.

The TLG consultants, Wanda Stallworth, Lynda Jeffries and Jose Reyes, each led the discussion on the three distinct topic areas (Communication/Community Engagement, Facilities and Funding). Each segment began with the overview and insight of department heads to provide context for the current state and trends. TLG followed up with a large group facilitated discussion on the current challenges and suggestions and possible solutions.

## **Issues, Challenges, Suggestions and Recommendations\_\_\_\_\_**

The discussion of each category concluded with participants posting dots to indicate their preference for a given suggestion or recommendation. The detailed list of issues and challenges, as well as suggestions and recommendations discussed at the meeting is attached. A summary of the major themes of the discussions is included below along with suggestions and recommendations identified at the meeting. The (#) is the number of participants seeing this suggestion or recommendation as a priority.

### Topic 1: Communication and Community Engagement

#### Issues and Challenges

Connecting with the broader community, including all dimensions of diversity (culture, language, age) is a challenge. The lack of an overall communication plan contributes to inconsistent messaging that is not resident directed, proactive, nor topic specific. Residents lack understanding of the foundational elements, such as the City's mission, vision and goals, which leads to inaccurate perceptions and narratives. Without two-way communication where residents provide feedback and input, the lack of clarity and the mistrust of government occurs. A strategic approach is needed to more closely connect the administration with community dialog, present detailed welcoming information for new residents and conduct a thorough assessment of resident needs.

#### Solutions and Recommendations

- Develop a centralized communication and engagement team dedicated to public relations and outreach. (18)
- Create our vision/identity with resident feedback first. (13)
- Create 5-minute educational videos on issues and topics, like funding scenarios. (9)

## Topic 2a: Facilities (core facilities and infrastructure)

### Issues and Challenges

Overall, proactive identification of facility requirements by department, including space utilization and storage, is needed. Emerging technologies, energy efficiency, safety and security should be part of an overall plan. Specific City Hall issues include obsolete internal infrastructure, such as windows, furniture, branding, signage and the less than ideal layout for customer facing functions. Staffing, which has not returned to pre-recession levels, is negatively impacted by the current labor market and lengthy onboarding processes. Lack of a strategic focus on recruiting, retention, training and HR staffing, contributes to a workforce operating at less than full capacity while struggling to meet resident expectations and needs.

### Solutions and Recommendations

- Create and implement a vision for staffing (number of positions, benefits, etc.). (21)
- Create, implement and communicate publicly a vision and budget for City Hall capital improvements. (19)
- Explore use of the infrastructure bill to support City Hall improvements (7)

## Topic 2b: Facilities (quality of life amenities and facilities)

Funding and the millage cap are the major barriers to enhancing quality of life and amenities and facilities and insuring sustainability. No detailed plan exists for the Aquatic Center and support services. The misconception that parks and recreation are one department is a challenge. Emerging varieties of recreation center activities limit program offerings for specific groups such as seniors, teens and youth. Diversity programs are not robust and the perception exists that assessment data used to inform planning is limited to wealthy, white and older citizens. No strategy exists for strengthening public/private partnerships to address quality of life issues.

### Solutions and Recommendations

- Formulate a plan for the Aquatic Center (18)
- Develop a vision and 10-20-year plan for quality of life and leisure activities (15)
- Explore ideas and publicly share options including funding strategies (9)



### Topic 3: Funding

Access to funding and unexpected expenditures are issues that challenge the City's ability to identify and implement infrastructure improvement strategies. The perception that since home prices are rising, Troy does not need additional funding, contributes to community opposition to tax and millage increases (which are capped per the City Charter). Emphasis is on protecting the AAA bond rating and maintaining the fund balance, especially during inflation and rising costs. There is no clear understanding of similar municipalities and their approaches to tax rates and funding mechanisms.

#### Solutions and Recommendations

- Ask residents for a parks and recreation millage (i.e. greenspace, specific projects). (21)
- Explore non-committee approaches to remove millage cap (i.e. ballot vote). (14)
- Utilize community engagement forums to identify priorities and then develop funding options. (8)
- Separate funding between wants and needs. (7)

## **Consultant Recommendations**

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Based on the planning meetings and advance results, the following recommendations are offered for consideration to maintain COT's strategic emphasis.

1. Distribute this report to the staff and council participants as a reminder of the work done during the planning process. This report should be shared with those who missed the planning advance making sure to provide the proper context.
2. The APW continues to oversee the development of goals, objectives, detailed action planning, implementation, tracking and monitoring to keep the plan alive.
3. Complete a Strategic Plan Document that can be shared publicly. The document should include at a minimum the Vision, Mission, Guiding principles/Core Values, and Strategic Goals Statements. Other elements of a Strategic Plan Document could include a letter of support signed by the Council and Administrator.

## ATTACHMENTS

### Pre-Advance Materials

#### Pre-Advance Homework and Materials

1. Aquatic Center Fund Net Position, 1991-2020  
[https://drive.google.com/file/d/162kZY7\\_LTVubQ\\_NFLxLp-6yr8aYzshMW/view?usp=sharing](https://drive.google.com/file/d/162kZY7_LTVubQ_NFLxLp-6yr8aYzshMW/view?usp=sharing)
2. Funding Local Amenities and Services  
<https://docs.google.com/document/d/1N4D3wwzM-cu7nG5nYtWsStGg19UstrJq/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true>
3. 2021 City of Troy Advance (not “Retreat”)  
[https://docs.google.com/document/d/1hlJWVJwurRnplPz1Ppg27\\_up\\_2vntJYO/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true](https://docs.google.com/document/d/1hlJWVJwurRnplPz1Ppg27_up_2vntJYO/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true)
4. City Management ARPA Fund Use Guidance  
[https://drive.google.com/file/d/10ZXdqla5oAPwVN\\_407wjAKEfH5RegNe7/view?usp=sharing](https://drive.google.com/file/d/10ZXdqla5oAPwVN_407wjAKEfH5RegNe7/view?usp=sharing)
5. Leadership and Governance: Tips for Success  
[https://drive.google.com/file/d/1L1ETh\\_PtgnlxZYV4XOTVSO6By6dR4HNJ/view?usp=sharing](https://drive.google.com/file/d/1L1ETh_PtgnlxZYV4XOTVSO6By6dR4HNJ/view?usp=sharing)
6. Troy City Council - Interview Summary and Themes (7 interviewees)  
<https://drive.google.com/file/d/11LYRf3DuKRTY689FMqhJHbj4pdRz4k2n/view?usp=sharing>
7. Troy City Staff - Interview Summary and Themes (9 interviewees)  
<https://drive.google.com/file/d/1ls2VnMF4pQ1r9GapODwhmrxA6dsa7l0r/view?usp=sharing>
8. CITY OF TROY UNDEVELOPED PARK INVENTORY  
<https://drive.google.com/file/d/1dbgQwLJZUnUYiQEXjRfTWym8jUIQ5Mxw/view?usp=sharing>
9. Undeveloped Parkland  
[https://drive.google.com/file/d/1k3s61bQfUiWNzNigDP3ULeBCbA7O8w\\_4/view?usp=sharing](https://drive.google.com/file/d/1k3s61bQfUiWNzNigDP3ULeBCbA7O8w_4/view?usp=sharing)

## City of Troy Advance Facilitation Project Work Plan and Timeline

Target Date	Task	Deliverables	When	Who	Status
By 9/9/21	1. Meet with City Mgmt. to confirm scope, workplan/timeline, and deliverables <a href="#">Meeting 9.9</a> <a href="#">Meeting 9.17</a>	Workplan/timeline	9-9/11:00 - Noon	COT TLG	Comp
By 10/1/21	2. Review existing documents, reports and planning data as input to the process.	Financial Trends Council-Manager Relationships Contract Documents Existing Inputs	9-9/10-1	Troy TLG	Comp
By 10/29	3. Work with Project Team to develop agendas, Facilitate and document project meeting results (2) <a href="#">Meeting 10.12</a> <a href="#">Meeting 10.20</a> <a href="#">Meeting 10-27</a>	Draft Agenda		Troy TLG	Comp
By 10/31/21	4. Meet with City Council to identify of goals and objectives	Interview Schedule/Meeting Links Interview Protocols		TLG	Comp
11/1/21	5. Finalize agenda, develop materials (homework), distribute to participants <a href="#">Meeting 11.3</a> <a href="#">Meeting 11.10</a>	Finalized Agenda Homework/Materials		Troy TLG	Comp

11/13/21	6. Facilitate discussions of goals and objectives. Capture and document results	PowerPoint Presentation		TLG	Comp
By Dec 13 <sup>th</sup>	7. Create project summary report, including strategic plan document <a href="#">Meeting 12.17</a>	Project Summary Report Draft Strategic Plan		TLG	
By Dec 13 <sup>th</sup>	8. Review draft project report with Project Team.	Project Draft Report		Troy TLG	
January 10, 24	9. Present Final report and plan document (goals and objectives) to City Council	Final Report Strategic Plan Document		Troy TLG	

City of Troy: COT

The Leadership Group: TLG

## Advance Participant Evaluations

### City of Troy Advance Evaluation and Feedback



Participants were asked to provide feedback on the Advance via a survey link from November 15 – 18, 2021. A total of 22 respondents participated in the survey, a summary of their verbatim responses follows.

#### What aspects of the Advance went well? (22 responses)

- It was organized, stayed on topic, most people participated
- the moderated topics to keep on topic
- The interaction between City Council and Staff
- Everyone felt comfortable participating with honest answers
- Acknowledgment that the Millage Cap is past due and that it needs discussion(s) with residents. The Group was able to come to a consensus on most of the primary issues based on the end of session polls. General back and forth between Staff and Council as many discussions brought up topics/comments that were noted as something Council had not heard or were not aware of. More detailed discussion of the facilities was good and also people as infrastructure seemed to be received well as it is a primary issue for most every department and the city overall.
- Open dialogue involving elected official s and staff. I felt that all participants were honest with their comments.
- The ability to have all of us in a room and to hear from different voices than we normally do. It was important for the newer council members to hear some of these items discussed.
- Social interaction and meals.
- Getting everyone together. Good to talk to Council in open setting. All together in the conversations.
- The group setting, the open format, and the inviting atmosphere.
- Getting through all the various topics in an efficient manner with so many people.
- The opportunity to gather as a group and discuss the issues in a very frank and candid way was great. It is important to participate in large group discussion that allows Department heads to freely engage in open and honest dialogue.
- The seating arrangement allowed everyone to be heard.

- Success for me looked like the entire team — elected and staff — reaching a shared understanding of our challenges and opportunities going forward. There was a real, honest, candid discussion, especially from members of staff the council members do not have an opportunity to regularly hear from. That dialogue definitely happened, providing valuable insight for everyone at the table, especially the council members. It was also straightforward, without frivolous games, while allowing participants an opportunity to engage with one another on breaks and during lunch. So, relationship building occurred. Time was managed effectively.
- The conversation was great, and the staff seemed to feel comfortable expressing themselves.
- Open dialogue with entire group versus breaking into smaller teams. I like being able to hear everyone's concerns and input.
- The conversations were great. The group really communicated well, and everyone was respectful. I appreciated the rules the facilitators laid down at the beginning. There was an optimistic tone, and everyone kept it positive and on track.
- The discussions and airing of priorities
- Identifying issues/priorities and brainstorming solutions
- good opportunities for discussion
- I really valued the relationship building opportunity among and between staff and Council. I also appreciated the opportunity to deep dive on the stickiest issues from a budget perspective.
- "1. The discussion was well organized. It was nice to feel heard and no one person overpowered the conversation. 2. The breaks after discussions were great and I think needed. It's not easy to have an open and honest conversation with City Council. So, the breaks were greatly appreciated to decompress. "

#### **What aspects of the Advance could have been better? (21 responses)**

- having smaller breakout discussions
- Better audio - It was sometimes tough to hear participants responses
- Most of the topics seemed to end with an option for "development" of a vision, plan or option without much detailed discussion of how staff gets there, which may be the intent of this type of format. Getting other groups of residents engaged and in a meaningful conversation will be of primary importance if any millage is to be considered and/or along with the millage cap as much like the Civic Center property a small group of vocal residents can make enough noise to drown out those that may support an issue, topic or project. It may have made sense to have City Council dots and Staff dots so both groups could see where each may have different priorities. I'm not convinced that would be the best way, but if we really wanted to know what Council is thinking that would be a way to get that information out on specific topics/issues without putting an individual Council member on their own island bringing it up during discussion.
- The Advance could have been more effective if it was stretched out into more sessions. The solutions had to be written quickly and there was no time to edit them, so there was often

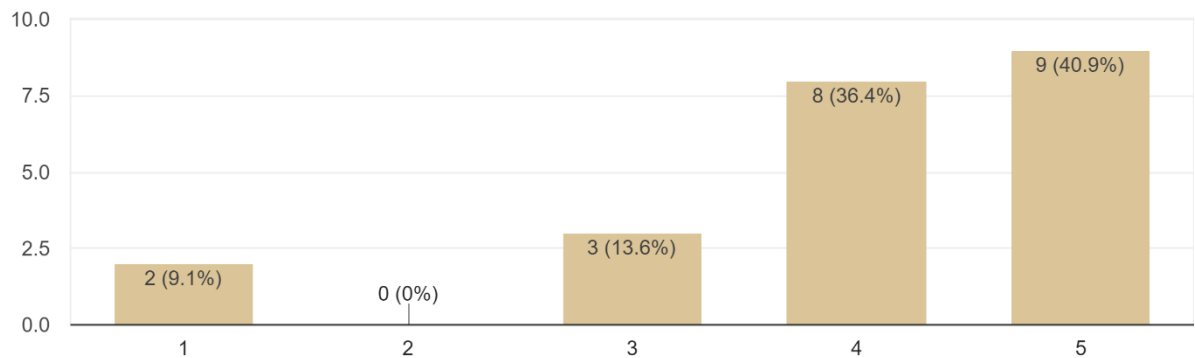
overlap. Also, limiting people to only 2 "dots" did not provide opportunity to include multiple and innovative solutions; everyone voted for only the top 2.

- I felt like we never had the opportunity to do the "deep dive" on the issues that we needed to. I don't believe any of the issues discussed were new to any of us and I had hoped that we would be able to have a meaningful discussion as to potential solutions. Obviously, that work can still be done, but I had higher hopes for the ability to have a bit more discussion on solutions.
- The method of registering the data by the facilitators.
- Feel like we didn't hear from Council enough on direction. Not sure if we have anything to feed the budget process or what next steps are....
- I think the ideas to resolve our concerns should have been tallied more closely to a Nominal Group Technique with each answer being given a point value. Then all answers would be tallied and shared with Administration/Council with their recommended weight/value. This gives them a better feeling of the group direction. By seeing all of the answers, it also may provide an opportunity to identify a new (or different) path/direction, while using what was presented.
- It would be difficult, but to find a way to shave some time off of the day long process.
- I did not walk away with any really feeling of direction or that our discussion really accomplished anything. Perhaps it was an opportunity to for the Troy City Council to hear our opinions and concerns at a very high level? I just do not feel that our time was used very effectively.
- Almost everything. The SWOT approach was a failure and did not offer the dialog necessary to progress the city forward. It identified things we already knew and gave very little opportunity to discuss the "popular" solutions. It was obvious the lack of knowledge of local government from the facilitators. This seemed like a check the box type of exercise and was proved by the lack of participation from staff and council after the first topic. The event was inconclusive. Although expectations were low, as mentioned by the City Manager identifying a successful event by having good food, it hardly met that. This process needs to be re-evaluated and I am concerned that we talked this event up by both council and management as it would provide guidance to the next budget session with almost no guidance at all.
- The discussion about funding solutions was necessarily very top line, and I am concerned the outcome of the voting by dots may have indicated a firmer direction than was intended by all of the participants. Thinking back on that, it may have been a good idea to break that down a bit more. That said, I'm trusting that the session was more of a starting point and will be the launch pad to more definitive planning.
- Color coding stickers for City Council and City Staff to see whose priorities are which.
- I felt that City Council and Mayor were overshadowed by staffs needs/concerns and "dots". Could not get a sense of what Council's concerns or direction they would like go.
- It felt like the energy drained a bit after lunch. I would have liked a clearer understanding of what comes next as far as solutions. The public commenters should have had to speak at the beginning or not at all.
- The post lunch discussions

- Small group breakout sessions may have increased participation. Some of us hogged the floor a bit
- It may have been helpful for Council and Administration input to be distinguished
- There were issues and key budget areas outside of the top areas chosen for discussion that did not get a lot of time and attention, and I fear those departments might feel slighted.
- I think if the city decides to this again, we should end with a draft of yearly and maybe five-year priorities. I think this first gathering was good to get everything on the table, but I feel like we are missing guidance. A lot of the final ideas are large ideas and a little overwhelming.

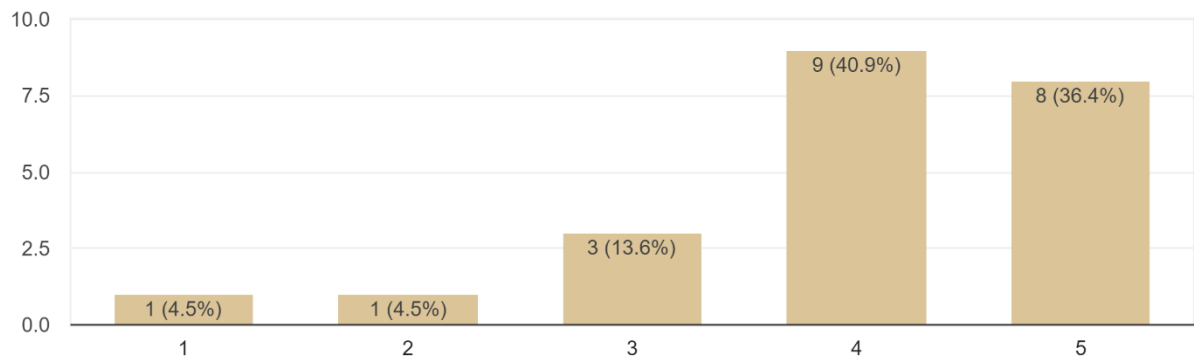
#### How useful was the Advance?

22 responses



#### How effective was/were the facilitator/s?

22 responses





### Any comments you would like to share? (12 responses)

- I left without having a clear idea of what it was that we'd accomplished, just that we'd spent 6 hours talking about things, and voting for ideas, but not what would be done with those ideas. Will they all be on the list? Or was this just a brainstorming session?
- Overall much better than past strategic sessions we have held.
- Well planned, well thought out and well executed. Kudos to Mark, Bob, Beth and Sarah for putting it together with TLG. A lot more discussion and items to work with came out of this "Advance". Nice to see more work and actual conversations and less "forced fun".
- This is no knock on the facilitators, who were excellent. But it would have been helpful to have staff assist in writing down solutions on board. The facilitators lacked background and context to effectively write down comments.
- This was a new experience for the city and one that could be beneficial in the future with some fine tuning.
- The voting method was not the right fit for the complex topics that were talked about at the advance event.
- Facilitators did a very good job of keeping the group on target; sometimes they were able to accomplish this, while other times they referred to the City Manager/Mayor. I understand they did not want to act as facilitators. But their input was valuable to help stay on target.
- I appreciate the facilitators enthusiasm and hard work.
- There needs to be more conversation throughout the year with City Staff and Council. There were several comments made by council members to keep the conversation going that they were unaware of some of the challenges faced by staff. They should not be hearing these challenges just once a year.
- For me personally, the time was well spent as I can see value in the high-level understanding that was reached collectively.
- I really appreciated being a part of the Advance and I'm looking forward to seeing what comes from it.
- I am really grateful for the time devoted to this important conversation. I also hope we can develop a list of priorities to share with the public.

## Data Gathering Resources and References

City of Troy Advance Agenda

<https://drive.google.com/file/d/1YI7IM8wIUvS21WjSWiMkMmk2N3XLDzRM/view?usp=sharing>

City of Troy Advance Presentation

<https://drive.google.com/file/d/1y-br58up8dfLIQMsnUDua9BuTNti0o3m/view?usp=sharing>

Council/Manager Relationship

A Key Ingredient for Success: An Effective City Council/City Manager Relationship

<https://drive.google.com/file/d/1rSNDJYGR3yvGh4Uv9HPqAvX9v9HPDPbA/view?usp=sharing>

Note:

<https://docs.google.com/document/d/15tkJNzdCVRnzZoSm25Ox-Xm1OwtmXTCC/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true>

Attributes of Exceptional Councils

[https://drive.google.com/file/d/19Dh\\_UxyUoFOddLANF8tWK809KC0A7UIB/view?usp=sharing](https://drive.google.com/file/d/19Dh_UxyUoFOddLANF8tWK809KC0A7UIB/view?usp=sharing)

Note:

[https://docs.google.com/document/d/1Y0p3rb8jwAXNHrOSeUYi\\_nBCc\\_JSairR/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true](https://docs.google.com/document/d/1Y0p3rb8jwAXNHrOSeUYi_nBCc_JSairR/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true)

Board/Executive Staff Communications Strategies

<https://drive.google.com/file/d/1dDevO1uljeClrZwZUZYGmtsejrqqk9go/view?usp=sharing>

Note:

<https://docs.google.com/document/d/1pivmhJ8-GLW5m0IN5yDxraTysUBOm72z/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true>

Leadership and Governance Tips for Success

[https://drive.google.com/file/d/1L1ETh\\_PtgnlxZYV4XOTVSO6By6dR4HNI/view?usp=sharing](https://drive.google.com/file/d/1L1ETh_PtgnlxZYV4XOTVSO6By6dR4HNI/view?usp=sharing)

Note: [https://docs.google.com/document/d/1VDMuMzLktfqRJbe\\_fespmkN0glKDR5-s/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true](https://docs.google.com/document/d/1VDMuMzLktfqRJbe_fespmkN0glKDR5-s/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true)

Leading your Community, a Guide for Local Elected Leaders

<https://drive.google.com/file/d/15MAjHsv37OrA-Gx6mR2cdrFw0iURGV5V/view?usp=sharing>

Note:

[https://docs.google.com/document/d/1u6eb1mbg4vzcmJiUlDeEQOV9CE\\_Qr7BJ/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true](https://docs.google.com/document/d/1u6eb1mbg4vzcmJiUlDeEQOV9CE_Qr7BJ/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true)

Making it Work: The Essentials of Council-Manager Relations

<https://drive.google.com/file/d/1iFYQKn3cdAdsHvKzknngk1ITpH9eglxZ/view?usp=sharing>

Note:

<https://docs.google.com/document/d/1Atp4pIV3uYIHRCd6v8yRHDoTKmp00uRZ/edit?usp=sharing&ouid=112723276018288563636&rtpof=true&sd=true>

Maximizing Success for City and County Managers

<https://drive.google.com/file/d/1EG6qcxLXfb2c20y7aYtCzdsd4U1DbtaF/view?usp=sharing>

Note:

[https://docs.google.com/document/d/1F1\\_4Ew3jUaa3Jpns4a2qiv98n\\_WJaBoV/edit?usp=sharing&ouid=112723276018288563636&rtpof=true&sd=true](https://docs.google.com/document/d/1F1_4Ew3jUaa3Jpns4a2qiv98n_WJaBoV/edit?usp=sharing&ouid=112723276018288563636&rtpof=true&sd=true)

Retreat as a Management Tool

<https://drive.google.com/file/d/1tnb8op64mNkJsggnz2czN6QhvfmfOCt/view?usp=sharing>

Note:

<https://docs.google.com/document/d/1cRq11DFMh3NEBRbSz7jOI3Jk8DHMRhy9/edit?usp=sharing&ouid=112723276018288563636&rtpof=true&sd=true>

Existing Inputs/City Strategies 2012-2019

2013-2014

<https://drive.google.com/file/d/1J2N2S4tLrQmSf93VCwkpEPqSgT1nCTUC/view?usp=sharing>

2014-2015

[https://drive.google.com/file/d/1SYtc9ujkTbXa1fxsesyDawf\\_dfe\\_Dsz/view?usp=sharing](https://drive.google.com/file/d/1SYtc9ujkTbXa1fxsesyDawf_dfe_Dsz/view?usp=sharing)

2015-2016

<https://drive.google.com/file/d/1MOAVfK3obzy5NzU9qd-P7Ssq5ABn7aMT/view?usp=sharing>

2016

[https://drive.google.com/file/d/1FXbGc-vJdAJM\\_y\\_TzITZEUazwFYHrF2z/view?usp=sharing](https://drive.google.com/file/d/1FXbGc-vJdAJM_y_TzITZEUazwFYHrF2z/view?usp=sharing)

2017

[https://drive.google.com/file/d/1AfMeF7dBEQWTsnzY0g5b94ZpHMii\\_s2y/view?usp=sharing](https://drive.google.com/file/d/1AfMeF7dBEQWTsnzY0g5b94ZpHMii_s2y/view?usp=sharing)

2018

[https://drive.google.com/file/d/1AfMeF7dBEQWTsnzY0g5b94ZpHMii\\_s2y/view?usp=sharing](https://drive.google.com/file/d/1AfMeF7dBEQWTsnzY0g5b94ZpHMii_s2y/view?usp=sharing)

2019

[https://drive.google.com/file/d/1f6ux8dEhX35SsRKEj2\\_dCg\\_ng\\_9UnSrx/view?usp=sharing](https://drive.google.com/file/d/1f6ux8dEhX35SsRKEj2_dCg_ng_9UnSrx/view?usp=sharing)

City of Troy Popular Annual Financial Report 2020-2021

<https://drive.google.com/file/d/1UCGmvVYRqAn69EaKmY2aNdAzsrOfEijz/view?usp=sharing>

City of Troy 2021/22 Adopted Budget

<https://drive.google.com/file/d/1IKQYmpM69vlxVKse-sl-fAgdggu6tlyW/view?usp=sharing>

Hot Topics

<https://docs.google.com/document/d/1kQJhbsS-fUT2IVDmBco2lpreTg87jXqG/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true>

Resident Survey Results March 2021

[https://docs.google.com/document/d/1mKwFPHnfAzm9t0p8\\_PiYDRZVmz616jxfqgal9w8oDbU/edit?usp=sharing](https://docs.google.com/document/d/1mKwFPHnfAzm9t0p8_PiYDRZVmz616jxfqgal9w8oDbU/edit?usp=sharing)

City of Troy Resident Study March 2021/Cobalt Community Research

[https://drive.google.com/file/d/1bB4L8eOyzIUmb6S5LLAgGe7Y\\_ySFTK7/view?usp=sharing](https://drive.google.com/file/d/1bB4L8eOyzIUmb6S5LLAgGe7Y_ySFTK7/view?usp=sharing)

Resident Survey Summary

[https://docs.google.com/document/d/1ZNw7sQe4VVRak0TP\\_Xl4eEmkWq9XqQIS/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true](https://docs.google.com/document/d/1ZNw7sQe4VVRak0TP_Xl4eEmkWq9XqQIS/edit?usp=sharing&oid=112723276018288563636&rtpof=true&sd=true)

Troy 2020-2024 Recreation Plan

<https://drive.google.com/file/d/1Z-WrVNVRhgVudR5vTYYBBd2h6Z1pN2gD/view?usp=sharing>

Green Space

Green Space Subcommittee Final Report

[https://drive.google.com/file/d/1mP5bMNW5AMqieqgm\\_wfWM2QzNbM-f5EF/view?usp=sharing](https://drive.google.com/file/d/1mP5bMNW5AMqieqgm_wfWM2QzNbM-f5EF/view?usp=sharing)

Undeveloped Park Inventory

<https://drive.google.com/file/d/1gCEoyk88OjRsTuLGItY6Bk42M2muHZX/view?usp=sharing>

Undeveloped Park Land

<https://drive.google.com/file/d/1eIVflQvRwoQeS2298Dbs5JWw4SeGXNj6/view?usp=sharing>

Financial Trends

Total Taxable Value, 2002-2021 Inflation Adjusted with Events

[https://drive.google.com/file/d/18plg9ZOJLRYKqg2AppDO\\_sSXHc\\_4p7vn/view?usp=sharing](https://drive.google.com/file/d/18plg9ZOJLRYKqg2AppDO_sSXHc_4p7vn/view?usp=sharing)

Total Taxable Value, 2002-2021 Inflation Adjusted

[https://drive.google.com/file/d/1PT\\_I5l\\_OlaPY7Gj6DU1yFYWQ3uVm\\_ItG/view?usp=sharing](https://drive.google.com/file/d/1PT_I5l_OlaPY7Gj6DU1yFYWQ3uVm_ItG/view?usp=sharing)

Total Taxable Value, 2002-2021 Unadjusted

<https://drive.google.com/file/d/1o5avUTth48MrY4wtHVf4BiFG8ZbaRXCH/view?usp=sharing>



## CITY COUNCIL AGENDA ITEM

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**Date:** January 24, 2022

**To:** Mark Miller, City Manager

**From:** Robert J. Bruner, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Lisa Burnham, Controller  
Kurt Bovensiepe, Public Works Director  
Dennis Trantham, Facilities and Grounds Operations Manager  
Emily Dumas, Library Director  
Phillip Kwik, Assistant Library Director  
Emily Frontera, Purchasing Manager

**Subject:** Bid Waiver – Troy Public Library Youth Area Renovation Architectural Services

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### History

- The Youth Services Department of the Troy Public Library is located in what used to be the entire original Library, built in 1971. The Department was expanded to its current size when the Library addition was built in 1984.
- The Department is a busy, well-used and highly-trafficked space that serves children, birth through 13 years, their accompanying adults, and adults who work with children.
- The Youth Department area is approximately 9,500 square feet. The area houses 94,000 physical print and audiovisual items for children, on approximately 3,700 linear feet of shelving. It also houses a technology farm and a technology center for children. In addition, the department provides youth reference assistance and homework help; study and collaborative space; casual reading areas; social, cognitive, and creative play opportunities for children 0-5 years; and space to accommodate small programs.
- Unfortunately, most of the furnishings in the area are not suitable for children. Many of the tables and chairs are 20-35 years old, and were originally part of the Adult Services Department. All the furniture shows significant wear-and-tear from years of heavy use, and were not designed for young people. In addition, the area is not suited for current user demands.
- Over the last five years, the Library has undertaken several projects to improve the Youth Services area: The Story and Craft Rooms within the department were renovated with donated funds; new signs were installed; the skylights were replaced; the carpet; and a glass board and comfortable chairs were added with funds derived from the Troy Library Endowment Fund.
- However, today, pressures on the Youth Services Department and the space it occupies continue to grow. Evolving educational standards have increased demand for flexible and collaborative spaces, while the public increasingly recognizes that play opportunities are beneficial to young children, resulting in demand for these types of public spaces. All the while, requests for quiet space for reading and study are also increasing.



# CITY COUNCIL AGENDA ITEM

## History (continued)

- In order to best meet the needs of the youth of the City of Troy, their parents, caregivers, and teachers, the Library's Youth area needs to be redesigned for the 21<sup>st</sup> Century into a more modern and inviting space.
- On January 28, 2019, Troy City Council awarded a contract to Integrated Design Solutions (IDS) of Troy, MI to create a conceptual design for the Youth Department area of the Troy Library, as a result of a best value process, in accordance with RFP-COT 18-03. (Resolution #2019-01-011-J-4b)
- IDS delivered a conceptual design for the Youth area in June, 2019, on time and on budget.
- During the 2020 pandemic closing, plans for the renovation of the Youth area were put on hold.
- In July 2021, with both a new Director and a new head of Youth Services, the Library hired IDS to revise the conceptual design for the Youth area.
- In September 2021, IDS delivered a revised conceptual design for the Youth area, on time and on budget. (Attachment A)
- At this point, the Library wants to move forward to the next phase of this project. The Library is requesting that the City hire a firm to develop design and construction bid documents, and to administer the construction of the renovation of the Library's Youth Services Department.
- The renovation project is intended to be completed in FY2023.

## Purchasing

- On December 17, 2021, IDS submitted a proposal to the City for design development documents, construction documents, and construction administration of the Youth Department area renovation for an estimated amount of \$107,747.51.
- The company has performed well, and has developed a strong working relationship with Library staff. IDS has developed an innovative design for the space, which meets the needs of the Library. To preserve the continuity of the Youth Area design, it is in the best interest of the City to waive the bid process and approve a contract with *Integrated Design Solutions of Troy, MI* for the development of the design documents, construction documents and construction administration.
- This project is expected to start in FY2022, and be completed in FY2023.
- The cost of the IDS services is broken down as follows:

Design Development	\$29,324.25
Construction Documents	\$43,986.38
Construction Administration	\$24,436.88
Reimbursable Expenses	\$10,000.00
10% Contingency fee	<u>\$10,774.75</u>

**Total Project Cost                      \$118,522.26**

## Financial

- Funds are budgeted and available in the Library Buildings and Improvements General Repairs Capital Fund under Project Number 2022C0071 for the fiscal year 2022. Expenditures will be charged to account number 401.790.7975.900.



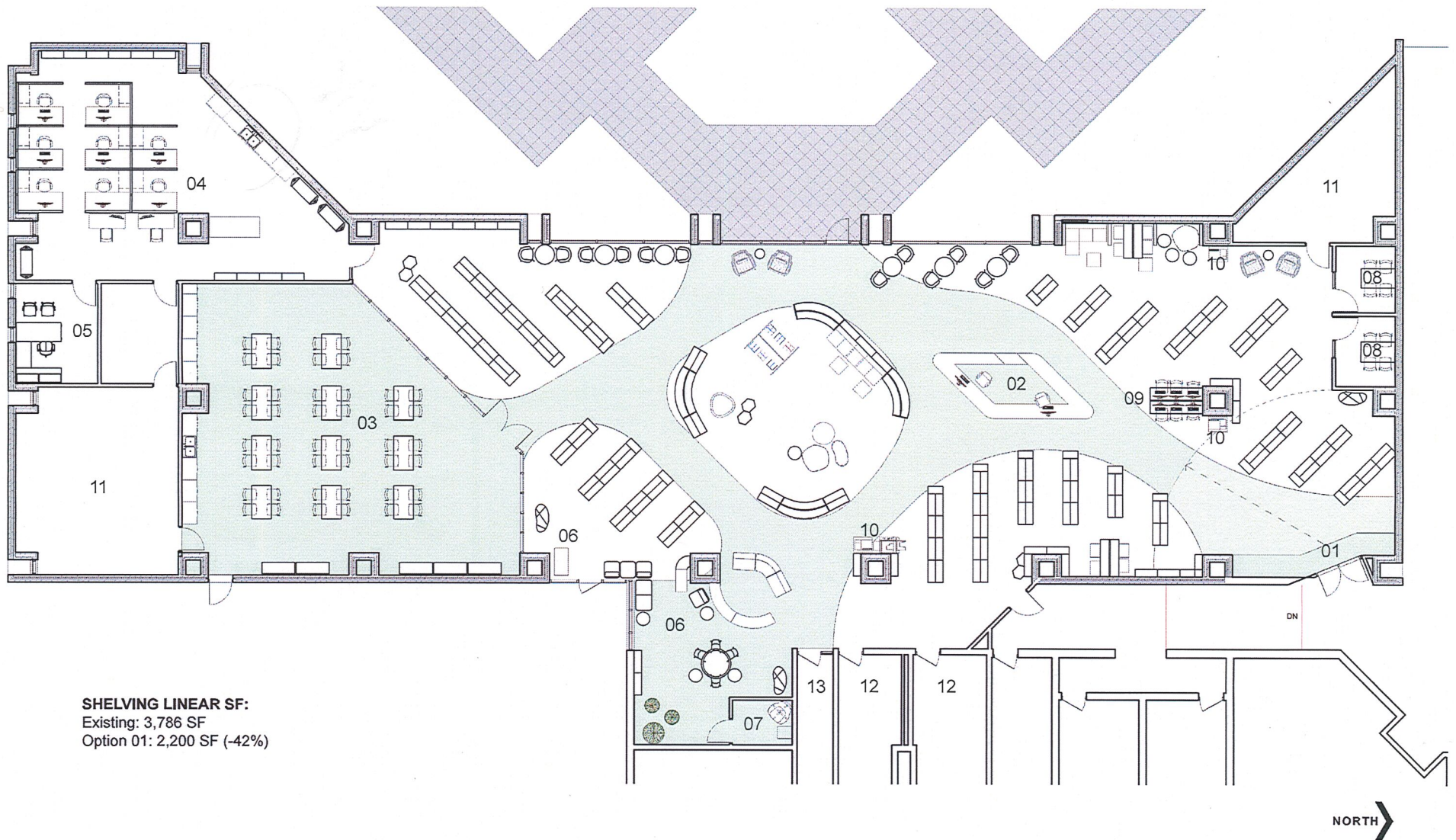
## CITY COUNCIL AGENDA ITEM

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### **Recommendation**

City management recommends waiving the bid process and awarding a contract for design development documents, construction documents, and construction administration, to *Integrated Design Services of Troy, MI*, for an estimated total cost of \$107,747.51. City management further recommends a 10% contingency of \$10,744.75, for a not to exceed project total of \$118,522.26.







**Spaces:**

**01 ENTRY**

New entry located in the northeast corner of the space and closer proximity to main library entry and checkout desk.

**02 REFERENCE DESK**

Central location for improved visibility and first point of contact for library visitors.

**03 PROGRAM ROOM**

Flexible story room / programmable space able to accommodate 50+ people with additional perimeter seating and storage. Cabinet storage with sink along south wall.

**04 STAFF OFFICES**

Providing 10+ workstations for all youth library staff.

**05 YOUTH SERVICES DIRECTORS OFFICE**

Private office for the director of youth services.

**06 BABY SPACE**

Designated area for babies and caregivers providing a safe space for babies to crawl and play in developmentally appropriate ways.

**07 PRIVATE ROOM**

Providing privacy for nursing or expecting mothers.

**08 STUDY ROOMS**

Providing private enclosed area for small group study.

**09 COMPUTER STATIONS**

(6) computer stations with close proximity to reference desk.

**10 SELF CHECKOUT KIOSK**

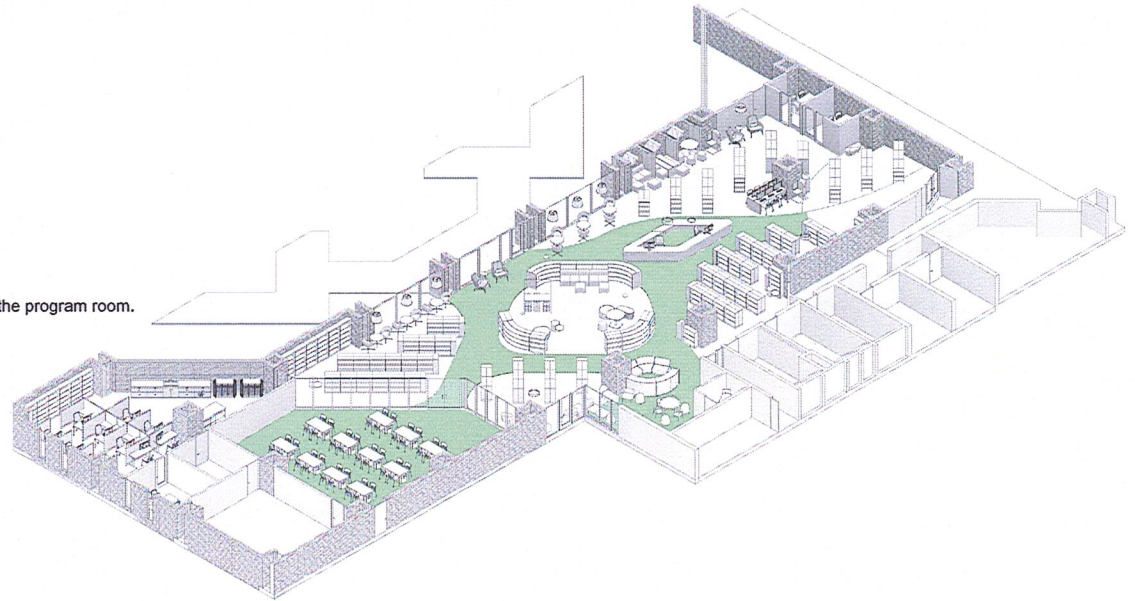
(3) Total kiosks placed throughout the space with visual proximity to reference desk.

**11 STORAGE**

Reorganizing existing along with providing additional space for storage, adjacent to the program room.

**12 YOUTH TOILET ROOM**

**13 ACCESS TO STAFF LOUNGE / ELEVATOR**



October 22, 2021  
Revised December 17, 2021

Mr. Philip Kwik  
Assistant Library Director  
City of Troy  
Troy Public Library  
510 W. Big Beaver  
Troy, Michigan 48084

Subject: Proposal for Professional Services  
Troy Public Library  
Youth Library Design Services – Biddable Documents

Dear Mr. Kwik:

Integrated Design Solutions, LLC (IDS) is pleased to offer the services of our staff to City of Troy for the Youth Library Renovations at Troy Public Library. The following is our understanding of the project and the services to be provided.

### **PROJECT DESCRIPTION**

Troy Public Library wishes to renovate the Youth Library department to provide a transformative experience to support, enrich, and encourage life-long learning. IDS has completed the programming and conceptual design phase of the project and with the assistance of the Troy Public Library staff has developed the following project scope of work.

- Architectural renovations to include the following program elements; Story Room/ Multipurpose space, Reference Desk, Collections zoned by age, Technology Rich and Analog spaces, Baby and Pre-School play areas, Mothers Room, Staff offices/ work area
- Architectural building envelope improvements as well as mechanical, electrical and technology upgrades

IDS will provide architectural, structural engineering, mechanical engineering, and electrical engineering design services to complete design development, and construction documents for the implementation of the project. Additionally, IDS will provide construction administration services throughout the construction phase of the project.

This proposal addresses the Design Development, Construction Document and Construction Administration phases of the project. The Programming and Conceptual Design phases have been addressed previously by separate proposal and purchase order.

### **SCOPE OF PROFESSIONAL SERVICES**

Services provided by IDS will include:

#### Design Development Phase

1. Attendance at progress and final design development phase meetings with Troy Public Library.
2. Development of design development documents to include plans and outline specifications.
3. Development of the design development phase cost estimate.
4. Review and reconciliation of the design development phase cost estimate in cooperation Troy Public Library.

#### Construction Documents

1. Attendance at progress and final construction document phase meetings with Troy Public Library.
2. Development of construction documents to include plans and specifications as one (1) bid package.
3. Collaboration with the Construction Manager (if utilized) who will develop the construction document phase cost estimate.
4. Review and reconciliation of the construction document phase cost estimate in cooperation with and Troy Public Library.

#### Construction Administration

1. Attendance at a pre-bid conference.
2. Bid evaluation in conjunction with the City of Troy and/or Construction manager if utilized.
3. Construction phase services, including:
  - a. Review of shop drawing submittals.
  - b. Review of Contractor Requests for Information (RFI's).
  - c. Preparation of field orders and change orders to clarify construction documents, if required.
  - d. Review of bulletin quotations.
  - e. Review and approval of payment applications.
  - f. Attendance at field observation and/or construction meetings.
  - g. Preparation of a final punchlist.
  - h. Preparation of as-built drawings.

#### **CLIENT RESPONSIBILITIES**

It is understood that Troy Public Library will provide the following information and/or assistance to IDS:

1. Assignment of a single Project Manager to serve as liaison between Troy Public Library and IDS.
2. Architectural, civil, structural, mechanical and electrical detailed record drawings of existing buildings and/or systems.
3. Operational personnel to be present during IDS field investigations.
4. Engage the services of qualified personnel for evaluation of the presence of hazardous materials, testing and remediation, if required.
5. Periodic on-site field observation of the construction process.

## CONSULTANTS

We anticipate the use of Structural Design, Inc. as the Structural Engineering Consultant.

## FEE AND EXPENSES

We propose to provide the services of our staff in accordance with our Blanket Service Agreement for the lump sum fee of \$107,747.51, plus reimbursable expenses. Refer to the following fee breakdown for additional information.

### Cost of Work (Construction Cost)

Youth Library Renovation	\$	1,086,083.44
IDS Fee	\$	97,747.51 (\$1,086,083.44 x 9%)

### IDS Fee Breakdown

Design Development Phases (30%)	\$	29,324.25
Construction Document Phase (45%)		43,986.38
Bidding/CA Phases (25%)	\$	24,436.88
Total Fee	\$	97,747.51

Reconciliation of final cost is +/- 5% from the original budgeted amount, provided Troy specifically asks us to increase the budget to allow for added scope or if market forces substantially drive costs up (beyond our control), otherwise it is solely IDS's responsibility to design to and maintain the budget with no impact on the design fee.

In addition to the fee, the following reimbursable expenses will be billed at 1.0 times cost:

1. State of Michigan Bureau of Fire Services Plan Review Fees (estimated cost \$2,000)
2. City of Troy Plan Review Fees (estimated cost \$4,000).
3. Reproduction of Drawings and Specifications (estimated cost \$4,000).

We estimate a total of \$10,000.00 for the above reimbursable expenses.

Total IDS Fee	\$	97,747.51
Total Reimbursable Expenses	\$	10,000.00
Total Fee including estimated Expenses	\$	107,747.51

## CHANGES AND ADDITIONAL WORK

For additional work or changes in scope, we will provide the services of our staff on an hourly basis in accordance with our blanket contract hourly rate schedule plus reimbursable expenses.

## OPTIONAL SERVICES

Our proposal includes the professional services necessary for the successful completion of your project. We can also provide any of the optional services listed below, if requested by Troy Public Library. Where Troy Public Library requests any of the optional services listed, our fee will be increased to become commensurate with the services requested.

1. Preparation of detailed as-built documents of existing buildings and/or systems.
2. Design of an expanded scope of work in excess of originally estimated construction cost.

3. Design Services for Furniture, Fixtures and Equipment (FF&E)
4. Design Services for Technology Equipment.

**DISCLAIMER**

Any assessment of assets, notes or language of any kind, related to existing equipment, material, solid, liquid and/or gas included in any deliverable provided under this proposal or any subsequent request by the Owner, or other representative personnel, is based on non-destructive visual observations and are presented solely as the educated opinion of the professional making the observation. Destructive or scientifically tested results are not provided or inferred to be provided under this proposal or any other agreement, written or verbal. IDS does not identify or make any evaluation whatsoever of hazardous materials of any kind, including but not limited to asbestos, lead, mercury, mold, etc.

Integrated Design Solutions, LLC has the resources and expertise to successfully complete this project for Troy Public Library. We truly appreciate this opportunity to serve you. If you have any questions regarding our proposal or wish to discuss any aspect of the project, please contact us.

Sincerely,

Integrated Design Solutions, LLC



Bruce J. Snyder, CEM, LEED AP  
Senior Vice President, Director of Finance



Valerie L. Grant, IIDA  
Senior Associate, Manager of Interior Design

**ACCEPTANCE**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Please Print)

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Purchase Order No. (when applicable)

Terms and conditions shall be in accordance with the attached proposal from Integrated Design Solutions, LLC dated October 22, 2021, revised December 17, 2021. This proposal will remain in effect for a period of 90 days. After that time, IDS will review and modify the proposal as required.



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

I-06

## CITY COUNCIL AGENDA ITEM

Date: January 24, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Lisa Burnham, Controller  
Chuck Riesterer, Fire Chief  
Peter Hullinger, Assistant Fire Chief  
Emily Frontera, Purchasing Manager

Subject: Bid Waiver – SmartPower Generator for Ladder 1

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### **History**

The fire department operates generators on all fire apparatus to supply power for necessary tools. Ladder-1 is a 2007 Sutphen SP100 ladder truck, equipped with a 10kW SmartPower generator. This unit was designed and installed to meet the auxiliary power needs of the vehicle.

During routine preventative maintenance, some issues were discovered with the generator. These issues do not allow the unit to deliver its designed power load. Unfortunately, the issues discovered cannot be repaired due to the age of the generator and parts being unavailable for it.

### **Purchasing**

In an effort to be more cost effective, an electrical demand evaluation was completed on this vehicle. By implementing more energy-efficient tools, it was determined that a smaller generator would supply the necessary power, for a lower cost. It is recommended to replace the current 10kW SmartPower generator with a new SmartPower ER-6 6kW generator.

The bid process is being waived because Apollo Fire Equipment Company of Romeo, MI is the only authorized distributor for SmartPower in Southeastern Michigan, as well as the only authorized repair facility for Sutphen Fire Apparatus. Utilizing the same generator manufacturer also reduces/eliminates needed modifications when installing the replacement unit.

Pricing for the SmartPower ER-6 6kW generator, including labor has been secured from *Apollo Fire Equipment Company of Romeo, MI* for an estimated total cost of \$11,450 as detailed in Quote #14DEC21jmsa.

### **Financial**

Funds are budgeted and available in the General Fund under the Fire Department for the 2022 fiscal year. Expenditures will be charged to account number 101.336.338.7740.115

### **Recommendation**

City management recommends that the bid process be waived and a contract be awarded to *Apollo Fire Equipment Company of Romeo, MI* for the purchase and installation of the SmartPower ER-6 6kW generator on Ladder 1 for an estimated cost of \$11,450.00 with a 20% contingency for a not to exceed amount of \$13,740 as detailed in the attached quote.



# QUOTATION

**Apollo Fire Equipment Company**  
**Apollo Fire Apparatus Repair, Inc.**  
 12584 Lakeshore Drive, Romeo, MI 48065  
 Phone: (800) 626-7783 Fax: (586) 752-6907

QUOTE #: 14DEC21jmsa

TO: Troy Fire Dept.  
 ADDRESS: 500 W. Big Beaver Road, Troy, Michigan 48084  
 ATTN: Eric Emmons

DATE: Dec. 14, 2021  
 TERMS: Net 30 Days  
 F.O.B: See below  
 VALID FOR: 45 days  
 LEAD TIME: See Below

PHONE: 248-524-9803 cell FAX: E-MAIL: [Eric.Emmons@troymi.gov](mailto:Eric.Emmons@troymi.gov)

QTY	PART NUMBER	DESCRIPTION	UNIT PRICE	TOTAL
		<b>Apollo Fire Apparatus Repair, Inc. is pleased to offer the following quotation for your 2006 Sutphen HS4136 Ladder 1 :</b>		
1	LABOR - REMOVAL	Labor to unhook and remove existing generator from truck, clean area and prep for new generator install - 8 hours	\$744.00	\$744.00
1	HOSES	Labor and materials to remove 5/8" high pressure hose and replace it with a new, reverse engineered 1/2" high pressure line per Generator Specifications	\$604.00	\$604.00
1	LABOR - INSTALL	Labor to install and test new Smart Power generator, hooking up and testing all electrical and hydraulic fittings and hoses, and verifying proper operations - 18 hours	\$1,674.00	\$1,674.00
1	1701006	SmartPower ER-6 6kW Generator (AC amps 52/26, continuous watts 6,200), includes generator tray assembly, 60 cc pump with keyed shaft, CCC digital meter panel and wiring harness.	\$8,278.00	\$8,278.00
		<b>NOTES: SHIPPING CHARGES ARE ADDED AT TIME OF SHIPMENT, WE ONLY CHARGE ACTUAL SHIPPING COSTS. Work to be done at Apollo Fire, in Romeo.</b>		
		<b>TERMS: 50 % down at the beginning of the project and remaining balance due upon completion and acceptance of unit at our location.</b>		
		<b>Return Policy Note: Please verify all part numbers, descriptions and quantities prior to ordering. Many of our Suppliers have very specific charges for Returns not a result of errors on their part and these costs may be passed on to you.</b>		
			SUBTOTAL	\$11,300.00
<b>NOTE: IT IS CUSTOMER'S RESPONSIBILITY TO VERIFY THREAD TYPE PRIOR TO PLACING AN ORDER. SPECIAL THREADED ITEMS (I.E. DETROIT STANDARD THREAD) ARE NOT RETURNABLE.</b>			SHIPPING	\$150.00
			TAX	
			OTHER	
			<b>TOTAL</b>	<b>\$11,450.00</b>

**John Surprenant, VP Operations**  
 (586) 752-1800  
[jsurp@apollofire.com](mailto:jsurp@apollofire.com)





500 West Big Beaver  
Troy, MI 48084  
troymi.gov

I-07

## CITY COUNCIL AGENDA ITEM

Date: January 19, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager

Subject: 2022 City Council Meeting Schedule  
*(Introduced by: Robert J. Bruner, Assistant City Manager)*

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### **History**

The City Council approved its calendar year 2022 Regular Meeting schedule on November 22, 2021. The schedule also included two Special Meeting in April for presentation of the proposed fiscal year 2021-2022 budget in accordance with City Charter Section 8.2. In the meantime, City Council may schedule additional Special Meetings as described below.

### **Recommendation**

City staff recommends scheduling a Special Meeting to discuss City Council Rules of Procedure in February prior to one of the Regular Meetings (February 14 or February 28). The City Attorney, City Manager and evaluation consultant are all available on Wednesday, March 23, 2022. Accordingly, the following Special Meeting dates are recommended:

Monday, February 14 or 28, 2022  
Wednesday, March 23, 2022

City Council Rules of Procedure  
Personnel Evaluations

These meetings will be held at 6:00 PM in the Council Board Room or as otherwise provided by the City Council Rules of Procedure.

Pastor Chris Brooks from Woodside Bible Church 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 January 10, 2022, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

## **B. ROLL CALL:**

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

Excuse Absent Council Members:

Resolution #2022-01-001

Moved by Baker

Seconded by Brooks

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Chamberlain-Creanga and Council Member Hamilton at the Regular City Council Meeting of January 10, 2022, due to medical issues.

Yes: Baker, Abraham, Brooks, Erickson Gault, Hodorek

No: None

Absent: Chamberlain-Creanga, Hamilton

## **MOTION CARRIED**

## **C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:**

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**C-1** No Certificates of Recognition and Special Presentations

## **D. CARRYOVER ITEMS:**

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**D-1** No Carryover Items

## **E. PUBLIC HEARINGS:**

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**E-1** Zoning Ordinance Text Amendment (File Number ZOTA 256) – Apartments in BB (Big Beaver) Zoning District

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving no Public Comment.

Resolution #2022-01-002  
Moved by Erickson Gault  
Seconded by Abraham

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 permitted uses in the BB (Big Beaver) Zoning District, to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 256), City Council Public Hearing Draft, as recommended by the Planning Commission; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: Abraham, Brooks, Erickson Gault, Hodorek, Baker  
No: None  
Absent: Chamberlain-Creanga, Hamilton

#### **MOTION CARRIED**

#### **F. PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

Susan Saxton	Commented on Item N-01
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#### **G. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

#### **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 – Board of Review,; b) City Council Nominations – Building Code Board of Appeals

a) Mayoral Nominations:

Resolution #2022-01-003  
Moved by Baker  
Seconded by Erickson Gault

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:

**Board of Review**  
Appointed by Mayor  
3 Regular Members  
3 Year Term

**Nominations to the Board of Review:**

**Term Expires: 1/31/2025**

**Michele Shoan**

---

Term currently held by: Michele Shoan

Yes: Brooks, Erickson Gault, Hodorek, Baker, Abraham

No: None

Absent: Chamberlain-Creanga, Hamilton

**MOTION CARRIED**

**b) City Council Nominations:**

Resolution #2022-01-004

Moved by Erickson Gault

Seconded by Hodorek

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

**Building Code Board of Appeals**

Appointed by Council

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

5 Year Term

**Nominations to the Building Code Board of Appeals:**

**Term Expires: 1/1/2027**

**Gary Abitheira**

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Term currently held by: Gary Abitheira

Yes: Erickson Gault, Hodorek, Baker, Abraham, Brooks

No: None

Absent: Chamberlain-Creanga, Hamilton

**MOTION CARRIED**

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**I-3 No Closed Session Requested**

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**I-4 Budget Amendment – Troy Downtown Development Authority (*Introduced by: Kurt Bovensiepe, Public Works Director*)**

Resolution #2022-01-005

Moved by Abraham

Seconded by Brooks

RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment of \$125,000 to the Parks Maintenance Street Island Maintenance - DDA Contractual Services General account to move forward with a contract with *OHM Advisors, of Livonia, MI*, and the Troy Downtown Development Authority to redesign the landscaping and associated improvements to the publicly owned property within the district.

Yes: Hodorek, Baker, Abraham, Brooks, Erickson Gault

No: None

Absent: Chamberlain-Creanga, Hamilton

**MOTION CARRIED**

---

**I-5 Bid Waiver and Standard Purchasing Resolution 7: Proprietary Maintenance Service Contract – Vermont Systems Recreation and Parks Software (*Introduced by: Brian Goul, Recreation Director*)**

Resolution #2022-01-006

Moved by Abraham

Seconded by Hodorek

RESOLVED, That Troy City Council, in the best interest of the City, hereby **WAIVES** formal bidding procedures and **AWARDS** the proprietary maintenance service contract to *Vermont Systems, Inc. of Essex Junction, VT* to provide software maintenance for RecTrac and WebTrac for the Recreation Department for an estimated amount of \$10,182.58.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the ongoing usage of the Vermont Systems proprietary software as needed by the Recreation Department.

Yes: Baker, Abraham, Brooks, Erickson Gault, Hodorek

No: None

Absent: Chamberlain-Creanga, Hamilton

**MOTION CARRIED**

---

**I-6 Seventh Order Amending Meritor and Nelson Companies Consent Judgment (*Introduced by: Lori Grigg Bluhm, City Attorney*)**

Resolution #2022-01-007  
Moved by Erickson Gault  
Seconded by Brooks

RESOLVED, That Troy City Council hereby **APPROVES** the attached Seventh Order Amending Consent Judgment in the *Meritor Automotive, Inc. and The Nelson Companies, Inc. v City of Troy* lawsuit, Case Number 94-948784 CZ. This proposed amendment would facilitate the development as proposed on a revised Preliminary Site Plan.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor, City Clerk and City Attorney to execute the document on behalf of the City after all other necessary parties have executed it. If approved, Warrior Baseball Complex LLC is responsible for recording the executed Stipulation and Seventh Order Amending Consent Judgment with the Oakland County Register of Deeds; a copy of which shall be attached to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council also **APPROVES** the Preliminary Site Plan for the proposed Warrior Baseball Indoor Hitting Facility, including other site improvements, located at 1735 and 1515 Equity, Section 32. This Preliminary Site Plan was prepared by Integrated Design Solutions, and revises and updates the exhibits to the Consent Judgment in the *Meritor Automotive, Inc. and The Nelson Companies, Inc. v City of Troy* lawsuit, Case Number 94-948784 CZ, and reflects the parties' agreement as to the proposed development on the property.

Yes: Abraham, Brooks, Erickson Gault, Hodorek, Baker  
No: None  
Absent: Chamberlain-Creanga, Hamilton

## **MOTION CARRIED**

### **J. CONSENT AGENDA:**

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

Resolution #2022-01-008-J-1a  
Moved by Abraham  
Seconded by Brooks

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

Yes: Brooks, Erickson Gault, Hodorek, Baker, Abraham  
No: None  
Absent: Chamberlain-Creanga, Hamilton

## **MOTION CARRIED**

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

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**J-2 Approval of City Council Minutes**

Resolution #2022-01-008-J-2

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

- a) City Council Minutes-Draft – December 13, 2021

---

**J-3 Proposed City of Troy Proclamations:**

Resolution #2022-01-008-J-3

- a) Service Commendation for Information Technology Director Gert Paraskevin
- b) Proclamation Celebrating Max and Sophia Pollack for Organizing Holiday Food Drives to Feed the Needy

---

**J-4 Standard Purchasing Resolutions:**

- a) **Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Snow Removal Services**

Resolution #2022-01-008-J-4a

RESOLVED, That Troy City Council hereby **AUTHORIZES** City of Troy Administration to extend prices established in Proposal A and Proposal B as identified in Resolution #2021-10-148-J4b to additional vendors meeting requirements for snow and ice removal on City-owned facilities and grounds.

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.

---

**J-5 Recommended Pay Ranges for Part-time Classifications - Correction**

Resolution #2022-01-008-J-5

WHEREAS, The Pay Ranges for Part-time Classifications dated January 1, 2022 have been updated to correct for an error on the previously approved version.

THEREFOER, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the corrected version of the Pay Ranges for Part-time Classifications dated January 1, 2022.

---

**J-6 Contract Extension - Police IT Resources**

Resolution #2022-01-008-J-6

WHEREAS, On December 4, 2017, Troy City Council awarded a two-year contract to provide Police IT Resources with an option to renew for two (2) additional years to sole bidder BPI Information Systems of Farmington Hills, MI (Resolution #2017-12-192-J-4b); and,

WHEREAS, BPI Information Systems has met all expectations and contract terms and conditions in accordance with RFP-COT 17-14; and,

WHEREAS, BPI Information Systems has agreed to extend its contract for one (1) additional year under the same prices, terms and conditions; and,

WHEREAS, A market survey was conducted which verified that the current contract pricing provided by BPI continues to be competitive and the best value for the City;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **DEEMS** it to be in the City's best interest to **APPROVE** and **EXTEND** the contract with *BPI Information Services of Farmington Hills, MI* for one (1) additional year to provide Police IT Resources to the Troy Police Department for an estimated annual cost of \$89,000 under the same contract prices, terms and conditions as the original bid; not to exceed budgetary limitations with the contract expiring December 31, 2022.

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**J-7 Private Agreement – Contract for Installation of Municipal Improvements – Meadows of Troy Detached Condominiums – Project No. 19.917.3**

Resolution #2022-01-008-J-7

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

---

**J-8 3385 Rochester Road LLC v. Oakland County and the City of Troy**

Resolution #2022-01-008-J-8

RESOLVED, That Troy City Council hereby **AUTHORIZES** and **DIRECTS** the City Attorney's Office to represent the City of Troy in the matter of *3385 Rochester Road LLC v. Oakland County and the City of Troy*, Eastern District of Michigan Federal Case Number 21-cv-12785, and **AUTHORIZES** the payment of necessary costs and expenses that are required to adequately represent the Troy Defendant.

---

**J-9 Request to Vacate a Portion of Sanitary Sewer Easement – Sidwell #88-20-21-352-016 and for Acceptance of Two Permanent Easements – Sidwell #88-20-21-352-016 and -017**

Resolution #2022-01-008-J-9



RESOLVED, That Troy City Council hereby **VACATES A PORTION** of sanitary sewer previously granted to the City of Troy and recorded in Liber 8548 Page 846, Oakland County Register of Deeds.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** a Quit Claim Deed returning the City of Troy's interest in a portion of sanitary sewer recorded in Liber 8548 Page 846 to Zen Troy, LLC, owner of the property having Sidwell #88-20-21-352-016.

BE IT FURTHER RESOLVED, That Troy City Council **ACCEPTS** a sanitary sewer easement from Zen Troy, LLC, owner of the property having Sidwell #88-20-21-352-016.

BE IT FURTHER RESOLVED, That Troy City Council **ACCEPTS** a sanitary sewer easement from Troy 888, LLC, owner of the property having Sidwell #88-20-21-352-017.

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the Quit Claim Deed and two 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:**

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**K-1 Announcement of Public Hearings: None Submitted**

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

#### **L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

#### **M. CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**

#### **N. COUNCIL REFERRALS:**

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

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**N-1 Council Referral from Council Member Ellen Hodorek – Proclamation Affirming Importance of Ongoing Efforts to Address Sound Issues from the Modernize I-75 Project**

Resolution #2022-01-009

Moved by Hodorek

Seconded by Brooks

WHEREAS, The Troy City Council first issued a proclamation a year ago to express our unanimous concern and request for help to address the adverse impact the Modernize I-75 project is having on the quality of life of a significant number of residents in our community; and,

WHEREAS, The City pursued and exhausted any options available to it jurisdictionally to address this on behalf of its affected property owners; and,

WHEREAS, We know our elected officials both at the state and federal levels understand the issue, and we were appreciative when Senator Mallory McMorrow and Representative Padma Kuppa provided information that funds had been secured through the state budget to conduct another sound study to comprehend the sound levels post construction; and,

WHEREAS, Until that study is completed we continue to hear from numerous residents, including hundreds who have signed a petition reaffirming the noise level continues to adversely impact their quality of life and who are frustrated at both the length of time it takes to address their concern and the fact that the State of Michigan does not have a state-funded, highway noise abatement program to address local issues;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council **REAFFIRMS** its resolution of a year ago and wishes to express its support for the hundreds of residents — including those who signed the petition attached to this proclamation — seeking a solution for this frustrating issue even as we await the results of the follow up sound study.

BE IT FURTHER RESOLVED, That Troy City Council is **APPRECIATIVE** of the efforts and ongoing attention to this matter on the part of all of our elected officials because addressing it is in the best interest of the City of Troy to do so.

Yes: Erickson Gault, Hodorek, Baker, Abraham, Brooks

No: None

Absent: Chamberlain-Creanga, Hamilton

## **MOTION CARRIED**

### **O. REPORTS:**

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#### **O-1 Minutes – Boards and Committees:**

- a) Parks and Recreation Board-Final – September 16, 2021
  - b) Parks and Recreation Board-Final – October 7, 2021
  - c) Parks and Recreation Board-Draft – November 18, 2021
- Noted and Filed

---

#### **O-2 Department Reports: None Submitted**

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#### **O-3 Letters of Appreciation:**

- a) From Eureka Building Company Regarding Excellent Customer Service
- Noted and Filed

---

#### **O-4 Proposed Proclamations/Resolutions from Other Organizations: None Submitted**

**P. COUNCIL COMMENTS:****P-1 Council Comments**

---

Council Member Brooks commented that Monday is Martin Luther King Jr. Day. She said that for many it is a day of relaxation, but she hopes everyone will reflect on the legacy of Dr. King. She said that the Troy School District will be broadcasting a program online, and specific information will follow.

Council Member Chamberlain-Creanga commented that the new year started with lots of hope, but COVID is still around and so contagious. She said her hope and prayer today, on her birthday, is that everyone stays safe and healthy. She said she would've liked to see the remote meetings allowance continue, however, the State Legislature decided not to extend it.

Council Member Chamberlain-Creanga commented that it is important for Council to stay united in the I-75 noise issue, and the resolution tonight is a good step that Council can take in this fight. She said that perhaps there could be a virtual town hall in regards to the I-75 noise issue, including elected officials and City Management.

Mayor Baker commented that he hopes to see consensus from Council to ask City Management to encourage apartment complexes to participate in recycling. There was consensus to ask City Manager Miller to look into this.

**Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):****R. CLOSED SESSION**

---

**R-1 No Closed Session****S. ADJOURNMENT:**

The Meeting **ADJOURNED** at 8:17 PM.

---

Mayor Ethan Baker

---

M. Aileen Dickson, MMC, MiPMC II  
City Clerk



# CITY COUNCIL AGENDA ITEM

Date: January 14, 2022

To: Honorable Mayor and City Council Members

From: Mark F. Miller, City Manager  
Robert J. Bruner, Assistant City Manager  
Robert Maleszyk, Chief Financial Officer  
Emily Frontera, Purchasing Manager  
Beth Tashnick, Office Manager

Subject: Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2022 Michigan Municipal League Cap Con

---

**History**

In advance of conferences and workshops city council members have expressed interest, management prepares a standard purchasing resolution that will authorize the travel expenses that may be incurred.

**Purchasing**

Administrative memo 1-PU-9 "Travel Authorization and Approval to Expend Funds for Troy City Council Members' Travel Requests – Standard Purchasing Resolution 10" requires approval by resolution of travel by council members.

**Financial**

Registration for this event is \$275 (early bird discount) plus any additional activities selected (see registration worksheet attached). Airfare or mileage, car rental, lodging and food are additional expenses that may be incurred. Funds are available in the 2021/22 General Fund – City Council – Education and Training account.

**Recommendation**

It is recommended that City Council authorize and approve the expenditure of funds on travel expenses for Council Members who wish to attendance this event.

# CAP CON 2022

March 15-16, 2022  
Lansing Center



Municipality Name \_\_\_\_\_  
 Contact Name (person completing this form) \_\_\_\_\_  
 Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_

## ATTENDEE INFORMATION (please complete another form if registering more than one attendee)

Name \_\_\_\_\_ Nickname \_\_\_\_\_  
 Title \_\_\_\_\_ Email\* \_\_\_\_\_

Guest Name (if applicable) \_\_\_\_\_

\*Hotel housing code will be sent here

\*\*The Capital Conference room block closes on 2/18/2022.

REGISTRANT TYPE	RATE/PERSON	
	Early Rate by 2/28/2022	Regular Rate after 2/28/2022
MML Full & Associate Members/ BAP Participants	<input type="checkbox"/> \$275	<input type="checkbox"/> \$360
Nonmember Government/ Non-Profit Entities/ Limited Associates	<input type="checkbox"/> \$550	<input type="checkbox"/> \$660
College Students	<input type="checkbox"/> \$110	<input type="checkbox"/> \$110
Guests	<input type="checkbox"/> \$85	<input type="checkbox"/> \$95

## WORKSHOPS

TUESDAY, 3/15, 9:00 AM – NOON

Limited space available for Capital Conference Workshops.  
Please register early.

MI Water Navigator Mini-Bootcamp	<input type="checkbox"/>
Making the Dollars Stretch: Allocating Your ARPA Funds for Maximum Impact	<input type="checkbox"/>
Emergency Management Training for Local Governments	<input type="checkbox"/>

## ADDITIONAL ACTIVITIES

TUESDAY, 3/15, 12:00 PM – 1:15 PM Michigan Women in Municipal Government: Lunch	\$50 <input type="checkbox"/>
WEDNESDAY, 3/16, NOON – 1:00 PM Michigan Black Caucus of Local Elected Officials Annual Meeting *Lunch included in registration	<input type="checkbox"/>

## ADDITIONAL QUESTIONS

Do you require a special meal?  
If so, please specify \_\_\_\_\_

Do you require special assistance/accommodations?  
If so, please specify: \_\_\_\_\_

TOTAL \$ \_\_\_\_\_

## ONLINE

To register and pay online visit [www.mml.org](http://www.mml.org). On the home page, located on the right hand side under "My League," click on "Log On" and enter your name and password. After you are logged in, click on "Events."

## REGISTRATION QUESTIONS?

Call 734.669.6371 or email [registration@mml.org](mailto:registration@mml.org).  
For a full list of Capital Conference registration policies, visit [cc.mml.org](http://cc.mml.org)

# Conference Agenda-at-a-glance

(<http://blogs.mml.org/wp/cc/>)

[HOME](#) ([HTTP://BLOGS.MML.ORG/WP/CC](http://blogs.mml.org/wp/cc/)) / CONFERENCE AGENDA-AT-A-GLANCE

## Tuesday, March 15, 2022

8:00 am – 6:00 pm	Conference Registration
9:00 am – 12:00 pm	Workshops ( <a href="http://blogs.mml.org/wp/cc/conference-workshops-2/">http://blogs.mml.org/wp/cc/conference-workshops-2/</a> )
9:00 am – 4:30 pm	MAMA Mid-Winter Institute ( <a href="https://www.mml.org/sites/Members/Event_Display.aspx?EventKey=20C01&amp;WebsiteKey=6c903230-4a06-4cc8-8cd2-d7c66df022f1">https://www.mml.org/sites/Members/Event_Display.aspx?EventKey=20C01&amp;WebsiteKey=6c903230-4a06-4cc8-8cd2-d7c66df022f1</a> ) *
10:00 am – 1:00 pm	MML Board of Trustees Meeting & Lunch
12:00 – 1:15 pm	Michigan Women in Municipal Government Luncheon*
12:00 – 1:30 pm	Open Office Hours with State Agencies ( <a href="http://blogs.mml.org/wp/cc/general-information/">http://blogs.mml.org/wp/cc/general-information/</a> ) Meetings with Legislators (on your own)
1:45 – 3:30 pm	Capital Conference Welcome General Session
3:30 – 4:30 pm	General Session: Legislative Team Breaks It Down
4:30 – 6:30 pm	MML Liability & Property Pool ( <a href="http://blogs.mml.org/wp/cc/general-information/">http://blogs.mml.org/wp/cc/general-information/</a> ) Capital Conference Welcome Reception ( <a href="http://blogs.mml.org/wp/cc/general-information/">http://blogs.mml.org/wp/cc/general-information/</a> )

## Wednesday, March 16, 2022


7:30 am – 3:30 pm	Conference Registration
7:30 – 8:30 am	Legislative Breakfast ( <a href="http://blogs.mml.org/wp/cc/general-information/">http://blogs.mml.org/wp/cc/general-information/</a> )
8:00 am – 3:00 pm	Annual Expo
8:30 – 10:00 am	General Session: Meet the Leaders Helping Shape the Future of Michigan


10:00 – 10:30 am	Networking Break in Expo Hall
10:45 -Noon ( <a href="http://blogs.mml.org/wp/cc/">http://blogs.mml.org/wp/cc/</a> )	Breakout Sessions ( <a href="http://blogs.mml.org/wp/cc/breakout-sessions/">http://blogs.mml.org/wp/cc/breakout-sessions/</a> )
Noon – 1:00 pm	Networking Luncheon Michigan Black Caucus of Local Elected Officials Meeting/Lunch
1:00 – 1:30 pm	Dessert & Networking Break in Expo Hall
1:30 – 2:45 pm	General Session: Leveraging the Power of Community Capital
2:45 – 3:30 pm	Networking Break in Expo Hall
2:45 – 4:30 pm	Open Office Hours with State Agencies Meetings with Legislators (on your own)
3:30 – 4:30 pm	Breakout Sessions ( <a href="http://blogs.mml.org/wp/cc/breakout-sessions/">http://blogs.mml.org/wp/cc/breakout-sessions/</a> )


\*Indicates additional fee


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**Share:**

 (<http://blogs.mml.org/wp/cc/conference-agenda-at-a-glance/?share=facebook&nb=1>)

 (<http://blogs.mml.org/wp/cc/conference-agenda-at-a-glance/?share=twitter&nb=1>)

 (<http://blogs.mml.org/wp/cc/conference-agenda-at-a-glance/?share=linkedin&nb=1>)

 (<http://blogs.mml.org/wp/cc/conference-agenda-at-a-glance/#print>)

(<http://blogs.mml.org/wp/cc/>)

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 (<http://www.mml.org/MMLeague>)     (<http://www.twitter.com/MMLeague>)



## CITY COUNCIL AGENDA ITEM

Date: January 14, 2022

To: Mark F. Miller, City Manager

From: Robert Bruner, Assistant City Manager  
Robert C. Maleszyk, Chief Financial Officer  
Kyle Vieth, Financial Compliance Manager

Subject: City of Troy Investment Policy and Establishment of Investment Accounts

---

**History**

The current investment policy was initially approved in February, 2021. The current policy has served us well and is in compliance with Act 20 PA 1943, as amended.

**Financial**

We would also like to update our resolution authorizing the establishment of investment accounts at the following institutions: Comerica; Bank of America; Citizen’s Bank; Independent Bank; Level One Bank; Fifth Third Bancorp; Flagstar Bank; Huntington Bancshares; JP Morgan Chase & Co.; Robinson Capital; Michigan Class-MBIA; Bank of NY Mellon; Morgan Stanley Smith Barney; PNC Financial Services; and TCF National Bank.

This policy is established in order to provide for the safety and diversification of investment accounts.

**Legal Considerations**

The investment policy is in compliance with Act 20 PA 1943, as amended.

**Recommendation**

It is recommended that City Council approve the attached investment policy and listing of approved investment institutions.



## **CITY OF TROY INVESTMENT POLICY**

To Comply with Act 20 PA 1943, as amended

**Purpose:** It is the policy of the City of Troy to invest its funds in a manner which will provide a high level of security of principal while meeting the daily cash flow needs of the City and providing a reasonable rate of return along with compliance with all State statutes.

**Scope:** This investment policy applies to all financial assets of the City. These assets are accounted for in the various funds of the City and include the general fund, special revenue funds, debt service funds, and capital project funds (unless bond ordinances and resolutions are more restrictive), enterprise funds, internal service funds, trust and agency funds, and any new fund established by the City.

**Objectives:** The primary objectives, in priority order, of the City's investment activities shall be:

Safety – Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to insure the preservation of capital in the overall portfolio.

Diversification – The investments will be diversified by security type and institution in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.

Liquidity – The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated.

Return on Investment – The investment portfolio shall be designed with the objective of obtaining a rate of return throughout the budgetary and economic cycles, taking into account the investment risk constraints and the cash flow characteristics of the portfolio.

**Delegation of Authority to Make Investments:** Authority to manage the investment program is derived from the following: City of Troy City Council's most current resolution establishing investment accounts (2021-02-021-J-5). Management responsibility for the investment program is hereby delegated to the Chief Financial Officer who shall establish written procedures and internal controls for the operation of the investment program consistent with this investment policy. Procedures should include references to safekeeping, cash purchase or delivery vs. payment, investment accounting, repurchase agreements, wire transfer agreements, collateral/depository agreements and banking service contracts. No person may

engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Chief Financial Officer. The Chief Financial Officer shall be responsible for all transactions undertaken and shall establish a system of controls. The Investment Policy shall be reviewed and approved by the City Council annually.

**List of Authorized Investments:** The Chief Financial Officer is limited to investments authorized by Act 20 of 1943, as amended, and may invest in the following:

- (a) Bonds, securities, and other obligations of the United States or an agency or instrumentality of the United States.
- (b) Certificates of deposit, savings accounts, deposit accounts, or depository of a financial institution. Authorized depositories shall be designated by the City of Troy City Council.
- (c) Commercial paper rated at the time of purchase with the highest classifications established by not less than two standard rating services and that matures not more than 270 days after the date of purchase.
- (d) Repurchase agreements consisting of instruments listed in (a).
- (e) Bankers' acceptances of United States banks.
- (f) Obligations of this state or any of its political subdivisions that at the time of purchase are rated investment grade by not less than one standard rating service.
- (g) Investment pools through an interlocal agreement under the urban cooperation act of 1967, 1987 (Ex Sess) PA 7, MCL 124.501 to 124.512
- (h) Investment pools organized under the surplus funds investment pool act, 1982 PA 367, 129.111 to 129.118.
- (i) The investment pools organized under the local government investment pool act, 1986 PA 121, MCL 129.141 to 129.150.

**Safekeeping and Custody:** All security transactions, including collateral for repurchase agreements and financial institution deposits, entered into by the Chief Financial Officer may be on a cash basis or a delivery vs. payment basis as determined by the Chief Financial Officer. Securities may be held by a third party custodian designated by the Chief Financial Officer and evidenced by safekeeping receipts as determined by the Chief Financial Officer.

**Prudence:** Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.



CITY COUNCIL AGENDA ITEM

Date: January 19, 2022

To: Mark F. Miller, City Manager

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

Subject: Request to Vacate a Sanitary Sewer Easement - Sidwell #88-20-21-352-016 and #88-20-21-352-017

---

**History**

The extensive commercial expansion at the northeast corner of Big Beaver and Crooks roads required the reconfiguration of public utilities. City Council vacated a portion of a sanitary sewer easement at their January 10, 2022 meeting and accepted a new easement in its' stead.

An Alta Survey provided to the Engineering Department showed yet another sanitary sewer easement, recorded in L51871 Page 298, Oakland County Register of Deeds, that encroached into a newly constructed structure. Vacating this easement will cure the encroachment.

The City of Troy will return its' interest in the sanitary sewer to Zen Troy, LLC, owner of the property having Sidwell #88-20-21-352-016 and to Troy 888, LLC, owner of the property having Sidwell #88-20-21-352-017. The easement rights will be returned by Quit Claim Deed executed by the Mayor and City Clerk.

The property has a new sanitary sewer constructed several feet to the north of the easement to be vacated. A permanent easement for this sewer was accepted by City Council at the January 10, 2022 meeting and sent for recording to Oakland County Register of Deeds.

**Financial**

The consideration amount on each document is \$1.00.

**Recommendation**

City Staff recommends that City Council vacate a sanitary sewer easement previously recorded in Liber 51871, Page 298 by recording two Quit Claim Deeds executed by the Mayor and City Clerk returning the easement rights to the property owners.



# GIS Online

Legend:



## Notes:

Troy 888, LLC - #  
88-20-21-352-017  
Zen Troy, LLC - #  
88-20-21-352-016

Map Scale: 1=214  
Created: January 5, 2022



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.

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2018 JUN -5 PM 2:00

LIBER 51871 PAGE 298  
\$21.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
\$5.00 AUTOMATION  
06/05/2018 02:19:06 PM RECEIPT# 61957  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

**PERMANENT EASEMENT  
FOR SANITARY SEWERS**

Sidwell #88-20-21-352-010 (pt of)

**ZEN TROY, LLC**, a Florida limited liability company, Grantor(s), whose address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819, 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 Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove and/or replace sanitary 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.

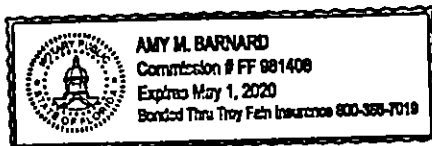
IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 8<sup>th</sup> day of May, 2018.

ZEN TROY, LLC  
a Florida limited liability company

By [Signature] (L.S.)  
Its: Charles Whithall  
manager

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of May, 2018, by Charles Whithall, Manager of ZEN TROY, LLC, a Florida limited liability company, on behalf of the company.



\* Amy Barnard  
Notary Public, Orange County, Florida  
My Commission Expires MAY 1, 2020  
Acting in Orange County, FL

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

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

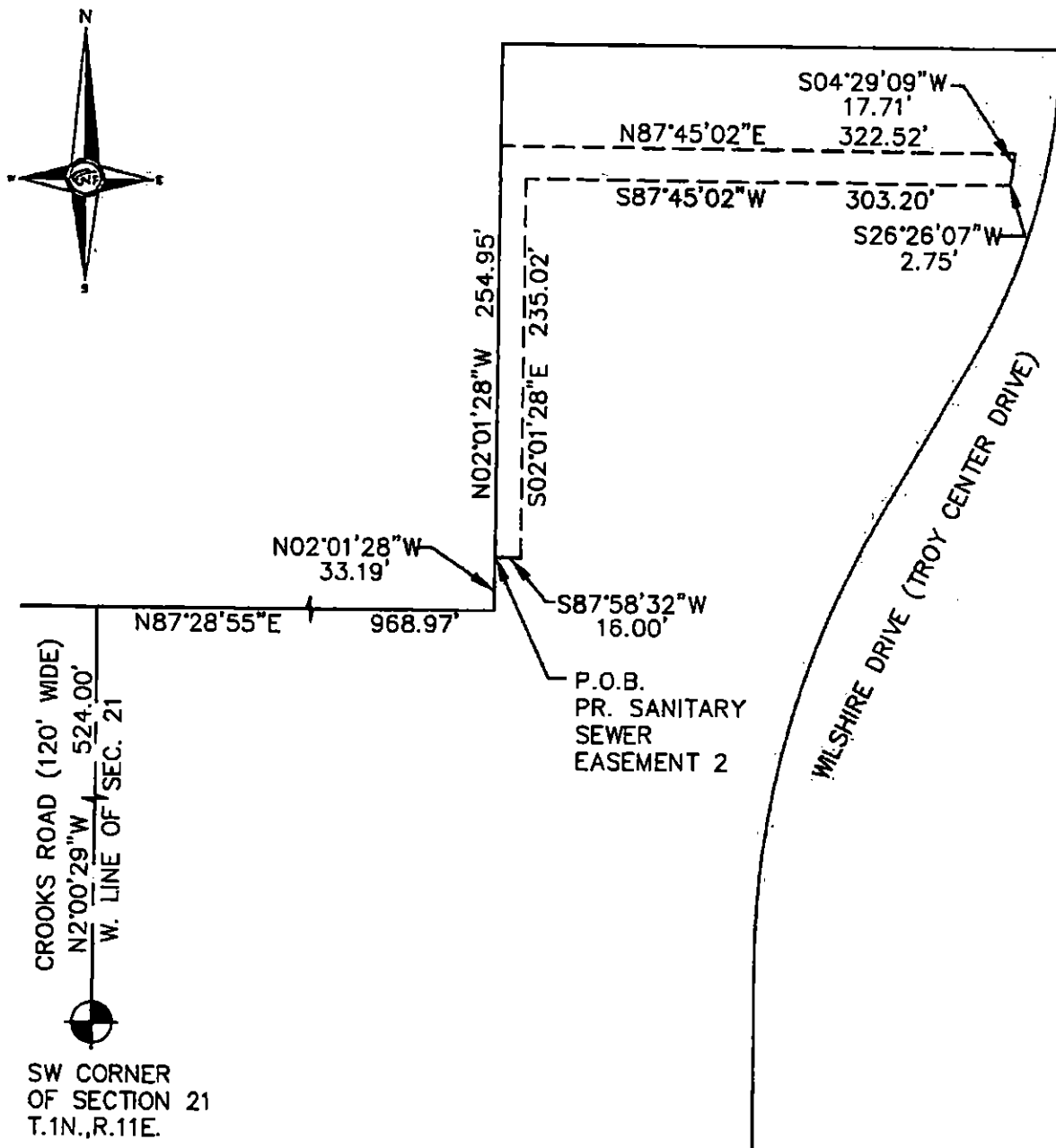
OK - LB

2P  
B



## Exhibit A

## PROPOSED SANITARY SEWER EASEMENT



### Legal Description: Proposed Sanitary Sewer Easement 2

Sanitary sewer easement located in the Southwest 1/4 of Section 21, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan, described as: Commencing at the Southwest corner of said Section 21; thence North 02 degrees 00 minutes 29 seconds West, 524.00 feet along the West line of Section 21; thence North 87 degrees 28 minutes 55 seconds East, 968.97 feet; thence North 02 degrees 01 minutes 28 seconds West, 33.19 feet from the Southwest corner of said Section 21 to the point of beginning; thence North 02 degrees 01 minutes 28 seconds West, 254.95 feet; thence North 87 degrees 45 minutes 02 seconds East, 322.52 feet; thence the following two (2) courses along an existing sanitary sewer easement: 1) South 04 degrees 29 minutes 09 seconds West, 17.71 feet; 2) South 26 degrees 26 minutes 07 seconds West, 2.75 feet; thence South 87 degrees 45 minutes 02 seconds West, 303.20 feet; thence South 02 degrees 01 minutes 28 seconds East, 235.02 feet; thence South 87 degrees 58 minutes 32 seconds West, 16.00 feet to the point of beginning.

pt 20-21-32-010 Unit 10 Troy City Center  
occp# 2193



**NOWAK & FRAUS ENGINEERS**  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7931  
FAX (248) 332-8257

SCALE  
1" = 100'

DATE  
03-28-2018

DRAWN  
N.N.

JOB NO.  
3916-05

SHEET  
2 of 3

QUIT CLAIM DEED

Sidwell #88-20-21-352-016 (pt)  
Resolution #

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **ZEN TROY, LLC**, a Florida limited liability company, Grantee, whose address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819 the following described interest in land situated in the City of Troy, County of Oakland and State of Michigan and attached as Exhibit "A", a portion of which was previously recorded in an easement recorded in L51871, Page 298, Oakland County Register of Deeds:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar (\$ 1.00)

Dated this \_\_\_\_\_ day of January, 2022.

CITY OF TROY  
a Michigan municipal corporation

By \_\_\_\_\_  
\* Ethan D. Baker, Mayor

By \_\_\_\_\_  
\* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN )  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of January, 2022 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

\_\_\_\_\_  
\*  
Notary Public, \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, MI

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: Amy Barnard 740 Via Dellagio Way Suite 200 Orlando, FL 32819	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel # 88-20-21-352-016 (pt) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

## **EXHIBIT "A"**

Section 21, Proposed Variable Width  
Sanitary Sewer Easement Vacation  
Parcel: 88-20-21-352-016  
Owner: Zen Troy LLC

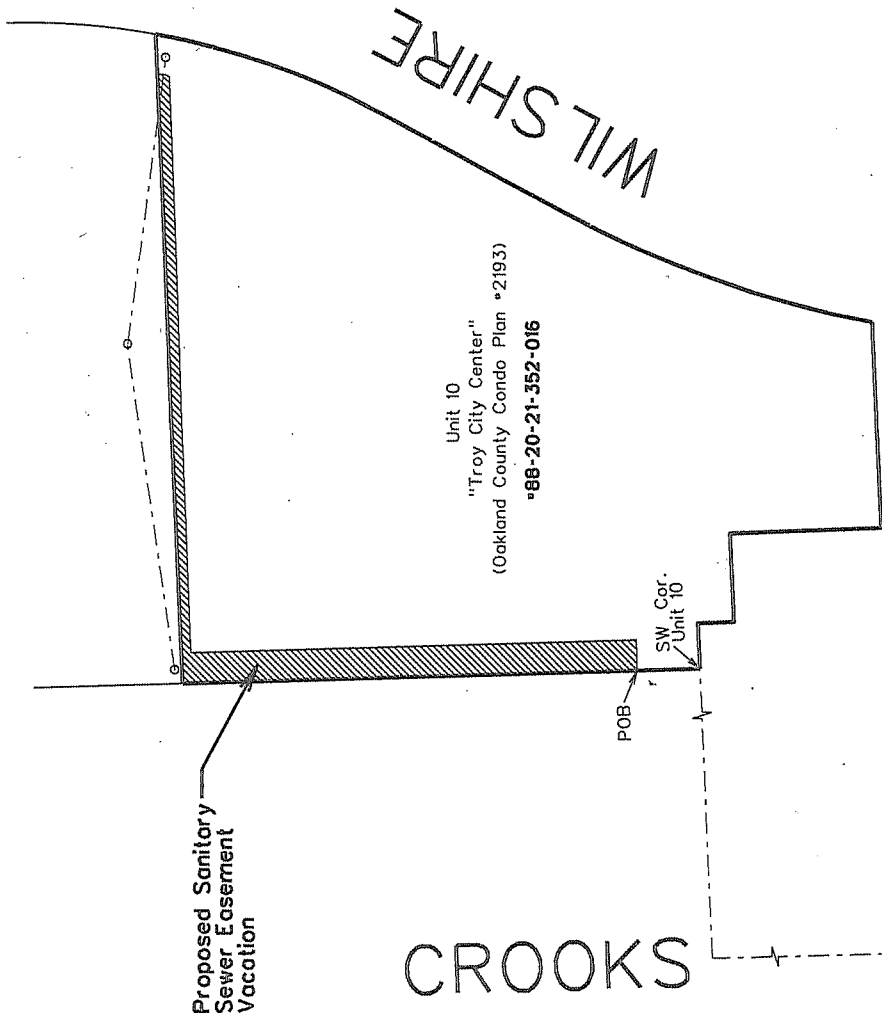
### **Tax Description of Parcel:**

T2N, R11E, SEC 21 Oakland County Condominium Plan No 2193, Troy City Center, Unit 10, L 53366 P 267

### **Proposed Sanitary Sewer Easement Vacation:**

Part of Unit 10 of "Troy City Center", Oakland County Condominium Plan #2193 as recorded in Liber 53366, Page 267, being more particularly described as: Commencing at the southwest corner of said Unit 10; thence North 02 degrees 01 minutes 28 seconds West, along the west line of said unit, 33.19 feet to the Point of Beginning of Sanitary Sewer Easement Vacation; thence continuing along said west line, North 02 degrees 01 minutes 28 seconds West 239.82 feet to the north line of Unit 10; thence North 87 degrees 28 minutes 55 seconds East, along said north line, 320.97 feet; thence South 04 degrees 29 minutes 09 seconds West 3.99 feet; thence South 26 degrees 26 minutes 07 seconds West 2.75 feet; thence South 87 degrees 45 minutes 02 seconds West 303.20 feet; thence South 02 degrees 01 minutes 28 seconds East 235.02 feet; thence South 87 degrees 58 minutes 32 seconds West 16.00 feet to the Point of Beginning. Containing a total of 5,560 Square Feet or 0.128 Acres more or less.





WILSHIRE

CROOKS

BIG BEAVER

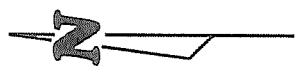
Unit 10  
"Troy City Center"  
(Oakland County Condo Plan #2193)  
#88-20-21-352-016

Proposed Sanitary  
Sewer Easement  
Vacation

POB

SW Cor.  
Unit 10

SW COR.  
SEC 21  
T2N-R1E



Graphic Scale: 1"=100'



CITY OF TROY OAKLAND COUNTY, MICHIGAN	
PROPOSED SANITARY SEWER EASEMENT VACATION DIAGRAM #88-20-21-352-016	
FILE: Easement Review.DGN	
SCALE	DRAWN BY
HOR. 1"=100'	CHECKED BY
VER. 1"=X'	NAME GSF
WILLIAM HUOTARI, P.E.	SHEET NO.
CITY ENGINEER	10F1
	JOB NO.
	N/A
	DATE 01-12-22
	DATE XX-XX-XX

DATE	REV.
CONTRACT NO.	
N/A	
Document Prepared By George J. Ballard III, P.S. Land Surveyor	

QUIT CLAIM DEED

Sidwell #88-20-21-352-017 (pt)  
Resolution #

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **TROY 888, LLC**, a Florida limited liability company, Grantee, whose address is 7940 Via Dellagio Way, Suite 200, Orlando, FL 32819 the following described interest in land situated in the City of Troy, County of Oakland and State of Michigan and attached as Exhibit "A", a portion of which was previously recorded in an easement recorded in L51871, Page 298, Oakland County Register of Deeds:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar (\$ 1.00)

Dated this \_\_\_\_\_ day of January, 2022.

CITY OF TROY  
a Michigan municipal corporation

By \_\_\_\_\_  
\* Ethan D. Baker, Mayor

By \_\_\_\_\_  
\* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN )  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of January, 2022 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

\_\_\_\_\_  
\*  
Notary Public, \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, MI

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: Amy Barnard 740 Via Dellagio Way Suite 200 Orlando, FL 32819	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel # 88-20-21-352-017 (pt) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

## **EXHIBIT "A"**

Section 21, Proposed Variable Width  
Sanitary Sewer Easement Vacation  
Parcel: 88-20-21-352-017  
Owner: Troy 888 LLC

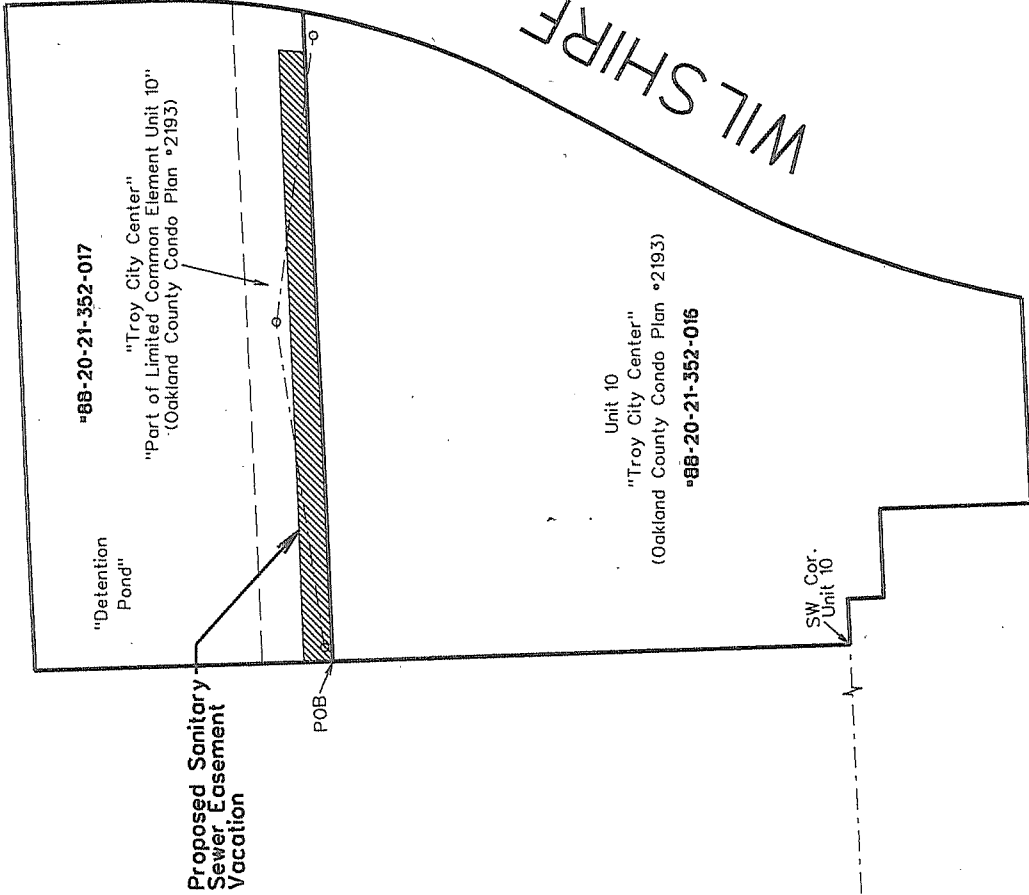
### **Tax Description of Parcel:**

T2N, R11E, SEC 21 Oakland County Condominium Plan No 2193, Troy City Center General Common Element to be Assessed with all units in Condo, L 53366 P 267.

### **Proposed Sanitary Sewer Easement Vacation:**

Part of Limited Common Element - Unit 10 of "Troy City Center", Oakland County Condominium Plan #2193 as recorded in Liber 53366, Page 267, being more particularly described as: Commencing at the southwest corner of said Unit 10; thence North 02 degrees 01 minutes 28 seconds West, along the west line of said unit, 273.00 feet to the Point of Beginning of Sanitary Sewer Easement Vacation; thence, continuing North 02 degrees 01 minutes 28 seconds West 15.13 feet; thence North 87 degrees 45 minutes 02 seconds East 322.52 feet; thence South 04 degrees 29 minutes 09 seconds West 13.72 feet; thence South 87 degrees 28 minutes 55 seconds West 320.97 feet to the Point of Beginning. Containing a total of 4,626 Square Feet or 0.106 Acres more or less.

WILSHIRE



"88-20-21-352-017"

"Troy City Center"  
"Part of Limited Common Element Unit 10"  
(Oakland County Condo Plan #2193)

Proposed Sanitary  
Sewer Easement  
Vacation

POB

Unit 10  
"Troy City Center"  
(Oakland County Condo Plan #2193)  
"88-20-21-352-016"

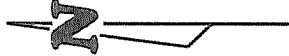
SW. Cor.  
Unit 10

CROOKS

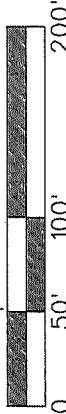
SW. COR.  
SEC. 21  
T2N-R1E

BIG BEAVER

WILSHIRE



Graphic Scale: 1"=100'



CITY OF TROY  
OAKLAND COUNTY, MICHIGAN

PROPOSED SANITARY SEWER  
EASEMENT VACATION DIAGRAM  
#88-20-21-352-017

FILE: Easement Review.DGN

SCALE	DRAWN BY	NAME	GJB/III	DATE	01-12-22
HOR. 1"=100'	CHECKED BY	NAME	GSF	DATE	XX-XX-XX
VER. 1"=X'		SHEET NO.		JOB NO.	
	WILLIAM HUOTARI, P.E.	10F1		N/A	
	CITY ENGINEER				

DATE REV.

Document Prepared By  
George J. Ballard III, P.S.  
Land Surveyor

CONTRACT NO.

N/A



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

K-01a

## CITY COUNCIL AGENDA ITEM

Date: January 19, 2022

To: Mark F. Miller, City Manager

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

Subject: ANNOUNCEMENT OF PUBLIC HEARING – PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0020) – Proposed Adler Cove (One Family Residential Cluster), South side of Long Lake, East of John R (Parcels 88-20-13-100-012, 88-20-13-100-014 and 88-20-13-100-025), Currently Zoned R-1C (One Family Residential) Zoning District

The petitioner Mondrian Properties submitted the above referenced Preliminary Site Plan application for a 20-unit One Family Residential Cluster on a 10-acre parcel. The development proposes to preserve 38% of dedicated open space. Housing option types which range in size from a 1,900 square foot ranch with second floor option to a 2,900 square foot colonial.

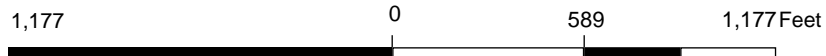
City Council has the authority to approve these types of developments following a recommendation by the Planning Commission. The Planning Commission held a public hearing on this item on December 14, 2021 and recommended approval of this item by a vote of 8-0.

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

### Attachments:

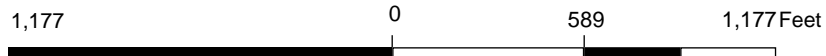
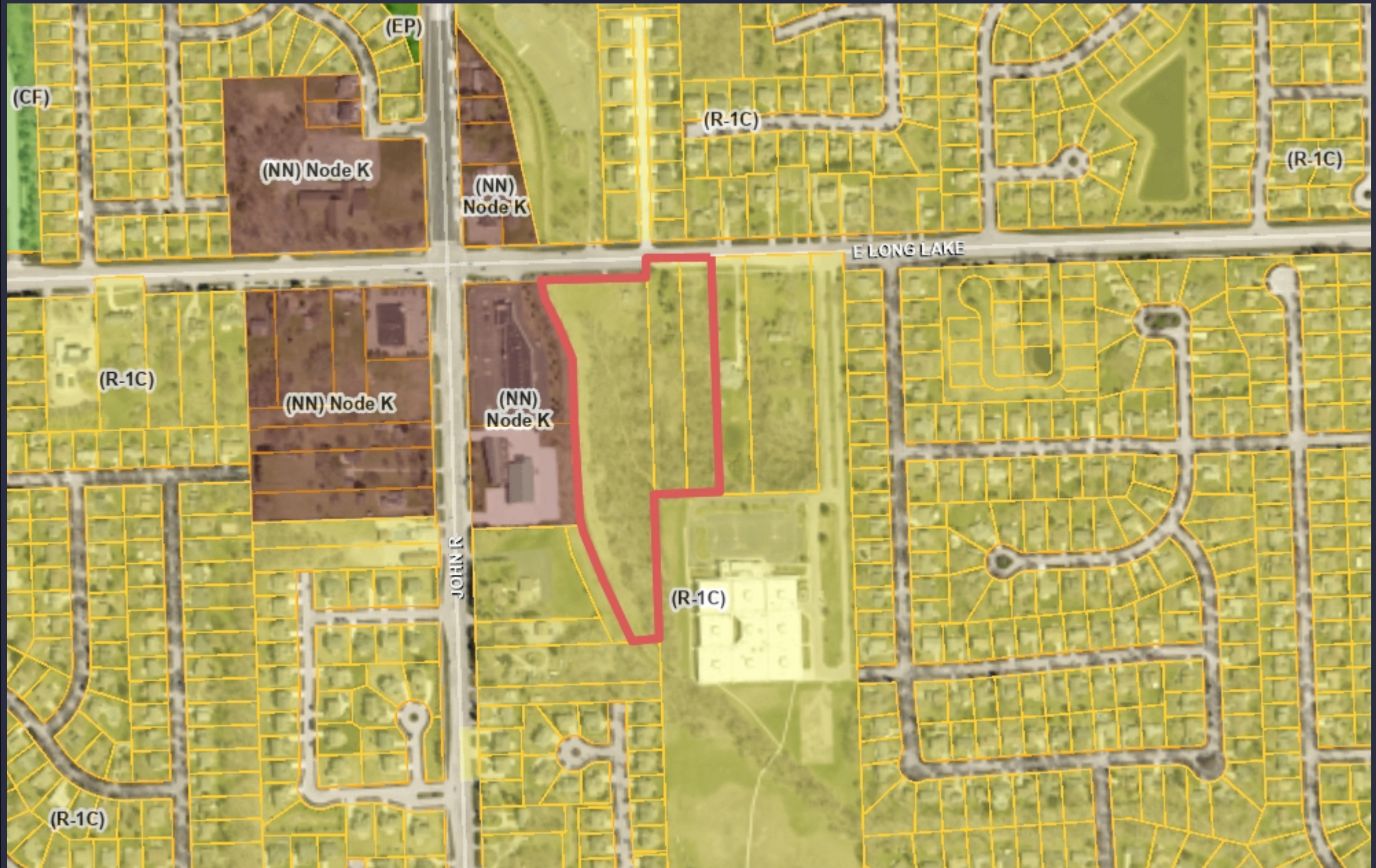
1. Maps
2. Minutes from December 14, 2021 Planning Commission Regular meeting (excerpt)
3. Agenda item from December 14, 2021 Planning Commission Regular meeting.
4. Public comment.





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.





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**PRELIMINARY SITE PLAN REVIEW**

5. PUBLIC HEARING - PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0020) – Proposed Adler Cove (One Family Residential Cluster), South side of Long Lake, East of John R (Parcels 88-20-13-100-012, 88-20-13-100-014 and 88-20-13-100-025), Currently Zoned R-1C (One Family Residential) Zoning District

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed Adler Cove cluster development option. He reported the applicant is seeking five additional units above the parallel plan density and proposes to provide 38% of the total site as open space. Mr. Carlisle addressed the wetlands, floodplain and tree preservation. He reported the applicant received confirmation from FEMA that the application is reflective of the current conditions of the floodplain and there would be no development within the floodplain. Mr. Carlisle addressed access to the site, lot sizes, housing types, Open Space requirements and Cluster standards.

Mr. Carlisle addressed the applicant's request for relief of the required perimeter setbacks for the proposed decks on units 14 through 18. He gave an explanation clarifying that due to the additional buffer required in a cluster option, the decks are further away from the northern property line with a cluster layout than a conventional layout and displayed graphics for a visual view. As well, Mr. Carlisle displayed graphics showing the layout of the development with a conventional application versus a cluster development option.

Mr. Carlisle said the Planning Commission shall determine if requirements are met to qualify for a cluster development option, if the required standards have been met and if the additional number of units is commensurate with open space being preserved. He cited considerations for Planning Commission this evening are the applicant's request to seek relief on the encroachment of the decks and to indicate building materials. Mr. Carlisle said the Planning Commission could postpone the item to make further refinements to the application or forward with a recommendation to City Council for their consideration.

There was discussion on:

- Applicant's request for relief of setback requirements for decks.
  - Action by Zoning Board of Appeals (ZBA) not required.
  - Cluster provision allows Planning Commission to make recommendation to City Council on request for relief.
  - Differences in setback requirements; conventional development versus cluster option.
  - If encroachment permitted, approval could be conditioned that applicant use permeable paving surface for less impact on absorption of rainwater.
  - Previously approved cluster development (Park View on Beach) as relates to individual homeowners going before ZBA to seek relief of setback requirements to construct decks.



- Collar of open space on periphery of property; as relates to width, vegetation, screening of adjacent properties.
- Planning Consultant recited section of Zoning Ordinance that allows consideration of setback requirements within open space.
- Open space accessibility to homes.
- In theory, applicant can build within floodplain and wetlands, with fill and grade and permission by FEMA.

Ms. Dufrane assured Board members that approval of relief of setback requirements for the proposed decks on units 14 through 18 can be accomplished legally through the cluster application; the request does not have to go through ZBA.

Present were Planner Jim Eppink of J. Eppink Partners Inc., property owner Joseph Maniaci of Mondrian Properties and Civil Engineer John Thompson of Professional Engineering Associates.

Mr. Eppink reviewed the property location and project description. He addressed the wetlands, floodplain, existing Gibson drain and updated maps from FEMA. He noted the western edge of the parcels favor the open space. Mr. Eppink addressed differences of the development if the parcels were planned conventionally or with a cluster option. He indicated that 16 units could be constructed under the conventional plan, not 15 as noted in the Planning Consultant report.

Mr. Eppink addressed the applicant's history in preserving open space by utilizing the cluster option for developments in Troy. He addressed housing types, the request of relief of setback requirements for the proposed decks and the values of a cluster development.

There was discussion on:

- Site amenities; existing trails, no plans to add or enhance trails.
- Home variety; no prescribed number of styles, any style can be built on any lot, 2<sup>nd</sup> floor loft and 1<sup>st</sup> floor master bedroom options available for ranches.
- Detention basin; naturally landscaped, properly engineered.
- Price range of homes.
- Consideration to designate in Zoning Ordinance requirements on housing types, specify percentage of each style.
- Intent of cluster option.
- Adjacent home east of development; cluster option provides screening with existing vegetation and undergrowth that conventional plan does not.
- Sustainable elements of housing.
- Building materials; brick, hardie board siding, more information from applicant prior to City Council consideration.
- Open space under homeowners' ownership; passive/recreational, use by middle school for exploration, safety, maintenance.
- Tree preservation as relates to conventional or cluster development.

- Walkability of site; sidewalks within development and along Long Lake, existing trails and pocket parks.

Mr. Maniaci said there is no specific price range of homes at this time. He said prices would be driven by the market at the time construction commences and he would build all ranch style homes should that be what home buyers desire.

Mr. Maniaci said the application before the Board this evening proposes to construct decks and seek relief of any setback requirements to alleviate any potential issues in the future. He explained when the Parkview on Beach cluster development application came before the Board, he did not have the foresight to include the construction of decks on each unit. Mr. Maniaci said years passed and homeowners wanted to construct decks on their homes. He said the homeowners were required to seek relief of the setback requirements from the ZBA, ZBA denied their requests and a lawsuit followed.

#### PUBLIC HEARING OPENED

- David and Lynn Irwin, 2180 E. Long Lake, Troy; voiced concerns with the proximity of the development to their home, pedestrian traffic, water runoff, liability of retention pond and loss of privacy.
- Renee Sarcina, 4735 Stoddard Drive, Troy; stated opposition, read a letter she sent to the Planning Commission and City Council dated December 12; comments related to green space and wildlife preservation, residents desire for no more residential development, potential flooding and water runoff. Ms. Sarcina specifically addressed transparency by the City and its posted sign “Open Space Preservation Development” on the subject site. She said the sign led her to believe development on the site was a continuation of trails and paths and she followed through with a phone call to the phone number posted on the sign. Ms. Sarcina suggested public hearings not be time-limited and offer residents a question-and-answer format.
- Pietro Sarcina, 4735 Stoddard Drive, Troy; said residents do not want more residential development, suggested City revise the Master Plan to reflect what residents want, voiced concerns with additional traffic, asked if there would be deceleration and acceleration lanes. He said existing trees on the subject site are in good condition.
- Mykola Murskyj, 5115 Saffron, Troy; shared childhood memories of playing in open space that now is residential developments, applauded cluster option development, addressed presentation of application as relates to only two options to develop property, responsibility of public servants to applicants and residents.

#### PUBLIC HEARING CLOSED

Mr. Savidant informed the audience that stormwater management is reviewed by the Engineering department during the final site plan approval process and there

are Zoning Ordinance regulations in place to assure there is no negative impact of water runoff on neighboring properties.

Mr. Savidant responded to comments about the posted signs on proposed developments and the contact number provided for further information. He said the phone number is the general Planning Department number and all voicemail messages are automatically converted to email messages to staff should a department staff member not be available to answer the call. Mr. Savidant assured that 100% of phone calls are returned to callers who leave messages.

Mr. Savidant reviewed what State law requires for public hearing notices and additional steps the City takes to inform residents of proposed developments. He said the language on the signs posted for proposed cluster developments has been crafted over the years to incorporate language suggested by a former member of City Council. Mr. Savidant said the City administration strives for transparency, responds to phone calls and email messages and provides any information it has on file upon request. He said he directs residents to the appropriate department for answers should he not know an answer. Mr. Savidant suggested implementing a QR code on posted signs might be advantageous to those with a smartphone.

Mr. Savidant replied to some comments made during the public hearing. He advised the family with the pond that there would be no liability on their part because of trespassing laws. He reported the City engineering department upon its initial review of the application made no recommendation for deceleration/acceleration lanes. He noted the applicant would be required to install deceleration/acceleration lanes should Engineering deem warranted during its final site plan review.

Mr. Lambert admitted he was the one who suggested language on the signs posted for cluster developments and acknowledged the language should be clarified so that it is understood cluster development is a residential project. Mr. Lambert addressed Planning Commission's limitations to meet requirements of the Zoning Ordinance in its consideration of a traditional site plan or cluster option development.

Mr. Carlisle said it would be beneficial if Planning Commission addressed the building materials in its recommendation to City Council.

Comments from across the Board were shared with the audience on transparency and engagement and participation on the part of the residents.

**Resolution # PC-2021-12-076**

Moved by: Hutson  
Support by: Rauch

**RESOLVED**, The Planning Commission hereby recommends to the City Council that the proposed Adler Cove Site Condominium (One Family Residential Cluster), 20 units/lots, South side of Long Lake, East of John R (Parcels 88-20-13-100-012, 88-20-13-100-014 and 88-20-13-100-025), Section 13, approximately 10 acres in size, Currently Zoned R-1C (One Family Residential) District, be **approved** for the following reasons:

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 cluster development preserves 38% open space, to remain open space in perpetuity.

Discussion on the motion on the floor.

Ms. Dufrane asked that the recommendation address the applicant's request for relief of setback requirements on the decks.

There was discussion on:

- Whether the motion specifically should reflect the relief of setback requirements or if the request of relief is inclusive of the site plan application.
- Whether the motion should specifically identify the number of homes affected by the setback requirements or should there be a blanket relief for all units.

Moved by: Hutson

Support by: Rauch

To **AMEND** my Resolution specifically approving the intrusion of the projected four decks on lots as approved.

Vote on the motion on the floor as amended.

Yes: All present (8)

Absent: Tagle

**MOTION CARRIED**

DATE: December 10, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – PRELIMINARY SITE PLAN REVIEW (File Number SP2021-0020) – Proposed Adler Cove (One Family Residential Cluster), South side of Long Lake, East of John R (Parcels 88-20-13-100-012, 88-20-13-100-014 and 88-20-13-100-025), Currently Zoned R-1C (One Family Residential) Zoning District

The petitioner Mondrian Properties submitted the above referenced Preliminary Site Plan application for a 20-unit One Family Residential Cluster. The development proposes to preserve 38% open space on the 10-acre parcel. The Planning Commission is responsible for providing a recommendation to City Council for this item.

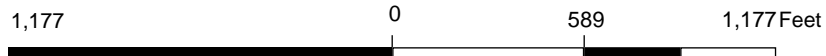
The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained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

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Anticipated Traffic Impacts, prepared by OHM, dated November 15, 2021
4. Preliminary Site Plan Application
5. Public comment

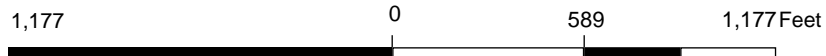
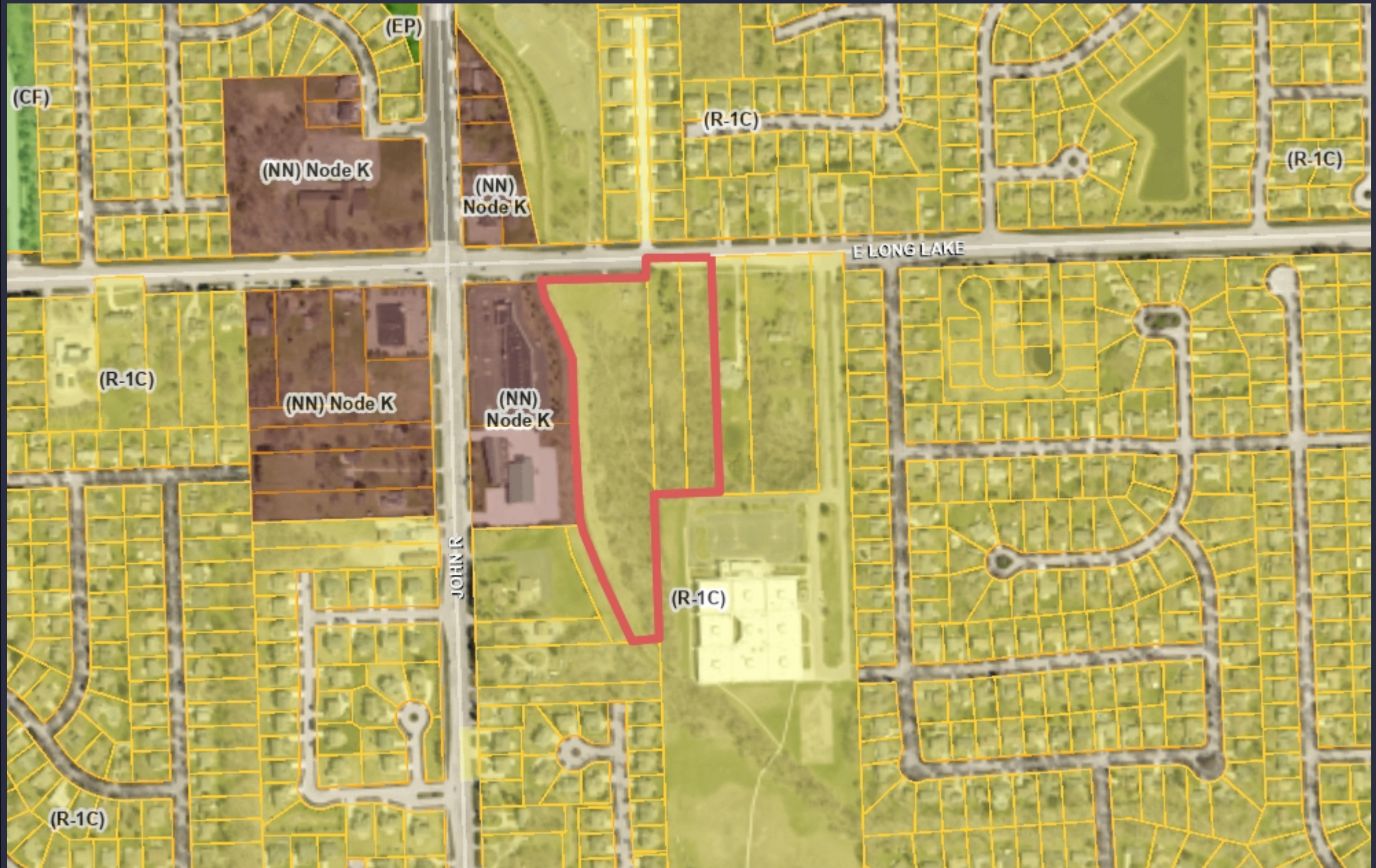
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**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: November 2, 2021  
November 30, 2021

## **Preliminary Site Condominium Cluster Review For City of Troy, Michigan**

<b>Project Name:</b>	Alder Cove
<b>Plan Date:</b>	September 20, 2021
<b>Location:</b>	South of E. Long Lake, east of John R.
<b>Zoning:</b>	R-1C, One-family Residential District
<b>Action Requested:</b>	Preliminary Site Condominium Cluster Approval
<b>Required Information:</b>	Deficiencies noted.

### **PROJECT AND SITE DESCRIPTION**

We are in receipt of a preliminary site plan application for a twenty (20) unit detached single-family condominium cluster development. The twenty (20) new lots will be accessed from a new private road that is located off E. Long Lake Road. The site is three parcels and is a total of 10.0 acres. The site is vacant but encumbered with floodplain and tree cover. The applicant has not identified any wetlands on site.

The property is surrounded by R-1C on the north, east, south, and boarded by neighborhood node to the west. The applicant proposes a cluster development. The base density base under the R-1C, One-Family Residential as determined by the submission of a parallel plan is fifteen (15) units. The applicant is seeking five (5) additional units above the parallel plan density by doing a cluster, providing 38% of the total site as open space.

The applicant is proposing three housing option types which range in size from a 1,900 sq/ft ranch with second floor option to a 2,900 sq/ft colonial.



**Figure 1. - Location and Aerial Image of Subject Site**



Size of Subject Property:

The parcel is 10.0 acres

Proposed Uses of Subject Parcel:

Twenty (20) detached single family condominium cluster development.

Current Use of Subject Property:

The subject property is currently vacant

Current Zoning:

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

Surrounding Property Details:

Direction	Zoning	Use
North	R-1C, One-family Residential District	Single-family homes
South	R-1C, One-family Residential District	Single-family homes / Larson Middle School
East	R-1C, One-family Residential District	Single-family home / Larson Middle School
West	NN, Neighborhood Node	Commercial / Fire Station

**NATURAL FEATURES**

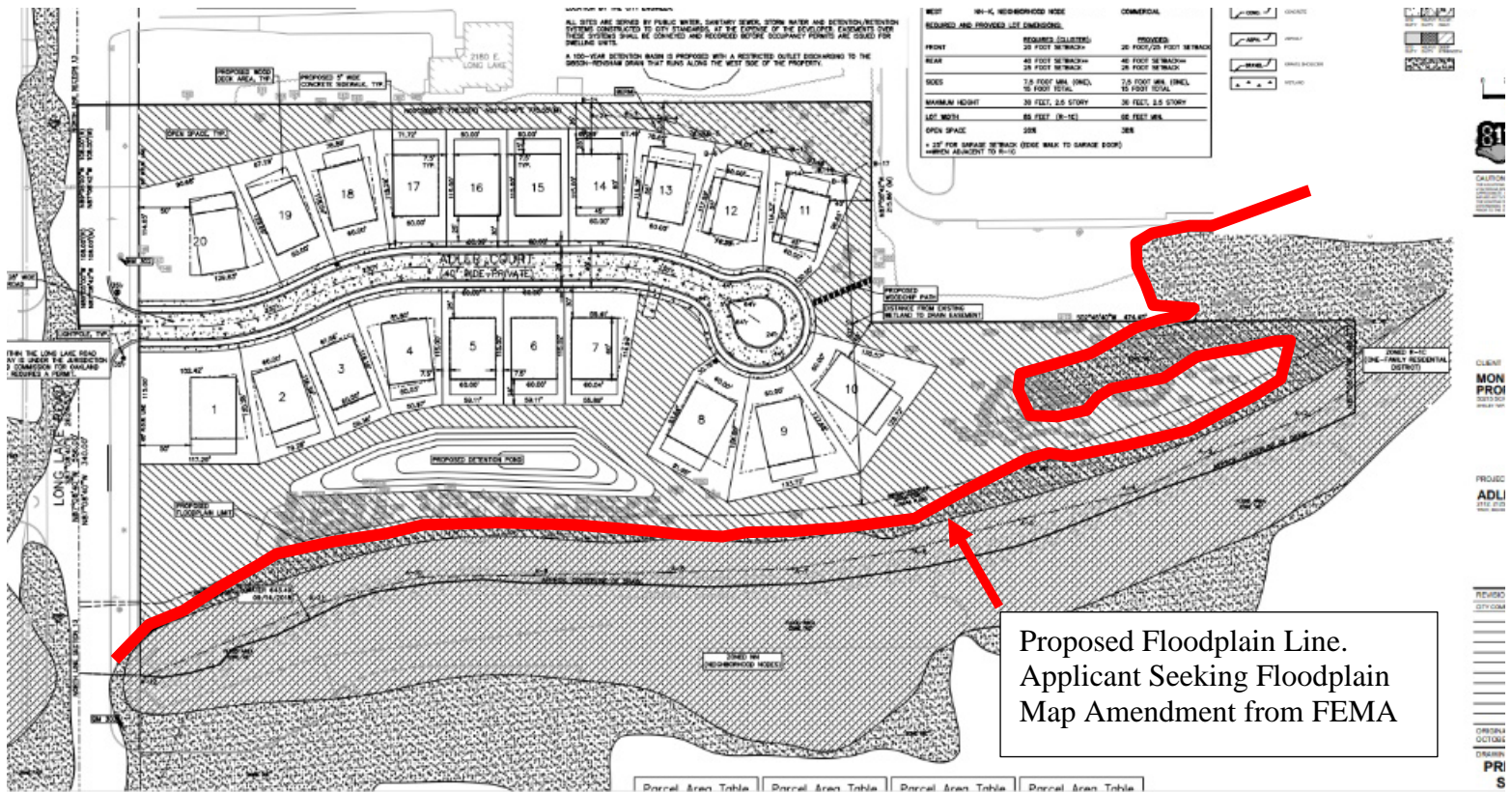
**Topography:** A topographic survey has been provided on sheet C-1.0. The central and northern portion of the site is relatively flat, but there is significant grade change around the southern portion of the site in the floodplain.

**Wetlands:** The wetland delineation report found one wetland and one watercourse likely regulated by the Michigan Department of Environment, Great Lakes & Energy (EGLE). The southern portion of the site is bounded by the Gibson Drain, which meets the states definition of a stream.

Wetland B is a scrub/shrub wetland approximately 0.2 acres in size located in the southeast corner of the site. The delineation report finds that in the wetland expert's opinion, Wetland B is regulated by the EGLE under Part 303 because it is within 500 feet of the Gibson Drain, which meets the definition of a regulated stream under Part 301. However, final determination is made by EGLE.

The applicant appears to preserve most of the wetland but does appear to require some grading within areas at the exterior of the wetland. The applicant should confirm impact upon wetland.

**Floodplain:** The submitted topography survey shows the existing conditions of the onsite floodplain. The applicant is proposing to modify the site based on a submitted letter to the FEMA for a Letter of Map Revision (LOMR) to adjust the floodplain limits. According to the applicant, when the Road Commission of Oakland County (RCOC) did improvements expanded the bridge and raised the road on Livernois, they did not submit for a LOMR for these improvements. The applicant notes that their submittal reflects the current conditions of the floodplain based on RCOC's improvements. The applicant is waiting on confirmation of a LOMR from FEMA.



## Woodlands:

A tree survey has been provided to inventory the natural features that exist onsite. The survey identified a total of approximately 450 trees on site. Many of the trees are either in poor condition, invasive, or not of high quality. There is an especially high number of Cottonwoods. The applicant has identified a total of 6 landmark trees and 27 woodland trees, preserving 2 and 9, respectively. Full replacement and preservation details are shown in **Table 2**.

**Table 2. – Woodland Protection Ordinance**

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	82 inches	82 inches
Woodland	149 inches	75 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	36 inches	72 inches
Woodland	62 inches	124 inches
<b>Total</b>	<b>0 inches required for replacement.</b> The number of inches preserved and credited exceed the mitigation required.	

**Items to be addressed:** Confirm impact upon onsite wetland.



## SITE ARRANGEMENT

The proposed one-family cluster development consists of twenty (20) units. All twenty (20) new lots will be accessed from a new private road off Long Lake Road. The proposed lots range between 6,900 sq. ft. and 13,697 sq. ft.

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:*** Planning Commission shall determine if requirements are met to qualify for cluster development options and if the additional number of units is commensurate with open space being preserved.

## AREA, WIDTH, HEIGHT, SETBACKS and REGULATORY FLEXIBILITY

The intent of the cluster development provisions is to relax the typical R-1C district bulk requirements in order to encourage a less sprawling form of development that preserves open space and natural resources. 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.

**Table 1. – Bulk Requirements**

	Required/Allowed	Provided	Compliance
<b>Density</b>	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.	Base Density = 15 units + Cluster bonus (38% bonus) = 20 units are allowed  The applicant is seeking 20 units.	Complies. 20 units are permitted with City Council approval.
<b>Perimeter Setback</b>	Equal to the rear yard setback requirement for the underlying zoning district of the property directly adjacent to each border = 40 feet perimeter setback	Decks for Units 11, 13-18 encroach anywhere from 2 feet into 15-feet into the required perimeter setback	Decks on units 14-18 encroach into perimeter setback
<b>Lot Size</b>	10,500 sq. ft.	Range in size from 6,900 sq. ft. and 13,697 sq. ft.	Complies with approval of Cluster by City Council
<b>Front Setback (building)</b>	20 feet	25 feet	Complies
<b>Rear Setback (building)</b>	25-feet setback	25-feet minimum 10-feet with deck	Building envelopes comply. Decks encroach 15-feet into required rear yard. Applicant seeking relief to have minimum rear yard less than 25-feet due to deck.
<b>Side Setback (building)</b>	7.5-feet setback	7.5-feet minimum	Complies
<b>Open Space Requirements: Minimum Percentage</b>	20%	Proposing to preserve 3.8 acres of the 10.0 acres, or 38%, for open space.	Complies. Applicant must submit open space preservation covenant.

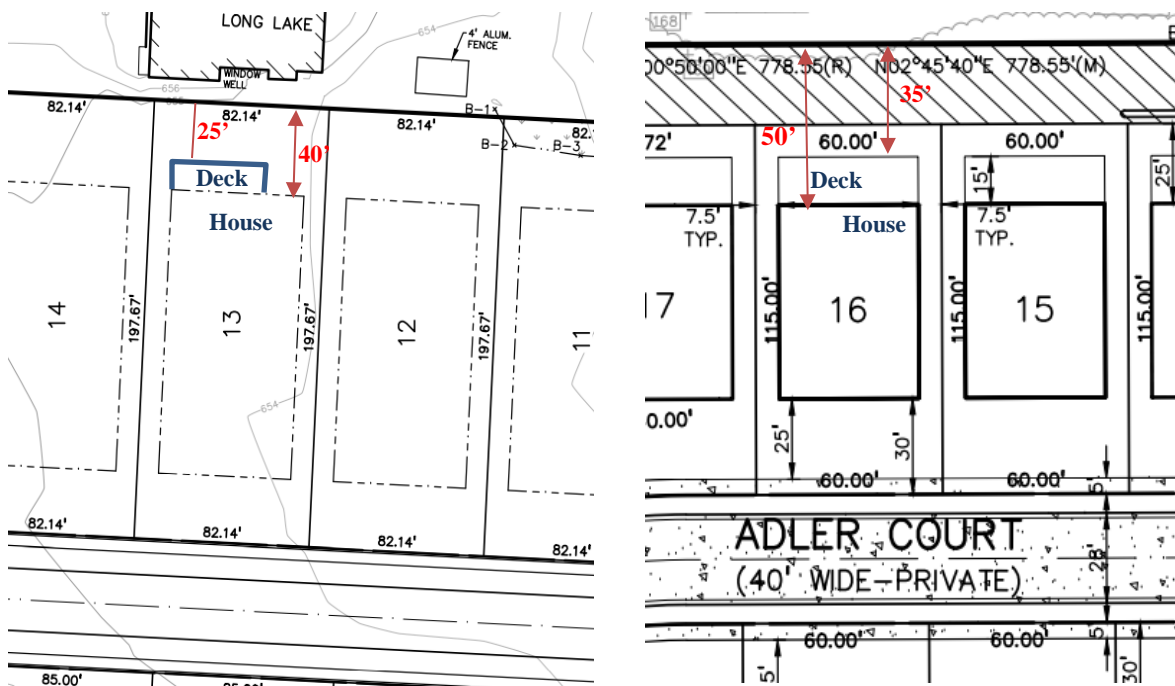
The applicant is showing decks on the rear of all properties. As set forth in Section 7.08.B:

An open, unenclosed, and uncovered porch, raised deck, or patio structure may project into a required rear yard for a distance not to exceed fifteen (15) feet, subject further to the requirement that the distance remaining between the encroaching facility and the rear lot line shall in no instance be less than twenty-five (25) feet. Porch, deck, patio, or terrace facilities encroaching into required front or rear yards shall not include fixed

*canopies, gazebos or permanent enclosures, and shall be at a grade no higher than that of the first or main floor of the building to which they are attached.*

The decks extend 15-feet from home and encroach 15-feet into the required 25-foot rear yard. Please note that provision 7.08.B was drafted for a conventional R 1 through R-5 lot that requires a 40-foot setback. Hence for a typical R-lot, the 40-foot rear yard requirement would allow a 15-foot deck and still maintain at least a 25-foot rear yard setback. However, due to the required additional perimeter setback required by the cluster provisions, the decks are further away from the northern property line via cluster than conventional layout. See graphic below:

Setbacks for non-cluster (underlying R-3 zoning) as compared to cluster development



Conventional R-3 layout, with decks 25-feet and house 40-feet from northern property line,

Proposed cluster layout with decks 35-feet and house 50-feet from northern property line

The City Council, based upon a recommendation from the Planning Commission, may waive the rear lot and perimeter setback provisions 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. The Planning Commission should consider the purpose and intent of the Cluster Development option in considering the setback deviations.

**Items to be addressed:** Consider the deck encroachment into rear setback and perimeter buffer

## 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 site is 10 acres, and the applicant is proposing to reserve 3.8 acres for common open space, or 38% of the total site. Open space is provided along the floodplain, area in southernmost portion of the site, and within an open space collar around the northern, western, and southern property line. The open space collar ranges from 10-feet in depth along the southeastern portion of the site to 25-feet along the eastern property line and well over 100 feet along the western property line. As part of the review, the Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan meets the intent and standards of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (trees, wetland, and floodplain) or provide quality open space.

### **Guarantee of Open Space and Tree Preservation:**

The applicant shall provide documentation to guarantee that all open space portions of the development will be preserved and maintained as approved and that all commitments for such preservation and maintenance are binding on successors and future owners of the subject property. All such documents shall be subject to approval by the City Attorney. No structures (pools, sheds) or equipment (play structures, etc.) are permitted within the dedicated open space area.

***Items to be addressed:*** Planning Commission is to consider and make a recommendation to City Council if the layout and open space plan, and/or natural features meet the intent of the Cluster provision and has the applicant creatively designed the site to either preserve significant natural resources (trees) or provide quality open space.

### **SITE ACCESS AND CIRCULATION**

#### Vehicular

Access to the site will be from a single location off Long 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 road. The internal sidewalk will connect to existing sidewalk on Long Lake Road.

***Items to be Addressed:*** City Engineer to review site access and circulation.

### **STORMWATER**

Stormwater will be managed by a detention system.

***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. $1,262/50 = 25.24$ trees = 26 trees	26 trees	Complies



Long Lake Road 120-foot ROW (section 13.02 F.2.c)	One (1) large evergreen tree per ten (10) lineal feet. 558 lf./10 lf = 56 evergreen trees	56 proposed	Complies
--	--	-------------	----------

**Items to be Addressed:** None.

## ELEVATIONS AND FLOOR PLANS

The applicant has submitted a three housing options ranging from 1,900 to 2,900 sq/ft. The first is a ranch style house, with a second-floor option. The other options are colonials.

Materials were not indicted

**Items to be Addressed:** Indicate materials.

## 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.

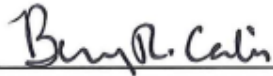
## RECOMMENDATIONS

Planning Commission shall determine if requirements are met to qualify for cluster development option, if the required standards have been met, and if the additional number of units is commensurate with open space being preserved.

Items to consider include:

- Applicant is seeking following relief:
  - Decks encroaching 15-foot into the required 25-foot rear yard
  - Decks for units 14-18 encroach into the 40-foot perimeter setback
- Indicate materials

The Planning Commission may request that either the applicant address aforementioned items or make a recommendation for City Council consideration.



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

# memorandum



**Date:** November 15, 2021

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

**Re:** Adler Cove – Cluster Development  
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Adler Cove, a proposed site condominium development consisting of 20 detached single-family homes. The development is located on the south side of Long Lake Road, east of John R Road. Access to the development is proposed via a private road, located directly across from Forest View Drive. In the immediate vicinity of the site, Long Lake Road is a 5-lane roadway, with two through lanes in each direction and a two-way center turn lane.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> 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 Adler Cove development, 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
20 Units	5	14	19	14	8	22	119	119	238

During the morning (AM) peak hour, the proposed Adler Cove development is expected to generate 19 new trips: 5 inbound (entering the site), and 14 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 22 new vehicle trips: 14 inbound (entering the site) trips, and 8 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 fewer than two 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, traffic counts taken in 2018 (prior to the pandemic and I-75 construction) on Long Lake Road (between John R Road and Dequindre Road) indicate this segment carries approximately 22,000 vehicles per day, and over 2,100 vehicles during the PM peak hour. Traffic volumes in the area are generally close to but have not fully returned to pre-pandemic levels.



Amongst typical weekdays, traffic volumes during the peak hours alone often vary by 10%+ from one day to the next. These day-to-day fluctuations result in peak hour traffic volumes that vary by upwards of several hundred vehicles. The proposed Adler Cove subdivision is expected to generate less than 25 new vehicle trips during the peak hour.

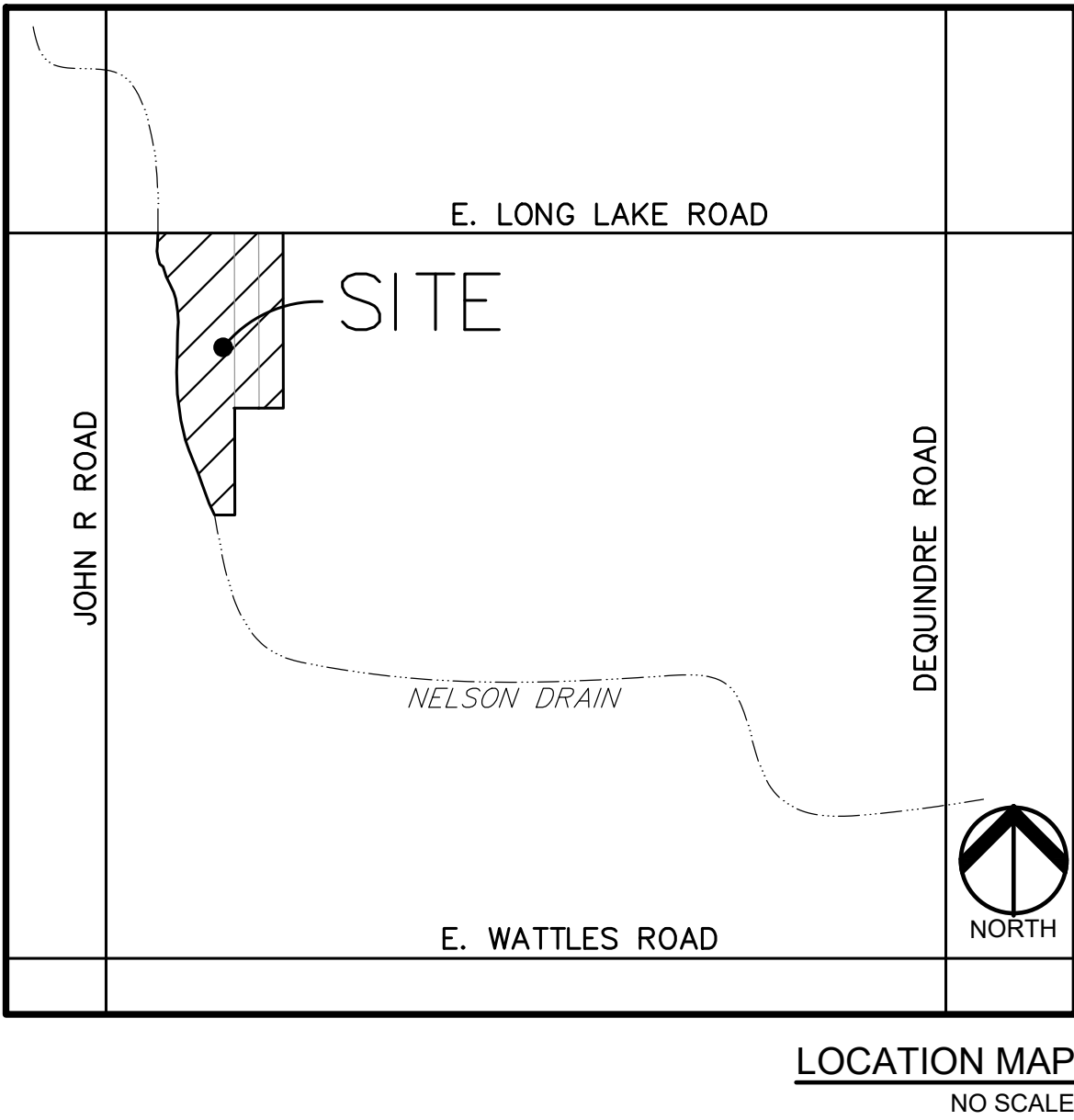
With the presence of the Larson Middle School nearby, this immediate area experiences a brief spike in traffic volumes around the arrival and dismissal bell times for the nearby Larson Middle School. This concentrated traffic pattern is typical for schools, and often results in some congestion and backups at the beginning and end of the school day. The arrival time for the school overlaps the a.m. commuter peak, while the school dismissal usually occurs prior to the p.m. commuter peak. During these school transition times, there would be fewer gaps in traffic, resulting in increased delay for vehicles exiting the Adler Cove development to Long Lake Road.

PRELIMINARY SITE PLANS

# ADLER COVE

2112, 2125 & 2152 E. LONG LAKE  
TROY, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



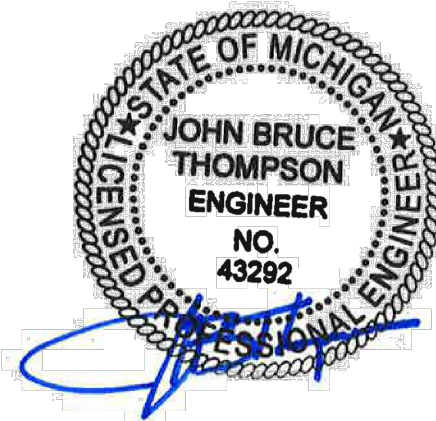
INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
P-1.0	TOPOGRAPHIC SURVEY
P-2.0	PRELIMINARY SITE PLAN
P-2.1	PARALLEL SITE PLAN
P-3.0	PRELIMINARY GRADING PLAN
P-4.0	PRELIMINARY UTILITY PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
T-1.2	TREE PRESERVATION LIST

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP., MI 48315 CONTACT: JOSEPH MANIACI PHONE: (586) 726-7350 EMAIL: JMANIACI@MONDRIANPROPERTIES.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
LAND PLANNER	LANDSCAPE ARCHITECT
J EPPINK PARTNERS, INC. 9336 SASHABAW ROAD CLARKSTON, MI 48348 CONTACT: JIM EPPINK PHONE: (248) 922-0789 EMAIL: JIM@JEPPINK.COM	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIEZTEL@PEAGROUP.COM

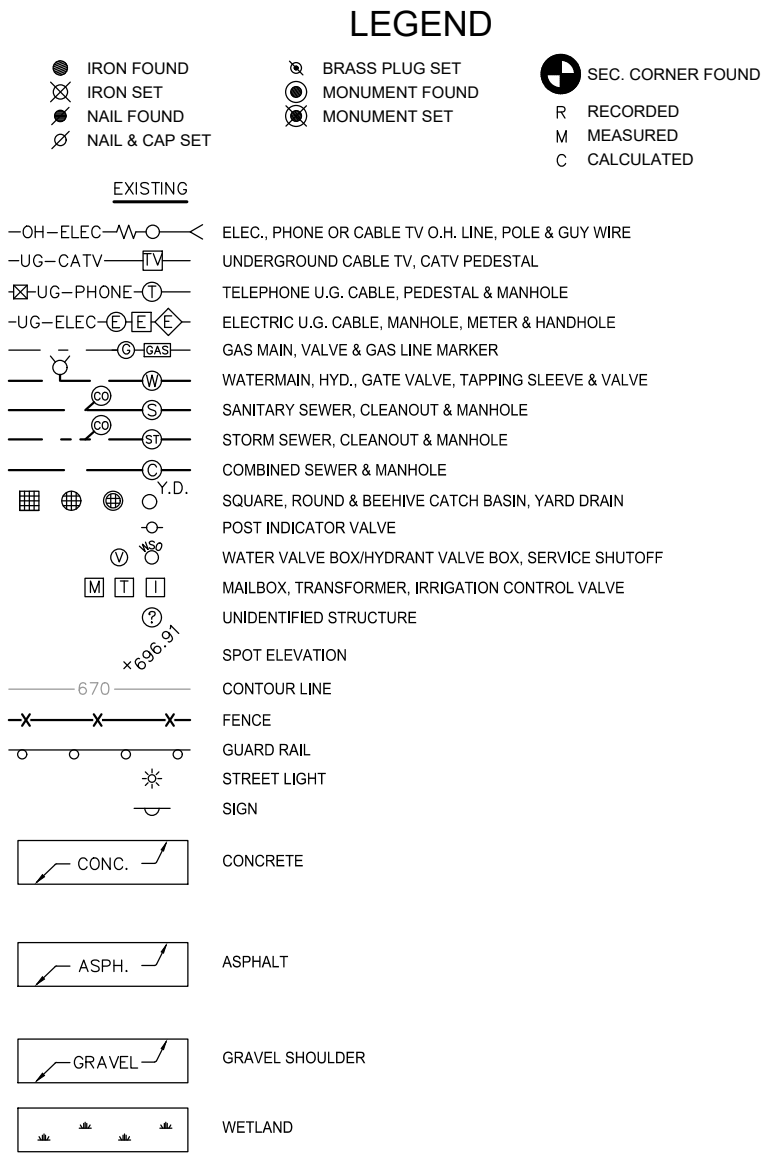


REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	10/19/2021
CITY COMMENTS	11/9/2021





# P-1.0





CLIENT  
**MONDRIAN**  
**PROPERTIES**  
215 SCHOENHERR  
ELBY TWP., MICHIGAN

PROJECT TITLE  
**ADLER COVE**  
12, 2125 & 2152 E. LONG LAKE  
BOY, MICHIGAN

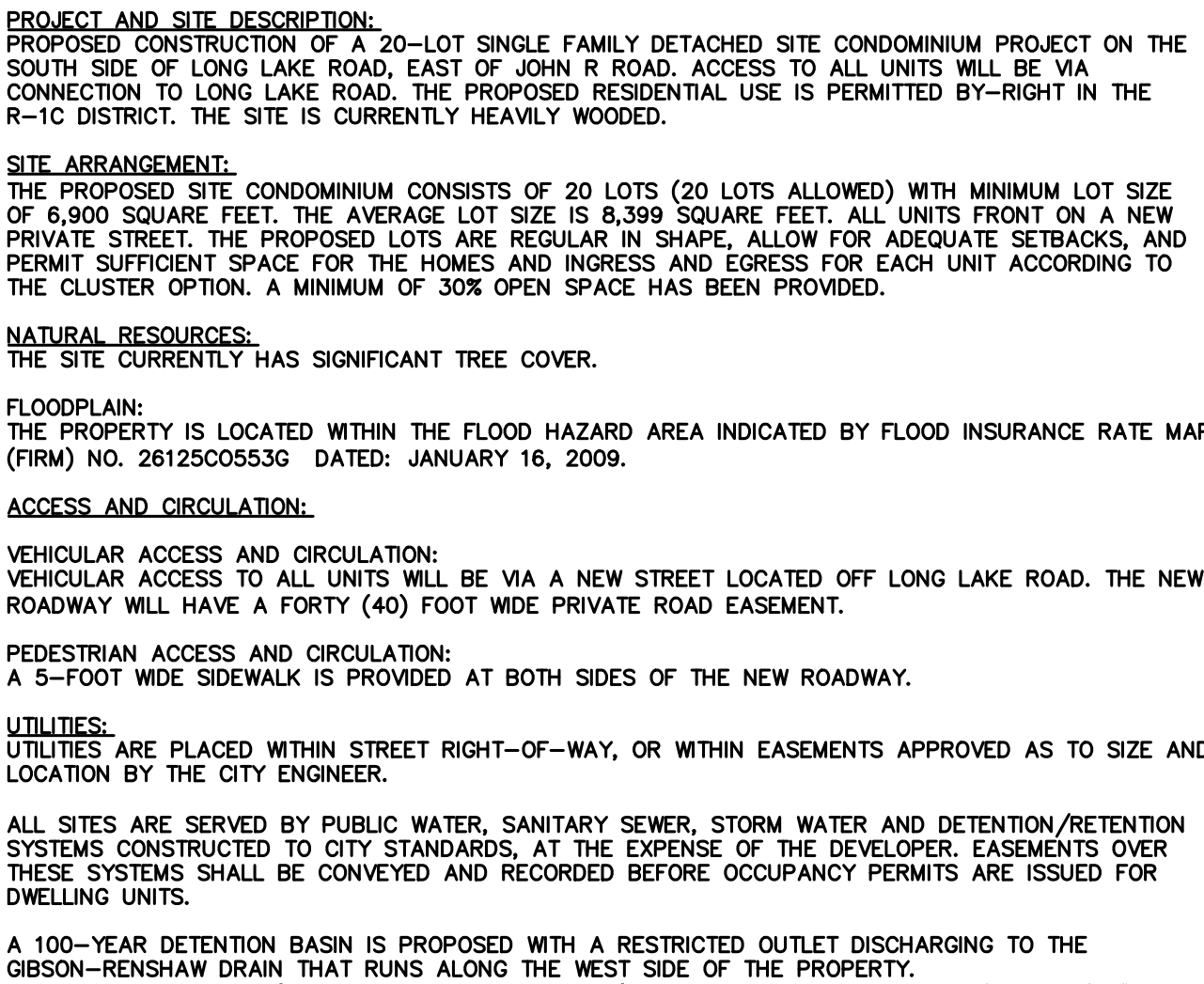
ORIGINAL ISSUE DATE:  
OCTOBER 19, 2021

DRAWING TITLE  
**PRELIMINARY  
SITE PLAN**

EA JOB NO.	2016-266
M.	JB
N.	TMK
ES.	TMK
DRAWING NUMBER:	

DRAWING NUMBER

# P-2.0



Parcel Area Table		Parcel Area Table		Parcel Area Table		Parcel Area Table	
PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)	PARCEL NO.	AREA (S.F.)
1	12,430	6	6,900	11	8,039	16	6,900
2	7,751	7	7,554	12	8,174	17	7,383
3	7,142	8	8,365	13	7,638	18	7,730
4	8,510	9	10,089	14	7,192	19	7,680
5	6,900	10	10,058	15	6,900	20	14,649

**NOT FOR CONSTRUCTION**

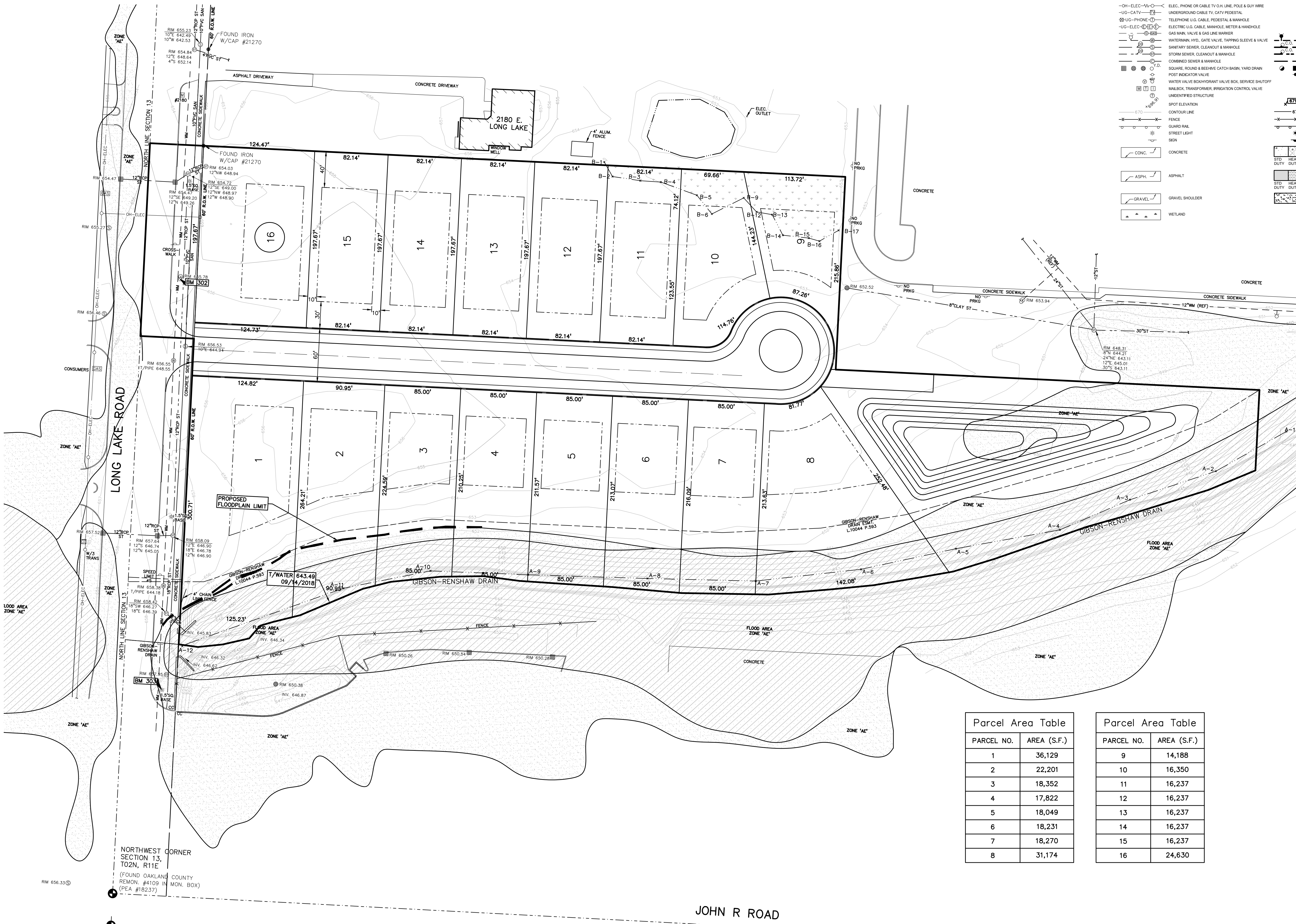


LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊙ MONUMENT FOUND	R RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	M MEASURED
⊗ NAIL & CAP SET		C CALCULATED

EXISTING	PROPOSED
—OH—ELEC—W—ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	—ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—ELEC, PHONE OR CABLE TV U.G. CABLE, PEDESTAL & MANHOLE	—ELEC, PHONE OR CABLE TV U.G. CABLE, PEDESTAL & MANHOLE
—UG—PHONE—ELEC, PHONE OR CABLE TV U.G. CABLE, PEDESTAL & MANHOLE	—ELEC, PHONE OR CABLE TV U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—ELEC, PHONE OR CABLE TV U.G. CABLE, PEDESTAL & MANHOLE	—ELEC, PHONE OR CABLE TV U.G. CABLE, PEDESTAL & MANHOLE
—GAS—VALVE & GAS LINE W/HAIRER	—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—WATER—MAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE	—GAS MAN, VALVE & GAS LINE W/HAIRER
—SEWER—CLEANOUT & MANHOLE	—WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
—STORM—SEWER, CLEANOUT & MANHOLE	—SEWERY, CLEANOUT & MANHOLE
—COMBINED—SEWER & MANHOLE	—COMBINED SEWER, CLEANOUT & MANHOLE
—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	—SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
—POST INDICATOR VALVE	—POST INDICATOR VALVE
—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
—MARB. TRANSFORMER, IRRIGATION CONTROL VALVE	—MARB. TRANSFORMER, IRRIGATION CONTROL VALVE
—UNIDENTIFIED STRUCTURE	—UNIDENTIFIED STRUCTURE
—SPOT ELEVATION	—SPOT ELEVATION
—CONTOUR LINE	—CONTOUR LINE
—FENCE	—FENCE
—GUARD RAIL	—GUARD RAIL
—STREET LIGHT	—STREET LIGHT
—SIGN	—SIGN
—CONC.	—CONC.
—ASPH.	—ASPH.
—GRAVEL	—GRAVEL
—WETLAND	—WETLAND



Parcel Area Table	
PARCEL NO.	AREA (S.F.)
1	36,129
2	22,201
3	18,352
4	17,822
5	18,049
6	18,231
7	18,270
8	31,174

Parcel Area Table	
PARCEL NO.	AREA (S.F.)
9	14,188
10	16,350
11	16,237
12	16,237
13	16,237
14	16,237
15	16,237
16	24,630



**FLOODPLAIN:**  
(Per Flood Insurance Rate Map Number 26125C0553G, dated January 16, 2009)

BY GRAPHICAL PLOTTING, THE SITE LIES WITHIN:

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**  
The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE AE - Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**SYMBOLS: GRADING**

**PROPOSED SPOT ELEVATION:**  
TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.

**PROPOSED CONTOUR LINE**

**ABBREVIATIONS:**

T/C = TOP OF CURB  
G = GUTTER GRADE  
T/P = TOP OF PAVEMENT  
T/S = TOP OF SIDEWALK  
T/W = TOP OF WALL  
B/W = BOTTOM OF WALL  
F.G. = FINISH GRADE  
RIM = RIM ELEVATION

**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  
UG-CATV  
UG-PHONE  
UG-ELEC  
GAS MAIN  
WATERMAIN  
SANITARY SEWER  
STORM SEWER  
COMBINED SEWER  
POST INDICATOR VALVE  
WATER VALVE  
MARB. TRANSFORMER  
SPOT ELEVATION  
CONTOUR LINE  
FENCE  
GUARD RAIL  
STREET LIGHT  
SIGN  
CONC.  
ASPH.  
GRAVEL  
WETLAND

PROPOSED  
ELEC. 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 MAIN 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  
MARB. TRANSFORMER, IRRIGATION CONTROL VALVE  
UNIDENTIFIED STRUCTURE  
SPOT ELEVATION  
CONTOUR LINE  
FENCE  
GUARD RAIL  
STREET LIGHT  
SIGN  
CONC.  
ASPH.  
GRAVEL  
WETLAND

**PEA GROUP**  
t. 844.813.2949  
www.peagroup.com



0 25 50 100  
SCALE: 1" = 50'



**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  
**MONDRIAN PROPERTIES**  
50215 SCHOENHERR  
SHELBY TWP., MICHIGAN

PROJECT TITLE  
**ADLER COVE**  
2112, 2125 & 2152 E. LONG LAKE  
TROY, MICHIGAN

REVISIONS  
CITY COMMENTS 11-9-21

ORIGINAL ISSUE DATE:  
OCTOBER 19, 2021  
DRAWING TITLE  
**PRELIMINARY GRADING PLAN**

PEA JOB NO. 2016-266  
P.M. JBT  
DN. TMK  
DES. TMK  
DRAWING NUMBER:

NOT FOR CONSTRUCTION

P-3.0







S:\PROJECTS\2016\2016-266\2112, 2124 & 2152 E. LONG LAKE - TROY - J:\Veg\Site Plans\11.0 - LANDSCAPE-10266.DWG



DECIDUOUS TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	NS2.5	Sour Gum	<i>Nyssa sylvatica</i>	2.5" Cal.	B&B
10	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal.	B&B
10	TC2.5	Greenspire Linden	<i>Tilia cordata</i> 'Greenspire'	2.5" Cal.	B&B
26	TOTAL DEC.				
EVERGREEN TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
20	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht.	B&B
16	PG8	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	8' Ht.	B&B
20	PS8	Eastern White pine	<i>Pinus strobus</i>	8' Ht.	B&B
56	TOTAL EVG.				

**LANDSCAPE CALCULATIONS:**  
PER CITY OF TROY ZONING ORDINANCE, R-1C

**INTERNAL PUBLIC ROADS STREET TREES**  
REQUIRED: 1 TREE / 50 LF (BOTH SIDES RD.) 1,262 LF / 50 LF = 26 TREES

PROVIDED: 26 TREES  
NOTE: TREES SHALL BE PLACED AT A MINIMUM OF 5' AWAY FROM UTILITY LEADS.

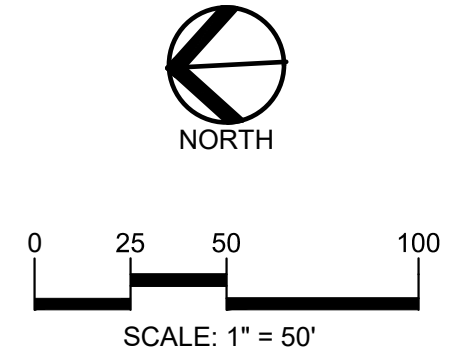
**GREENBELT TREES**  
REQUIRED: 1 LARGE EVG TREE / 10 LF OF STREET FRONTAGE. 558' OF RIGHT OF WAY/ 10 = 56 DEC TREES REQUIRED.

PROVIDED: 56 EVG TREES PROVIDED  
NOTE: TREES SHALL BE PLANTED 5' AWAY FROM UTILITIES.

**LANDMARK AND WOODLAND TREE REPLACEMENT**  
REQUIRED: WOODLAND TREES REPLACE AT 50% DBH AND LANDMARK AT 100% . 0" REQUIRED FOR REPLACEMENT. SEE SHEET T-1.0 FOR CALCS.

**KEY:**

- = GREENBELT TREES
- = STREET TREES
- = NON-IRRIGATED SEED LAWN
- = STORMWATER SEED MIX
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE



**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. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT  
**MONDRIAN PROPERTIES**  
50215 SCHOENHERR  
SHELBY TWP., MICHIGAN

PROJECT TITLE  
**ADLER COVE**  
2112, 2125 & 2152 E. LONG LAKE  
TROY, MICHIGAN

REVISIONS	
CITY COMMENTS	11-9-21

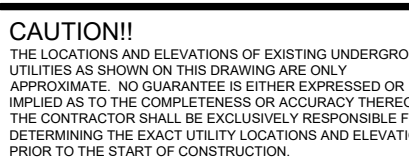
ORIGINAL ISSUE DATE:  
OCTOBER 19, 2021

DRAWING TITLE  
**PRELIMINARY LANDSCAPE PLAN**

PEA JOB NO.	2016-266
P.M.	JBT
DN.	TMK
DES.	TMK
DRAWING NUMBER:	

- GENERAL PLANTING NOTES:**
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
  - CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
  - ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
  - THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
  - ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
  - ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
  - ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
  - ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
  - ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
  - NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
  - ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
  - IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
  - ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
  - ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
  - FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
  - CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
  - TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.





PROJECT TITLE  
**ADLER COVE**  
2112, 2125 & 2152 E. LONG LAKE  
TROY, MICHIGAN

ORIGINAL ISSUE DATE:  
OCTOBER 19, 2021

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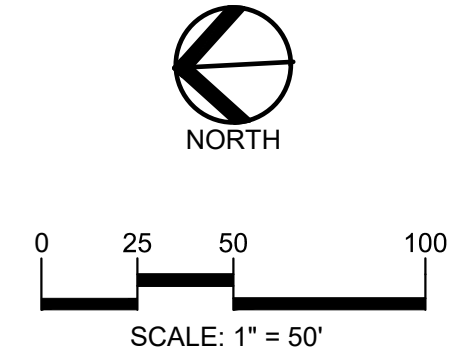
DRAWING TITLE

**TREE  
PRESERVATION  
PLAN**

**NOT FOR CONSTRUCTION**

T-1.0





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. DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT  
**MONDRIPAN  
PROPERTIES**  
50215 SCHOENHERR  
SHELBY TWP., MICHIGAN

PROJECT TITLE  
**ADLER COVE**  
2112, 2125 & 2152 E. LONG LAKE  
TROY, MICHIGAN

REVISIONS  
CITY COMMENTS 11-9-21

ORIGINAL ISSUE DATE:  
OCTOBER 19, 2021

DRAWING TITLE

**TREE  
PRESERVATION  
LIST**

PEA JOB NO. 2016-266  
P.M. JBT  
D.N. TMK  
DES. TMK  
DRAWING NUMBER:

NOT FOR CONSTRUCTION

T-1.1

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
101	WP	20	(Eastern) White Pine	Pinus strobus	Fair		LANDMARK	R	Y	-
102	EE	15	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
103	EE	23	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
104	EE	25	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
105	EE	8	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
106	EE	8	Siberian Elm	Ulmus pumila	Very Poor	x1	INVASIVE	R	Y	-
107	BX	15	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
108	EE	11	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
109	EE	10	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
110	EE	10	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
111	EE	16	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
112	BX	20	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
113	RP	11	Red Pine	Pinus resinosa	Very Poor		WOODLAND	R	Y	-
114	BX	7	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
115	BX	10	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
116	BX	18	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
117	WP	20	(Eastern) White Pine	Pinus strobus	Fair		LANDMARK	R	Y	REPLACE
118	BX	21	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
119	BP	8	Bradford Pear	Pyrus calleryana	Fair		WOODLAND	R	Y	REPLACE
120	WS	12	White Spruce	Picea glauca	Poor		WOODLAND	R	Y	-
121	AS	19	Quaking Aspen	Populus tremuloides	Very Poor		INVASIVE	R	Y	-
122	EE	19	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
123	EE	16	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
124	WS	11	White Spruce	Picea glauca	Very Poor		WOODLAND	R	Y	-
125	BS	13	Blue Spruce	Picea pungens	Very Poor		WOODLAND	R	Y	-
126	EE	17	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
127	MR	17	Red Mulberry	Morus rubra	Poor		INVASIVE	R	Y	-
128	CT	20	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
129	EE	11	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
130	E	8	American Elm	Ulmus americana	Poor		INVASIVE	R	Y	-
131	BX	8	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
132	EE	19	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
133	BX	10	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
134	EE	33	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
135	BS	16	Blue Spruce	Picea pungens	Very Poor		WOODLAND	R	Y	-
136	BS	17	Blue Spruce	Picea pungens	Very Poor		WOODLAND	R	Y	-
137	BS	16	Blue Spruce	Picea pungens	Very Poor		WOODLAND	R	Y	-
138	AP	16	Domestic Apple	Malus sylvestris	Poor		LANDMARK	R	Y	-
139	BS	14	Blue Spruce	Picea pungens	Poor		WOODLAND	R	Y	-
140	WC	8	White Cedar	Thuja occidentalis	Poor	x2	WOODLAND	R	Y	-
141	BS	19	Blue Spruce	Picea pungens	Very Poor		LANDMARK	R	Y	-
142	BS	13	Blue Spruce	Picea pungens	Very Poor		WOODLAND	R	Y	-
143	WP	24	(Eastern) White Pine	Pinus strobus	Fair		LANDMARK	R	Y	REPLACE
144	WS	16	White Spruce	Picea glauca	Poor		WOODLAND	R	Y	-
145	BW	9	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
146	WC	15	White Cedar	Thuja occidentalis	Fair		LANDMARK	S	Y	-
147	WP	21	(Eastern) White Pine	Pinus strobus	Fair		LANDMARK	S	Y	-
148	BF	11	Balsam Fir	Abies balsamea	Fair		WOODLAND	S	Y	-
149	AP	19	Domestic Apple	Malus sylvestris	Poor		LANDMARK	R	Y	-
150	EE	35	Siberian Elm	Ulmus pumila	Poor		INVASIVE	S	N	-
151	EE	25	Siberian Elm	Ulmus pumila	Poor		INVASIVE	S	N	-
152	SM	52	Silver Maple	Acer saccharinum	Good		INVASIVE	S	Y	-
153	EE	17	Siberian Elm	Ulmus pumila	Poor		INVASIVE	S	N	-
154	BX	40	Box elder	Acer negundo	Poor		INVASIVE	S	N	-
155	PW	19	White Poplar	Populus alba	Fair		INVASIVE	R	Y	-
156	PW	15	White Poplar	Populus alba	Poor		INVASIVE	R	Y	-
157	PW	38	White Poplar	Populus alba	Fair		INVASIVE	R	Y	-
158	E	19	American Elm	Ulmus americana	Very Poor		INVASIVE	R	Y	-
159	SM	42	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
160	BW	18	Black Walnut	Juglans nigra	Good		LANDMARK	S	Y	REPLACE
161	EE	24	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	S	Y	-
162	EE	19	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	S	Y	-
163	MR	8	Red Mulberry	Morus rubra	Poor		INVASIVE	S	N	-
164	BX	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
165	NS	9	Norway Spruce	Picea Abies	Poor		WOODLAND	S	N	-
166	EE	14	Siberian Elm	Ulmus pumila	Poor		INVASIVE	S	Y	-
167	BX	24	Box elder	Acer negundo	Poor		INVASIVE	S	N	-
168	MR	13	Red Mulberry	Morus rubra	Poor	x3	INVASIVE	S	N	-
169	EE	15	Siberian Elm	Ulmus pumila	Poor		INVASIVE	S	N	-
170	EE	15	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
171	EE	16	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
172	EE	21	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
173	EE	24	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
174	EE	32	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
175	EE	24	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
176	EE	24	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
177	EE	13	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
178	BW	8	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
179	MR	20	Red Mulberry	Morus rubra	Fair		INVASIVE	R	Y	-
180	BW	8	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
181	GA	8	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	R	Y	-
182	GA	10	Green Ash	Fraxinus pennsylvanica	Very Poor		INVASIVE	R	Y	-
183	GA	6	Green Ash	Fraxinus pennsylvanica	Poor		INVASIVE	R	Y	-
184	GA	8	Green Ash	Fraxinus pennsylvanica	Poor		INVASIVE	R	Y	-
185	CT	22	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
186	SM	12	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
187	E	12	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
188	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
189	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
190	GA	9	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	S	Y	-
191	CT	25	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
192	CT	23	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
193	CT	24	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
194	GA	8	Green Ash	Fraxinus pennsylvanica	Very Poor		INVASIVE	S	Y	-
195	GA	6	Green Ash	Fraxinus pennsylvanica	Fair		INVASIVE	S	Y	-
196	EE	14	Siberian Elm	Ulmus pumila	Poor		INVASIVE	S	Y	-
197	EE	9	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	S	N	-
198			NO TAG 198				#N/A	S	Y	#N/A
199	EE	12	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	S	N	-
200	EE	17	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	S	N	-
JUMP IN SEQUENCE							#N/A	S	Y	#N/A
225	EE	13	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	S	Y	-
227	EE	11	Siberian Elm	Ulmus pumila	Dead		INVASIVE	S	Y	-
228	EE	12	Siberian Elm	Ulmus pumila	Poor		INVASIVE	S	N	-
229	EE	11	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
230	EE	6	Siberian Elm	Ulmus pumila	Poor		INVASIVE	S	Y	-
231	EE	12	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
232	EE	12	Siberian Elm	Ulmus pumila	Very Poor		INVASIVE	R	Y	-
233	SM	18	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
234	EE	6	Siberian Elm	Ulmus pumila	Poor	x1	INVASIVE	R	Y	-
235	EE	6	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
236	CT	32	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
237	E	6	American Elm	Ulmus americana	Poor		INVASIVE	R	Y	-
238	RM	9	Red Maple	Acer rubrum	Fair		WOODLAND	R	Y	REPLACE
239	EE	12	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
240	EE	6	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
241	EE	9	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
242	EE	6	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
243	EE	6	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
244	EE	9	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
245	BE	12	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
246	SWO	6	Swamp White Oak	Quercus bicolor	Good		WOODLAND	R	Y	REPLACE
247	SM	15	Silver Maple	Acer saccharinum	Good	x2	INVASIVE	R	Y	-
248	E	14	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
249	PB	10	Paper Birch	Betula papyrifera	Fair		WOODLAND	R	Y	REPLACE
250	BC	6	Wild Black Cherry	Prunus serotina	Very Poor		WOODLAND	R	Y	-
251	PB	8	Paper Birch	Betula papyrifera	Very Poor	x3	WOODLAND	R	Y	-
252	PB	7	Paper Birch	Betula papyrifera	Poor		WOODLAND	R	Y	-
253	PB	9	Paper Birch	Betula papyrifera	Poor		WOODLAND	R	Y	-
254	PB	6	Paper Birch	Betula papyrifera	Poor		WOODLAND	R	Y	-
255	PB	6	Paper Birch	Betula papyrifera	Very Poor		WOODLAND	R	Y	-
256	PB	6	Paper Birch	Betula papyrifera	Poor		WOODLAND	R	Y	-
257	CT	32	Cottonwood	Populus deltoides	Very Poor		INVASIVE	R	Y	-
258	CT	11	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
259	CT	12	Cottonwood	Populus deltoides	Good	x1	INVASIVE	R	Y	-
260	CT	13	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
261	PB	8	Paper Birch	Betula papyrifera	Good		WOODLAND	R	Y	REPLACE
262	PB	6	Paper Birch	Betula papyrifera	Fair		WOODLAND	R	Y	REPLACE
263	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
264	RO	6	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
265	SWO	6	Swamp White Oak	Quercus bicolor	Fair		WOODLAND	R	Y	REPLACE
266	CT	38	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
267	E	8	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
268	E	10	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
269	CT	10	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
270	WC	14	White Cedar	Thuja occidentalis	Poor		LANDMARK	R	Y	-
271	CT	9	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
272	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
273	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
274	CT	12	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
275	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
276	CT	11	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
277	CT	13	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
278	CT	9	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
279	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
280	E	17	American Elm	Ulmus americana	Poor	x1	INVASIVE	R	Y	-
281	BX	13	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
282	WC	6	White Cedar	Thuja occidentalis	Poor		WOODLAND	R	Y	-
283	CT	9	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
284	WC	12	White Cedar	Thuja occidentalis	Very Poor		LANDMARK	R	Y	-
285	EE	18	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
286	TH	6	Thornapple Hawthorne	Craegaea spp.	Poor		WOODLAND	R	Y	-
287	WC	6	White Cedar	Thuja occidentalis	Poor		WOODLAND	R	Y	-
288	EE	8	Siberian Elm	Ulmus pumila	Fair		INVASIVE	R	Y	-
289	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
290	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
291	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
292	CT	14	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
293	BW	5	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
294	AP	9	Domestic Apple	Malus sylvestris	Very Poor		WOODLAND	R	Y	-
295	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
296	CT	13	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
297	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
298	CT	7	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
299	CT	11	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
300	CT	9	Cottonwood	Populus deltoides	Fair	x1	INVASIVE	R	Y	-
301	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
302	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
303	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
304	BX	8	Box elder	Acer negundo	Poor		INVASIVE	R	Y	-
305	BX	9	Box elder	Acer negundo	Very Poor		INVASIVE	R	Y	-
306	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
307	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
308	CT	10	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
311	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
309	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
310	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
312	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
313	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
314	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
315	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
316	CT	10	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
317	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
318	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
319	CT	9	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
320	CT	8	Cottonwood	Populus deltoides	Good		INVASIVE	R	Y	-
321	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
322	WP	10	(Eastern) White Pine	Pinus strobus	Fair		WOODLAND	R	Y	REPLACE
323	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
324	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
325	CO	6	Chestnut Oak	Quercus Prinus	Fair		WOODLAND	R	Y	REPLACE
326	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
327	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
328	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
329	BW	9	Black Walnut	Juglans nigra	Poor		WOODLAND	R	Y	-
330	CT	21	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
331	BX	7	Box elder	Acer negundo	Fair		INVASIVE	R	Y	-
332	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
333	WP	7	(Eastern) White Pine	Pinus strobus	Very Poor		WOODLAND	R	Y	-
334	BW	7	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
335	WP	8	(Eastern) White Pine	Pinus strobus	Poor		WOODLAND	R	Y	-
336	PB	8	Paper Birch	Betula papyrifera	Poor		WOODLAND	R	Y	-
337	PW	10	White Poplar	Populus alba	Poor		INVASIVE	R	Y	-
338	PW	7	White Poplar	Populus alba	Very Poor		INVASIVE	R	Y	-



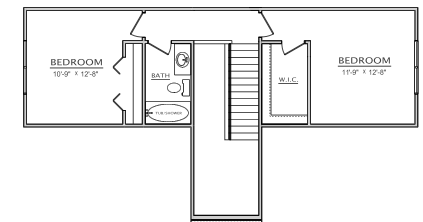
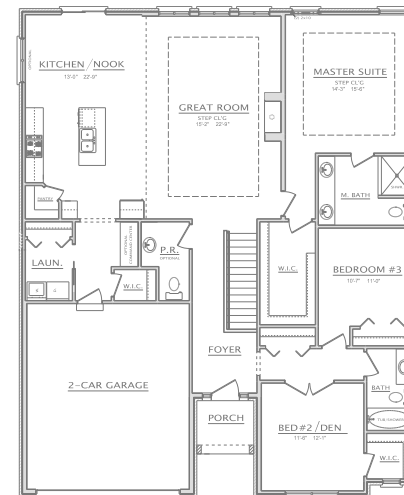
TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
2045	EE	7	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
2046	EE	7	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
2047	EE	6	Siberian Elm	Ulmus pumila	Poor		INVASIVE	R	Y	-
2048	CT	6	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2049	CT	9	Cottonwood	Populus deltoides	Fair	x1	INVASIVE	R	Y	-
2050	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2051	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2052	EE	7	Siberian Elm	Ulmus pumila	Fair		INVASIVE	S	Y	-
2053	AP	8	Domestic Apple	Malus sylvestris	Fair		WOODLAND	S	Y	-
2054	CT	10	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2055	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2056	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2057	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2058	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2059	CT	7	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2060	AP	7	Domestic Apple	Malus sylvestris	Poor		WOODLAND	S	Y	-
2061	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2062	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2063	CT	7	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
2064	AP	6	Domestic Apple	Malus sylvestris	Poor		WOODLAND	R	Y	-
2065	CT	8	Cottonwood	Populus deltoides	Poor	x1	INVASIVE	R	Y	-
2066	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2067	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2068	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2069	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2070	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2071	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2072	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2073	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2074	CT	7	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2075	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2076	CT	6	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
2077	CT	7	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
2078	CT	7	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
2079	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
2080	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2081	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2082	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2083	CT	9	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2084	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2085	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
2086	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2087	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
2088	PW	6	White Poplar	Populus alba	Poor	x4	INVASIVE	R	Y	-
2089	RO	8	Red Oak	Quercus rubra	Fair		WOODLAND	R	Y	REPLACE
2090	PW	7	White Poplar	Populus alba	Poor		INVASIVE	R	Y	-
2091	BW	7	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
2092	BW	9	Black Walnut	Juglans nigra	Fair		WOODLAND	S	Y	-
2093	PW	10	White Poplar	Populus alba	Poor	x4	INVASIVE	S	Y	-
2094	BW	7	Black Walnut	Juglans nigra	Fair		WOODLAND	R	Y	REPLACE
2095	E	15	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
2096	CT	21	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2097	BW	7	Black Walnut	Juglans nigra	Good		WOODLAND	R	Y	REPLACE
2098	PW	6	White Poplar	Populus alba	Poor	x2	INVASIVE	R	Y	-
2099	E	17	American Elm	Ulmus americana	Poor		INVASIVE	R	Y	-
2100	E	25	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
2101	SWD	9	Swamp White Oak	Quercus bicolor	Poor		WOODLAND	R	Y	-
2102	SM	21	Silver Maple	Acer saccharinum	Poor		INVASIVE	R	Y	-
2103	CT	10	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2104	CT	6	Cottonwood	Populus deltoides	Poor		INVASIVE	R	Y	-
2105	CT	14	Cottonwood	Populus deltoides	Fair		INVASIVE	R	Y	-
2106	RM	7	Red Maple	Acer rubrum	Fair		WOODLAND	R	Y	REPLACE
2107	PW	7	White Poplar	Populus alba	Poor		INVASIVE	R	Y	-
2108	PW	7	White Poplar	Populus alba	Poor		INVASIVE	R	Y	-
2109	BW	7	Black Walnut	Juglans nigra	Very Poor		WOODLAND	R	Y	-
2110	PW	8	White Poplar	Populus alba	Very Poor		INVASIVE	R	Y	-
2111	PW	8	White Poplar	Populus alba	Very Poor		INVASIVE	R	Y	-
2112	PW	10	White Poplar	Populus alba	Very Poor		INVASIVE	R	Y	-
2113	PW	10	White Poplar	Populus alba	Fair		INVASIVE	R	Y	-
2114	PW	9	White Poplar	Populus alba	Poor		INVASIVE	R	Y	-
2115	SM	13	Silver Maple	Acer saccharinum	Fair	x4	INVASIVE	R	Y	-
2116	E	6	American Elm	Ulmus americana	Fair		INVASIVE	R	Y	-
2117	RP	6	Red Pine	Pinus resinosa	Poor		WOODLAND	R	Y	-
2118	AP	6	Domestic Apple	Malus sylvestris	Poor		WOODLAND	R	Y	-
2119	SM	6	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
2120	E	8	American Elm	Ulmus americana	Poor		INVASIVE	R	Y	-
2121	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	R	Y	-
2122	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
2123	E	6	American Elm	Ulmus americana	Poor		INVASIVE	R	Y	-
2124	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
2125	E	9	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
2126	E	6	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
2127	CT	15	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2128	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2129	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2130	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2131	CT	16	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2132	CT	10	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2133	CT	14	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2134	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2135	CT	6	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2136	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2137	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2138	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2139	AP	7	Domestic Apple	Malus sylvestris	Poor		WOODLAND	S	Y	-
2140	CT	21	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2141	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2142	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2143	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2144	CT	9	Cottonwood	Populus deltoides	Fair	x1	INVASIVE	S	Y	-
2145	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2146	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2147	SM	7	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
2148	SM	15	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
2149	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2150	E	15	American Elm	Ulmus americana	Poor		INVASIVE	S	Y	-
2151	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-

TAG	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS	CLASS	SAVE / REMOVE	ON-SITE	REPLACE
2152	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2153	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2154	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2155	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2156	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2157	CT	6	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2158	CT	15	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2159	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2160	CT	7	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2161	CT	24	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2162	CT	9	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2163	CT	8	Cottonwood	Populus deltoides	Fair	x1	INVASIVE	S	Y	-
2164	CT	18	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2165	CT	10	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2166	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2167	CT	15	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2168	BW	8	Black Walnut	Juglans nigra	Fair		WOODLAND	S	Y	-
2169	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2170	E	8	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
2171	E	7	American Elm	Ulmus americana	Poor		INVASIVE	S	Y	-
2172	E	7	American Elm	Ulmus americana	Fair		INVASIVE	S	Y	-
2173	E	7	American Elm	Ulmus americana	Very Poor		INVASIVE	S	Y	-
2174	SM	8	Silver Maple	Acer saccharinum	Fair		INVASIVE	S	Y	-
2175	E	6	American Elm	Ulmus americana	Poor		INVASIVE	S	Y	-
2176	RC	10	Red Cedar	Juniperus virginiana	Poor		INVASIVE	S	Y	-
2177	CT	9	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2178	E	7	American Elm	Ulmus americana	Poor	x1	INVASIVE	S	Y	-
2179	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2180	E	8	American Elm	Ulmus americana	Poor		INVASIVE	S	Y	-
2181	BW	10	Black Walnut	Juglans nigra	Poor		WOODLAND	S	N	-
2182	BX	10	Box elder	Acer negundo	Poor		INVASIVE	S	N	-
2183	BX	24	Box elder	Acer negundo	Poor		INVASIVE	S	N	-
2184	BX	7	Box elder	Acer negundo	Poor	x1	INVASIVE	S	N	-
2185	BX	10	Box elder	Acer negundo	Poor		INVASIVE	S	N	-
2186	E	7	American Elm	Ulmus americana	Poor		INVASIVE	S	Y	-
2187	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2188	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2189	BX	9	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2190	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2191	BX	8	Box elder	Acer negundo	Poor	x1	INVASIVE	S	Y	-
2192	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2193	CT	12	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2194	CT	6	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2195	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2196	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2197	CT	14	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2198	CT	12	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2199	CT	8	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2200	CT	13	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2201	CT	7	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2202	CT	10	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2203	CT	22	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2204	CT	16	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2205	CT	8	Cottonwood	Populus deltoides	Fair		INVASIVE	S	Y	-
2206	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2207	CT	15	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2208	BX	6	Box elder	Acer negundo	Fair		INVASIVE	S	Y	-
2209	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2210	BX	6	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2211	CT	7	Cottonwood	Populus deltoides	Poor		INVASIVE	S	Y	-
2212	BX	12	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2213	BX	8	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2214	BX	10	Box elder	Acer negundo	Fair		INVASIVE	S	N	-
2215	BX	7	Box elder	Acer negundo	Poor		INVASIVE	S	Y	-
2216	BW	10	Black Walnut	Juglans nigra	Fair		WOODLAND	S	Y	-
2217	E	10	American Elm	Ulmus americana	Fair	x2	INVASIVE	S	Y	-
2218	E	7	American Elm	Ulmus americana	Poor		INVASIVE	S	N	-
2219	BW	6	Black Walnut	Juglans nigra	Fair		WOODLAND	S	N	-
2220	E	16	American Elm	Ulmus americana	Poor	x1	INVASIVE	S	N	-
2221	BW	6	Black Walnut	Juglans nigra	Fair		WOODLAND	S	N	-
2222	BW	8	Black Walnut	Juglans nigra	Fair		WOODLAND	S	N	-
2223	CT	9	Cottonwood	Populus deltoides	Very Poor		INVASIVE	S	N	-



# HOMWOOD RANCH W/ OPTIONAL SECOND FLOOR 1990 SQFT.

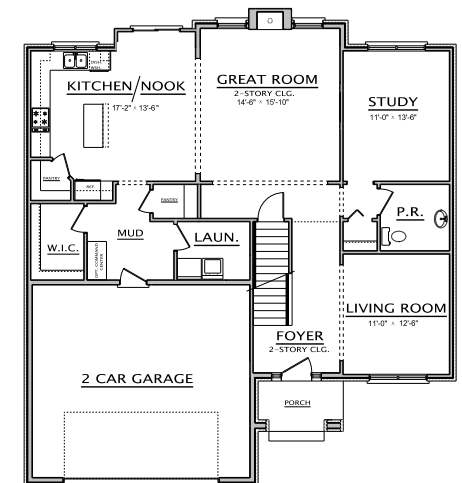
MONDRIAN PROPERTIES



OPTIONAL SECOND FLOOR

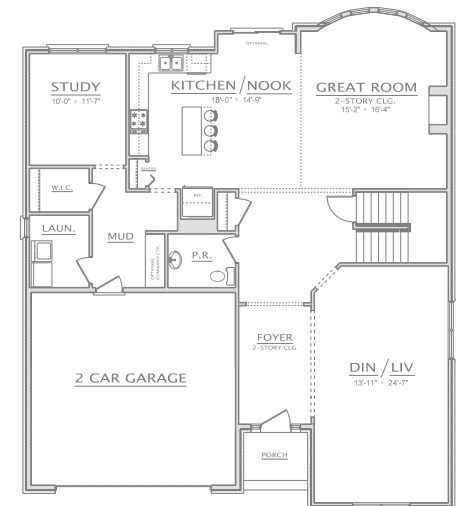
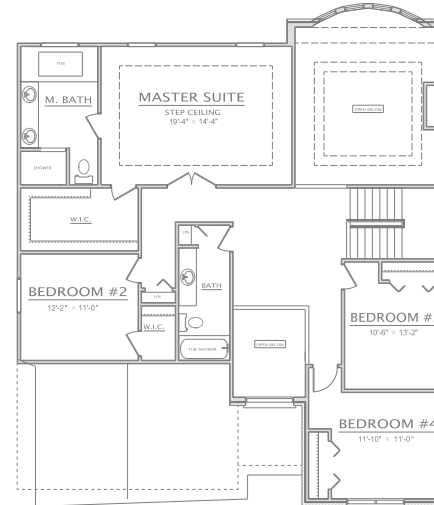
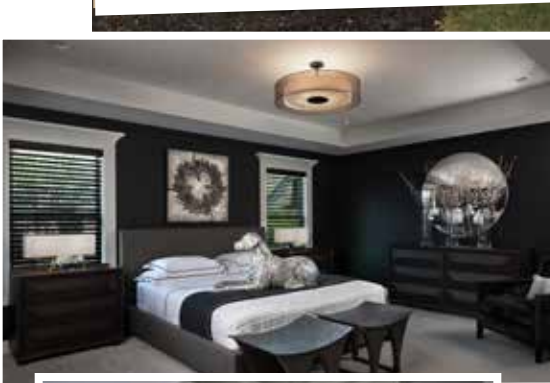
\*PLANS ARE CONCEPTUAL AND MAY VARY





MONDRIAN | PROPERTIES





# MANOR COLONIAL 2900 sqft

October 4, 2021  
UPDATE: November 9, 2021

Project Applicant / Developer:

**Mondrian Properties**

50215 Schoenherr Road  
Shelby Township, MI 48315

Attn: Joseph Maniaci  
586-726-7350  
jmaniaci@mondrianproperties.com

Development Team Consultants:

**Civil Engineer:**

**PEA Group**  
John Thompson, PE  
2430 Rochester Court  
Troy, MI 48083  
844-813-2949

**Site Planning:**

**J Eppink Partners, Inc.**  
Jim Eppink, RLA  
9336 Sashabaw Road  
Clarkston, MI 48348  
248-922-0789

Site Data:

**Parcel Size:**  
10 acres

**Location:**  
South side of E. Long Lake,  
east of John R Road within  
the City of Troy, MI

**Existing Zoning:**  
R-1C One Family Residential

**Proposed Zoning:**  
R-1C One Family Residential  
using the Cluster Option

**Proposed Uses:**  
20 single family residential  
homes

## Project Narrative

### Adler Cove

A Proposed Single-Family Residential Neighborhood  
City of Troy, Michigan

*The Adler Cove Site Plan Submission Package was updated in response to the Carlisle Wortman Associates review letter dated September 20, 2021*

#### Project Vision:

Adler Cove is a proposed single family residential neighborhood to be constructed in the City of Troy. The 10-acre site is currently undeveloped and is located on the south side of E. Long Lake Road, east of John R Road. Twenty single-family homes with nearly 60% open space will have direct access to 'Adler Court', a proposed private street that will have its connection to E. Long Lake Road.



The 10-acre Adler Cove site is located on the south side of E. Long Lake Road just east of John R Road. The property abuts Commercial / Neighborhood Node zoning to the west, R-1C residential to the east, and the Larson Middle School to the southeast.

The Adler Cove property is comprised of three adjacent parcels which were assembled to form the 10-acre subject property. The parcel is wooded and because of its adjacency to the Gibson-Renshaw Drain and associated floodway, the property is located within a 'Flood Hazard Area' (See Sheet P-1.0 within the attached Preliminary Site Plan Submission package for additional information).

#### Existing R-1C Zoning & Permitted Development Patterns:

The subject property is currently zoned R-1C One-Family Residential, which, according to the City's Zoning Ordinance, permits single family residential homes to be built on the site providing the meet the following standards:



R1-C – Lot Size per dwelling unit (when public sewer is available):

- Lot Area: 10,500sf
- Lot Width: 85'
- Lot Frontage: 85'
- Max Height: 30' / 2.5 stories
- Front Setback: 30'
- Side Setback: 10' / 20' total
- Rear Setback: 40'
- Open Space: 0% required

A 'parallel site plan' or 'by-zoning rights' plan was developed using the ordinance standards (see Sheet P-2.1 within the attached Preliminary Site Plan Submission package). The parallel site plan provides 16 single family lots all with access to E. Long Lake Road via a new public road. Each lot meets the minimum ordinance standards and could accommodate a 5,000-sf single family home. The parallel plan provides a detention basin at the southern end of the site, however, does not provide any additional community open space or preservation areas within the development.



*A conventional R-1C sub-division development pattern would provide only large-lot parcels and homes, as well as unnecessarily 'privatize' all natural areas within the development into the individual lots, leaving no community open space or ability to protect and set aside the natural features. Because of the desire to provide smaller homes and preserve significant open space within the development, alternate zoning vehicles within the Zoning Ordinance were evaluated.*

As noted, this property has significant natural features including densely wooded areas, floodways, and floodplain areas. A conventional R-1C single family development, designed according to the zoning ordinance would in-essence 'privatize' those features by incorporating them within the lot areas of the individual R-1C home sites. In so doing there would be limited means to prevent future homeowners from removing trees or altering the topography or native landscape if it was located within their lots. This predicably would have detrimental impacts on the natural features of the site over time. Because of the limited ability to protect the natural features of the site and the very large homes sizes that result from the use of the R-1C zoning, Mondrian Properties examined alternative zoning and development opportunities for the site to better align with the development objectives.

## R-1C One-Family Cluster Option:

Section 10.04 of the City's Zoning Ordinance permits One-Family Cluster Option developments within parcels currently zoned R-1C as an alternative to conventional residential development as a means 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 recreation and/or open space within a reasonable distance of all residents in the Cluster development
4. Allow greater flexibility in the design of the neighborhood
5. Facilitate the construction and maintenance of infrastructure in a more efficient manner
6. Ensure compatibility of design and use between neighboring property
7. Encourage a less sprawling form of development and ability to preserve open space
8. Allow for innovative design to align with City goals

Using the Cluster Option standards, Mondrian Properties developed site plan alternatives that sought to maximize and protect the open space preservation on the property as well as provide home sites that would accommodate smaller and various size homes compared to those that may typically be built in the large-lot R-1C conventional developments. To that end, we have developed Adler Cove, a premier single family residential neighborhood that will preserve 38% of the site as dedicated open space and existing trails, and cluster twenty homes within the center of the walkable community. In total, only 4.73 acres of the site will be developed, and 5.27 acres will remain undeveloped. (See the data table on Sheet P-2.0 for proposed site and development data)



*The R-1C Single Family Cluster Zoning Option enables the ability to develop a compact neighborhood with 38% dedicated open space and a total of 5.27 acres of undeveloped land on the 10-acre site **resulting in nearly 60% of the site being common area open space**. The walkable community will provide 20 homes of various size, adding additional housing choices to the vibrant Troy market.*

Using the R-1C Cluster Option standards outlined within the Zoning Ordinance, the minimum lots size within Adler Cove will be 6,900 sf (60'x115') with the average lot size of 8,341 sf. A 40' wide private road easement will be constructed with sidewalks located on each side of the private road as well as along the E. Long Lake frontage and a walking connection to the Larson Middle School.



The homes within Adler Cove will vary in size to appeal to a range of choices within the Troy housing market. There will be three homes styles beginning with a 1,990-sf ranch home with a ground floor owner's suite with options for additional bedrooms on an optional second-floor. All Cluster Option Zoning Ordinance dimensional and area standards, including perimeter setbacks, open space, and lot areas have been achieved or exceeded on the attached proposed site plan. Additionally, Cluster Option Calculations can be found on Sheet P-2.0 which provide the information needed to substantiate the total proposed density (20 units) based on the conventional plan's number of units allowed plus the 20% open space bonus as well as the additional 10% additional open space allowance which results in the permitted 20-unit density.



*Adler Cove, using the R-1C Single Family Cluster Option will provide a high-quality compact neighborhood of 20 homes while preserving 38% of the site as dedicated open space and a total of 5.27-acres of the site and non-developed area. The proposed Family Cluster Option plan will protect the important natural features of the site and maintain the existing community trail system.*



*A side-by-side comparison of the Conventional R1-C site plan and development pattern (on the left) and the proposed Adler Cove Single Family Cluster Option site plan and development pattern (on the right) demonstrates the ability to preserve and protect nearly 60% of the site as open space and common area while still providing a compact walkable neighborhood with several housing styles and sizes when the Single-Family Cluster Option is used. Using the less preferred Conventional R1-C zoning guidelines would result in a monolithic, standard large home subdivision with no common area open space or natural features preservation.*

### **Standards for Review:**

The Zoning Ordinance outlines standards from which the Planning Commission should review a Cluster Option Development, and may, based on its review, make a recommendation to the City Council. The proposed Adler Cove development will create a beautiful neighborhood within the City of Troy and will provide several of housing options while preserving a substantial portion of the site as permanent open space. We believe that the proposed development meets the standards of review in the following ways:

- a. Adler Cove provides long-term protection and preservation of the property's natural resources, natural features, and open space through the preservation of 38% dedicated open space and a total of 5.27-acres of undeveloped areas within the site. This amount of open space and neighborhood character would not be possible if developed under conventional R-1C zoning.
- b. Adler Cove incorporates innovative site design and flexibility in the placement and clustering of homes within the site. This innovative clustered design approach allowed the home sites to remain out of the floodway and enabled the ability to preserve quality natural features.
- c. Adler Cove provides appropriate buffers to the E. Long Lake frontage as well as to the adjacent single-family home to the east as outlined within the Zoning Ordinance.



- d. Adler Cove takes advantage of its proximity to Larson Middle School by providing walking trails to the school to maximize neighborhood connections and walkability. Additionally, sidewalks are provided throughout the neighborhood and along the E. Long Lake frontage.
- e. Stormwater features and other site design elements we're designed to minimize their impact on the site, integrate with the natural systems of the local area, and provide long-term sustainability of this floodway system.
- f. Adler Cove homeowner's associate will ultimately own the dedicated open space and will have systems in place within the Master Deed and Bylaws that ensure its long-term viability.
- g. Adler Cove seeks a density bonus of four units, as permitted by the Zoning Ordinance, in exchange for the significant open space (nearly 60% of the site), diverse housing types, and neighborhood character provided by the development.
- h. Adler Cove will be served by existing essential public facilities, services, and infrastructure and will not put an undue burden on those systems.
- i. Adler Cove will provide a range of housing types and sizes that are appropriate for the Cluster Option lots sizes including home sizes beginning at 1,990 sf.

We are proud of the innovative design solutions we are submitting and excited to bring the character, quality, and benefits of the Adler Cove neighborhood to the City of Troy. The attached Preliminary Site Plan Submission document set provides the information required by the city and outlines the technical details of the development. We appreciate the opportunity to have the project reviewed by the City Planning Department and related professionals and look forward to being placed on the next available Planning Commission agenda to review the merits of the project.

Our entire team is available to provide any additional information as requested.

Sincerely,

Joe Maniaci  
Mondrain Properties



Mailing Address:  
P.O. Box 2160  
Brighton, MI 48116-2160800 395-ASTI  
Fax: 810.225.3800[www.asti-env.com](http://www.asti-env.com)**Sent Via Email Only**

September 10, 2018

Mr. Joseph Maniaci  
**Mondrian Properties**  
50215 Schoenherr Road  
Shelby Township, MI 48315*RE: Wetland Delineation and Jurisdictional Assessment  
2112, 2124, & 2152 Long Lake Road  
City of Troy, Oakland County, Michigan  
ASTI File No. 10809*

Dear Mr. Maniaci:

A site investigation was completed on September 5, 2018 by ASTI Environmental (ASTI) to delineate wetland boundaries on three parcels with the addresses of 2112, 2124, and 2152 Long Lake Road located east of John R Road and west of Dequindre Road within the City of Troy, Oakland County, Michigan (Property). One wetland and one watercourse likely regulated by the Michigan Department of Environmental Quality (DEQ) were found on the Property (Figure 1 – *Approximate Wetland Boundaries*).

**SUPPORTING DATA**

The United States Geological Survey (USGS) Warren, Michigan 7.5' Quadrangle Map, the USDA Web Soil Survey (WSS), the National Wetland Inventory Map (NWI), the DEQ Wetlands Map Viewer web site, and digital aerial photographs were all used to support the wetland delineation and subsequent regulatory status determination. No reviewed data indicated the presence of wetlands on the Property. All reviewed data indicated the Gibson Drain along the western portion of the Property

The WSS indicates the Property is comprised of the soil complexes of Brookston and Colwood loams, Sebewa loam (disintegration moraine, 0-2% slopes), Cohoctah fine sandy loam, and Selfridge loamy sand (0-3% slopes). Colwood loams, Sebewa loam (disintegration moraine, 0-2% slopes), and Cohoctah fine sandy loam are on the list *Hydric Soils of Michigan*.

## **FINDINGS**

ASTI investigated the Property for the presence of lakes, ponds, wetlands, and watercourses. This work is based on MCL 324 Part 301, Inland Lakes and Streams and Part 303, Wetlands Protection. The delineation protocol used by ASTI for this delineation is based on the US Army Corps of Engineers' *Wetland Delineation Manual*, 1987, the *Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Northcentral/Northeast Region*, and related guidance/documents, as appropriate. Wetland vegetation, hydrology, and soils were used to locate the wetland boundaries.

One wetland and one watercourse were found on the Property.

### Watercourse A/Gibson Drain

The Gibson Drain was observed in the western portion of the Property. This watercourse exhibited defined channel bed and banks and was flowing on the day of the site inspection; therefore it meets the definition of a stream under Part 301.

### Wetland B

Wetland B is a scrub/shrub wetland approximately 0.2 acres in size on the Property located in the eastern portion of the Property (see Figure 1). Vegetation within Wetland B was dominated by gray dogwood (*Cornus racemosa*), green ash saplings (*Fraxinus pennsylvanica*), and glossy buckthorn (*Frangula alnus*). Soils within Wetland B were comprised of fine sandy loams and are considered hydric because the criteria for a sandy redox matrix was met. Indicators of wetland hydrology observed within Wetland B included sparsely vegetated concave surfaces and soil cracks.

Vegetation observed within the upland adjacent to Wetland B was dominated by southern crab apple (*Malus angustifolia*), honeysuckle (*Lonicera tatarica*), gray dogwood, prickly ash (*Zanthoxylum americanum*), and multiflora rose (*Rosa multiflora*). Soils in the adjacent upland were comprised of sandy loams that did not exhibit hydric soil characteristics. No indicators of wetland hydrology were observed.

It is ASTI's opinion that Wetland B is regulated by the DEQ under Part 303 because it is within 500 feet of the Gibson Drain, which meets the definition of a regulated stream under Part 301.

**Wetland Flagging**

Wetland boundaries were marked in the field with day-glo pink and black striped flagging and numbered as follows:

Watercourse A/Gibson Drain = A-1 through A-11

Wetland B = B-1 through B-16

A professional survey should be conducted to determine the exact location of the wetland flagging on the Property.

**SUMMARY**

Based upon the data, criteria, and evidence noted above, it is ASTI's professional opinion the Property includes one watercourse (Gibson Drain) and one wetland (Wetland B) regulated by the DEQ. However, the DEQ has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan.

Attached are Figure 1, which shows the approximate locations of flagging on the Property, and a completed US Army Corps of Engineers (ACOE) Wetland Data Form.

Thank you for the opportunity to assist you with this project. Please let us know if we can be of any further assistance in moving your project forward.

Cordially,

ASTI ENVIRONMENTAL



Kyle Hottinger  
Wetland Ecologist  
Professional Wetland Scientist #2927



Dana R. Knox  
Wetland Ecologist  
Professional Wetland Scientist #213

Attachments: Figure 1 – Approximate Wetland Boundaries  
Completed ACOE Wetland Data Forms





2112, 2124, & 2152 E. Long Lake Road

Troy, Oakland Co., MI

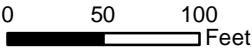


Figure 1 - Approximate Wetland Boundaries



## WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 2112, 2124, & 2152 E. Long Lake Road City/County: Troy-Oakland Co. Sampling Date: 9-5-18  
Applicant/Owner: Mondrian Properties State: MI Sampling Point: UP1  
Investigator(s): ASTI-KAH Section, Township, Range: Sec 13 T2N R11E  
Landform (hillside, terrace, etc.): flat Local relief (concave, convex, none): flat Slope %: 1-3  
Subregion (LRR or MLRA): LRR L Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
Soil Map Unit Name: Brookston and Colwood loams NWI classification: none  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes x No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Conditions in the east central portion of the Property	

### HYDROLOGY

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ____ Surface Water (A1)      ____ Water-Stained Leaves (B9) ____ High Water Table (A2)      ____ Aquatic Fauna (B13) ____ Saturation (A3)      ____ Marl Deposits (B15) ____ Water Marks (B1)      ____ Hydrogen Sulfide Odor (C1) ____ Sediment Deposits (B2)      ____ Oxidized Rhizospheres on Living Roots (C3) ____ Drift Deposits (B3)      ____ Presence of Reduced Iron (C4) ____ Algal Mat or Crust (B4)      ____ Recent Iron Reduction in Tilled Soils (C6) ____ Iron Deposits (B5)      ____ Thin Muck Surface (C7) ____ Inundation Visible on Aerial Imagery (B7)      ____ Other (Explain in Remarks) ____ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> ____ Surface Soil Cracks (B6) ____ Drainage Patterns (B10) ____ Moss Trim Lines (B16) ____ Dry-Season Water Table (C2) ____ Crayfish Burrows (C8) ____ Saturation Visible on Aerial Imagery (C9) ____ Stunted or Stressed Plants (D1) ____ Geomorphic Position (D2) ____ Shallow Aquitard (D3) ____ Microtopographic Relief (D4) ____ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>x</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>x</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		



**VEGETATION** – Use scientific names of plants.

 Sampling Point: UP1

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Juglans nigra</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>	<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>12</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)																
2. <u>Fraxinus americana</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Fraxinus pennsylvanica</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>25</u>		=Total Cover		<b>Prevalence Index worksheet:</b>  <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>15</u></td> <td>x 2 = <u>30</u></td> </tr> <tr> <td>FAC species <u>35</u></td> <td>x 3 = <u>105</u></td> </tr> <tr> <td>FACU species <u>75</u></td> <td>x 4 = <u>300</u></td> </tr> <tr> <td>UPL species <u>15</u></td> <td>x 5 = <u>75</u></td> </tr> <tr> <td>Column Totals: <u>140</u> (A)</td> <td><u>510</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.64</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>15</u>	x 2 = <u>30</u>	FAC species <u>35</u>	x 3 = <u>105</u>	FACU species <u>75</u>	x 4 = <u>300</u>	UPL species <u>15</u>	x 5 = <u>75</u>	Column Totals: <u>140</u> (A)	<u>510</u> (B)	Prevalence Index = B/A = <u>3.64</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>15</u>	x 2 = <u>30</u>																			
FAC species <u>35</u>	x 3 = <u>105</u>																			
FACU species <u>75</u>	x 4 = <u>300</u>																			
UPL species <u>15</u>	x 5 = <u>75</u>																			
Column Totals: <u>140</u> (A)	<u>510</u> (B)																			
Prevalence Index = B/A = <u>3.64</u>																				
<b>Sapling/Shrub Stratum (Plot size: <u>15'</u>)</b>																				
1. <u>Fraxinus americana</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u>Cornus racemosa</u>	<u>15</u>	<u>Yes</u>	_____																	
3. <u>Fraxinus pennsylvanica</u>	<u>5</u>	<u>No</u>	<u>FACW</u>																	
4. <u>Frangula alnus</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>																	
5. <u>Malus angustifolia</u>	<u>5</u>	<u>No</u>	<u>UPL</u>																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>55</u>		=Total Cover																		
<b>Herb Stratum (Plot size: <u>5'</u>)</b>																				
1. <u>Apocynum cannabinum</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	<b>Hydrophytic Vegetation Indicators:</b> <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 <sup>1</sup> <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  <u>_____</u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Cirsium vulgare</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Euthamia graminifolia</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
4. <u>Digitaria ischaemum</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>																	
5. <u>Poa annua</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>																	
6. <u>Solidago speciosa</u>	<u>10</u>	<u>Yes</u>	<u>UPL</u>																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>75</u>		=Total Cover																		
<b>Woody Vine Stratum (Plot size: <u>15'</u>)</b>																				
1. _____	_____	_____	_____	<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
_____		=Total Cover																		
<b>Hydrophytic Vegetation Present?</b> Yes <u>_____</u> No <u>X</u>																				

Remarks: (Include photo numbers here or on a separate sheet.)

## SOIL

Sampling Point      UP1

[illegible]

## WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 2112, 2124, & 2152 E. Long Lake Road City/County: Troy-Oakland Co. Sampling Date: 9-5-18  
Applicant/Owner: Mondrian Properties State: MI Sampling Point: UP2  
Investigator(s): ASTI-KAH Section, Township, Range: Sec 13 T2N R11E  
Landform (hillside, terrace, etc.): flat Local relief (concave, convex, none): flat Slope %: 1-3  
Subregion (LRR or MLRA): LRR L Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
Soil Map Unit Name: Brookston and Colwood loams NWI classification: none  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes x No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Conditions in the central portion of the Property	

### HYDROLOGY

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ____ Surface Water (A1)      ____ Water-Stained Leaves (B9) ____ High Water Table (A2)      ____ Aquatic Fauna (B13) ____ Saturation (A3)      ____ Marl Deposits (B15) ____ Water Marks (B1)      ____ Hydrogen Sulfide Odor (C1) ____ Sediment Deposits (B2)      ____ Oxidized Rhizospheres on Living Roots (C3) ____ Drift Deposits (B3)      ____ Presence of Reduced Iron (C4) ____ Algal Mat or Crust (B4)      ____ Recent Iron Reduction in Tilled Soils (C6) ____ Iron Deposits (B5)      ____ Thin Muck Surface (C7) ____ Inundation Visible on Aerial Imagery (B7)      ____ Other (Explain in Remarks) ____ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> ____ Surface Soil Cracks (B6) ____ Drainage Patterns (B10) ____ Moss Trim Lines (B16) ____ Dry-Season Water Table (C2) ____ Crayfish Burrows (C8) ____ Saturation Visible on Aerial Imagery (C9) ____ Stunted or Stressed Plants (D1) ____ Geomorphic Position (D2) ____ Shallow Aquitard (D3) ____ Microtopographic Relief (D4) ____ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>x</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>x</u> Depth (inches): _____ (includes capillary fringe)		<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

**VEGETATION** – Use scientific names of plants.

 Sampling Point: UP2

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Juglans nigra</u>	<u>40</u>	<u>Yes</u>	<u>FACU</u>	<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A)  Total Number of Dominant Species Across All Strata: <u>6</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>16.7%</u> (A/B)																
2. <u>Populus alba</u>	<u>20</u>	<u>Yes</u>	<u>UPL</u>																	
3. <u>Ulmus pumila</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Fraxinus americana</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>80</u> =Total Cover																				
<b>Sapling/Shrub Stratum (Plot size: <u>15'</u>)</b>																				
1. <u>Juglans nigra</u>	<u>5</u>	<u>No</u>	<u>FACU</u>	<b>Prevalence Index worksheet:</b>  <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>25</u></td> <td>x 3 = <u>75</u></td> </tr> <tr> <td>FACU species <u>70</u></td> <td>x 4 = <u>280</u></td> </tr> <tr> <td>UPL species <u>30</u></td> <td>x 5 = <u>150</u></td> </tr> <tr> <td>Column Totals: <u>125</u> (A)</td> <td><u>505</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>4.04</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>25</u>	x 3 = <u>75</u>	FACU species <u>70</u>	x 4 = <u>280</u>	UPL species <u>30</u>	x 5 = <u>150</u>	Column Totals: <u>125</u> (A)	<u>505</u> (B)	Prevalence Index = B/A = <u>4.04</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>25</u>	x 3 = <u>75</u>																			
FACU species <u>70</u>	x 4 = <u>280</u>																			
UPL species <u>30</u>	x 5 = <u>150</u>																			
Column Totals: <u>125</u> (A)	<u>505</u> (B)																			
Prevalence Index = B/A = <u>4.04</u>																				
2. <u>Frangula alnus</u>	<u>25</u>	<u>Yes</u>	_____																	
3. <u>Cornus racemosa</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>																	
4. <u>Elaeagnus umbellata</u>	<u>5</u>	<u>No</u>	<u>UPL</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>60</u> =Total Cover																				
<b>Herb Stratum (Plot size: <u>5'</u>)</b>																				
1. <u>Carex pensylvanica</u>	<u>5</u>	<u>Yes</u>	<u>UPL</u>	<b>Hydrophytic Vegetation Indicators:</b> <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 <sup>1</sup> <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  <u>_____</u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Parthenocissus inserta</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>10</u> =Total Cover																				
<b>Woody Vine Stratum (Plot size: <u>15'</u>)</b>																				
1. _____	_____	_____	_____	<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
_____ =Total Cover																				
<b>Hydrophytic Vegetation Present?</b> Yes <u>_____</u> No <u>X</u>																				

Remarks: (Include photo numbers here or on a separate sheet.)

## SOIL

Sampling Point      UP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
1-8	10YR 5/3	85	10YR 6/3	15	C	M	Sandy	fine sandy loam
8-18	10YR 6/3	90	10R 5/4	10	C	M	Sandy	Prominent redox concentrations
								fine sandy loam
<sup>1</sup> Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.							<sup>2</sup> Location: PL=Pore Lining, M=Matrix.	
<b>Hydric Soil Indicators:</b>						<b>Indicators for Problematic Hydric Soils<sup>3</sup>:</b>		
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Polyvalue Below Surface (S8) ( <b>LRR R,</b>			<input type="checkbox"/> 2 cm Muck (A10) ( <b>LRR K, L, MLRA 149B</b> )		
<input type="checkbox"/> Histic Epipedon (A2)			<b>MLRA 149B)</b>			<input type="checkbox"/> Coast Prairie Redox (A16) ( <b>LRR K, L, R</b> )		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Thin Dark Surface (S9) ( <b>LRR R, MLRA 149B)</b>			<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) ( <b>LRR K, L, R</b> )		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> High Chroma Sands (S11) ( <b>LRR K, L</b> )			<input type="checkbox"/> Polyvalue Below Surface (S8) ( <b>LRR K, L</b> )		
<input type="checkbox"/> Stratified Layers (A5)			<input type="checkbox"/> Loamy Mucky Mineral (F1) ( <b>LRR K, L</b> )			<input type="checkbox"/> Thin Dark Surface (S9) ( <b>LRR K, L</b> )		
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)			<input type="checkbox"/> Iron-Manganese Masses (F12) ( <b>LRR K, L, R</b> )		
<input type="checkbox"/> Thick Dark Surface (A12)			<input type="checkbox"/> Depleted Matrix (F3)			<input type="checkbox"/> Piedmont Floodplain Soils (F19) ( <b>MLRA 149B</b> )		
<input type="checkbox"/> Sandy Mucky Mineral (S1)			<input type="checkbox"/> Redox Dark Surface (F6)			<input type="checkbox"/> Mesic Spodic (TA6) ( <b>MLRA 144A, 145, 149B</b> )		
<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Depleted Dark Surface (F7)			<input type="checkbox"/> Red Parent Material (F21)		
<input type="checkbox"/> Sandy Redox (S5)			<input type="checkbox"/> Redox Depressions (F8)			<input type="checkbox"/> Very Shallow Dark Surface (F22)		
<input type="checkbox"/> Stripped Matrix (S6)			<input type="checkbox"/> Marl (F10) ( <b>LRR K, L</b> )			<input type="checkbox"/> Other (Explain in Remarks)		
<input type="checkbox"/> Dark Surface (S7)								
<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.								
<b>Restrictive Layer (if observed):</b>								
Type:                  none _____								
Depth (inches): _____						<b>Hydric Soil Present?</b> Yes ____ No __X__		
Remarks:   								



# WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 2112, 2124, & 2152 E. Long Lake Road City/County: Troy-Oakland Co. Sampling Date: 9-5-18  
 Applicant/Owner: Mondrian Properties State: MI Sampling Point: UP3  
 Investigator(s): ASTI-KAH Section, Township, Range: Sec 13 T2N R11E  
 Landform (hillside, terrace, etc.): slight slope toe Local relief (concave, convex, none): gentle slope Slope %: 2-4  
 Subregion (LRR or MLRA): LRR L Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Brookston and Colwood loams NWI classification: none  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes x No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Conditions in the south west portion of the Property	

## HYDROLOGY

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>x</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>x</u> Depth (inches): _____ (includes capillary fringe)		<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

**VEGETATION** – Use scientific names of plants.

 Sampling Point: UP3

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Populus deltoides</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>9</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>44.4%</u> (A/B)																
2. <u>Juglans nigra</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Populus alba</u>	<u>10</u>	<u>Yes</u>	<u>UPL</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>40</u>	=Total Cover	<b>Prevalence Index worksheet:</b>  <table style="width: 100%;"> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>75</u></td> <td>x 3 = <u>225</u></td> </tr> <tr> <td>FACU species <u>45</u></td> <td>x 4 = <u>180</u></td> </tr> <tr> <td>UPL species <u>30</u></td> <td>x 5 = <u>150</u></td> </tr> <tr> <td>Column Totals: <u>150</u> (A)</td> <td><u>555</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.70</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>75</u>	x 3 = <u>225</u>	FACU species <u>45</u>	x 4 = <u>180</u>	UPL species <u>30</u>	x 5 = <u>150</u>	Column Totals: <u>150</u> (A)	<u>555</u> (B)	Prevalence Index = B/A = <u>3.70</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>75</u>	x 3 = <u>225</u>																			
FACU species <u>45</u>	x 4 = <u>180</u>																			
UPL species <u>30</u>	x 5 = <u>150</u>																			
Column Totals: <u>150</u> (A)	<u>555</u> (B)																			
Prevalence Index = B/A = <u>3.70</u>																				
<b>Sapling/Shrub Stratum (Plot size: <u>15'</u>)</b>																				
1. <u>Juglans nigra</u>	<u>30</u>	<u>Yes</u>	<u>FACU</u>																	
2. <u>Frangula alnus</u>	<u>10</u>	<u>No</u>	<u>FAC</u>																	
3. <u>Cornus racemosa</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>																	
4. <u>Elaeagnus umbellata</u>	<u>20</u>	<u>Yes</u>	<u>UPL</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>90</u>	=Total Cover	<b>Hydrophytic Vegetation Indicators:</b> <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 <sup>1</sup> <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  <u>  </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
<b>Herb Stratum (Plot size: <u>5'</u>)</b>																				
1. <u>Toxicodendron radicans</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>																	
2. <u>Parthenocissus inserta</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Verbena urticifolia</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>20</u>	=Total Cover																	
<b>Woody Vine Stratum (Plot size: <u>15'</u>)</b>																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	

**Definitions of Vegetation Strata:**  
  
**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  
  
**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  
  
**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  
  
**Woody vines** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation**  
 Present?      Yes         No   X

Remarks: (Include photo numbers here or on a separate sheet.)

## SOIL

Sampling Point      UP3

[illegible]

## WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 2112, 2124, & 2152 E. Long Lake Road City/County: Troy-Oakland Co. Sampling Date: 9-5-18  
Applicant/Owner: Mondrian Properties State: MI Sampling Point: UP4  
Investigator(s): ASTI-KAH Section, Township, Range: Sec 13 T2N R11E  
Landform (hillside, terrace, etc.): flat Local relief (concave, convex, none): flat Slope %: 1-3  
Subregion (LRR or MLRA): LRR L Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
Soil Map Unit Name: Brookston and Colwood loams NWI classification: none  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes x No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Conditions in the west west portion of the Property	

### HYDROLOGY

<b>Wetland Hydrology Indicators:</b>		<u>Secondary Indicators (minimum of two required)</u>	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input type="checkbox"/> FAC-Neutral Test (D5)	
<b>Field Observations:</b>			
Surface Water Present? Yes _____ No <u>x</u>	Depth (inches): _____	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>	
Water Table Present? Yes _____ No <u>x</u>	Depth (inches): _____		
Saturation Present? Yes _____ No <u>x</u>	Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

**VEGETATION** – Use scientific names of plants.

Sampling Point: UP4

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer negundo</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A)  Total Number of Dominant Species Across All Strata: <u>7</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>71.4%</u> (A/B)																
2. <u>Juglans nigra</u>	<u>40</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Populus deltoides</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>																	
4. <u>Prunus serotina</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>85</u>		=Total Cover		<b>Prevalence Index worksheet:</b>  <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>120</u></td> <td>x 3 = <u>360</u></td> </tr> <tr> <td>FACU species <u>60</u></td> <td>x 4 = <u>240</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>180</u> (A)</td> <td><u>600</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.33</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>120</u>	x 3 = <u>360</u>	FACU species <u>60</u>	x 4 = <u>240</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>180</u> (A)	<u>600</u> (B)	Prevalence Index = B/A = <u>3.33</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>120</u>	x 3 = <u>360</u>																			
FACU species <u>60</u>	x 4 = <u>240</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>180</u> (A)	<u>600</u> (B)																			
Prevalence Index = B/A = <u>3.33</u>																				
<b>Sapling/Shrub Stratum (Plot size: <u>15'</u>)</b>																				
1. <u>Cornus racemosa</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>																	
2. <u>Frangula alnus</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>60</u>		=Total Cover																		
<b>Herb Stratum (Plot size: <u>5'</u>)</b>																				
1. <u>Toxicodendron radicans</u>	<u>15</u>	<u>Yes</u>	<u>FAC</u>	<b>Hydrophytic Vegetation Indicators:</b> <u>  </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>  </u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>  </u> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  <u>  </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Parthenocissus inserta</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>																	
3. <u>Verbena urticifolia</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>35</u>		=Total Cover																		
<b>Woody Vine Stratum (Plot size: <u>15'</u>)</b>																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
_____		=Total Cover																		

Remarks: (Include photo numbers here or on a separate sheet.)



## SOIL

Sampling Point      UP4

[illegible]

# WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 2112, 2124, & 2152 E. Long Lake Road City/County: Troy-Oakland Co. Sampling Date: 9-5-18  
 Applicant/Owner: Mondrian Properties State: MI Sampling Point: UPA10  
 Investigator(s): ASTI-KAH Section, Township, Range: Sec 13 T2N R11E  
 Landform (hillside, terrace, etc.): terrace along Gibson Drain Local relief (concave, convex, none): flat Slope %: 2-3  
 Subregion (LRR or MLRA): LRR L Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Cohoctah fine sandy loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes x No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) Upland adjacent to Gibson Drain at flag A10	

## HYDROLOGY

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) _____ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> _____ Surface Soil Cracks (B6) _____ Drainage Patterns (B10) _____ Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) _____ Microtopographic Relief (D4) _____ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>x</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>x</u> Depth (inches): _____ (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:  Remarks:	

**VEGETATION** – Use scientific names of plants.

 Sampling Point: UPA10

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. _____	_____	_____	_____	<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.0%</u> (A/B)  <b>Prevalence Index worksheet:</b> <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>5</u></td> <td>x 3 = <u>15</u></td> </tr> <tr> <td>FACU species <u>60</u></td> <td>x 4 = <u>240</u></td> </tr> <tr> <td>UPL species <u>35</u></td> <td>x 5 = <u>175</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>430</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>4.30</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>5</u>	x 3 = <u>15</u>	FACU species <u>60</u>	x 4 = <u>240</u>	UPL species <u>35</u>	x 5 = <u>175</u>	Column Totals: <u>100</u> (A)	<u>430</u> (B)	Prevalence Index = B/A = <u>4.30</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>5</u>	x 3 = <u>15</u>																			
FACU species <u>60</u>	x 4 = <u>240</u>																			
UPL species <u>35</u>	x 5 = <u>175</u>																			
Column Totals: <u>100</u> (A)	<u>430</u> (B)																			
Prevalence Index = B/A = <u>4.30</u>																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		=Total Cover																		
<b>Sapling/Shrub Stratum (Plot size: <u>15'</u>)</b>																				
1. <u>Malus angustifolia</u>	<u>10</u>	<u>Yes</u>	<u>UPL</u>																	
2. <u>Elaeagnus umbellata</u>	<u>10</u>	<u>Yes</u>																		
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		=Total Cover																		
<b>Herb Stratum (Plot size: <u>5'</u>)</b>																				
1. <u>Bromus inermis</u>	<u>20</u>	<u>Yes</u>	<u>UPL</u>																	
2. <u>Daucus carota</u>	<u>5</u>	<u>No</u>	<u>UPL</u>																	
3. <u>Sonchus arvensis</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
4. <u>Trifolium pratense</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
5. <u>Poa annua</u>	<u>20</u>	<u>Yes</u>	<u>FACU</u>																	
6. <u>Prunella vulgaris</u>	<u>5</u>	<u>No</u>	<u>FAC</u>																	
7. <u>Symphyotrichum ericoides</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		=Total Cover																		
<b>Woody Vine Stratum (Plot size: <u>15'</u>)</b>																				
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		=Total Cover																		

**Hydrophytic Vegetation Indicators:**  
1 - Rapid Test for Hydrophytic Vegetation  
2 - Dominance Test is >50%  
3 - Prevalence Index is ≤3.0<sup>1</sup>  
4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
   Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata:**  
  
**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  
  
**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  
  
**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  
  
**Woody vines** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?**      Yes         No X

Remarks: (Include photo numbers here or on a separate sheet.)

## SOIL

Sampling Point UPA10

[illegible]

## WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 2112, 2124, & 2152 E. Long Lake Road City/County: Troy-Oakland Co. Sampling Date: 9-5-18  
Applicant/Owner: Mondrian Properties State: MI Sampling Point: UPB2  
Investigator(s): ASTI-KAH Section, Township, Range: Sec 13 T2N R11E  
Landform (hillside, terrace, etc.): slight slope Local relief (concave, convex, none): slight slope Slope %: 2-4  
Subregion (LRR or MLRA): LRR L Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
Soil Map Unit Name: Cohoctah fine sandy loam NWI classification: none  
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No \_\_\_\_\_ (If no, explain in Remarks.)  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes x No \_\_\_\_\_  
Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	<b>Is the Sampled Area within a Wetland?</b> Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Upland adjacent to Wetland B at flag B2	

### HYDROLOGY

<b>Wetland Hydrology Indicators:</b>		<u>Secondary Indicators (minimum of two required)</u>	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input type="checkbox"/> Surface Soil Cracks (B6)	
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Drainage Patterns (B10)	
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Moss Trim Lines (B16)	
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Dry-Season Water Table (C2)	
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Crayfish Burrows (C8)	
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Geomorphic Position (D2)	
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Shallow Aquitard (D3)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<input type="checkbox"/> Microtopographic Relief (D4)	
		<input type="checkbox"/> FAC-Neutral Test (D5)	
<b>Field Observations:</b>			
Surface Water Present? Yes _____ No <u>x</u>	Depth (inches): _____	<b>Wetland Hydrology Present?</b> Yes _____ No <u>X</u>	
Water Table Present? Yes _____ No <u>x</u>	Depth (inches): _____		
Saturation Present? Yes _____ No <u>x</u>	Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			



**VEGETATION** – Use scientific names of plants.

 Sampling Point: UPB2

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Malus angustifolia</u>	<u>70</u>	<u>Yes</u>	<u>UPL</u>	<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)  Total Number of Dominant Species Across All Strata: <u>6</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>70</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15'</u> )				<b>Prevalence Index worksheet:</b>  <table style="width: 100%;"> <tr> <th style="width: 50%;">Total % Cover of:</th> <th style="width: 50%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>15</u></td> <td>x 3 = <u>45</u></td> </tr> <tr> <td>FACU species <u>15</u></td> <td>x 4 = <u>60</u></td> </tr> <tr> <td>UPL species <u>70</u></td> <td>x 5 = <u>350</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>455</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>4.55</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>15</u>	x 3 = <u>45</u>	FACU species <u>15</u>	x 4 = <u>60</u>	UPL species <u>70</u>	x 5 = <u>350</u>	Column Totals: <u>100</u> (A)	<u>455</u> (B)	Prevalence Index = B/A = <u>4.55</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>15</u>	x 3 = <u>45</u>																			
FACU species <u>15</u>	x 4 = <u>60</u>																			
UPL species <u>70</u>	x 5 = <u>350</u>																			
Column Totals: <u>100</u> (A)	<u>455</u> (B)																			
Prevalence Index = B/A = <u>4.55</u>																				
1. <u>Cornus racemosa</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>																	
2. <u>Frangula alnus</u>	<u>10</u>	<u>Yes</u>																		
3. <u>Lonicera tatarica</u>	<u>10</u>	<u>Yes</u>	<u>FACU</u>																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>30</u> =Total Cover																				
Herb Stratum (Plot size: <u>5'</u> )				<b>Hydrophytic Vegetation Indicators:</b> <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 <sup>1</sup> <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  <u>  </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Toxicodendron radicans</u>	<u>5</u>	<u>Yes</u>	<u>FAC</u>																	
2. <u>Parthenocissus inserta</u>	<u>5</u>	<u>Yes</u>	<u>FACU</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>10</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>15'</u> )				<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
_____ =Total Cover																				
<b>Hydrophytic Vegetation Present?</b> Yes <u>  </u> No <u>X</u>																				

Remarks: (Include photo numbers here or on a separate sheet.)

## SOIL

Sampling Point UPB2

[illegible]

# WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: 2112, 2124, & 2152 E. Long Lake Road City/County: Troy-Oakland Co. Sampling Date: 9-5-18  
 Applicant/Owner: Mondrian Properties State: MI Sampling Point: WETB2  
 Investigator(s): ASTI-KAH Section, Township, Range: Sec 13 T2N R11E  
 Landform (hillside, terrace, etc.): slight slope Local relief (concave, convex, none): slight slope Slope %: 2-4  
 Subregion (LRR or MLRA): LRR L Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Cohoctah fine sandy loam NWI classification: none  
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes x No \_\_\_\_\_  
 Are Vegetation \_\_\_\_\_, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No _____	<b>Is the Sampled Area within a Wetland?</b> Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present?	Yes <u>X</u>	No _____	
Wetland Hydrology Present?	Yes <u>X</u>	No _____	
Remarks: (Explain alternative procedures here or in a separate report.) Wetland B at flag B2			

## HYDROLOGY

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> _____ Surface Water (A1) _____ Water-Stained Leaves (B9) _____ High Water Table (A2) _____ Aquatic Fauna (B13) _____ Saturation (A3) _____ Marl Deposits (B15) _____ Water Marks (B1) _____ Hydrogen Sulfide Odor (C1) _____ Sediment Deposits (B2) _____ Oxidized Rhizospheres on Living Roots (C3) _____ Drift Deposits (B3) _____ Presence of Reduced Iron (C4) _____ Algal Mat or Crust (B4) _____ Recent Iron Reduction in Tilled Soils (C6) _____ Iron Deposits (B5) _____ Thin Muck Surface (C7) _____ Inundation Visible on Aerial Imagery (B7) _____ Other (Explain in Remarks) <u>x</u> Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> <u>x</u> Surface Soil Cracks (B6) _____ Drainage Patterns (B10) <u>x</u> Moss Trim Lines (B16) _____ Dry-Season Water Table (C2) _____ Crayfish Burrows (C8) _____ Saturation Visible on Aerial Imagery (C9) _____ Stunted or Stressed Plants (D1) _____ Geomorphic Position (D2) _____ Shallow Aquitard (D3) <u>x</u> Microtopographic Relief (D4) <u>X</u> FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>x</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>x</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>x</u> Depth (inches): _____ (includes capillary fringe)		<b>Wetland Hydrology Present?</b> Yes <u>X</u> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

**VEGETATION** – Use scientific names of plants.

 Sampling Point: WETB2

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Fraxinus pennsylvanica</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>	<b>Dominance Test worksheet:</b>  Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>5</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80.0%</u> (A/B)																
2. <u>Acer saccharinum</u>	<u>5</u>	<u>Yes</u>	<u>FACW</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>10</u>	=Total Cover																	
<b>Sapling/Shrub Stratum (Plot size: <u>15'</u>)</b>																				
1. <u>Cornus racemosa</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	<b>Prevalence Index worksheet:</b>  <table style="width: 100%;"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>20</u></td> <td>x 2 = <u>40</u></td> </tr> <tr> <td>FAC species <u>80</u></td> <td>x 3 = <u>240</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>280</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.80</u></td> </tr> </tbody> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>20</u>	x 2 = <u>40</u>	FAC species <u>80</u>	x 3 = <u>240</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>280</u> (B)	Prevalence Index = B/A = <u>2.80</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>20</u>	x 2 = <u>40</u>																			
FAC species <u>80</u>	x 3 = <u>240</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>100</u> (A)	<u>280</u> (B)																			
Prevalence Index = B/A = <u>2.80</u>																				
2. <u>Fraxinus pennsylvanica</u>	<u>30</u>	<u>Yes</u>																		
3. <u>Cornus amomum</u>	<u>10</u>	<u>No</u>	<u>FACW</u>																	
4. <u>Frangula alnus</u>	<u>20</u>	<u>No</u>	<u>FAC</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
		<u>110</u>	=Total Cover																	
<b>Herb Stratum (Plot size: <u>5'</u>)</b>																				
1. <u>Symphyotrichum lateriflorum</u>	<u>10</u>	<u>Yes</u>	<u>FAC</u>	<b>Hydrophytic Vegetation Indicators:</b> <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 <sup>1</sup> <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  <u>      </u> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)  <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
		<u>10</u>	=Total Cover																	
<b>Woody Vine Stratum (Plot size: <u>15'</u>)</b>																				
1. _____	_____	_____	_____	<b>Definitions of Vegetation Strata:</b>  <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.  <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.  <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.  <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
		_____	=Total Cover																	

Remarks: (Include photo numbers here or on a separate sheet.)

## SOIL

Sampling Point WETB2

[illegible]



**From:** [lena anaie](#)  
**To:** [Planning](#)  
**Subject:** New sub  
**Date:** Thursday, December 9, 2021 7:22:55 PM

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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 whom it may concern,

My children currently attend Larson middle school and what I love about it is the long drive with trees surrounding the school. It makes the school feel homey and safe and it would be a shame to put giant houses do take away from the scenic grounds, I propose no on building giant houses that will affect wildlife and the scenic grounds.

Sent from my iPhone

12/12/21

Mr. Brent Savidant, AICP, Community Development Director  
City of Troy Planning Commission Board  
City of Troy City Council Members  
500 W. Big Beaver Road  
Troy, MI 48084

*Sent to Troy Development Director and Planning Commission: Via email to: [planning@troymi.gov](mailto:planning@troymi.gov)  
Sent to Troy City Council: Via email to: [CityCouncilEmail@troymi.gov](mailto:CityCouncilEmail@troymi.gov)*

**RE: Adler Cove Residential Development and Commitment to Green Space**

Dear Planning Development Director, Planning Commission Board Members, and City Council,

As a 33+ year resident who lives adjacent to Larson Middle School, I write this letter regarding your consideration of not approving the 10 - acre proposed "Adler Cover" residential development located on the south side of Long Lake just east of John R. As part of the many who favored further greening of the City, in the latest Troy survey, we are not in favor of the subject development. The proposed 16 or 20 new homes mean the loss of green space and many wildlife animals (deer, fox, ducks, birds, etc.). I understand the rights of the sellers to sell their property; however, the full intent was to build yet another high priced subdivision that the residents do not want and the City Council Members have communicated over and over again that they are committed to "saving green space". Currently, there are other proposed residential development sites, as well as others currently in phase one or two of their development. When will this stop.

Transparency is what everyone talks about, yet communication on new subdivisions is limited. The posted sign required by the City regarding this development appears very deceiving to me, because the quoted "Open Space Preservation Development" although legal terminology, it does not convey common understanding. I read it as a possible site that would be used to include continuation of the trails and path initiative by the City or nature related preservation. In my opinion, to be truly transparent, it should clearly state that the property is for a "Proposed Residential Development" or "Proposed Commercial Development". This might convey a clearer picture to the Troy residents that would be directly affected, and provide better feedback to those that approve these developments.

If the Adler Cove development is approved by the Planning Board and then the City Council, I ask that you stay as committed as possible to maintaining and preserving the green space on the site above what is currently proposed.

How much more developments does the City of Troy need? With 33.63 square miles and a population of 87,294 (from the 2020 census), Troy is the 13<sup>th</sup> most-populous municipality in the state. What kind of vision do you have for our City? How many more residential homes, condos, apartments, commercial buildings, etc. do we need to add? Let's stay committed to the voice of the residents.

Respectfully,  
Renee and Pietro Sarcina

**From:** [Julia E. Rodriguez](#)  
**To:** [Planning](#)  
**Subject:** Mondrian Properties on the south side of Long Lake Road east of John R  
**Date:** Thursday, December 9, 2021 3:53:38 PM

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**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 Commission,

I would like to submit comment regarding the proposed Mondrian Properties development on the south side of Long Lake Road east of John R. I would like to Commission to consider the lack of green space in Troy and overdevelopment that will soon impact our quality of life. While the property owners may be developing within the present zoning code the commission has the ability to listen to residents and require more green space be preserved. The latest city survey strongly demonstrated that residents want more green space and this parcel is especially important being along the Clinton River Watershed. I hope you will consider residents wishes for a green more nature friendly Troy when evaluating the plans for this development.

Thank you,  
Julia Rodriguez  
5941 Endicott Dr  
Troy, 48085

**From:** [Kimberly Ethridge](#)  
**To:** [Brent Savidant](#); [Planning](#)  
**Subject:** Comments on the proposed Adler Cove Development  
**Date:** Thursday, December 9, 2021 12:59:23 PM

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**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 a resident of the Mount Vernon Subdivision in Troy, which neighbors the proposed Adler Cove one-family development planned for the South Side of East Long Lake Road, East of John R Road. I have reviewed the proposal and project narrative that was provided to me by Mondrian Properties. I advocate for the R-1C Single Family Cluster Zoning Option to be utilized at Adler Cove. The cluster option allows for a more compact neighborhood, with reasonably-sized homes that are similar in size to the homes in the Mt. Vernon Sub. More importantly, the cluster option would preserve over half of the natural habitat that is present on this property, valuable wildlife habitat in our neighborhood. This wooded 10-acres abuts the Gibson-Renshaw (G-R) Drain. The small amount of habitat surrounding this and other natural drains, are important wildlife travel corridors. It is important to keep native habitat along a contiguous corridor for wildlife to traverse it, to stay off the streets, to not get hit by cars. We enjoy our wildlife, I just say an 8 point buck in this woods a few days ago! If we lose their corridors for travel we lose the wildlife, even birds. Keeping at least some of this contiguous wildlife corridor along the drain, appears to be considered in the cluster home design that is proposed. The traditional single-residential option would be a bad alternative, wiping out all of the wildlife corridor along the G-R Drain.

The Cluster option also keeps substantial trees, shrubs, native soil and soil cover that will help with surface rainwater retention. Native soils and vegetation prevent runoff from new homes' roofs, yards, driveways. Fill sand brought in to replace native 'percolating' soils, often drastically increases soil erosion and runoff into waterways like the G-R Drain. Although there is a retention basin in the design, and explained to me that stormwater will be diverted into the stormwater system and not a direct discharge to the drain, that inevitably is released back into the G-R Drain, or other Drains in the Clinton River Watershed. I am concerned about the drastic increase in stormwater rushing through the drain this last year, an effect of the allowed increased development as a whole in this area (and climate change affecting our precipitation levels). Behind my home on Terova Dr., the drain has reached concerning levels this year, more than any of the last ten years I've lived here. Stormwater upwelling of this size, have made it a mess along the drain banks once they subside. Since July 2021, I've observed small white foam bubbles floating down the drain, daily. The bubbles are indicative of some kind of surfactant getting into stormwater. It is collecting in pools of white foam right at the three large stormwater discharge pipes under the southeast corner of Long Lake & John R. Surface water sample results from the drain, behind my home, had no detections of PFAS chemicals luckily. The more runoff is going to increase the load on this Drain which causes a mess downstream, more foam, etc. Even with the proposed stormwater retention basin and diverting the new homes' runoff, stormwater all eventually gets into waterways in an open drain system. No one wants surfactant bubbles floating down the creek, but non-degrading substances like this are the reality now, sadly. My point in this observation, is that the increased stormwater loads on our stormwater system need to be managed appropriately by everyone to prevent pollution from getting worse, regionally. To that effect, state and local stormwater discharge, soil erosion and floodplain/wetlands laws should be complied with when building Adler Cove. Any direct discharge into the drain during construction should be prevented: excavated sediments & soils, oils, petroleum products, should all be managed

responsibly being so close to the G-R Drain.

Even if Mondrian Properties itself will not reside in the new homes, the construction they propose, makes them our neighbor.

The development will be a direct neighbor to Larson Middle School. The cluster option that allows some natural area to remain, provides a buffer for LMS, which is safer and fosters LMS's science, ecologic, and environmental education to continue. That is important because LMS uses the woods and G-R Drain as learning tools by walking the trails and even outside gym class, to foster the 'get outside' lifestyle which we all greatly need. Adler Cove's traditional residential plan has houses surrounding LMS, then a big stormwater retention next to the west side of the school. That seems unrealistic, and unsafe for students that go outside for recess and gym and science class, to construct homes and utilities along that small strip of woods that close to LMS. The Cluster option proposes to leave it alone, I also support leaving the small strip of the property's southern woods alone. I think this is the most important reason to consider the Cluster Zoning option here.

Increased traffic, especially truck traffic during construction, should be taken into consideration and safely managed. This is an already congested area during the school year, near Athens HS and adjoining Larson MS; Care should be made to notify the school, so they may notify parents, if construction is planned during the school year, to prevent loaded trucks coming and going, before 7:30 am. During summer construction: The kids in our neighborhood use the wooded trail that will be destroyed, they walk it and ride their bikes or walk on it, to 7-11. To ensure no one inadvertently enter the construction zone, signage, caution tape and the like should be utilized so they know the trail isn't to be used by them anymore. So, this development is impacting wildlife corridor and the kids' Slurpee corridor, haha.

I have walked this path myself for many years, thinking it was school property not private. Our community spread wood chips on the muddy portion of this path as a community project to keep it less messy for kids and bikes. It is part of the natural features that make Troy distinctive, why residents and government was compelled to adopt a local Woodland Ordinance into the city's code. I am sad to see this wooded area go, but I understand it is the property owner's right to build, in compliance with Troy's Woodland Ordinance and other state and local laws. I am grateful Mondrian Properties seems to understand, our community uses this wooded area, and is attempting to preserve some of it. I am hopeful that the clearing of land and trees, and development of infrastructure to support the homes, then the homes themselves, are done in a fashion that preserves the natural health of the nature around it, and is protective of human health and the environmental as a whole. Thank you for your consideration of all these issues going forward, and good luck,  
Kim Ethridge, Terova Drive, Troy Mi 48085



**From:** [Kimberly Culbert](#)  
**To:** [Planning](#)  
**Subject:** New development by Mondrian Properties  
**Date:** Thursday, December 9, 2021 6:49:08 PM

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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 Commission,  
>  
> I don't believe we need so many new development. One of the reasons people are attracted to living in Troy is that there are still many undeveloped areas!! The wooded areas are so important to our community!!  
>  
> If you won't listen to what people truly want please make them plant 2 trees for every single tree they cut down. Make sure they are mature trees not tiny little one, please!!  
>  
> Thank you for taking the time to read my email!!  
>  
> Sincerely,  
>  
>  
> Kimberly Baker  
> Troy, MI 48085  
>  
>

**From:** [mary bain](#)  
**To:** [Planning](#)  
**Subject:** City Planning Commission/Adler Cover  
**Date:** Sunday, December 12, 2021 5:09:46 PM

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**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 have learned of development of a new subdivision to be built along Long Lake Road, east of John R. Mondrian Properties. This is an area where families can see actual wooded land with trees, animals and water. My family and neighbors enjoy walking along the path to watch the ducks in the Clinton River creek, in the spring Red Winged Blackbirds are numerous. The loss of this area for yet another Mondrian Ghetto is truly sad. The new 16-20 near identical houses would be crammed into another area that would actually bring down property value. When we moved into this area 20 years ago, Troy motto was 'City of trees' now it is the City of Mondrian. No one wants their homes next door to a Mondrian Ghetto with decreased open land, decreased deer, rabbits and even coyotes. Troy is no longer considered a prime 'green' city.

Sincerely,

Mary Bain  
4710 Bramford Drive  
Troy, MI 48085

**From:** [Dale Lancaster](#)  
**To:** [Planning](#)  
**Subject:** Proposed Adler Cove subdivision  
**Date:** Wednesday, December 15, 2021 3:57:41 PM

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**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 Planning Manager,

Addressing the newly proposed Adler Cove by Mondrian Properties:

We, the residents of E.Long Lake, would like to see a deceleration.lane into the property. The sidewalk in that area is traveled by children on foot and via bicycle.to and from Larson Middle School.

Also, there needs to be a cul-de-sac to accommodate a standard school bus at the end of the street

School bus stops should not be attempted on Long Lake rd.

This is necessary for child safety and traffic .

Thirdly, we would like Mondrian Properties not to invade the 100 ft flood plane to the bank of the Gibson Drain.

Due to seasonal flooding this year in Macomb County,

We should not contribute to the flooding of the river system there.

Your consideration of these requests is sincerely appreciated.

Dale Lancaster

Citizen

[Sent from the all new AOL app for Android](#)



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

O-02a

## CITY COUNCIL AGENDA ITEM

Date: January 14, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Lisa Burnham, Controller  
Kyle Vieth, Financial Compliance Manager

Subject: PA 202 of 2017 – The Protecting Local Government Retirement and Benefits Act

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The Michigan Legislature passed the Protecting Local Government Retirement and Benefits Act in December 2017. The forms and filing requirements are administered by the Michigan Department of Treasury and are required by local governments who offer a defined benefit pension and/or a defined benefit retirement health care system.

The requirements that relate to the City of Troy are as follows:

- Local governments must post the current year report on their website or in a public place.
- The local government must electronically submit the form to its governing body.
- Local governments must have had an actuarial experience study conducted by the plan actuary for each retirement system at least every five years.
- Local governments must have had a peer actuarial audit conducted by an actuary that is not the plan actuary OR replace the plan actuary at least every eight years.

Attached you will find our submission to the Michigan Department of Treasury. We are in compliance with the Act and none of our Systems trigger “underfunded status” as defined by PA 202 of 2017. Specifically, our Retiree Health Care is funded at 78.7% utilizing uniform assumptions against the State’s trigger of 40%. For Pensions, the trigger is 60% funded and a contribution requirement greater than 10% of the ratio of contribution to governmental fund revenues. Our Pension is overfunded at 122.0% utilizing uniform assumptions. The VFIP is funded at 52.3% but the contribution ratio is only 1.9%, thus gaining compliance with the Act.

In the near future the City of Troy will be conducting actuarial experience studies and a peer audit for all three plans.

Enter Local Government Name	City of Troy	Instructions: For a list of detailed instructions on how to complete and submit this form, visit <a href="http://michigan.gov/LocalRetirementReporting">michigan.gov/LocalRetirementReporting</a> .
<a href="#">Enter Six-Digit Municode</a>	632230	
Unit Type	City	
Fiscal Year End Month	June	
Fiscal Year (four-digit year only, e.g. 2019)	2021	
Contact Name (Chief Administrative Officer)	Rob Maleszyk	Questions: For questions, please email <a href="mailto:LocalRetirementReporting@michigan.gov">LocalRetirementReporting@michigan.gov</a> . Return this original Excel file. Do not submit a scanned image or PDF.
Title if not CAO	CFO	
CAO (or designee) Email Address	<a href="mailto:robert.maleszyk@troymt.gov">robert.maleszyk@troymt.gov</a>	
Contact Telephone Number	248-524-3319	
Pension System Name (not division) 1	Troy Employee Retirement System	If your pension system is separated by divisions, you would only enter one system. For example, one could have different divisions of the same system for union and non-union employees. However, these would be only one system and should be reported as such on this form.
Pension System Name (not division) 2	Troy Volunteer Firefighter Incentive Plan and Trust	
Pension System Name (not division) 3		
Pension System Name (not division) 4		
Pension System Name (not division) 5		

Line	Descriptive Information	Source of Data	System 1	System 2	System 3	System 4	System 5
1	Is this unit a primary government (County, Township, City, Village)?	Calculated	YES	YES			
2	Provide the name of your retirement pension system	Calculated from above	Troy Employee Retirement System	Troy Volunteer Firefighter Incentive Plan and Trust			
3	Financial Information						
4	Enter retirement pension system's assets (system fiduciary net position ending)	Most Recent Audit Report	242,788,875	14,956,342			
5	Enter retirement pension system's liabilities (total pension liability ending)	Most Recent Audit Report	163,266,429	25,831,151			
6	Funded ratio	Calculated	148.7%	57.9%			
7	Actuarially Determined Contribution (ADC)	Most Recent Audit Report	-	1,319,272			
8	Governmental Fund Revenues	Most Recent Audit Report	95,300,427	95,300,427			
9	All systems combined ADC/Governmental fund revenues	Calculated	1.4%	1.4%			
10	Membership						
11	Indicate number of active members	Actuarial Funding Valuation used in Most Recent Audit Report	39	136			
12	Indicate number of inactive members	Actuarial Funding Valuation used in Most Recent Audit Report	6	5			
13	Indicate number of retirees and beneficiaries	Actuarial Funding Valuation used in Most Recent Audit Report	329	134			
14	Investment Performance						
15	Enter actual rate of return - prior 1-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	30.32%	27.19%			
16	Enter actual rate of return - prior 5-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	12.72%	10.02%			
17	Enter actual rate of return - prior 10-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	9.68%				
18	Actuarial Assumptions						
19	Actuarial assumed rate of investment return	Actuarial Funding Valuation used in Most Recent Audit Report	6.50%	6.50%			
20	Amortization method utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	Other	Level Dollar			
21	Amortization period utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	0	25			
22	Is each division within the system closed to new employees?	Actuarial Funding Valuation used in Most Recent Audit Report	Yes	No			
23	Uniform Assumptions						
24	Enter retirement pension system's actuarial value of assets using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	199,448,307	13,179,663			
25	Enter retirement pension system's actuarial accrued liabilities using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	163,542,462	25,189,584			
26	Funded ratio using uniform assumptions	Calculated	122.0%	52.3%			
27	Actuarially Determined Contribution (ADC) using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	-	1,781,792			
28	All systems combined ADC/Governmental fund revenues	Calculated	1.9%	1.9%			
29	Pension Trigger Summary						
30	Does this system trigger "underfunded status" as defined by PA 202 of 2017?	Primary government triggers: Less than 60% funded <u>AND</u> greater than 10% ADC/Governmental fund revenues. Non-Primary government triggers: Less than 60% funded	NO	NO	NO	NO	NO

**Requirements (For your information, the following are requirements of P.A. 202 of 2017)**  
Local governments must post the current year report on their website or in a public place.  
The local government must electronically submit the form to its governing body.  
Local governments must have had an actuarial experience study conducted by the plan actuary for each retirement system at least every 5 years.  
Local governments must have had a peer actuarial audit conducted by an actuary that is not the plan actuary OR replace the plan actuary at least every 8 years.



Enter Local Government Name	City of Troy	Instructions: For a list of detailed instructions on how to complete and submit this form, visit <a href="http://michigan.gov/LocalRetirementReporting">michigan.gov/LocalRetirementReporting</a> .
Enter Six-Digit Municode	632230	
Unit Type	City	
Fiscal Year End Month	June	
Fiscal Year (four-digit year only, e.g. 2019)	2021	
Contact Name (Chief Administrative Officer)	Rob Maleszyk	Questions: For questions, please email <a href="mailto:LocalRetirementReporting@michigan.gov">LocalRetirementReporting@michigan.gov</a> . Return this original Excel file. Do not submit a scanned image or PDF.
Title if not CAO	CFO	
CAO (or designee) Email Address	robert.maleszyk@troymi.gov	
Contact Telephone Number		
OPEB System Name (not division) 1	Troy Retiree Health Care Plan	If your OPEB system is separated by divisions, you would only enter one system. For example, one could have different divisions of the same system for union and non-union employees. However, these would be only one system and should be reported as such on this form.
OPEB System Name (not division) 2		
OPEB System Name (not division) 3		
OPEB System Name (not division) 4		
OPEB System Name (not division) 5		

Line	Descriptive Information	Source of Data	System 1	System 2	System 3	System 4	System 5
1	Is this unit a primary government (County, Township, City, Village)?	Calculated	YES	YES	YES	YES	YES
2	Provide the name of your retirement health care system	Calculated from above	Troy Retiree Health Care Plan				
3	Financial Information						
4	Enter retirement health care system's assets (system fiduciary net position ending)	Most Recent Audit Report	122,311,607				
5	Enter retirement health care system's liabilities (total OPEB liability)	Most Recent Audit Report	129,059,263				
6	Funded ratio	Calculated	94.8%				
7	Actuarially determined contribution (ADC)	Most Recent Audit Report	3,231,801				
7a	Do the financial statements include an ADC calculated in compliance with <a href="#">Numbered Letter 2018-3?</a>	Most Recent Audit Report	YES				
8	Governmental Fund Revenues	Most Recent Audit Report	95,300,427				
9	All systems combined ADC/Governmental fund revenues	Calculated	3.4%				
10	Membership						
11	Indicate number of active members	Actuarial Funding Valuation used in Most Recent Audit Report	170				
12	Indicate number of inactive members	Actuarial Funding Valuation used in Most Recent Audit Report	-				
13	Indicate number of retirees and beneficiaries	Actuarial Funding Valuation used in Most Recent Audit Report	355				
14	Provide the amount of premiums paid on behalf of the retirees	Most Recent Audit Report or Accounting Records					
15	Investment Performance						
16	Enter actual rate of return - prior 1-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	29.55%				
17	Enter actual rate of return - prior 5-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	12.65%				
18	Enter actual rate of return - prior 10-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider					
19	Actuarial Assumptions						
20	Assumed Rate of Investment Return	Actuarial Funding Valuation used in Most Recent Audit Report	6.50%				
21	Enter discount rate	Actuarial Funding Valuation used in Most Recent Audit Report	6.50%				
22	Amortization method utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	Level Dollar				
23	Amortization period utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	23				
24	Is each division within the system closed to new employees?	Actuarial Funding Valuation used in Most Recent Audit Report	Yes				
25	Health care inflation assumption for the next year	Actuarial Funding Valuation used in Most Recent Audit Report	7.50%				
26	Health care inflation assumption - Long-Term Trend Rate	Actuarial Funding Valuation used in Most Recent Audit Report	3.50%				
27	Uniform Assumptions						
28	Enter retirement health care system's actuarial value of assets using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	105,760,959				
29	Enter retirement health care system's actuarial accrued liabilities using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	134,373,035				
30	Funded ratio using uniform assumptions	Calculated	78.7%				
31	Actuarially Determined Contribution (ADC) using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	3,740,897				
32	All systems combined ADC/Governmental fund revenues	Calculated	3.9%				
33	Summary Report						
34	Did the local government pay the retiree insurance premiums for the year?	Accounting Records	YES				
35	Did the local government pay the normal cost for employees hired after June 30, 2018?	Accounting Records	N/A				
36	Does this system trigger "underfunded status" as defined by PA 202 of 2017?	Primary government triggers: Less than 40% funded AND greater than 12% ARC/Governmental fund revenues. Non-Primary government triggers: Less than 40% funded	NO	NO	NO	NO	NO

**Requirements (For your information, the following are requirements of P.A. 202 of 2017)**

Local governments must post the current year report on their website or in a public place

The local government must electronically submit the form to its governing body.

Local governments must have had an actuarial experience study conducted by the plan actuary for each retirement system at least every 5 years

Local governments must have had a peer actuarial audit conducted by an actuary that is not the plan actuary OR replace the plan actuary at least every 8 years.



## CITY COUNCIL AGENDA REPORT

Date: January 24, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Lisa Burnham, Controller  
Kyle Vieth, Financial Compliance Manager

Subject: Coronavirus State and Local Fiscal Recovery Funds & Final Rule

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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). The City received 50% of its funding (\$4,090,772.50) on May 24, 2021, and expects to receive the remaining 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 Department of Treasury released the Final Rule on January 6, 2022 which will go into effect on April 1, 2022. This will replace the Interim Final Rule that was released in May 2021. Until that time, the interim final rule remains in effect. Any funds used consistently with the interim final rule while it's in effect will be considered in compliance with the CSLFRF program.

The Final Rule maintains that eligible uses of CSLFRF fall into four broad categories:

1. Responding to the negative economic impacts of the public health emergency
2. Premium pay for essential workers
3. Revenue loss
4. Making necessary investments in water, sewer, or broadband infrastructure

At this point, the City plans to utilize the Revenue Loss approach. The Final Rule expanded the guidance and recipients now have the option to either determine the extent of revenue loss by formula or by taking a one-time standard allowance of up to \$10 million during the period of performance. The City will plan to take the standard allowance as it covers the full award amount and will ease the administrative time spent. Examples of government services per the Final Rule include road building and maintenance, infrastructure projects, and the purchase of fire trucks and police vehicles. The City will evaluate how the funds will be spent during the budget process.

The Final Rule is consistent with the Interim Final Rule related to 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.



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O-02c

## CITY COUNCIL REPORT

Date: January 11, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Kelly Timm, City Assessor  
Glenn Lapin, Economic Development Specialist

Subject: 2021 State Treasurer Reports for Troy Local Development Finance Authority (LDFA)  
and Troy Downtown Development Authority (DDA)

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Per reporting requirements outlined in State of Michigan Act 57 of 2018, attached you will find fiscal year 2021 annual reports recently submitted to the State Treasurer for the Troy LDFA and Troy DDA.

Thank you for your continuing support of the Troy LDFA and Troy DDA.

## Annual Report on Status of Tax Increment Financing Plan

<b>Send completed form to:</b> <a href="mailto:Treas-StateSharePropTaxes@michigan.gov">Treas-StateSharePropTaxes@michigan.gov</a> <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 2021.</small>	<b>Municipality Name</b>  <b>Local Development Finance Authority</b>	TIF Plan Name  189357	For Fiscal Years ending in  <b>2021</b>
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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 FY21? 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:	<div style="border-bottom: 1px solid black; text-align: center;">2003</div> <div style="border-bottom: 1px solid black; text-align: center;">2017</div> <div style="border-bottom: 1px solid black; text-align: center;">12/31/2034</div> <div style="border-bottom: 1px solid black; text-align: center;">No</div> <div style="border-bottom: 1px solid black; text-align: center;">2004</div> <div style="border-bottom: 1px solid black; text-align: center;">Yes</div> <div style="border-bottom: 1px solid black; text-align: center;"> Certified Tech Park  "Smart Zone" </div>
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Revenue:	Tax Increment Revenue	\$	157,118
	Property taxes - from DDA levy	\$	-
	Interest	\$	1,616
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	51,815
	Other income (grants, fees, donations, etc.)	\$	(9,595)
	Total	\$	200,954

From counties	\$	34,945
From municipalities (city, twp, village)	\$	56,124
From libraries (if levied separately)	\$	4,272
From community colleges	\$	9,533
From regional authorities (type name in next cell)	\$	-
From regional authorities (type name in next cell)	\$	-
From regional authorities (type name in next cell)	\$	-
From local school districts-operating	\$	35,682
From local school districts-debt	\$	6,428
From intermediate school districts	\$	10,134
From State Education Tax (SET)	\$	-
From state share of IFT and other specific taxes (school taxes)	\$	-
<b>Total</b>	<b>\$</b>	<b>157,118</b>

Automation Alley Operations	\$	119,952
Infrastructure	\$	75,264
Administrative Services	\$	5,000
Marketing Costs-Memberships	\$	17,500
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
	\$	-
Transfers to General Fund	\$	-
Total	\$	217,716

	\$	-
Transfers to General Fund	\$	-
Total	\$	217,716

Outstanding non-bonded Indebtedness	Principal	\$	-
	Interest	\$	-
Outstanding bonded Indebtedness	Principal	\$	-
	Interest	\$	-
	Total	\$	-

Principal	\$	-
Interest	\$	-
<b>Total</b>	\$	-



**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	\$ 16,545,550	\$ 13,016,380	\$ 3,529,170	27.4983700	\$97,046.42
Ad valorem industrial personal	\$ 2,329,840	\$ 885,930	\$ 1,443,910	20.4147000	\$29,476.99
Ad valorem commercial personal	\$ 1,851,720	\$ 545,070	\$ 1,306,650	23.4147000	\$30,594.82
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
<b>Exempt (from all property tax) Real Property</b>	\$ -	\$ -	-	0.0000000	\$0.00
Total Captured Value		\$ 14,447,380	6,279,730		<b>\$157,118.23 Total TIF Revenue</b>

## Annual Report on Status of Tax Increment Financing Plan

<b>Send completed form to:</b> <a href="mailto:Treas-StateSharePropTaxes@michigan.gov">Treas-StateSharePropTaxes@michigan.gov</a>	<b>Municipality Name</b>	TIF Plan Name	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 ending in 2021.	<b>Downtown Development Authority</b>		<b>2021</b>
		1993	
		2013	
		2033	
		No	
		1995	
		No	

<b>Revenue:</b>	Tax Increment Revenue	\$	1,773,645
	Property taxes - from DDA levy	\$	-
	Interest	\$	32,949
	State reimbursement for PPT loss (Forms 5176 and 4650)	\$	-
	Other income (grants, fees, donations, etc.)	\$	3,878,537
	Total	\$	5,685,131
<b>Tax Increment Revenues Received</b>			
	From counties	\$	504,663
	From municipalities (city, twp, village)	\$	1,026,711
	From libraries (if levied separately)	\$	74,976
	From community colleges	\$	167,295
	From regional authorities (type name in next cell)	\$	-
	From regional authorities (type name in next cell)	\$	-
	From regional authorities (type name in next cell)	\$	-
	From local school districts-operating	\$	-
	From local school districts-debt	\$	-
	From intermediate school districts	\$	-
	From State Education Tax (SET)	\$	-
	From state share of IFT and other specific taxes (school taxes)	\$	-
	Total	\$	1,773,645
<b>Expenditures</b>	Administrative Fees	\$	27,000
	Audit Fees	\$	5,100
	Quality Development Initiative (QDI)	\$	36,466
	Big Beaver Corridor Maintenance	\$	232,777
	Other Expenditures	\$	2,719
	Bond Insurance Cost	\$	154,147
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
		\$	-
	Transfers to other municipal fund (list fund name)	\$	-
	Transfers to other municipal fund (list fund name)	\$	-
	Transfers to General Fund	\$	-
	Total	\$	458,209
<b>Outstanding non-bonded Indebtedness</b>			
	Principal	\$	-
	Interest	\$	-
<b>Outstanding bonded Indebtedness</b>			
	Principal	\$	2,840,000
	Interest	\$	996,815
	Total	\$	3,836,815
<b>Bond Reserve Fund Balance</b>			
		\$	3,061,529

**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	\$ 326,010,650	\$ 244,924,440	\$ 81,086,210	16.0979000	\$1,305,317.70
Ad valorem industrial personal	\$ 487,470	\$ -	487,470	16.0979000	\$7,847.24
Ad valorem commercial personal	\$ 92,872,820	\$ 64,267,830	28,604,990	16.0979000	\$460,480.27
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
<b>Exempt (from all property tax) Real Property</b>	\$ -	\$ -	-	0.0000000	\$0.00
Total Captured Value		\$ 309,192,270	110,178,670		<b>\$1,773,645.21 Total TIF Revenue</b>



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O-02d

## CITY COUNCIL AGENDA ITEM

Date: January 18, 2022

To: Honorable Mayor and City Council Members

From: Lori Grigg Bluhm, City Attorney  
Allan T. Motzny, Assistant City Attorney  
Julie Quinlan Dufrane, Assistant City Attorney  
Nicole F. MacMillan, Assistant City Attorney

Subject: 4th Quarter 2021 Litigation Report

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The following is the quarterly report of pending litigation and other matters of interest.  
**Developments during the FOURTH quarter of 2021 are in bold.**

### **A. ANATOMY OF THE CASE**

Once a lawsuit has been filed against the City or City employees, the City Attorney's office prepares a memo regarding the allegations in the complaint. At that time, our office requests authority from Council to represent the City and/or the employees. Our office then engages in the discovery process, which generally lasts for several months, and involves interrogatories, requests for documents, and depositions. After discovery, almost all cases are required to go through case evaluation (also called mediation). In this process, three attorneys evaluate the potential damages, and render an award. This award can be accepted by both parties, and will conclude the case. However, if either party rejects a case evaluation award, there are potential sanctions if the trial result is not as favorable as the mediation award. In many cases, a motion for summary disposition will be filed at the conclusion of discovery. In all motions for summary disposition, the Plaintiff's version of the facts are accepted as true, and if the Plaintiff still has failed to set forth a viable claim against the City, then dismissal will be granted. It generally takes at least a year before a case will be presented to a jury. It also takes approximately two years before a case will be finalized in the Michigan Court of Appeals and/or the Michigan Supreme Court.

### **B. ZONING CASES**

These are cases where the property owner has sued for a use other than that for which the land is currently zoned and/or the City is suing a property owner to require compliance with the existing zoning provisions.

1. International Outdoor, Inc. v City of Troy - On February 3, 2017, International Outdoor, Inc. filed this lawsuit in the Federal District Court for the Eastern District of Michigan challenging the constitutionality of the City's sign ordinance. International argues, among other things, that since the City does not require permits for temporary signs or special event signs, the permit requirement to erect a billboard is a content-based restriction, allegedly in violation of the 2015 Reed v. Town of Gilbert U.S. Supreme Court case. According to International, the ordinance is unconstitutional and should not





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## CITY COUNCIL AGENDA ITEM

have been applied as a basis to deny the permits for its requested billboards. International states it is seeking injunctive and declaratory relief and money damages, but the complaint does not request any specific remedy. However, the case was filed under 42 U.S.C. Section 1983, which allows for the recovery of attorney fees if the plaintiff prevails on any aspect of the case. The lawsuit was assigned to Judge George Caram Steeh. The City filed a motion to dismiss. A hearing on the motion was scheduled for June 26, 2017. On June 30, 2017, the Court entered its order granting in part and denying in part the City's motion to dismiss. The Court granted the City's motion to dismiss Count II of the complaint, which alleged the Sign Ordinance contained content based restrictions imposed without a compelling government interest. However, the Court denied the City's motion as to Count I, which alleged the variance provisions of the Sign Ordinance constituted an unconstitutional prior restraint because it gives the Building Code Board of Appeals unbridled discretion in deciding a variance request. The City filed a motion for reconsideration, which is still pending with the Court. On December 20, 2017, the Court entered its order denying the motion for reconsideration, but clarifying that the Court had not made a final decision on the validity of Troy's Sign Ordinance. The City must now file an answer to Count I of the complaint. The City filed its answer, and the parties are now engaging in discovery. Discovery is continuing. Plaintiffs scheduled depositions of former and select current members of the Building Code Board of Appeals, and the City objected. Plaintiff then filed a motion to compel the depositions, to which the City responded. The Court issued an order stating that there would not be oral argument on the motion, so we are now waiting for the Court's decision concerning these depositions. The Court denied Plaintiff's motion to compel depositions. Plaintiff has now filed a motion for summary judgment, and the City's response is due October 11<sup>th</sup>. The City filed a response to the motion for summary judgment and a cross motion for summary judgment in favor of the City. A hearing on both the Plaintiff's motion and the City's motion was held on January 16, 2019. On January 18, 2019, the Court issued its opinion and order denying Plaintiff's motion for summary judgment and granting the City's motion for summary judgment. The Court entered a final judgment in the case in favor of the City. Plaintiff has now filed an appeal with United States Court of Appeals for the Sixth Circuit in Cincinnati, Ohio. Plaintiff also filed a motion in the District Court, claiming entitlement to attorney fees based on the Court's rulings, some of which were favorable to the Plaintiff, even though the case was dismissed in favor of the City. The City timely responded to this motion, which is still pending. As required by the Sixth Circuit Court of Appeals, the parties participated in an unfruitful mediation conference call on March 6, 2019. Afterwards, the Sixth Circuit established its appellate briefing schedule, requiring Plaintiff's brief to be filed on or before April 29, 2019, and the City's response is due May 28, 2019. On April 1, 2019, District Court Judge Steeh issued his opinion and order denying the Plaintiff's motion for attorney fees. Plaintiff has filed a second appealing to challenge the denial of attorney fees. On motion of the Plaintiff, the second appeal was consolidated with the initial appeal and the briefing schedule was amended. Plaintiff filed its appellate brief, and the City timely filed its response. The case has been scheduled for oral argument on October 16, 2019 before the U.S. Court of Appeals for the Sixth Circuit in Cincinnati. The Court heard oral arguments on October 16, 2019,



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and the parties are now waiting for the Court to issue its opinion. As of March 31, 2020, the Court had not yet issued an opinion. The parties are still waiting for the Court to issue an opinion. On September 4, 2020, the U.S. Court of Appeals issued an opinion affirming the dismissal of Count I of Plaintiff's complaint, but reversing the lower court's dismissal of Count II and remanding the case. Two judges joined the majority opinion, and the third judge issuing a dissenting opinion, indicating he would have affirmed the dismissal of Count II. The City has filed a motion for rehearing en banc, requesting rehearing before the entire panel of U.S. Sixth Circuit Court of Appeals judges, seeking an affirmation of the dismissal of Count II. On December 21<sup>st</sup>, the Sixth Circuit Court of Appeals entered an order denying the City's motion for rehearing en banc. The case was remanded to the District Court. Judge Steeh directed the parties to file supplemental briefs on remand. The City filed its supplementary brief and a reply to Plaintiff's supplementary brief. We are awaiting a decision from the Court. On April 6, 2021, the Court entered an Order Dismissing Count II of Plaintiff's Complaint and Denying Plaintiff's Motion for Attorney Fees and it entered a Judgment in favor of the City. On April 19, 2020, the Plaintiff filed a motion for reconsideration of the Court's April 6, 2021 decision. On May 5, 2021, the Court denied Plaintiff's motion for reconsideration. On June 1, 2021, Plaintiff filed an appeal in United States Court of Appeals for the Sixth Circuit. Plaintiff filed its appellate brief, and the City timely responded. **The parties are now waiting for the Sixth Circuit U.S. Court of Appeals to either grant oral argument or take other action.**

2. Tollbrook, LLC v City of Troy - Tollbrook submitted an application for a rezoning of three parcels on McClure, from one family residential zoning to Big Beaver Form Based District zoning. This application was proposed as a straight rezoning request, and was denied by Troy City Council, consistent with the recommendation from the Planning Commission. Plaintiff filed this Complaint, alleging substantive due process violations. Plaintiff filed it in Oakland County Circuit Court, and the City removed it to federal court, since the parties previously litigated a very similar case before Judge Goldsmith. Plaintiff then filed a motion to request a transfer of the case back to the Oakland County Circuit Court. This motion was briefed by the parties, and is pending. The motion is still under advisement. On March 5, 2021, Judge Goldsmith entered an Order, remanding the case to the Oakland County Circuit Court. Plaintiff submitted a proposed confidential settlement offer that was considered and rejected by City Council. The City subsequently filed a Motion for Consolidation and Request for Transfer which was denied by the Circuit Court. This case is now in the discovery phase. **The City of Troy filed a motion to dismiss with oral argument scheduled for March 9, 2022.**
3. Tollbrook West LLC. v City of Troy - Tollbrook West submitted an application to rezone two parcels located at 3109 Alpine and an adjacent vacant parcel from R-1B to Big Beaver District zoning. This straight rezoning application was denied by the Troy City Council on July 22, 2019, consistent with the Planning Commission recommendation. Plaintiff filed this Complaint, alleging substantive due process violations. Plaintiff filed it in Oakland County Circuit Court, and the City removed it to federal court, since the parties previously litigated a very similar case before Judge Goldsmith. Plaintiff then



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## CITY COUNCIL AGENDA ITEM

filed a motion to request a transfer of the case back to the Oakland County Circuit Court. This motion was briefed by the parties, and is pending. The motion is still under advisement. On March 5, 2021, Judge Goldsmith entered an Order, remanding the case to the Oakland County Circuit Court. Plaintiff submitted a proposed confidential settlement offer that was considered and rejected by City Council. The City subsequently filed a Motion for Consolidation and Request for Transfer which was denied by the Circuit Court. This case is now in the discovery phase. **The City of Troy filed a motion to dismiss with oral argument scheduled for March 9, 2022.**

4. Safet Stafa v. City of Troy- Plaintiff's case against the City of Troy seeks equitable relief from the Oakland County Circuit Court. Specifically, Plaintiff asks for a writ of mandamus or alternatively superintending control, requiring the City to grant Plaintiff's preliminary site plan application for a townhome project located on the northwest corner of Crooks and Wattles Roads. The Troy Planning Commission denied the preliminary site plan application because it found that the site plan was not compatible with adjacent properties and that it did not provide adequate transition to adjacent properties. Plaintiff appealed the Planning Commission's denial to the Troy Zoning Board of Appeals (ZBA). In a split vote of 4-3, the ZBA affirmed the Planning Commission decision. The City initially filed a Motion to Dismiss, but instead of responding to that motion directly, Plaintiff was allowed to file an Amended Complaint, which the City will ask to dismiss. Five Troy citizens, including one current member of the Troy Planning Commission, filed a Motion to Intervene in the lawsuit. The Court has scheduled oral argument for the residents' motion to intervene and the motion to dismiss for October 27, 2021. **The City of Troy filed its Motion to Dismiss Plaintiff's Amended Complaint, which was granted by the Court on November 17, 2021. Plaintiff subsequently filed a Claim of Appeal with the Court of Appeals, which is in the process of being perfected.**

### C. EMINENT DOMAIN CASES

These are cases in which the City wishes to acquire property for a public improvement and the property owner wishes to contest either the necessity or the compensation offered. In cases where only the compensation is challenged, the City obtains possession of the property almost immediately, which allows for major projects to be completed.

**There are no pending eminent domain cases for this quarter.**

### D. CIVIL RIGHTS CASES

These are cases that are generally filed in the federal courts, under 42 U.S.C. Section 1983. In these cases, the Plaintiffs argue that the City and/or police officers of the City of Troy somehow violated their civil rights.

1. Adam Community Center v. City of Troy et. al. and U.S. v. City of Troy - Plaintiff filed this lawsuit against the City of Troy, the Troy City Council, the Troy Planning Commission, the Troy Zoning Board of Appeals, and each of the individual members of the Troy Zoning Board of Appeals, challenging the ZBA denial of significant variance



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## CITY COUNCIL AGENDA ITEM

requests for the property at 3565 Rochester Road. Plaintiff needed these variances to have a place of worship, plus a library, gym, and banquet center. Plaintiff's eleven count complaint argues that the City of Troy, the Troy City Council and the Troy Planning Commission, as the entities responsible for Troy's zoning ordinance, violated ADAM's Constitutional First and Fourteenth Amendment rights (Exercise of Religion, Freedom of Speech and Freedom of Assembly), ADAM's Fifth Amendment Rights, the Religious Land Use and Institutionalized Persons Act (RLUIPA), and also ADAM's Michigan Constitutional Rights. ADAM argues that there is no other Islamic house of worship in the City, and therefore the City and/or the Defendants violated their First Amendment Rights and RLUIPA. Plaintiff's lawsuit also alleges that the City and the individual ZBA members engaged in discrimination in denying ADAM's variance requests. Plaintiff also asserts that there were procedural irregularities at the June 19, 2018 public hearing which allegedly entitle ADAM to injunctive and declaratory relief, as well as compensatory and punitive damages. Specifically, ADAM is seeking a Court order overriding the ZBA's variance denials and the City's zoning regulations for churches, plus damages. The City filed a motion to dismiss as its first responsive pleading, seeking dismissal of the entire case, and/or dismissal of some of the claims and defendants. On March 12, 2019, the Court entertained oral argument on the motion, and the parties are now waiting for a written decision from U.S. District Court Judge Nancy Edmunds, who is the presiding judge for this case. On April 4, 2019, the Court granted in part and denied in part the City's Motion for Dismissal. Plaintiff's state law claims were dismissed by Court order. The case is now proceeding through discovery. On September 19, 2019, the United States of America filed a lawsuit against the City in the United States District Court for the Eastern District of Michigan alleging RLUIPA violations. In its complaint, the United States claims it is basing its claim on the City's treatment of Adam Community Center in its effort to establish a place of worship in the City. The U.S. is seeking injunctive and declaratory relief. The case was assigned to Federal District Court Judge Paul Borman, and then consolidated with the ADAM case, handled by Judge Nancy Edmunds. The Court scheduled a settlement conference for the two consolidated cases for December 17, 2019. On October 16, 2019 and October 21, 2019, two of the individual ZBA members were dismissed from the case with Plaintiff's consent. Motions to dismiss the remaining individual ZBA members were filed on November 25, 2019 and November 26, 2019, and the Court scheduled its hearing on the summary judgment motions for January 15, 2020. The Court cancelled the hearing date on the motion to dismiss the individual defendants and rescheduled the hearing for March 4, 2020. After the oral argument, the parties are waiting a decision from the Court. Discovery is continuing on the case filed by the United States. The parties are continuing with discovery, including the scheduling of depositions. On August 26, 2020, Judge Edmunds granted the motion for summary judgment filed on behalf of the individual ZBA member defendants and dismissed those defendants from the case, finding that they were entitled to dismissal based on qualified immunity. Adam has filed a motion for rehearing with regard to the dismissal of ZBA member Glenn Clark only. The Court has indicated it will decide the motion without oral argument but is allowing a response to the motion to be filed by October 13. On December 20<sup>th</sup>, the Court entered its Order Denying Adam's Motion for Reconsideration,





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## CITY COUNCIL AGENDA ITEM

so all individual defendants remain dismissed. The City filed a motion for summary judgment in both the Adam and USA case seeking a dismissal of all remaining claims against the City. Adam and the USA also filed motions for summary judgment. The City filed its responses to Adam's and USA's motions for summary judgment and has received Adam's and the USA's responses. The City then filed replies to the responses from Adam and USA. The Court issued an order declaring that all the motions for summary judgment will be decided without oral argument. The parties are now awaiting a decision by the Court. **The parties continue to wait for a decision from the Court.**

2. Carter v. Shearer et. al. and Louis Vuitton et.al. – On Friday, April 16, 2021, a lawsuit was filed against two Troy Police Officers (one identified, the other named as “John Doe”) as well as the Louis Vuitton store and a Louis Vuitton sales clerk (identified as “Jane Doe”). It was filed in the federal court (Eastern District of Michigan), and assigned to Judge Terrence Berg. The lawsuit alleges that the individual Troy police officers violated her constitutional rights (4<sup>th</sup> and 14<sup>th</sup> Amendment), and also a separate claim under state law of false arrest. As its first responsive pleading, the City filed a motion to dismiss, alleging that Plaintiff's Complaint has failed to state a valid claim. Plaintiff filed a motion to amend her complaint, and the City filed a response in opposition, arguing that even with the proposed amendments, the complaint still fails to state a claim. Louis Vuitton also filed a motion to dismiss, which made similar arguments that were made by the City. The Court issued an order eliminating oral argument on the briefs. **The parties are now awaiting the Court's decision on the pending motions.**
3. Viau v. Troy- Ms. Viau filed this lawsuit in federal court (Judge Mark Goldsmith), alleging that her 10-year daughter was discriminated against in a summer soccer program when the participants were divided into groups to scrimmage. She alleges that the City and its employees are liable, based on a 14<sup>th</sup> Amendment Equal Protection Claim, and also a State law claim that her daughter was denied public accommodation because she felt compelled to withdraw from the soccer camp. Our office has submitted an agenda item for the July 12, 2021 City Council meeting, asking for the authority to represent the City. The City filed a motion for summary judgment. The Court has scheduled the case for a status conference on September 24, 2021. At the status conference, the Judge granted Plaintiff 14 days to file an amended complaint. If Plaintiff files an amended complaint, the City may then file another summary judgment motion. If Plaintiff does not file an amended complaint, Plaintiff must respond to the City's original motion. On September 30, 2021, the Court referred the case to a magistrate for a settlement conference. **The Plaintiff then filed an amended complaint, adding the Troy School District as a defendant. The City filed a motion to dismiss the amended complaint and a motion for summary judgment. The Plaintiff filed a response to the motion and the City filed a reply. A hearing date has not been scheduled for the motion. The Court scheduled a settlement conference with Magistrate Judge David Grand for November 18, 2021. However, on the eve of the settlement conference, Ms. Viau filed a motion to have her attorneys withdraw from the case. In light of this development, Magistrate Judge Grand adjourned the settlement conference.**



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4. **Viau v. Troy PD** - In this second lawsuit, Ms. Viau complains about Troy Police officers coming to her home uninvited on one occasion and she also complains the Troy Police failed to follow up and investigate a report she had made in April 2021 regarding an incident that occurred in August 2019 in Glen Arbor, Michigan. The case was filed in federal court and assigned to Judge Victoria Roberts. Ms. Viau is not represented by an attorney for this case, and the legal basis for the Complaint is not very clear. Judge Roberts entered an order declaring that Ms. Viau's complaint was deficient and required her to file an amended complaint by November 5, 2021 to cure the deficiencies. Ms. Viau filed an amended complaint on November 4, 2021. The Court reviewed the amended complaint and determined it did not cure the deficiencies, and on November 9, 2021, the Court entered an order dismissing the case. This case is now closed.
5. **Gillman v. Troy et. al**- Steven Gillman filed this lawsuit on November 29, 2021, as the Personal Representative of the Estate of Megan Miller. Ms. Miller died after being detained in the City's lock up facility on an alleged parole violation and also because Troy police officers wanted to speak with her about the death of her infant child. The Complaint alleges that while Miller was in custody, the City and its employee knew or should have known that she was suffering from a serious medical need associated with recent drug use. The Complaint alleges that the City and its employee were deliberately indifferent to Miller's serious medical needs, and that the City maintained an unconstitutional custom, policy, practice or custom and/or inadequately trained its personnel which resulted in the wrongful death of Miller while she was in the City's custody. Plaintiff's 42 U.S.C. Section 1983 claims are asserted under the Eighth and Fourteenth Amendments of the United States Constitution. Plaintiff also asserts a state law claim against the individual employee for alleged gross negligence. The City timely filed its answer to the Complaint.

### **E. PERSONAL INJURY AND DAMAGE CASES**

These are cases in which the Plaintiff claims that the City or City employees were negligent in some manner that caused injuries and/or property damage. The City enjoys governmental immunity from ordinary negligence, unless the case falls within one of four exceptions to governmental immunity: a) defective highway exception, which includes sidewalks and road way claims; b) public building exception, which imposes liability only when injuries are caused by a defect in a public building; c) motor vehicle exception, which imposes liability when an employee is negligent when operating their vehicle; d) proprietary exception, where liability is imposed when an activity is conducted primarily to create a profit, and the activity somehow causes injury or damage to another; e) trespass nuisance exception, which imposes liability for the flooding cases.

1. **Tschirhart v. Troy** - Plaintiff filed this wrongful death lawsuit against the City, claiming that the City and individual City employees and contractors were responsible for the drowning death of Plaintiff's son, Shaun Tschirhart, at the Community Center pool on April 15, 2015. Shaun was swimming in the pool that day as part of a Friendship Club activity, and unfortunately suffered a seizure while swimming. Plaintiff's complaint alleges gross negligence, and an alleged failure to properly screen, train, and supervise





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City employees. The case is assigned to Oakland County Circuit Court Judge Daniel O'Brien. As its first responsive pleading, the City filed a motion for dismissal, arguing that Plaintiff had failed to assert a viable claim against the City. This motion is pending before the Court. The Court denied the City's motion, and the City immediately filed a claim of appeal with the Michigan Court of Appeals, challenging the denial of governmental immunity. A timely brief on appeal will be filed once the Court issues a briefing schedule. The City's brief on appeal is due February 7, 2019. A timely brief on appeal was filed by the City of Troy Defendants. Plaintiff's brief on appeal is expected to be filed by April 12, 2019. The briefs have been submitted, and the parties are waiting for the Court to schedule oral argument. Oral argument was held on December 6, 2019 in the Court of Appeals. On December 17, 2019, the Court issued an Opinion and Order reversing the trial court's decision, agreeing with the City that summary disposition should have been granted to the City of Troy and the individually named Troy defendants. The Court, however, remanded the case to the trial court, allowing Plaintiff an opportunity to seek leave to amend her Complaint. Plaintiff filed an application for leave to appeal with the Michigan Supreme Court. The parties anticipate that oral argument will be scheduled for March or April 2021. The Michigan Supreme Court did not schedule this matter for its March, April, or May docket, so the parties are hoping that oral argument on the application will happen in June 2021. The parties are still waiting for the Michigan Supreme Court to schedule oral argument in this matter. The Michigan Supreme Court scheduled oral arguments for November 9. **The Supreme Court issued its opinion, remanding this case back to the Oakland County Circuit Court for a decision consistent with part of the Court of Appeals' decision.**

2. Grier v. City of Troy, et al - On November 19, 2019, Ms. Grier was in a U.S. post office vehicle parked on Robart Street. She reports that she was making a delivery, and a City of Troy truck was plowing snow, and the wing plow on the City's truck accidentally sideswiped the postal truck, causing a large indentation spanning the length of the postal vehicle. Plaintiff filed a complaint against the City, the City employee who was operating the snow plow, her auto insurance company, and the Michigan assigned claims fund. The case is assigned to Oakland County Circuit Court Judge Phyllis McMillen. The City has filed a timely answer to the complaint, and the parties are now engaged in the discovery process. The discovery process is still ongoing. The parties met with the Court for a status conference, and the Court ordered the parties to participate in facilitation in lieu of the case evaluation process. Discovery is still on going. Court ordered facilitation has been scheduled for July 27, 2021. The City filed a motion for summary disposition, which was granted as it relates to the employee Defendant, but not the City. The parties participated in facilitation and were not able to resolve the matter. Trial is now scheduled for April 2022. **The parties are awaiting trial.**
3. Jeffrey Martin v. Troy - Mr. Martin was a pedestrian travelling on Coolidge Highway near Maple Road on September 14, 2020. He alleges that he stepped into a pothole on the roadway, injuring his right foot. The complaint asserts a state statutory claim of failing to maintain the roadway in reasonable repair; a public nuisance claim; and a negligence claim, where he



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argues that governmental immunity is not applicable. This case was filed in the Oakland County Circuit Court, and assigned to Judge Poles. The City filed a motion for summary disposition, and the court will hear argument on the issue on August 18, 2021. The Court took the motion for summary disposition under advisement, and the parties are waiting for the Court to issue her decision. **The Court ruled in favor of the City of Troy and dismissed the Complaint, but allowed Plaintiff to submit an Amended Complaint. Plaintiff subsequently filed an Amended Complaint, and the parties are now doing discovery.**

### F. MISCELLANEOUS CASES

1. Michigan Association of Home Builders; Associated Builders and Contractors of Michigan; and Michigan Plumbing and Mechanical Contractors Association v. City of Troy. - The Plaintiffs filed a complaint for Declaratory and Injunctive Relief in the Oakland County Circuit. On the date of filing the Plaintiffs also filed a Motion for Preliminary Injunction and Order to Show Cause. The Plaintiffs allege that the City of Troy has violated Section 22 of Michigan's Stille-DeRossett Hale Single State Construction Code Act by collecting fees for building department services that are not reasonably related to the cost of providing building department services. They are alleging that the City of Troy has illegally entered into a contract with Safe Built of Michigan, Inc. for building services that provides that 20% of each building permit fee be returned to the City to cover services that are not "reasonably related to the cost of building department services," as required by state statute. The Plaintiffs also assert a violation of the Headlee Amendment, arguing that the 20% returned to the City is a disguised tax that was not approved by voters. The Plaintiffs are asking for a declaratory judgment, as well as a return of any "surplus" building department service funds collected to date. Plaintiffs also request an order requiring the City to reduce its building department fees. The City of Troy was served with the Complaint and the Motion for Preliminary Injunction and Order for Show Cause on Wednesday, December 15, 2010. The parties were required to appear at Court on Wednesday, December 22, 2010, but the Court did not take any action at that time. Instead, the Court adjourned the matter to January 19, 2011. In the interim, the parties may engage in preliminary discovery in an attempt to resolve this matter. The parties are conducting discovery. The parties have completed discovery. Trial in this matter is scheduled for January 30, 2012. After being presented with motions for summary disposition, the Court ordered the parties to engage in mediation with a neutral municipal audit professional. Financial documents concerning this case are now being reviewed by an independent CPA. It is expected that the April 19, 2012 trial date will be postponed until after this review is complete. Mediation was unsuccessful in resolving this case, and therefore the Court is expected to issue an order on the pending Summary Disposition Motions. The trial date has been adjourned. On November 13, 2012, Oakland County Circuit Court Judge Shalina Kumar issued her order in favor of the City, and dismissed this case. Plaintiffs filed an appeal, which is now pending in the Michigan Court of Appeals. Appellant's brief is expected to be filed soon. The parties timely filed their appellate briefs, and are now waiting for the Court of Appeals to schedule a date for oral argument. The Court of



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Appeals has not yet scheduled oral argument for this case. The parties are still waiting for a date for oral argument. Oral argument was held on March 4, 2014. On March 13, 2014, the Court of Appeals issued its opinion ruling in the City's favor and affirming the Circuit Court's decision dismissing the case. On April 23, 2014, Plaintiff Home Builders filed an Application for Leave to Appeal with the Michigan Supreme Court. Troy's response was filed on May 19, 2014. The Michigan Supreme Court considered the application for leave to appeal and ordered that the matter be scheduled for oral argument. The Court also permitted the parties to submit supplemental briefs, which are due October 29, 2014. The City timely filed its supplemental brief with the Michigan Supreme Court. The parties are now waiting for the Court to set a date for oral argument on the application. The Michigan Supreme Court entertained oral arguments on the application for leave to appeal on March 11, 2015. On June 4, 2015, the Michigan Supreme Court reversed the decisions of the Court of Appeals and the Circuit Court and ruled there was no requirement for Plaintiffs to exhaust their administrative remedies. The case was remanded to Circuit Court for further proceedings. A status conference was held on June 18, 2015 with Judge Kumar. During the status conference, Judge Kumar scheduled a hearing for September 2, 2015, allowing the parties to address the issues that were previously raised in the motion for summary disposition but were not decided since the case was initially dismissed for failure to exhaust administrative remedies. At the hearing on September 2, 2015, Judge Kumar allowed Plaintiffs to request additional discovery within 30 days. Thereafter, both parties are allowed to file supplemental briefs. Supplemental briefs have been filed and we are awaiting a decision. On February 5, 2015, Judge Kumar issued her opinion and order ruling in favor of the City and dismissing the case. Plaintiffs filed a Claim of Appeal with the Michigan Court of Appeals on February 23, 2016. The Plaintiffs and the City have both filed appellate briefs. Based on our request, the Michigan Municipal League Legal Defense Fund, Public Corporations Section of the State Bar of Michigan, Michigan Townships Association and also Safe Built have filed a motion asking for permission to file amicus briefs supporting the City's position. The Michigan Association of Realtors has sought permission to file an amicus brief supporting Plaintiffs' position. The Plaintiffs filed a reply brief. We are waiting for the Court of Appeals to rule on the motions for amicus briefs and to schedule a date for oral argument. Oral argument has not yet been scheduled. The parties presented oral arguments on September 7, 2017. On September 28, 2017, the Court of Appeals entered a two to one decision affirming the Circuit Court's grant of summary disposition in favor of the City. The Plaintiffs have filed an application for leave to appeal to the Michigan Supreme Court. The City timely filed an answer to the application. Additionally, the Michigan Municipal League's Legal Defense Fund, the Government Law Section of the State Bar of Michigan, and the Michigan Townships Association filed a motion to file an amicus curiae brief with the Supreme Court, supporting the City's position and asking for a denial of the application for leave to appeal. The Court granted the request for MML's amicus brief on January 5, 2018, and the brief was accepted for filing. The Michigan Realtor's Association filed a motion to file an amicus brief on behalf of Plaintiff Home Builders on February 23, 2018. On June 20, 2018, the Michigan Supreme Court entered an order granting the Michigan Realtor's Association's motion to file a brief amicus curiae. The Court also



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ordered that oral arguments be scheduled on Plaintiff's application for leave to appeal, and established a schedule for submitting supplemental written briefs. The Court accepted an amicus brief from the Michigan Health and Hospital Association and the Michigan Society of Association Executives, which was drafted by the attorney representing the Home Builders. The parties are now waiting for the Supreme Court to schedule oral argument. On December 19, 2018, the Michigan Manufacturers Association filed a motion to file a brief amicus curiae, and attached its proposed brief to the motion. On December 21, 2018, the Supreme Court granted the motion and accepted the brief that was submitted on December 19, 2018 for filing. The Michigan Supreme Court presided over the oral argument on March 7, 2019. After oral argument, the Court granted a motion to file a late amicus curiae brief. The City filed a response seeking to address the arguments raised in that brief and attached a proposed response. On April 5, 2019, the Court granted the City's motion to file a response to the amicus curiae brief and accepted the City's response for filing. The parties are now waiting for the Supreme Court to issue its opinion. On July 11, 2019, the Michigan Supreme Court entered its decision holding that the use of the revenue generated by the City's building inspection fees to pay the Building Department's budgetary shortfalls in previous year's violates the State Construction Code Act. The Court reversed the decisions of the Court of Appeals and the Circuit Court and remanded the case back to the Circuit Court for further proceedings. On remand the City can still present evidence to justify the retention of a portion of the fees. The Court permitted additional discovery, as requested by Plaintiff, and the City has responded to the numerous discovery requests. The Plaintiffs sought additional discovery, which the City objected to. The Plaintiffs then filed a motion to compel additional discovery and the City filed a response to the motion. The parties resolved the motion without a hearing with a stipulated order in which the City agreed to provide some additional information, which has now been provided. The Plaintiffs have now indicated they would like to take some depositions. Because of the Emergency Declaration, and the difficulty in conducting depositions, Plaintiff filed a motion to extend the discovery deadline, and the City has not objected to this Motion. The Court has scheduled a new trial date. Plaintiffs filed a motion for summary disposition. The Court issued a scheduling order, requiring the City to respond on or before November 18, 2020, and scheduling the hearing for December 2. Oral argument was held on the summary disposition motion on December 2<sup>nd</sup>. We are awaiting a decision from the Court. The Court granted Plaintiffs' motion to file supplemental information. Plaintiffs then filed a supplementary brief, and the City filed its response. We are awaiting a decision by the Court on the summary disposition motion. On May 26, 2021, the Court entered its opinion and order denying both requests for summary disposition. The Court ruled that the Michigan Association of Home Builders had standing to pursue a claim under the Headlee Amendment but it dismissed the Headlee Amendment claims of Associated Builders and Contractors of Michigan and Michigan Plumbing and Mechanical Contractors Association on the basis those Plaintiffs did not establish standing. The case will now proceed to trial unless otherwise resolved through facilitation. The Court has scheduled a status conference for June 30<sup>th</sup>. The Court ordered facilitation, which was unsuccessfully accomplished on September 15, 2021. The Court also allowed the Plaintiff to take a late deposition of the City's Chief Financial





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Officer Rob Maleszyk, who was not employed during by the City prior to the discovery cut-off date. The case will now proceed to trial, and the Court has scheduled a status conference for October 19, 2021. **The Court adjourned the status conference to November 2, 2021 and subsequently adjourned it to January 14, 2022.**

2. Roumayah Consulting, LLC and Kevin Roumayah v City of Troy - Plaintiff Roumayah LLC is the master tenant for property at 33611 Dequindre Road in Troy that it subleases for use by caregivers registered under the Michigan Medical Marihuana Act (MMMA) to cultivate medical marihuana. Plaintiff Kevin Roumayah is a registered caregiver under MMMA and uses one of the suites at 33611 for a medical marihuana grow operation. The Plaintiffs filed a lawsuit in Oakland County Circuit Court challenging the validity of the City of Troy Medical Marihuana Grow Operation License Ordinance, Chapter 104 that went into effect May 3, 2018. Plaintiffs claim they are entitled to injunctive relief because: 1) the ordinance is a zoning ordinance that was not adopted in accordance with the Michigan Zoning Enabling Act (MZEA); 2) the Plaintiffs have a valid nonconforming use under the MZEA; 3) the ordinance results in a taking of Plaintiffs property without just compensation and due process; 5) the ordinance deprives Plaintiffs of equal protection under the law; and 6) the ordinance is invalid because it is preempted by the MMMA. The Plaintiffs are seeking a declaratory judgment that the ordinance is invalid and an injunction to preclude enforcement of the ordinance. The case was assigned to Oakland County Circuit Court Judge Leo Bowman. Plaintiffs' request for a temporary restraining order and/or preliminary injunction was denied by the Court on June 13, 2018. The case is now in the discovery phase. During the pendency of this case, the Michigan Court of Appeals issued an opinion in a separate case the directly addressed the issue of whether a municipal ordinance is preempted by the MMMA. That case was appealed to the Michigan Supreme Court. The Supreme Court's decision on that appeal will have a direct impact on the outcome of this case. Thus, the Plaintiff and the City stipulated to a stay of proceedings pending the outcome of the appeal to the Michigan Supreme Court. On December 12, 2018, Judge Bowman issued an order to stay the proceedings. On January 23, 2019, the Michigan Supreme Court granted the township's application for leave to appeal in the other case, as mentioned above, so the Supreme Court will likely determine whether a municipal ordinance is preempted by the MMMA. The parties are still waiting for the Michigan Supreme Court to issue its decision in the Byron Township case. The oral argument in the Byron Township case was scheduled for October 3, 2019. The Supreme Court has not yet issued its opinion in this case. As of March 31, 2020, the Supreme Court has not issued its opinion in the Byron Township case. The Supreme Court issued its opinion in *DeRuiter v. Byron Township* on April 27, 2020, which was favorable to the municipal defendant. Roumayah's attorney has not yet responded to the City's inquiry about Plaintiff's plans and/or potential reinstatement of the case after the *DeRuiter* decision.
3. Thomas Darling v. City of Troy - Plaintiff Thomas Darling filed this Whistleblower lawsuit against the City of Troy on October 10, 2019. It is assigned to Oakland County Circuit Court Judge Daniel P. O'Brien. Darling was the City's former finance director, and was terminated



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on July 15, 2019. He argues that his termination resulted from his participation in the 2016 Craig Lange investigation of Brian Kischnick and his assistance with the Plante & Moran forensic engagement. This case will be primarily handled by outside labor counsel/ insurance counsel. The City timely filed its answer to the complaint. The parties are conducting discovery. The parties are continuing with the exchange of discovery and scheduling depositions. After filing motions for summary disposition, one of Plaintiff's counts is dismissed, and the other remains pending. The City filed a motion for reconsideration as to the remaining count. The trial date is re-scheduled for January 2021. Due to COVID restrictions, the Court adjourned the trial date from January to May 2021. Because of COVID, all jury trials were temporarily postponed at the Oakland County Circuit Court. The jury trial has now been adjourned until October 25, 2021. **The Court adjourned the trial date to March 31, 2022.**

4. Jack Wolfe v City of Troy – Plaintiff Jack Wolfe filed this lawsuit against the City. It was initially assigned to visiting Oakland County Judge Edward Sosnick. Plaintiff challenges the City's Medical Marihuana Grow Operation License Ordinance (Chapter 104 of Troy City Code), alleging it was enacted in violation of the Michigan Zoning Enabling Act, and also argues that the ordinance is preempted by the Michigan Medical Marihuana Act. He is seeking \$250,000 in damages, plus injunctive and declaratory relief. The City was alerted to an alleged caregiver operating without a license at 979 Badder Street, and the City issued a notice to quit to the property owner. Plaintiff then applied for a license, but was placed on the wait list, since the City already had over its cap of 36 caregivers. As of July 7, 2021, there was no unlicensed marihuana caregiver operation at the property. In addition to the complaint, Plaintiff filed a motion seeking preliminary injunctive relief. The City filed a response, and the hearing on the motion was scheduled for August 18, 2021, but adjourned at Plaintiff's request. In the meantime, the City filed an answer to the complaint and a motion for summary disposition seeking a dismissal of the case in its entirety. The case has now been assigned to newly appointed Oakland County Circuit Court Judge Kwamé L. Rowe, who scheduled the motion for summary disposition for December 8, 2021. **The hearing on the motion for summary disposition was rescheduled to January 5, 2022.**
5. Wormack v City of Troy – Plaintiff filed this claim and delivery action seeking a return of a handgun that was seized by the police when Plaintiff was arrested for operating while intoxicated and being in possession of a firearm while under the influence of alcohol. The Troy Police Department subsequently destroyed the firearm after notifying Plaintiff of the need and deadline to take action, since he failed to timely respond. The City filed an answer to the complaint and the motion for possession. The case was assigned to Judge McGinnis and is scheduled for a hearing on October 27, 2021. **On October 27, 2021, the Court dismissed the case. This case is now concluded.**
6. Elias v City of Troy - Plaintiff filed this claim and delivery action seeking a return of a handgun that was seized by the police when Plaintiff was pulled over for suspected driving under the influence. Plaintiff was not criminally charged, but was in possession of a handgun with a low level of alcohol in her system. The City filed an answer to the complaint and the motion for possession. The case was assigned to Judge Hartig and scheduled for a





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hearing on December 1, 2021. On December 9, 2021, a consent judgment was entered allowing the firearm to be returned to the Plaintiff. This case is now concluded.

7. **Johnson v. Troy Police Department** – Plaintiff filed this civil suit against the Troy Police Department, alleging a violation of MCL 752.11 (a criminal statute). This lawsuit stems from Mr. Johnson's disagreement with Troy School District's enforcement of the mask policy mandated by the Oakland County Health Department. Mr. Johnson's son is a third grader at one of the elementary schools, and he was not permitted to attend class in-person without a mask. Mr. Johnson alleges that the Troy Police Department failed to uphold the law, since it did not take action to stop the Troy School District from enforcing the mask mandate. The case was filed in 52-4 District Court, and was assigned to Judge Maureen McGinnis. The City filed a motion for summary disposition as its first responsive pleading. The Court scheduled oral argument for March 2, 2022.
8. **3385 Rochester Road LLC v. Oakland County and the City of Troy**- Plaintiff filed this suit in the Eastern District of Michigan, and it was assigned to the Honorable Judith Levy. The Complaint stems from the foreclosure of the property in 2018, which Plaintiff unsuccessfully tried to quash in the Oakland County Circuit Court. Subsequently, the City purchased the property from the County and demolished the building, which had been unoccupied for nearly 20 years. After the building was demolished, the City used the competitive bid process to sell the property to a sole bidder for the appraised value. Aside from the staffing and out of pocket costs spent by the City to acquire and demolish the property, the remaining proceeds were remitted to Oakland County, pursuant to state law. Plaintiff's Complaint essentially alleges four separate violations under various different theories First, Plaintiff alleges an illegal taking under the 5<sup>th</sup> and 14<sup>th</sup> Amendment, as well as under the Michigan Constitution and state law. Second, Plaintiff alleges excessive fines under the 8<sup>th</sup> and 14<sup>th</sup> Amendment, as well as under the Michigan Constitution. Third, Plaintiff alleges a procedural due process violation under the 14<sup>th</sup> Amendment. Lastly, Plaintiff asserts an unjust enrichment claim.

### G. CRIMINAL APPEALS/ DISTRICT COURT APPEALS

These are cases involving an appeal from a decision of the 52-4 District Court in an ordinance prosecution case.

1. **City of Troy v. Tierra Posey** - In 2016, Defendant pled guilty to possession of marijuana. Defendant failed to appear for her sentence date later in 2016, and remained in bench warrant status until July 2020. In the interim, the Michigan Regulation and Taxation of Marihuana Act was passed in 2018 (recreational marihuana). Defendant argued in District Court that although she was guilty of a crime in 2016, she could not be punished since marihuana is now legal. Judge McGinnis denied the Defendant's motion to dismiss the charge. Defendant filed an appeal with the Oakland County Circuit Court. The case has been assigned to Judge Rae Lee Chabot. The City filed a timely response to the appeal. The parties are waiting for the Court to issue an opinion on the appeal. The Court granted Defendant's application for leave to appeal. It issued a scheduling order, which has oral argument scheduled in October 2021. The briefing is now



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complete, and the parties are awaiting oral argument, which is scheduled for October 20, 2021. **The Court waived oral argument, and the parties are now awaiting a written opinion.**

2. City of Troy v Aubrey and Kagan - These two intoxicated driving cases were consolidated. Defendants challenged the admission of breath alcohol test results from the City's DataMaster instrument, based on the alleged fraud committed by the Michigan State Police contractor who conducted the mandatory 120- day inspections of the instrument in February, June, and September of 2019. That contractor faced a criminal investigation for alleged fraud on 120- day Data Master inspection certifications in other jurisdictions in Michigan. Troy's DataMaster instrument was not implicated as one of the instruments involved in the alleged fraudulent conduct. After a lengthy evidentiary hearing over three separate days, on December 23, 2020, 52-4 District Court Judge Kirsten Nielsen Hartig issued an opinion and order suppressing the breath test results. Judge Hartig opined that the City could not show its DataMaster instrument was reliable at the time the breath tests were administered to the defendants. The City filed an application for leave to appeal the decision of Judge Hartig with the Oakland County Circuit Court, and the appeals were assigned to Judge Phyllis C. McMillen. The Defendants filed a response to Troy's application for leave to appeal. On February 9, 2021, Judge McMillen granted the City's application for leave to appeal in both cases. As a result, the District Court files will need to be provided to the Circuit Court, and then the parties will file appellate briefs. All parties have filed appellate briefs. The cases have been consolidated with another criminal appeal filed by Defendant Kyla Marcial appealing a decision of Judge McGinnis denying a motion to suppress breath test results involving the same arguments made in the Aubrey and Kagan cases. Oral argument on the consolidated appeals has been scheduled for August 25, 2021. Prior to the date scheduled for oral argument, the Defendants each filed a motion to stay the proceedings pending the outcome of a case now before the Michigan Supreme Court – *People v Fontenot*. The basis for the motion to stay is that the *Fontenot* case may have some bearing on the outcome of these cases. At the hearing on August 25, 2021, the Circuit Court adjourned the matter to allow Defendants an opportunity to file delayed applications for leave to appeal, based on the *Fontenot* case. The Defendants subsequently filed delayed applications for leave to file a cross appeal, which the Court granted. **The Defendants filed briefs in support of their cross-appeal and the City filed a response for each Defendant. The parties are awaiting a hearing date on the City's appeal and the Defendants cross- appeal or an order on the motion for a stay.**
3. City of Troy v Kyla Marcial- This case contains similar legal issues as presented in the above matters, Kagan and Aubrey. Defendant Marcial was charged with operating a vehicle while intoxicated, and she challenged the admission of breath alcohol test results from the City's DataMaster instrument, based on the alleged fraud committed by the Michigan State Police contractor who conducted the mandatory 120- day inspections of the instrument in February, June, and September of 2019. That contractor faced a criminal investigation for alleged fraud on 120- day Data Master



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inspection certifications in other jurisdictions in Michigan. Troy's DataMaster instrument was not implicated as one of the instruments involved in the alleged fraudulent conduct. The case involving Defendant Marcial was litigated in front of Judge McGinnis, and after a lengthy evidentiary hearing, Judge McGinnis issued an opinion and order allowing the breath test results to be admitted. Defendant Marcial filed an application for leave to appeal the decision with the Oakland County Circuit Court. For judicial economy purposes, this case was later consolidated with the Kagan and Aubrey matters (above) and re-assigned to Judge Phyllis C. McMillen. All parties have filed briefs on appeal, and oral argument has been scheduled for August 25, 2021. This case has been consolidated with the Aubrey case. **The parties are awaiting a hearing date for the appeal.**

### H. ADMINISTRATIVE PROCEEDINGS

**There are no pending administrative proceedings at this time.**

If you have any questions concerning these cases, please let us know.



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## **PLANNING COMMISSION 2021 ANNUAL REPORT**

The Michigan Planning Enabling Act requires that municipal planning commissions prepare an annual written report to the legislative body concerning operations and the status of planning activities undertaken during the calendar year. In accordance, the following information has been compiled:

### **PLANNING COMMISSION**

In 2021 the Planning Commission consisted of Tom Krent (Chair), David Lambert (Vice Chair), Carlton Faison, Michael Hutson, Lakshmi Malalahalli, Marianna Perakis, Sadek Rahman, Jerry Rauch and John Tagle.

Sadek Rahman was Zoning Board of Appeals (ZBA) Representative.

The Planning Commission held nineteen (19) meetings during the year. Meetings were held remotely through May 11, 2021. Meetings were held in person beginning on May 25, 2021.

John Tagle and Michael Hutson served on the Sustainable Design Review Committee.

### **Planning Commission Training**

Planning Commission members Faison, Krent, Malalahali, Perakis, Rauch and Rahman attended training sessions at the Michigan Association of Planning (MAP) Annual Conference, held remotely, in October, 2021. Planning Commission members Malalahali, Perakis and Rauch completed the Citizen Planner course.

### **Joint City Council/Planning Commission Meeting**

The Planning Commission participated in a joint meeting with City Council on July 24, 2021. The meeting was a planning and zoning training session.



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## PLANNING COMMISSION 2021 ANNUAL REPORT

### SITE PLAN REVIEWS

The Planning Commission considered the following applications in 2021:

Project	Description	PC Action
SPJPLN2020-0001	Long Lake Shell Addition, Southwest corner of Long Lake and Dequindre, Section 13, Zoned NN "J"	Granted Special Use Approval and Preliminary Site Plan Approval on 1/12/21
PUD JPLN 2020-0018	Concept Development Plan (CDP) for Long Lake and Crooks Planned Unit Development, SW corner of Long Lake and Crooks, Section 8, Currently Zoned O	No action taken
SP JPLN2020-0017	Janineh Medical Building, East side of Rochester, South of Square Lake, Section 11, Zoned R-1C (Controlled by Consent Judgment)	Postponed on 1/26/21
Casca Village of Troy Site Condominium	Casca Village of Troy, 4 units, East of Crooks Road, South of South Boulevard, Section 20, Zoned R-1B	Preliminary Site Plan Approval granted on 2/9/21
SP JPLN2019-0041	Lange View Estates, 8 townhome units, East of Crooks Road, SE corner of Livernois and Leetonia, Section 15, Zoned NN "H"	Postponed on 2/23/21
SP JPLN2020-0013	The Meadows of Troy (One Family Residential Cluster), East of John R, North of Square Lake, Section 1, Zoned R-1D	Recommended Preliminary Site Plan Approval on 4/27/21
SP JPLN2021-0014	St. Mark Coptic Church Gymnasium and Classroom Addition, West side of Livernois, South of Wattles, Section 21, Zoned R-1B	Granted Special Use Approval and Preliminary Site Plan Approval on 4/27/21
SV JPLN2020-001	Street Vacation request to vacate public walkway East of John R and North of Big Beaver, abutting 3512 Euclid on the North and 3506 Euclid on the South, Section 24	Recommended approval of Street Vacation request on 4/13/21
PSCP JPLN2021-0001	Willowbrook No. 2 Site Condominium, 7 units/lots, East side of John R, South of Wattles, Section 24, Zoned R-1C	Preliminary Site Plan Approval granted on 7/13/21
SP JPLN2021-0003	The Alcove Site Improvements, East side of Livernois, South of Big Beaver, Section 27, Zoned MF	Preliminary Site Plan Approval granted on 8/10/21
SP JPLN2021-0005	Warrior Baseball Indoor Hitting Facility, South side of Equity Drive, East of Coolidge, Section 32, Zoned IB (Controlled by Consent Judgment)	Recommended Preliminary Site Plan Approval on 6/8/21
SP JPLN2020-0006	Shallowbrook Townhomes, East side of Rochester, South of Shallowdale, Section 14, Zoned RT (Controlled by Conditional Rezoning Agreement)	Preliminary Site Plan Approval granted on 6/22/21





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PUD JPLN2021-0008	Amendment to Troy Crossing PUD, North side of Big Beaver, East of John R, Section 24, Zoned PUD 8	Recommended approval of Planned Unit Development Amendment on 8/24/21
SU JPLN2021-001	Panera Bread Café (with Drive Through), East side of Coolidge, South of Maple, Section 32, Zoned MR	Granted Special Use Approval and Preliminary Site Plan Approval on 9/28/21
SP JPLN2021-0013	Center Court at Butterfield, 52-unit Townhome Development, North side of Butterfield, South of Big Beaver, West of Crooks, Section 29, Zoned MF	Preliminary Site Plan Approval granted on 10/26/21
SP JPLN2021-019	Motor City Church, East side of Livernois, North of Big Beaver, Section 22, Zoned R-1C	Preliminary Site Plan Approval granted on 10/26/21

### ZONING ORDINANCE AMENDMENTS

The Planning Commission considered the following amendment applications in 2021:

Amendment	Description	PC Action
Z JPLN2021-0001	Lindsey Center Rezoning, East of Crooks, South of Big Beaver, Section 28, From O to BB	Recommended approval of Rezoning request 5/25/21
CR JPLN2019-003	Proposed Livernois Court Conditional Rezoning, East side of Livernois, North of Big Beaver, Section 22, From R-1C to BB	Recommended denial of Conditional Rezoning Request on 8/24/21
CR JPLN2021-001	Pine View Condominiums, West side of Dequindre, north of Long Lake, Section 12, From NN "J" & EP to NN "J"	Recommended approval 4-4 & Recommended denial 4-4 on 8/24/21 Recommended approval on 10/26/21
ZOTA 256	Zoning Ordinance Text Amendment – Residential Uses in BB Zoning District	Recommended approval on 10/26/21

### CITY OF TROY MASTER PLAN

City Council approved the Master Plan Scope on November 23, 2020. The Planning Commission considered the Master Plan at the following Regular meetings in 2021:

Date	Action
March 23, 2021	Staff/Planning Consultant discussed Master Plan Survey design and sought feedback on questions
May 25, 2021	Staff/Planning Consultant presented Master Plan Survey flyers and discussed methods to advertise survey (Survey went live on May 27)
June 8, 2021	Staff/Planning Consultant provided update on Master Plan Survey (Survey deadline was originally scheduled for June 18 but was extended to June 25)
July 13, 2021	Staff/Planning Consultant presented results of Master Plan Survey
September 14, 2021	Staff/Planning Consultant revisited Master Plan Scope



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October 12, 2021	Staff/Planning Consultant discussed Neighborhood Node Walk and Talk dates, objectives and process
December 14, 2021	Staff/Planning Consultant presented results of Neighborhood Node Walk and Talks

### SUSTAINABLE DEVELOPMENT REVIEW COMMITTEE

The Sustainable Development Review Committee considered the following item in 2021:

Project	Description	SDRC Action
TWI Tire Wholesalers	Located on North side of Fourteen Mile, West of Dequindre, Section 36, Zoned NN "A"	Received SDP status on 1/28/21 to exceed the 30% maximum building coverage requirement

### CHAPTER 13 HISTORIC PRESERVATION

The Planning Commission considered the following item in 2021:

Project	Description	SDRC Action
Application to De-List 6071 Livernois	Located on West side of Livernois, north of Square Lake Road	Recommended approval to de-list 6071 Livernois