



TROY CITY COUNCIL

REGULAR MEETING AGENDA

MARCH 14, 2022

CONVENING AT 7:30 P.M.

**Submitted By
The City Manager**

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



500 West Big Beaver
Troy, MI 48084
troymi.gov

The Honorable Mayor and City Council Members

City of Troy
500 West Big Beaver
Troy, MI 48084

Dear Mayor and City Council Members:

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

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

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

Respectfully,

Mark F. Miller,
City Manager



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 8th 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

March 14, 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

or on Local Access Cable Channels

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

INVOCATION: 1

PLEDGE OF ALLEGIANCE: Cub Scout Pack 1705, Webelo/Arrow of Light Den from Hill Elementary School 1

A. CALL TO ORDER: 1

B. ROLL CALL: 1

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS: 1

C-1 Troy Youth Assistance Annual Report (*Presented by: Kristin Meldrum and Shari Pawlus, Troy Youth Assistance Chairs, and Karl Schmidt, Troy Youth Assistance Advisor*) 1

D. CARRYOVER ITEMS: 1

D-1 No Carryover Items 1

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| | | |
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| | | |
|-------------------|----------------------|----|
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INVOCATION:

PLEDGE OF ALLEGIANCE: Cub Scout Pack 1705, Webelo/Arrow of Light Den from Hill Elementary School

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 #2022-03-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of March 14, 2022, due to _____.

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

- C-1** Troy Youth Assistance Annual Report (*Presented by: Kristin Meldrum and Shari Pawlus, Troy Youth Assistance Chairs, and Karl Schmidt, Troy Youth Assistance Advisor*)

D. CARRYOVER ITEMS:

- D-1** No Carryover Items

E. PUBLIC HEARINGS:

- E-1** Conditional Rezoning (CR JPLN2021-001) – Proposed Pine View Condominiums, West Side of Dequindre, North of Long Lake (Sidwell #88-20-12-476-070, Section 12, From NN (Neighborhood “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”)

- a) RESOLUTION TO APPROVE

Suggested Resolution

Resolution #2022-03-

Moved by

Seconded by

WHEREAS, The City is in receipt of a proposed rezoning request from NN (Neighborhood Node "J") and EP (Environmental Protection) to NN (Neighborhood Node "J"); and,

WHEREAS, The subject property to be rezoned, located on the west side of Dequindre, north of Long Lake, parcel 88-20-12-476-070, being approximately 2.389 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as per Section 16.04 of the City of Troy Zoning Ordinance; and,

WHEREAS, One of the conditions voluntarily submitted by the applicant was a site plan for a 25-unit condominium development; and,

WHEREAS, The conditional rezoning was considered by the Planning Commission following a public hearing; and,

WHEREAS, The Planning Commission vote on the motion recommending approval was 7-2; and,

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

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

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

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the NN and EP Districts to be conditionally rezoned to NN District Conditional Rezoning Agreement and related attachments;

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

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

Yes:

No:

b) RESOLUTION TO DENYSuggested Resolution

Resolution #2022-03-

Moved by

Seconded by

WHEREAS, The City is in receipt of a proposed rezoning request from NN (Neighborhood Node “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”); and,

WHEREAS, The subject property to be rezoned, located on the west side of Dequindre, north of Long Lake, parcel 88-20-12-476-070, being approximately 2.389 acres in size; and,

WHEREAS, The applicant voluntarily offered a number of conditions, as per Section 16.04 of the City of Troy Zoning Ordinance; and,

WHEREAS, One of the conditions voluntarily submitted by the applicant was a site plan for a 26-unit condominium development; and,

WHEREAS, The conditional rezoning was considered by the Planning Commission following a public hearing; and,

WHEREAS, The proposed rezoning is not supported by the Master Plan and does not advance the general and specific development policies of the Master Plan; and,

WHEREAS, The proposed rezoning does not meet the Standards for Rezoning Approval listed in 16.03.C of the City of Troy Zoning Ordinance; and,

WHEREAS, The proposed site design does not mitigate potential impacts on adjacent properties;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **DENIES** the conditional rezoning application from NN and EP Districts to NN District.

Yes:

No:

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:

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 – Downtown Development Authority, Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations – Employees' Retirement System Board of Trustees/Retiree Health Care Benefits Plan and Trust, Historic District Commission, Liquor Advisory Committee, Southeast Michigan Council of Governments (SEMCOG), Traffic Committee

a) Mayoral Nominations:

Suggested Resolution

Resolution #2022-03-

Moved by
Seconded by

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

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

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

Term Expires: 10/30/2023

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

Interested Applicants:

| Last Name | First Name | App Resume Expire | Notes 1 |
|------------------|----------------|-------------------|---------|
| Cicchini | Philippe | 4/13/2023 | |
| 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 resigned 11/1/19; Term exp 6/30/20. |
| 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

Term Expires: 6/30/2024**Resident Member**

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

Term Expires: 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 | |
| Mudaliar | Vinodh Kumar | 3/2/2024 | |
| 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 |

Yes:

No:

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

Resolution #2022-03-

Moved by

Seconded by

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

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 **Council Appointed Citizen**
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 | |

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Current Members:

| Last Name | First Name | App Res Expire | Appointment Expire | Notes 1 | Notes 3 |
|-----------|----------------|----------------|--------------------|---|------------------------|
| Adams | John Howard | 3/8/2023 | 5/15/2024 | | |
| Chambers | Barbara | 12/5/2021 | 3/1/2023 | HC Recommendation | |
| Chanda | Hirak | 3/22/2023 | 5/15/2024 | | |
| Dicker | Susanne Forbes | 8/15/2022 | 3/1/2023 | | |
| McGee | Timothy S | 3/23/2020 | 5/15/2024 | | |
| Petrulis | Al | 12/16/2021 | 3/1/2023 | ACAB exp 9/30/2024; Traffic Comm. exp 1/31/2023; HDC exp 3/1/2023 | |
| Voigt | W. Kent | 11/18/2023 | 3/1/2022 | HC Recommendation | Requests Reappointment |

Nominations to the Historic District Commission:

Term Expires: 3/1/2025

Term currently held by: W. Kent Voigt

Interested Applicants:

| Last Name | First Name | App Resume Expire | Notes 1 |
|-----------|------------|-------------------|---------|
| Cicchini | Philippe | 4/13/2023 | |
| Jennings | Janet | 8/12/2022 | |
| MacDonell | Sharon | 4/13/2023 | |

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 No Closed Session Requested**J. CONSENT AGENDA:****J-1a Approval of "J" Items NOT Removed for Discussion**Suggested Resolution

Resolution #2022-03-

Moved by

Seconded by

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

Yes:

No:

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

J-2 Approval of City Council Minutes

Suggested Resolution
Resolution #2022-03-

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

- a) Special City Council Minutes-Draft – February 28, 2022
- b) City Council Minutes-Draft – February 28, 2022

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 4: OMNIA Purchasing Cooperative – City Hall East Elevator Upgrade**

Suggested Resolution
Resolution #2022-03-

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *Kone Inc. of Livonia, MI*, for the City Hall East Elevator Upgrade through the OMNIA Cooperative Contract #EV2516 for an estimated cost of \$29,715 not to exceed budgetary limitations.

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

- b) **Standard Purchasing Resolution 8: Best Value Award – Upgraded Landscape Maintenance**

Suggested Resolution
Resolution #2022-03-

RESOLVED, That Troy City Council hereby **AWARDS** a three (3) year contract with two 1-year renewal options for Upgraded Landscape Maintenance to *DJ's Landscape Maintenance of Romulus, MI*, as per unit pricing; for an estimated total cost of \$192,000 in 2022, \$197,125 in 2023, and \$202,225 in 2024; at prices contained in the bid tabulation opened March 3, 2022, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, the cost of which shall not exceed annual budgetary limitations; with the contract expiring December 31, 2026.

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.

c) **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Mowing Landscape Services**

Suggested Resolution
Resolution #2022-03-

RESOLVED, That Troy City Council hereby **AWARDS** a three-year contract with a two-year renewal option for Mowing Landscape Service to the low bidder, *Green Meadows Lawnscape, Inc. of Rochester Hills, MI*, for proposals A, B and C, as per unit bid prices; for an estimated total cost of \$469,487.94 for 2022, \$469,487.94 for 2023, and \$469,487.94 for 2024; at prices contained in the bid tabulation opened March 3, 2022, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, the cost of which shall not exceed annual budgetary limitations; with the contract expiring December 31, 2026.

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 Michigan Department of Natural Resources Canada Goose Roundup and Nest Destruction Programs

Suggested Resolution
Resolution #2022-03-

WHEREAS, Troy City Council has received complaints of overpopulation of Canada geese inhabiting various locations within the City of Troy; and,

WHEREAS, Troy City Council has determined that the DNR Canada Goose Nest Destruction Program and/or Roundup/Removal Program are effective program(s) for the control of site-specific problems for our residents; and,

WHEREAS, The residents clearly understand that any birds removed and relocated during this program may be killed; and,

WHEREAS, The residents, lake associations, businesses, subdivisions, condominium associations, etc., must apply for a DNR Permit for these program(s), on an annual basis, and must ensure that all lakefront residents, tenants, and employees of this site, have been informed that this program is taking place at their lake/site, and understand if their site is located within more than one government unit, they are responsible to receive resolutions from each township/city/village, and are responsible for adhering to the requirements under their permit;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **FORMALLY REQUESTS** the assistance of the Michigan DNR on behalf of the requests made in the City of Troy by any/all subdivision, condominium associations, apartments, businesses, lake associations, etc. as long as they abide by the DNR permit requirements, in the implementation of the Canada Goose Nest Destruction Program and/or Roundup/Removal Program, for a 5-year period from 2022 through 2027 and additionally, to advise the DNR that there shall be no cost to the City of Troy for these programs.

J-6 Renewal of Membership in the Traffic Improvement Association (TIA)Suggested Resolution

Resolution #2022-03-

RESOLVED, That Troy City Council hereby **AUTHORIZES** payment to renew the City of Troy's membership in the Traffic Improvement Association for the year 2023, in the amount of \$29,767.50. Funds are available in the 2022-2023 Police Department Operating Funds, Membership and Dues.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**K-1 Announcement of Public Hearings:**

- a) March 21, 2022 – Reprogram Community Development Block Grant (CDBG) PY 2021 Funds

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

N-1 No Council Referrals

O. REPORTS:

O-1 Minutes – Boards and Committees:

- a) Retiree Healthcare Benefits Plan and Trust Board-Final – November 10, 2021
b) Volunteer Firefighters' Incentive Plan and Trust Board-Final – November 10, 2021
c) Volunteer Firefighters' Incentive Plan and Trust Board and Employees' Retirement System Board of Trustees Joint Meeting Minutes-Final – November 10, 2021
d) Employees' Retirement System Board of Trustees-Final – December 8, 2021
e) Volunteer Firefighters' Incentive Plan and Trust Board and Employees' Retirement System Board of Trustees Joint Meeting Minutes-Final – December 8, 2021

O-2 Department Reports: None Submitted

O-3 Letters of Appreciation:

- a) To Recreation Staff from Keith Hill Regarding Excellent Customer Service

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

P. COUNCIL COMMENTS:

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

R-1 No Closed Session

S. ADJOURNMENT:

Respectfully submitted,



Mark F. Miller
City Manager

2022 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

March 23, 2022 Personnel Evaluations
April 4, 2022 Special Budget Study Meeting
April 6, 2022 Special Budget Study Meeting

2022 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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

LEADING A PATH TO A BRIGHTER FUTURE



Troy

Strengthening Families
Through Community Involvement

ANNUAL REPORT
2020-2021

TYA ANNUAL REPORT 2020-2021

From The Co-Chairs:

Troy Youth Assistance continues to be a vital organization dedicated to the protection and advancement of at-risk youth throughout our city. We are committed to the prevention of juvenile delinquency, child neglect, and abuse through community involvement and family education. Through the collaboration of our capable staff and volunteers, Troy Youth Assistance continues to advocate for our youth.

Troy Youth Assistance made several organizational changes this past year. As we continued to look at how to best meet the needs of Troy children, we revamped our annual Youth Recognition. In better alignment with TYA's mission, we provided Boost Grants to 7 students. In total, these grants provided \$12,000 for students to help them overcome obstacles and continue on their journey toward reaching their professional and academic goals.

In the context of COVID-19, Troy Youth Assistance also continued to provide increased digital services. From Zoom board meetings to digital counseling services, we did our best to meet the constant needs of our families during evolving times. Many thanks to Susan Holle and Zetter Slappy for their steadfast efforts!

On behalf of everyone associated with Troy Youth Assistance, it is our privilege to present the 2020-2021 Annual Report, which highlights just a sampling of the important functions we provide to our deserving constituents.

Thank you for your continued support!

Shari Pawlus & David Recker
Co-Chairpersons



Youth Recognition

Youth Recognition had a different look and purpose in 2021. Instead of an in-person event to showcase self-motivated young people, we looked to the economic and social challenges brought on by the COVID-19 pandemic and what that meant for students who had set lifetime achievement goals, made progress toward those goals, and were "staring at a wall" to take the next step.

Our Youth Recognition budget and generous donations by some wonderful community members enabled us to award \$12,000 as "Boost Grants." The seven students chosen had a nominating sponsor. Each student was required to present their goal and progress, as well as how the grant would be beneficial to them or the community. Questions regarding progress, challenges overcome and yet to be overcome had to be answered. Additionally, each student requesting a grant had to prepare a detailed funding request.

In the end, the seven grants covered needs as different as the students requesting them. The grants paid vocational training or college tuition, funded laptops and auto repairs so that college or job-seeking could happen.

Congratulations to the seven student recipients of TYA's first "Boost Grants."



Camp/Skillbuilding

Our Camp/Skill Building program was developed to help youth benefit from positive learning experiences designed to enhance self-esteem or develop a specific skill. Last year financial assistance was awarded to 21 children ages 4-16 years old to attend programs such as soccer, football, baseball, preschool activities, and Camp Emanuel. Allotments ranged from \$95 to \$300. Per TYA policy, parents were required to pay part of the cost, as well as meet financial requirements.

Fundraising

We are very grateful for all the donations we received. A big thank you to the Troy Police Department, City of Troy, Troy School District, Troy Women's Association, First Presbyterian Church of Troy, Michigan Schools & Government Credit Union, and the private donors and advocates for their generous donations. Thanks to everyone that supported TYA this past year!

LEADING A PATH TO A BRIGHTER FUTURE

Youth Involvement

Youth Involvement is geared toward empowering our youth and developing their unique skill sets through a variety of activities focusing on showing kindness, comforting others in need and being a positive influence in the community. During a traditional school year, TYA would visit one school each year and host Youth Involvement Parties with elementary school students, middle school peer mentors, and high school supports. COVID-19 safety mitigation protocols did not allow for us to gather groups of students together during the 2020-21 school year. However, Troy Youth Assistance was determined to still have a positive, meaningful impact on student life.

We met separately with our Title I School Leaders to determine how we could creatively utilize our resources to benefit their school community. Principal Mike Cottone from Troy Union Elementary School partnered with volunteers from Woodside Bible Church to thoughtfully create “Boo Bags” for students filled with fun and engaging materials for home-school connections. These were distributed in fall of 2020 and were warmly received by Troy Union families.



At Morse Elementary School, Principal Stephanie Zender leveraged their funds for a Red Pillar project to thank our essential workers. TYA provided materials to make posters and signs for family members to work together on a home project. These messages of gratitude were displayed throughout the TSD Community.

Wattles Elementary School focused their resources for a shared experience during March is Reading Month by inviting local author Maria Dismondy in as a guest reader (virtually). Dr. Brasington, Principal at Wattles Elementary, stated, “Maria Dismondy encouraged students to believe they can accomplish their goals by working hard, learning from their mistakes, being resilient, and persevering even when the work is hard. Her message was enthusiastically received by staff and students.” These TYA funds also went toward purchasing each Wattles student a t-shirt for March is Reading Month to promote a sense of belonging and engage them in shared goals for literacy in March.

Although TYA was forced to pivot from traditional structures, our teams were grateful for the partnerships with Troy School District to still have a positive impact on student life. At the close of the 2020-21 school year, Youth Involvement participants had shared experiences to promote their sense of belonging in the TSD Community.

Family Education

The Family Education youth workshops and parenting programs in 2020-21 continued to be affected by the state and school district mandates and regulations associated with the COVID-19 pandemic. Offerings for youth and parents are interactive opportunities, some of which were adaptable to a virtual format. However, taking into consideration that students were spending hours daily in front of their computers, the presenters opted to pause their programs for face-to-face participation when the bans were lifted. Unfortunately, that wasn't until the Spring, which the Family Education committee recognized is not typically the best time of year to offer our programs due to conflicts with Spring sports and the end of the school year.

The presenter of *Girls Stand Strong*, a program for girls in grades 4-6, offered the workshop virtually through Zoom. Ten girls participated on Zoom for four weeks in March with their parents joining them for the final session. *Girls Stand Strong* is by far one of the most popular TYA student workshops and fills up almost as soon as it is advertised.

The Family Education Committee will resume meeting in August after a one-year hiatus. We look forward to planning youth workshops and parenting programs which will meet the needs of the Troy community within the guidelines of the Troy School District.

We welcome new faces to join the TYA Family Education Committee. Currently, the committee meets from 9-10:30 am on the third Thursday during the months of August thru June, but we are open to change to accommodate committee members. Please contact TYA if you are interested in talking with us about joining the committee.

Mentors PLUS

Troy Youth Assistance and Oakland County run a program that connects a child in need with a caring adult called Mentors PLUS (People Listening, Understanding, Sharing). The young people in the program benefit from having positive adult figures in their lives. This helps them develop the skills and confidence to believe more in themselves and to resist getting drawn into negativity that is sometimes around them. The motto is to be a friend while listening, understanding, and sharing.

Mentoring is fun, creates new friendships, and allows volunteers to share their lives with a child who needs attention and support. The time commitment is only 2 hours per week for a year. The mentors choose their own ways of connecting with the young person. Activities and meetings are planned on a one-to-one basis, which is completely up to the mentor and the mentee.

This truly is a rewarding experience for both of the parties. Oakland County Youth Assistance provides an orientation, where they share information about the program and discuss the Mentor relationship and the roles. It is our sincere hope that you will feel the same excitement as we do about the difference a caring adult can make in a child's life.

During 2020-2021, with COVID we have had a lot of changes to the mentoring program in terms of restriction in meeting the mentee personally and travelling with them to external events and locations. Yet we try to help the best we can, leading a way to success for these young people. Please reach out to the TYA office for more information.

THANK YOU SPONSORS

Working together for the prevention of juvenile delinquency, child neglect and abuse through community involvement:

Family Division Judges

Honorable Mary Ellen T. Brennan
Honorable Jacob James Cunningham
Honorable Kameshia D. Gant
Honorable Lisa O. Gorcyca
Honorable Lisa Langton
Honorable Julie A. McDonald
Honorable Lorie N. Savin

Oakland County Court

Kevin Oeffner, Court Administrator
Pamela J. Monville, Deputy Court Administrator

Oakland County Youth Assistance

Mary Schusterbauer, Chief
Liz Csizmadia, Supervisor

Oakland County Commissioners

Tom Kuhn, Penny Luebs, Gary R. McGillivray

Troy School District

Dr. Richard Machesky, Superintendent

Troy Board of Education

Karl Schmidt, President
Nicole Wilson, Vice President
Gary Hauff, Secretary
Trustees: Vital Anne, Steve Gottlieb,
Elizabeth Hammond, Nancy Philippart

City of Troy

Mark Miller, City Manager

Troy City Council

Ethan Baker, Mayor
Theresa Brooks, Mayor Pro Tem
Council Members: Edna Abraham,
David Hamilton, Rebecca Chamberlain-Creanga,
Ann Erickson Gault, Ellen Hodorek

TROY YOUTH ASSISTANCE EXECUTIVE COMMITTEE

Shari Pawlus, Co-Chairperson
David Recker, Co-Chairperson
Officer John Julian, Vice-Chairperson
M'Liz Malven, Treasurer
Karl Schmidt, Advisor
Susan Holle, Secretary

BOARD OF DIRECTORS

Stephan Henning, Camp/Skillbuilding
Zetter Slappy, Caseworker
Leonette Ciepielowski, Family Education
Riley Creech, High School Rep-Athens HS
Olivia Rosati, High School Rep-Troy HS
Sunil Sivaraman, Mentors PLUS
Nancy Piotrowski, Non-Profit Network
Cindy Stewart, Publicity & Youth Recognition
Erin Keyser, Youth Involvement
Robin Beltramini, Youth Recognition

TYA ANNUAL REPORT 2020-2021

Mission Statement

Troy Youth Assistance is committed to strengthening youth and families by preventing and reducing juvenile delinquency, child neglect and child abuse through community involvement.

Troy Youth Assistance is a volunteer-driven 501(c)(3) non-profit organization. It is one of 26 Youth Assistance programs in Oakland County. Each local Youth Assistance office is tri-sponsored by the Oakland County Circuit Court-Family Division, the local school district, and the city therein. The Oakland County Board of Commissioners provides major funding for a professional counselor in each unit. Volunteers work with the professional counselor to plan and sponsor local prevention programs for youth and their families.

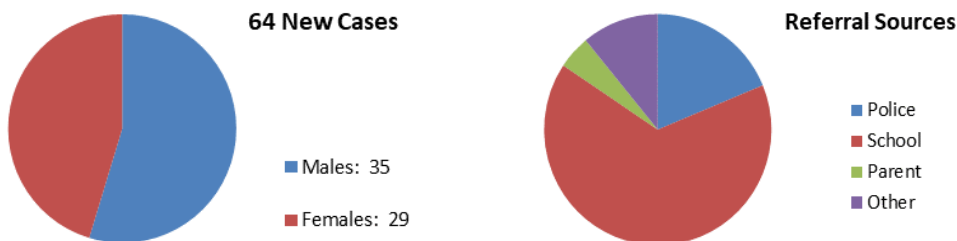


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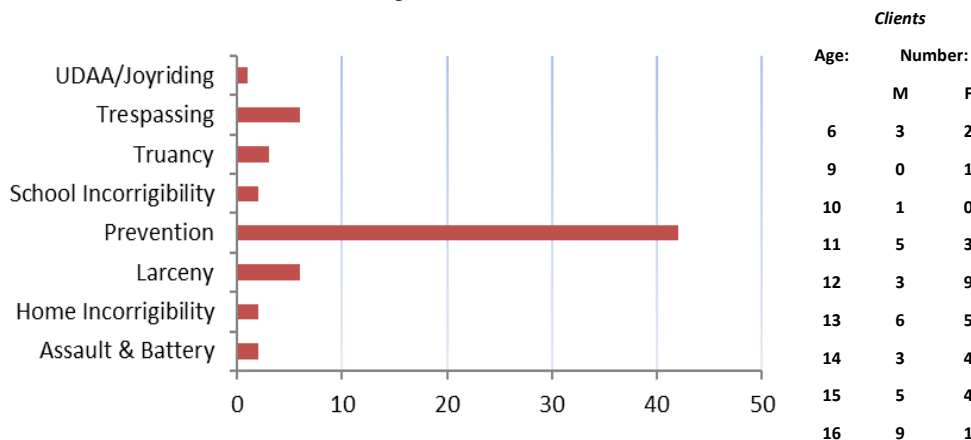


Follow us on Twitter

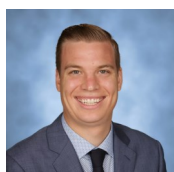
Casework Referrals 2020-2021



Referral Overview



Shari Pawlus
Co-Chairperson



David Recker
Co-Chairperson



Officer John Julian
Vice-Chairperson



M'Liz Malven
Treasurer



Karl Schmidt
Advisor

TROY YOUTH ASSISTANCE

4420 Livernois Road Troy, MI 48098

www.TroyYouthAssistance.org

248.823.5095

TroyYouthAssistance@troy.k12.mi.us



500 West Big Beaver
Troy, MI 48084
troymi.gov

E-01

CITY COUNCIL AGENDA ITEM

Date: March 8, 2022

To: Mark F. Miller, City Manager

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

Subject: PUBLIC HEARING – CONDITIONAL REZONING- (CR JPLN2021-001) – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”).

The applicant GFA Development, Inc. seeks a conditional rezoning of the subject parcel from NN (Neighborhood Node “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”). The applicant provided a complete Preliminary Site Plan application as a condition of approval, along with other conditions listed in the application.

The Planning Commission considered a Preliminary Site Plan application for a by-right 25-unit townhome development at the November 12, 2019 Regular meeting. At that meeting the Planning Commission appeared generally in favor the development. The applicant expressed a desire to use the 40-foot wide EP portion of the site for guest parking and additional landscaping. The Planning Commission discussed the item and postponed the item “to allow the developer ample time to consider all the opinions and ideas expressed by the Commission”.

The applicant submitted a Conditional Rezoning application to rezone the EP area along the north to NN, with a 25-unit townhome development (the same number of units proposed in 2019). The area rezoned from EP to NN would be utilized for guest parking and increased landscape materials. The Planning Commission considered the conditional rezoning application at a public hearing on August 24, 2021. The recommendation of denial received a 4-4 vote. The recommendation of approval also received a 4-4 vote. A City Council public hearing was scheduled for September 27, 2021. On the day of the City Council public hearing, the applicant requested that the application be sent back to Planning Commission for reconsideration.

The Planning Commission considered the conditional rezoning application at a public hearing on October 26, 2021. The Planning Commission recommended approval of the application by a 7-2 vote.

A City Council public hearing has been scheduled for March 14, 2022.

Attachments:

1. Agenda packet from October 26, 2021 Planning Commission Regular meeting.
2. Minutes from October 26, 2021 Planning Commission Regular meeting.
3. Conditional Rezoning Agreement (draft).

DATE: October 21, 2021

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: CONDITIONAL REZONING- (CR JPLN2021-001) – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”).

The applicant GFA Development, Inc. seeks a conditional rezoning of the subject parcel from NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”). The applicant provided a complete Preliminary Site Plan application as a condition of approval, along with other conditions listed in the application. The Planning Commission is a recommending body for this application.

This item was considered by the Planning Commission on August 24, 2021. At that meeting, the vote on the motion to approve was 4-4. The vote on the motion to deny was 4-4. The item was placed on the September 27, 2021 City Council meeting for consideration. The applicant requested to be removed from the City Council agenda so that he could go back before the Planning Commission for reconsideration. Nothing has changed in the application from August 24, 2021. The applicant confirmed the exact height of the 3-story buildings to be 35’ 4”.

One of the residents who spoke at the public hearing referred to crashes at the entry drive to this site. The entry drive was constructed in 2006. Crash data was provided by the Transportation Improvement Association for the period of January 1, 2000 through December 31, 2006 and the period of January 1, 2007 through August 31, 2021.

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. Memo prepared by Carlisle/Wortman Associates, Inc., dated October 15, 2021
3. Report prepared by Carlisle/Wortman Associates, Inc., dated October 19, 2021
4. Minutes from November 12, 2019 Planning Commission meeting (excerpt)
5. Minutes from August 24, 2021 Planning Commission meeting (excerpt)
6. Minutes from September 27, 2021 City Council meeting (excerpt)
7. Anticipated Traffic Impacts, Memo prepared by OHM dated September 16, 2021
8. Crash data, 01-01-2000 to 12-31-2006, provided by TIA
9. Crash data, 01-01-2007 to 08-31-2021, provided by TIA
10. Preliminary Site Plan

G:\CONDITIONAL REZONING\JPCR2021-001 PINE VIEW CONDOMINIUMS\PC Memo 10 26 2021.docx



GIS Online



595 0 297 595 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



GIS Online



595 0 297 595 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



Carlisle | Wortman
ASSOCIATES, INC.

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

To: Troy Planning Commission
Brent Savidant, AICP

From: Ben Carlisle, AICP

Date: October 15, 2021

RE: Pineview Conditional Rezoning

The application for the Pineview conditional rezoning was recently considered by the Planning Commission on August 24, 2021. At that meeting Planning Commission held a public hearing and had a lengthy discussion on:

- EP, Environmental Protection zoning district; uses, zoning tool to separate incompatible land uses.
- Landscaping buffer, amenity to application.
- Maintenance of EP, Environmental Protection zoning district strip of land.
- Height of surrounding residential homes.
- Shared driveway with Taco Bell; as relates to traffic, cross access easement.
- Elevations; garage and interior entrance on same side.
- Property to the north; open space, potential headlight shining on residential.
- Existing concrete wall at Taco Bell; applicant prefer trees and landscape.
- Proposed fence on south side; material and height.
- Guest parking; no requirement to provide, good design consideration, appropriate screening for headlights
- Maintenance responsibility of property to north.
- Pedestrian sidewalk as relates if EP, Environmental Protection zoning district stays in place.
- Density; building height, building form.
- Potential traffic congestion with shared access.
- Intent of applicant with by-right development on southern portion.
- Type of desired housing; results of Master Plan survey.

After the public hearing and discussion, there was a motion to recommend denial of the conditional rezoning. The vote to recommend denial failed 4-4. There was a follow-up motion to recommend approval. The vote to recommend approval failed 4-4.

The failed motions, minutes, and planning report were forwarded to the City Council. However, prior to City Council consideration, the applicant pulled their application from City Council and asked to be reconsidered by the Planning Commission.

The applicant has confirmed the height of the structures at 3 stories or 35'4".

The applicant is requesting to come back to the Planning Commission for further consideration, hopefully before a full Commission.



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



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: November 5, 2019
August 16, 2021
October 19, 2021

Conditional Rezoning and Preliminary Site Plan Review For City of Troy, Michigan

| | |
|--------------------------|--|
| Applicant: | GFA Development 3301 Mirage Drive Troy, MI 48083 |
| Project Name: | Pineview |
| Plan Date: | September 18, 2019 |
| Location: | West side of Dequindre Road between 18 Mile Road and English Drive |
| Zoning: | EP, Environmental Protection Neighborhood Node (NN) – J |
| Action Requested: | Conditional Rezoning and Preliminary Site Plan Approval |

SITE DESCRIPTION

The subject site is located on the west side of Dequindre Road between 18 Mile Road and English Drive. The site is 2.39 acres and is vacant, undeveloped property. There is a 40-foot wide strip of EP, Environmental Protection zoned property. The applicant is seeking to conditionally rezone the EP portion of the site to NN, in order to use that strip as landscaping, and provide guest parking.

A site plan application was previously reviewed by the Planning Commission. At that meeting the Planning Commission appeared generally in favor the development but the applicant noted

a desire to use the EP portion of the site for guest parking. It was noted that EP zoning did not allow parking. The item was postponed to allow the applicant to submit a conditional rezoning application to rezone the EP portion of the site.

The applicant proposes to landscape, install underground detention, put a sidewalk, and put guest parking within the currently EP zoned portion of the site. There is already a 60' storm drain and a concrete screenwall within the area zoned EP. These items will remain. The remaining (all of the building area) area of the property is zoned Neighborhood Node (NN).

The applicant proposes two different building types. The buildings in the interior are narrower and provide for a front porch and entrance. The exterior buildings have a front entrance on the garage elevation and an elevated deck on the rear elevation.

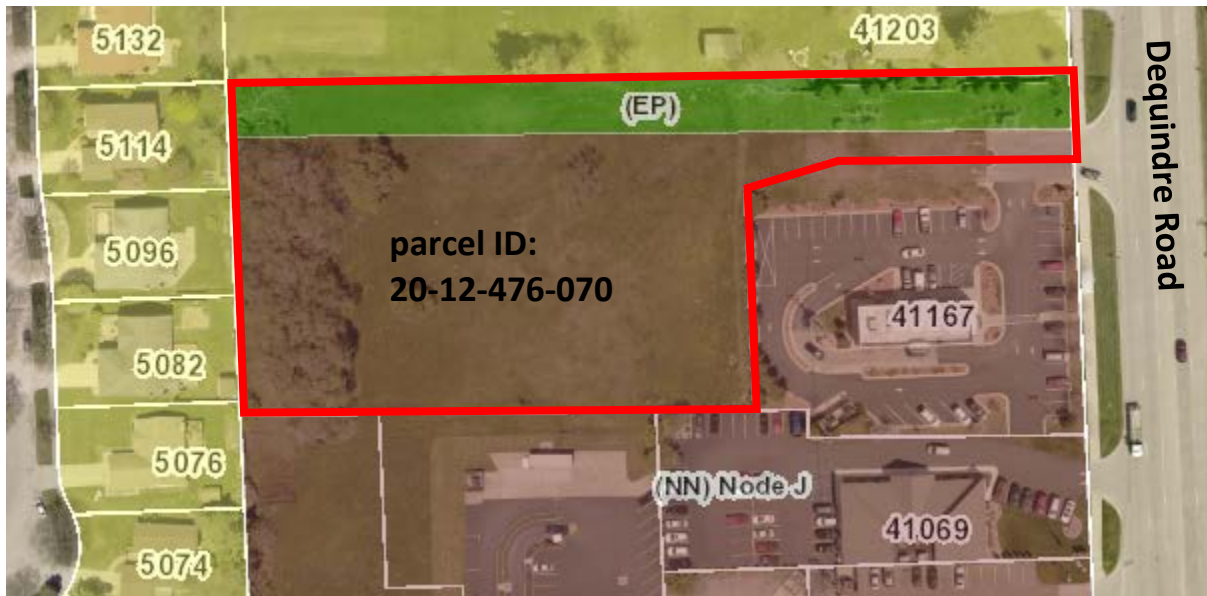
Figure 1: 60-inch drain



The applicant proposes to develop the site as twenty-five (25) attached townhomes, accessed by an existing shared access drive with Taco Bell off of Dequindre road. The buildings are proposed to have individual, direct unit access from the proposed interior drive. At the center of the development, twelve (12) of the units will have pedestrian access to a pedestrian circulation area and courtyard. All proposed townhomes are two (2) stories, accompanied by a 2-car garage.

Multiple family residential is a permitted use in the NN. An aerial image of the subject site, with a zoning districts overlay, is provided in **Figure 1**.

Figure 1. Subject Site



Size of Subject Property:

The parcel is 2.389 net acres

Proposed Uses of Subject Parcel:

Twenty-five (25) attached townhomes

Current Use of Subject Property:

The subject property is currently unimproved and vacant.

Current Zoning:

The property is currently zoned NN, Neighborhood Node District

Surrounding Property Details:

| Direction | Zoning | Use |
|-----------|-----------------------|---------------------------|
| North | R1-C, Single Family | Single Family Residential |
| South | NN, Neighborhood Node | Neighborhood Commercial |
| East | NN, Neighborhood Node | Neighborhood Commercial |
| West | R1-C, Single Family | Single Family Residential |

VOLUNTARY REZONING CONDITIONS

Voluntary conditions offered by the applicant include:

1. Site Plan as a condition of approval
2. Screen wall and trees adjacent to Taco Bell shall remain.
3. Development shall be limited to a maximum of 7-buildings and 25 total units.
4. Maximum building height shall be 3-story or 35'4" in height.
5. Minimum guaranteed open space shall be 15%
6. Minimum guaranteed landscape area shall be 15%
7. Building material shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials
8. Each unit shall have a 2-car garage. A minimum of 10-guest parking spaces shall be provided
9. No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days
10. Minor modifications to the site plan shall be permitted and administratively approved by the Planning Director. Minor changes would not adversely or substantially affect the conditions of the rezoning.

Items to be addressed: A conditional rezoning agreement between the City and the applicant will be required prior to City Council consideration.

NATURAL FEATURES

Topography: A topographic survey has been provided on sheet C-1.0 and shows that the site has a generally flat landscape.

Wetlands: There are no wetlands on site.

Floodplain: There are no floodplains onsite.

Woodlands: The applicant has identified a total of 23 regulated trees on the site. Of the trees surveyed, 1 is a landmark tree and 22 are woodland trees. The applicant is preserving 21 of the 22 woodland trees.

| Replacement Details | | |
|---------------------|----------------|----------------------|
| Protected Tree | Inches Removed | Replacement Required |
| Landmark | 22 inches | 22 inches |
| Woodland | 6 inches | 3 inches |
| | | |

| Preservation/Mitigation | Inches Preserved | Credit |
|--------------------------------|---|------------|
| Landmark | 0 inches | 0 inches |
| Woodland | 197 inches | 394 inches |
| | | |
| Protected Replacement Required | 25 Inches | |
| Preservation Credit | 394 Inches | |
| Total | + 369-inch credit | |
| | | |
| Total Tree Mitigation | Zero. The number of inches preserved and credited exceed the mitigation required. | |

Items to be addressed: None.

BUILDING ARRANGEMENT

The site configuration consists of twenty-five (25) townhomes in five clusters of three homes, one cluster of four homes, and a row of six homes. The clusters are configured around a central courtyard with pedestrian sidewalks connecting to a “meandering” sidewalk, through the currently EP zoned portion of the site, that provides access to the east and Dequindre Road. We find the proposed configuration suitable for the type and size of the development proposed.

Items to be addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

Table 5.03.B.3, Building Form C of Section 5.03, Standards Applicable to All Districts of the Zoning Ordinance establishes the dimensional requirements for the NN, Neighborhood Node District. The requirements and proposed dimensions are shown in the following table.

| | Required | Provided | Compliance |
|----------------------------|--|--|------------|
| Front (east property line) | 10-foot build-to-line | 25 feet (this property is a flag lot, however, and this requirement is not applicable) | Complies |
| Side (north) | N/A, building may be placed up to property line | 40 feet | Complies |
| Side (south) | N/A, building may be placed up to property line | 9 feet | Complies |
| Rear (west) | 30-foot minimum setback | 40 feet | Complies. |
| Building Height | Maximum 4 stories, 55 feet, Minimum 2 stories | 3 stories, 35’-4” | Complies |

| | | | |
|-------------------------|---------------------------------|----------------|----------|
| Lot Coverage (Building) | 30% | 21% | Complies |
| Minimum Open Space | 20% | Over 20% | Complies |
| Parking Location | Cannot be located in front yard | Within garages | Complies |

Please note that the applicant is providing decks that project 2-feet into the required rear yard. Uncovered decks are permitted to encroach up to 15-feet into a rear yard.

Items to be addressed: None.

PARKING

Section 13.06.G of the Zoning Ordinance requires:

| | Required | Provided |
|--------------------------------|----------------------|---|
| Residential: 2 spaces per unit | 25 Units = 50 spaces | 50 garage spaces + 18 guest spaces = 68 spaces |
| Barrier Free | 0 | 0 |
| Bicycle Parking | 1 | 1 |
| Loading | 0 | 0 |
| Total | 50 spaces | 50 spaces within garages and 18 guest spaces |

The applicant is providing 2-car garages and 10 surface guest spaces.

Items to be Addressed: None

SITE ACCESS AND CIRCULATION

Vehicular access to the site is via Dequindre Road. The Engineering Department and Fire Department have reviewed the vehicular circulation and find it sufficient.

The Engineering Department has reviewed the pedestrian circulation and notes the following comments:

- *Improve pedestrian connectivity within the site, by adding or extending sidewalks to provide a continuous internal pedestrian walkway around the site and to each unit.*
 - *As shown on the preliminary site plan, there are no sidewalks connecting to the (presumed) front entry for Units 1-6 and Units 13-19.*
 - *The existing lone crosswalk is inconvenient for pedestrians traveling to/from the easterly buildings.*
 - *Add crosswalk markings to emphasize pedestrian crossing locations within the site.*

Items to be addressed: Incorporate the Engineering Departments pedestrian connectivity comments.

LANDSCAPING

A landscaping plan has been provided on sheet L-1.0 and are supplemented by tree protection and planting details on sheet L-1.1. The applicant should verify that the plant list provided on sheet L-1.0 corresponds to drawings provided. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

| | Required: | Provided: | Compliance: |
|---|---|---|--|
| North Property Line: | | | |
| <u>Landscape buffering:</u> Required buffering between two differentiating land uses. Alternative 1 or 2. | 1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Approx. $370' / 10 = 37$ trees | 39 evergreen screening trees | Complies |
| East Property Line: | | | |
| <u>Street Trees:</u> The Ordinance requires that the greenbelt shall be landscaped with a minimum of one (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way. | 60-foot ROW = 2 trees | 2 trees | Complies |
| West Property Line: | | | |
| <u>Landscape buffering:</u> | 1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. $240' / 10 = 24$ trees | 26 evergreen screening trees | Complies |
| South Property Line: | | | |
| <u>Landscape buffering:</u> | 1 large evergreen every 10 feet or 1 narrow evergreen every 3 feet. Alternative screening method may be considered by the Planning Commission. | Six (6) foot fence along property boundary. | Planning Commission shall consider alternative screening proposed. |
| Overall: | | | |
| <u>Site landscaping:</u> A minimum of twenty percent (20%) of the site area shall be comprised of landscape material. Up to twenty-five percent (25%) of the required landscape area may be brick, stone, pavers, or other public | 20% | Figure not provided | Unknown |

| | | | |
|---|---|--|--|
| plaza elements, but shall not include any parking area or required sidewalks. | | | |
| <u>Mitigation:</u> | The tree inventory and calculations are in compliance with the requirements of the ordinance. | | |

Transformer / Trash Enclosure:

The applicant has not indicated a central trash enclosure. It is assumed that each unit will have trash bins in the garage to be rolled out for trash pickup.

Items to be Addressed: 1) *Planning Commission to consider the use of a fence in place of required screening at the south edge of the property; and 2). Provide site landscaping calculation.*

PHOTOMETRICS

A photometric plan has not been provided. For final site plan a photometric plan and fixture details are required to be submitted.

Items to be Addressed: *Submit photometric plans and fixture details.*

FLOOR PLAN AND ELEVATIONS

The applicant has provided floor plans, elevations, and renderings. Materials include brick veneer and siding. Type of siding is not indicated.

Items to be Addressed: *Siding material note indicated.*

DESIGN STANDARDS and SITE PLAN REVIEW STANDARDS

The Neighborhood Node design standards as well as Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 5.06.E. outlines Design Standards:

1. *Building Orientation and Entrance*
2. *Ground Story Activation*
3. *Transitional Features*
4. *Site Access, Parking, and Loading*

Please see Section 5.06.E for standard details.

We find that the design standards have been met.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
2. *Development shall incorporate the recognized best architectural building design practices.*
3. *Enhance the character, environment and safety for pedestrians and motorists.*

Please see Section 8.06 for standard details

The applicant is providing a medium density multiple family residential project. The project provides a transition from a number of commercial uses and the rear yards of single family residential to the north and east. We find that the site plan standards have been met.

REZONING STANDARDS

According to Rezoning Procedures in Section 16.04C, a conditional rezoning may only be approved upon a finding and determination that all of the following are satisfied:

- a. The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.

CWA: *The purpose of the rezoning is in significant part to allow for additional guest parking and include a pedestrian sidewalk. These improvements are not possible without the rezoning. The applicant has provided sufficient landscaping along the northern property to mitigate any potential impacts upon the northern property line. These improvements are conditions of rezoning as the site plan documents are conditions of approval.*

- b. The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
 1. A change in City policy since the Master Plan was adopted.
 2. A change in conditions since the Master Plan was adopted.
 3. An error in the Master Plan.

CWA: *The purpose of the rezoning is in significant part to allow for additional guest parking and include a pedestrian sidewalk. These improvements are not possible without the rezoning. The applicant has provided sufficient landscaping along the northern property to mitigate any potential impacts upon the northern property line. Providing additional guest parking, when necessary, and better pedestrian connections, coupled landscaping buffer to protect adjacent properties is consistent with the Master Plan.*

- c. The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.

CWA: *The conditions provided by the applicant, including the site plan, are consistent with all terms and provisions of the zoning district.*

- d. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

CWA: *The rezoning will not impact nor affect public services or facilities.*

- e. The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

CWA: *The conditions provided by the applicant, including the site plan, insure compatibility with adjacent uses of land.*

RECOMMENDATION

Planning Commission to consider the use of a fence in place of required screening at the south edge of the property. Based on that discussion, we recommend that the Planning Commission recommend to the City Council conditional rezoning and preliminary site plan approval with the following conditions:

1. Submit photometric plans and fixture details
2. Address the Engineering Departments pedestrian connection comments
3. Provide site landscaping calculation.
4. Indicate siding material.
5. A conditional rezoning agreement between the City and the applicant.

Sincerely,



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

6. PRELIMINARY SITE PLAN REVIEW (File Number SP JPLN2019-0032) – Proposed GFA Long Lake Multifamily Development, West side of Dequindre, North of Long Lake (PIN 88-20-12-476-070), Section 12, Currently Zoned NN (Neighborhood Node “J”) and EP (Environmental Protection) Zoning Districts

Mr. Carlisle reviewed the Preliminary Site Plan application for the proposed multifamily development. He addressed the EP-zoned strip of property along the northern property line, shared access with Taco Bell, parking, landscaping and elevations. Mr. Carlisle said the application meets requirements of the NN zoning district and the Site Plan standards. He recommends shifting the development 10 feet to the east to provide a better transition with the residential homes on the west.

Mr. Carlisle recommended Preliminary Site Plan approval with the conditions as identified in his report dated November 5, 2019.

Gary Abitheira addressed the application as relates to the EP-zoned property along the northern property line, shared access and the target market for townhomes.

Chair Faison opened the floor for public comment.

- Avis Landmesser, 568 Ottawa; asked for clarification on general site plan specifics.
- Azhagu Subramanian, 5114 Fedora; addressed buffer transition and privacy.

Chair Faison closed the floor for public comment.

There was discussion on:

- Shared access drive with Taco Bell.
- Design layout as relates to proximity of Taco Bell.
- Courtyard and sidewalk connectivity; opportunity to create additional green space.
- Transition buffer to adjacent residential.
- Property zoned EP; intent of EP zoning district historically.
- Potential to rezone EP-zoned property for better design layout; traditional versus conditional rezoning.
- Building materials in relation to target market; millennials.

Resolution # PC-2019-11-078

Moved by: Krent

Support by: Tagle

RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed GFA Long Lake Multifamily Development, located on the West side of Dequindre, North of Long Lake (PIN 88-20-12-476-070), Section 12, Currently Zoned NN (Neighborhood Node “J”) and EP (Environmental Protection) Zoning Districts, be postponed for the following reason:

1. To allow the developer ample time to consider all the opinions and ideas expressed by the Commission.

Yes: All present (9)

MOTION CARRIED

CONDITIONAL REZONING

7. **PUBLIC HEARING - CONDITIONAL REZONING- (CR JPLN2021-001)** – Proposed Pine View Condominiums, West side of Dequindre, north of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J” and EP (Environmental Protection) to NN (Neighborhood Node “J”)

Mr. Carlisle presented a review of the Pine View Condominiums. He addressed the 40-foot wide strip of E-P zoning and referenced the previous action taken by the Planning Commission to postpone the item to allow the applicant to submit a conditional rezoning application to rezone the E-P portion so it could be used for guest parking. Mr. Carlisle said the layout design has not changed and noted the southern portion of the property is a by-right development. He noted of significant importance are the applicant's voluntary conditions numbered 1, 4, 7 and 8. Mr. Carlisle addressed the landscaping, required screening at the south edge of the property, the engineering department pedestrian connection improvements and design and site plan standards. Mr. Carlisle recommended that the Planning Commission recommend to the City Council conditional rezoning and preliminary site plan approval with the conditions as identified in his report dated August 16, 2021.

Gary Abitheira clarified as a voluntary condition to the application, the maximum height would be a 3 story building, noting an error in the Planning Consultant report stating the maximum height of a 2-1/2 story building. He addressed the number of units, landscaping and elevations.

Mr. Savidant addressed the intent of the application dated November 12, 2019 and the recently adopted text amendment limiting the building height of development within the Neighborhood Node zoning district that abuts residential.

There was discussion on:

- E-P zoning district; uses, zoning tool to separate incompatible land uses.
- Landscaping buffer, amenity to application.
- Maintenance of E-P strip of land.
- Height of surrounding residential homes.
- Shared driveway with Taco Bell; as relates to traffic, cross access easement.
- Elevations; garage and interior entrance on same side.
- Property to the north; open space, potential headlight shining on residential.
- Existing concrete wall at Taco Bell; applicant prefer trees and landscape.
- Proposed fence on south side; material and height.
- Guest parking; no requirement to provide, good design consideration, appropriate screening for headlights.

PUBLIC HEARING OPENED

- Pamela Prewitt, 41203 Dequindre; addressed concerns with safety and traffic congestion relating to Taco Bell; traffic back-ups block her driveway, addressed maintenance of E-P strip of land.
- Doug Roach, 5237 Windmill; addressed concerns with safety, congestion, parking, and light pollution.

PUBLIC HEARING CLOSED

Mr. Carlisle and Mr. Savidant acknowledged the traffic concern addressed by the residents would be reported and looked into by the Engineering.

Mr. Savidant encouraged residents who experience light pollution from nearby commercial to contact the Planning Department and any violation of the Zoning Ordinance would be enforced.

Discussion continued on:

- Maintenance responsibility of property to north.
- Pedestrian sidewalk as relates if E-P zoning stays in place.
- Density; building height, building form.
- Potential traffic congestion with shared access.
- Intent of applicant with by-right development on southern portion.
- Type of desired housing; results of Master Plan survey.

Resolution # PC-2021-08-064

Moved by: Rauch

Seconded by: Perakis

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **denied**, for the following reasons:

1. The request does not comply with the Master Plan, including but not limited to its definition of transitional density.
2. The conditions offered by the applicant do not reasonably protect the adjacent properties.
3. The rezoning and conditions offered by the applicant would be incompatible with surrounding zoning and land use and do not comply with the Zoning Ordinance, including but not limited to building form.

Yes: Hutson, Malalahalli, Perakis, Rauch

No: Faison, Krent, Lambert, Rahman

Absent: Tagle

MOTION FAILED

Resolution # PC-2021-08-065

Moved by: Rahman

Seconded by: Lambert

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” conditional rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **granted**, for the following reasons:

1. The request complies with the Master Plan.
2. The EP district does not include any significant natural features.
3. The rezoning would permit greater flexibility in use and development of the property.
4. The conditions offered by the applicant reasonably protect the adjacent properties.
5. The rezoning would be compatible with surrounding zoning and land use.
6. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Submit photometric plans and fixture details.
2. Address the Engineering Department pedestrian connection comments.
3. Provide site landscaping calculation.
4. Provide floor plans and elevations.
5. Consider residents’ feedback on headlight glaring and traffic safety.

Discussion on the motion on the floor.

Ms. Perakis addressed standards that must be met.

Mr. Rauch addressed primary entrance on interior streets and transitional density. Mr. Rauch stated Section 5.06.E.1.a. requires the primary entrance (to buildings) be on a street; there is no primary entrance on a street. He stated Table 5.03.B.3 Lot Access and Circulation it states Driveways must access garages, if provided, integrated into buildings from the rear, in an alley configuration. The buildings facing east and west, the driveways and the Primary Entrance are accessing an alley. And he was sorry this issue wasn’t raised previously. Transitional issues between four story buildings and single family residential, why aren’t we allowing duplexes, quads, attached residential Bungalow Court.

Ms. Dufrane addressed conditional rezoning applications with respect to conditions offered by applicant.

Vote on the motion on the floor.

Yes: Faison, Krent, Lambert, Rahman

No: Hutson, Malalahalli, Perakis, Rauch

Absent: Tagle

MOTION FAILED

Development on behalf of the City; a copy shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to record the executed Troy Crossing Planned Unit Development Agreement with the Oakland County Register of Deeds.

BE IT FINALLY RESOLVED, That Troy City Council hereby **AUTHORIZES** the petitioner to submit the Final Development Plan pursuant to Section 11.08 of Chapter 39.

Yes: All-7

No: None

MOTION CARRIED

E-2 Conditional Rezoning (CR JPLN2021-001) – Proposed Pine View Condominiums, West Side of Dequindre, North of Long Lake (Parcel 88-20-12-476-070), Section 12, From NN (Neighborhood Node “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”) (Introduced by: Brent Savidant, Community Development Director)

Mayor Baker announced that the Petitioner for this item has requested the item be removed from the Agenda and returned to the Planning Commission for reconsideration.

The Mayor opened the Public Hearing. The following individuals offered public comment:

| | |
|------------------|--|
| Paul Balas | Commented in opposition to the rezoning |
| Susan Neely | Commented in opposition to the rezoning. |
| Daniel Raubinger | Commented in opposition to the rezoning. |
| Michael Lipinski | Commented in opposition to the rezoning. |
| Pamela Prewitt | Commented in opposition to the rezoning. |

F. PUBLIC COMMENT:

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

H. POSTPONED ITEMS:

H-1 No Postponed Items

I. REGULAR BUSINESS:

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

memorandum



Date: September 16, 2021

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

Re: Pine View Condominiums
Anticipated Traffic Impacts

The purpose of this memorandum is to provide an overview of anticipated traffic impacts resulting from Pine View Condominiums, a proposed site condominium development consisting of 7-attached, 2.5 story single-family buildings with a total of 25 dwelling units. The development will utilize a shared driveway with an existing Taco Bell. The site is located on the east side of Dequindre Road, north of East Long Lake Road. In the immediate vicinity of the site, Dequindre Road is a 5-lane roadway, with two through lanes in each direction plus a center left turn lane.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition, provides trip generation rates for numerous land uses, based on thousands of studies throughout the United States and Canada. This data can then be used to estimate the number of vehicle trips generated by a development. For residential housing, traffic impacts are usually most noticeable during the peak hour of adjacent street traffic – that is, during morning and evening “rush hour”, when traffic on the roads is most congested. In most areas, the morning (AM) peak is a one hour period that occurs between 7 am – 9 am, and the evening (PM) peak is a one hour period usually between 4 pm – 6 pm.

The table below provides the calculated number of trips generated for the proposed Pine View Condominiums, based on the ITE Trip Generation Manual for Multi-Family Housing, Low Rise (ITE Land Use Code #220). For comparison, the table also shows trip generation for a theoretical “by-right” project, a 20,000 square foot General Office Building (ITE Land Use Code #710).

| Land Use | Number of Site-Generated Trips | | | | | | | | |
|--|--------------------------------|-----|-------|--------------|-----|-------|-------|-----|-------|
| | AM Peak Hour | | | PM Peak Hour | | | Daily | | |
| | In | Out | Total | In | Out | Total | In | Out | Total |
| Multi-Family Housing, Low-Rise (25 Units) | 3 | 10 | 13 | 11 | 6 | 17 | 74 | 74 | 148 |
| General Office Building (20,000 gross sq. ft.) | 39 | 6 | 45 | 4 | 21 | 25 | 111 | 111 | 222 |

During the morning (AM) peak hour, the proposed Pine View Condominiums development is expected to generate 13 new trips: 3 inbound (entering the site), and 10 outbound (exiting the site). During the evening (PM) peak hour, the proposed site is expected to generate 17 new vehicle trips: 11 inbound (entering the site) trips, and 6 outbound (exiting the site). This pattern coincides with residents typically leaving in the morning for work, and returning home in the evening.

Under the NN zoning, office use would also be considered a by-right development. If, instead of a 25-unit multi-family development, this site was instead developed as 20,000 square foot office building, the site would be expected to generate 45 new trips (39 inbound, 6 outbound) during the morning peak hour, and 25 new trips (4 inbound, 21 outbound) during the evening peak hour. An office use would generate more trips than a comparably sized residential development.



As a multi-family land use, the traffic generated by the proposed development would be minimal, adding less 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 Dequindre Road (at East Long Lake Road/ 18 Mile Road) carries over 2,200 vehicles during the PM peak hour, and with an annual average daily traffic count of almost 25,000 vehicles in 2020 (during the pandemic). Even amongst typical weekdays, traffic volumes during the peak hours alone often vary by 10%+ from one day to the next. The day-to-day fluctuations result in peak hour traffic volumes that vary by upwards of a couple hundred vehicles. The proposed Pine View Condominium homes are expected to generate fewer than 20 new vehicle trips during the peak hour.



Transportation Improvement Association

Crash Detail Report

Request #: 0057228

Printed By: Chuck Keller

Printed On: 9/10/2021

Dequindre Rd n/o Long Lake, Toco Bell: 01/01/2000 and 12/31/2006

#1 Location: N DEQUINDRE (10.15) 390 feet N of E Long Lake Rd

Crash ID: 4027710

Crash Date: 05/11/2000

Day: Thu

Hour: 9am

Weather: uncoded

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 1

How: ss-same

CVT: Sterling Heights

Area: transition

HBD: N

Drugs: N

Complaint No:

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|----------------|----------|----------|
| 1 | N | change lanes | veh in transpt | none | none | none | left of center | pickup | lftfront |
| 2 | N | go straight | veh in transpt | none | none | none | none | car | rtfront |

UD-10: N/A

#2 Location: DEQUINDRE RD (10.21) 700 feet N of Heritage Pointe Dr

Crash ID: 4357315

Crash Date: 01/26/2001

Day: Fri

Hour: 6pm

Weather: snow

Roadway: snow

Light: dark/unltd

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 4

How: rr-end

CVT: Troy

Area: straight

HBD: N

Drugs: N

Complaint No:

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|----------------|----------|----------|
| 1 | S | go straight | veh in transpt | none | none | none | unable to stop | pickup | ctrfront |
| 2 | S | stop on road | veh in transpt | none | none | none | none | car | rtrear |

UD-10: N/A

#3 Location: DEQUINDRE (10.17) 500 feet N of E Long Lake Rd

Crash ID: 4372829

Crash Date: 01/31/2001

Day: Wed

Hour: unknown

Weather: cloudy

Roadway: wet

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 2

How: angle

CVT: Sterling Heights

Area: driveway

HBD: N

Drugs: N

Complaint No:

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|---------|
| 1 | NE | left turn | veh in transpt | none | none | none | failed to yield | car | rtfront |
| 2 | N | go straight | veh in transpt | none | none | none | none | car | lftside |

UD-10: N/A

#4 Location: DEQUINDRE (10.15) 350 feet N of E Long Lake Rd

Crash ID: 4988017

Crash Date: 03/20/2002

Day: Wed

Hour: 7pm

Weather: cloudy

Roadway: dry

Light: dark/ltd

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 3

How: angle

CVT: Sterling Heights

Area: inter driveway

HBD: Y

Drugs: N

Complaint No:

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|------------|----------|----------|
| 1 | W | enter rdwy | veh in transpt | none | none | none | other | car | ctrfront |
| 2 | N | go straight | veh in transpt | none | none | none | none | car | rtside |

UD-10: 029269834

#5 Location: DEQUINDRE RD (10.18) 500 feet N of E Long Lake Rd

Crash ID: 5688783

Crash Date: 06/29/2004

Day: Tue

Hour: 1pm

Weather: cloudy

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 1

Inj 0: 1

How: rr-end

CVT: Troy

Area: straight

HBD: N

Drugs: N

Complaint No: 0419288

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|----------------|----------|----------|
| 1 | S | go straight | veh in transpt | none | none | none | unable to stop | car | ctrfront |
| 2 | S | stop on road | veh in transpt | none | none | none | none | car | ctrear |

UD-10: 041195150

#6 Location: DEQUINDRE RD (10.18) 528 feet N of E Long Lake Rd

Crash ID: 6275244

Crash Date: 02/13/2006 Day: Mon Hour: 4pm Weather: cloudy Roadway: dry Light: day

Injuries K: 0 Inj A: 0 Inj B: 1 Inj C: 0 Inj 0: 1 How: angle

CVT: Sterling Heights Area: driveway HBD: N Drugs: N Complaint No: 065488

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|-----------------|----------------|---------|---------|---------|-----------------|----------|----------|
| 1 | W | leaving parking | veh in transpt | none | none | none | failed to yield | car | lftfront |
| 2 | N | go straight | none | none | none | none | none | car | lftfront |

UD-10: [061036005](#)

#7 Location: DEQUINDRE RD (10.18) 500 feet N of E Long Lake Rd

Crash ID: 6360419

Crash Date: 06/03/2006 Day: Sat Hour: 10am Weather: clear Roadway: dry Light: day

Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 3 How: angle

CVT: Sterling Heights Area: driveway HBD: N Drugs: N Complaint No: 0620485

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|-----------|---------|
| 1 | W | left turn | veh in transpt | none | none | none | failed to yield | car | rtfront |
| 2 | S | change lanes | veh in transpt | none | none | none | none | motorhome | none |

UD-10: [061123194](#)

Crash Type

| Count | Type |
|------------------|------------|
| 0 | uncoded |
| 0 | single |
| 0 | head-on |
| 0 | head-on/lt |
| 4 | angle |
| 2 | rr-end |
| 0 | rr-end/lt |
| 0 | rr-end/rt |
| 1 | ss-same |
| 0 | ss-opp |
| 0 | back |
| 0 | other |
| 0 | unknown |
| Totals: 7 | |

Light Conditions

| Count | Type |
|------------------|------------|
| 0 | uncoded |
| 5 | day |
| 0 | dawn |
| 0 | dusk |
| 1 | dark/ltd |
| 1 | dark/unltd |
| 0 | other |
| 0 | unknown |
| Totals: 7 | |

Weather

| Count | Type |
|------------------|--------------|
| 1 | uncoded |
| 1 | clear |
| 0 | smoke |
| 4 | cloudy |
| 0 | fog |
| 0 | rain |
| 1 | snow |
| 0 | wind |
| 0 | sleet/hail |
| 0 | blowing snow |
| 0 | blowing sand |
| 0 | unknown |
| Totals: 7 | |

Road Condition

| Count | Type |
|------------------|---------|
| 0 | uncoded |
| 5 | dry |
| 0 | oily |
| 1 | wet |
| 0 | ice |
| 1 | snow |
| 0 | mud |
| 0 | slush |
| 0 | debris |
| 0 | water |
| 0 | sand |
| 0 | other |
| 0 | unknown |
| Totals: 7 | |

Crashes By Month

| Count | Type |
|------------------|-----------|
| 2 | January |
| 1 | February |
| 1 | March |
| 0 | April |
| 1 | May |
| 2 | June |
| 0 | July |
| 0 | August |
| 0 | September |
| 0 | October |
| 0 | November |
| 0 | December |
| Totals: 7 | |

Hazardous Action

| Count | Type |
|-------------------|----------------------|
| 7 | none |
| 0 | speeding |
| 0 | imprp/no signal |
| 0 | imprp backing |
| 2 | unable to stop |
| 1 | other |
| 0 | unknown |
| 0 | reckls driving |
| 0 | carels driving |
| 0 | spd too slow |
| 3 | failed to yield |
| 0 | disrgd traffic cntrl |
| 0 | wrong way |
| 1 | left of center |
| 0 | imprp passing |
| 0 | imprp lane use |
| 0 | imprp turn |
| Totals: 14 | |

Unit Type

| Count | Type |
|-------------------|------------|
| 0 | Bicyclist |
| 0 | Engineer |
| 12 | Vehicle |
| 0 | Pedestrian |
| Totals: 12 | |

Crashes By Year

| Count | Type |
|------------------|------|
| 1 | 2000 |
| 2 | 2001 |
| 1 | 2002 |
| 0 | 2003 |
| 1 | 2004 |
| 0 | 2005 |
| 2 | 2006 |
| 0 | 2007 |
| 0 | 2008 |
| 0 | 2009 |
| 0 | 2010 |
| 0 | 2011 |
| 0 | 2012 |
| 0 | 2013 |
| 0 | 2014 |
| 0 | 2015 |
| 0 | 2016 |
| 0 | 2017 |
| 0 | 2018 |
| 0 | 2019 |
| 0 | 2020 |
| 0 | 2021 |
| Totals: 7 | |

Crash Severity

| | FATAL | A | B | C | No Inj | Total |
|----------------|-------|---|---|---|--------|-------|
| Persons | 0 | 0 | 1 | 1 | 15 | 17 |
| Crashes | 0 | 0 | 1 | 1 | 5 | 7 |

Alcohol in Crashes

| | FATAL | PI | PD | Total |
|---------------------|-------|----|----|-------|
| Drinking | 0 | 0 | 1 | 1 |
| Not Drinking | 0 | 2 | 4 | 6 |
| Total | 0 | 2 | 5 | 7 |

Crashes per Hour by Day

| | Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Unknown | Total |
|--------------|----------|----------|----------|-----------|----------|----------|----------|----------|----------|
| 12a - 1a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1a - 2a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2a - 3a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3a - 4a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4a - 5a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5a - 6a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6a - 7a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7a - 8a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8a - 9a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9a - 10a | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 |
| 10a - 11a | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| 11a - 12p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12p - 1p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1p - 2p | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 2p - 3p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3p - 4p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4p - 5p | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 5p - 6p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6p - 7p | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 |
| 7p - 8p | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| 8p - 9p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9p - 10p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10p - 11p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11p - 12a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unknown Time | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| Total | 0 | 1 | 1 | 2 | 1 | 1 | 1 | 0 | 7 |



Crash Detail Report

Request #: 0057229

Printed By: Chuck Keller

Printed On: 9/10/2021

Dequindre Rd n/o Long Lake, Toco Bell: 01/01/2007 and 08/31/2021

#1 Location: DEQUINDRE RD (10.19) 600 feet N of Heritage Pointe Dr

Crash ID: 6687528

Crash Date: 06/05/2007 Day: Tue Hour: 10am Weather: cloudy Roadway: dry Light: day

Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj O: 2 How: ss-same

CVT: Sterling Heights Area: transition HBD: N Drugs: N Complaint No: 0723327

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|----------------|---------|---------|------------|----------|----------|
| 1 | N | go straight | cross ctrline | veh in transpt | none | none | other | car | rtrear |
| 2 | N | change lanes | veh in transpt | none | none | none | none | car | lftfront |

UD-10: 075529322

#2 Location: DEQUINDRE RD (10.18) 500 feet N of E Long Lake Rd

Crash ID: 7119734

Crash Date: 10/20/2008 Day: Mon Hour: 5pm Weather: rain Roadway: wet Light: dusk

Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 1 Inj O: 1 How: head-on/lt

CVT: Troy Area: driveway HBD: N Drugs: N Complaint No: 0836411

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|----------|
| 1 | E | left turn | veh in transpt | none | none | none | failed to yield | car | rtfront |
| 2 | S | go straight | veh in transpt | none | none | none | imprp lane use | car | ctrfront |

UD-10: 080497387, 080497387

#3 Location: DEQUINDRE RD (10.19) 600 feet N of 18 MILE RD

Crash ID: 7673296

Crash Date: 07/27/2010 Day: Tue Hour: 7pm Weather: cloudy Roadway: dry Light: day

Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj O: 2 How: rr-end

CVT: Sterling Heights Area: straight HBD: N Drugs: N Complaint No: 1028035

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|-----------------|----------------|---------|---------|---------|----------------|----------|---------|
| 1 | N | slow/stop on rd | veh in transpt | none | none | none | unable to stop | car | rtfront |
| 2 | N | stop on road | veh in transpt | none | none | none | none | car | lftside |

UD-10: 100401970

#4 Location: DEQUINDRE RD (10.19) 554 feet N of E LONG LAKE RD

Crash ID: 7948141

Crash Date: 02/04/2011 Day: Fri Hour: 7pm Weather: clear Roadway: dry Light: dark/unltd

Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj O: 5 How: ss-same

CVT: Troy Area: straight HBD: N Drugs: N Complaint No: 110003552

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|----------|
| 1 | S | change lanes | veh in transpt | none | none | none | failed to yield | car | lftfront |
| 2 | S | go straight | veh in transpt | none | none | none | none | car | rtfront |
| 3 | S | stop on road | veh in transpt | none | none | none | none | car | rtfront |

UD-10: 110117092

#5 Location: DEQUINDRE RD (10.16) 400 feet N of E LONG LAKE RD

Crash ID: 7985766

Crash Date: 03/05/2011

Day: Sat

Hour: 7pm

Weather: snow

Roadway: snow

Light: dark/unltd

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 3

How: ss-same

CVT: Troy

Area: inter other

HBD: N

Drugs: N

Complaint No: 110006904

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|------------|----------|---------|
| 1 | S | change lanes | veh in transpt | none | none | none | other | car | lftside |
| 2 | S | go straight | veh in transpt | none | none | none | none | car | rtfront |

UD-10: [110181773](#)

#6 Location: DEQUINDRE RD (10.18) 500 feet N of 18 MILE RD

Crash ID: 8028371

Crash Date: 05/07/2011

Day: Sat

Hour: 12pm

Weather: clear

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 5

How: angle

CVT: Sterling Heights

Area: driveway

HBD: N

Drugs: N

Complaint No: 1117719

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|---------|
| 1 | E | go straight | veh in transpt | none | none | none | failed to yield | car | rtfront |
| 2 | N | go straight | veh in transpt | none | none | none | none | car | lftside |

UD-10: [110296832](#)

#7 Location: DEQUINDRE RD (10.16) 450 feet N of E LONG LAKE RD

Crash ID: 8109563

Crash Date: 08/24/2011

Day: Wed

Hour: 4pm

Weather: clear

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 1

Inj 0: 1

How: angle

CVT: Troy

Area: inter driveway

HBD: N

Drugs: N

Complaint No: 110025043

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|----------|
| 1 | W | left turn | veh in transpt | none | none | none | failed to yield | car | ctrfront |
| 2 | S | go straight | veh in transpt | none | none | none | none | car | lftside |

UD-10: [110520088](#)

#8 Location: DEQUINDRE RD (10.18) 500 feet N of E LONG LAKE RD

Crash ID: 8398223

Crash Date: 07/19/2012

Day: Thu

Hour: 10am

Weather: rain

Roadway: wet

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 0

Inj 0: 2

How: ss-same

CVT: Troy

Area: straight

HBD: N

Drugs: N

Complaint No:

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|---------|
| 1 | S | change lanes | veh in transpt | none | none | none | failed to yield | car | rtfront |
| 2 | S | go straight | veh in transpt | none | none | none | none | car | lftside |

UD-10: [8398223](#)

#9 Location: DEQUINDRE RD (10.19) 554 feet N of E LONG LAKE RD

Crash ID: 8673085

Crash Date: 06/22/2013

Day: Sat

Hour: 9am

Weather: clear

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 1

Inj 0: 3

How: other

CVT: Troy

Area: straight

HBD: N

Drugs: N

Complaint No: 130019432

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|----------|
| 1 | N | left turn | veh in transpt | none | none | none | failed to yield | car | ctrfront |
| 2 | S | go straight | veh in transpt | none | none | none | none | car | ctrfront |

UD-10: [8673085](#)

#10 Location: DEQUINDRE RD (10.16) 400 feet N of E LONG LAKE RD

Crash ID: 8689141

Crash Date: 07/16/2013

Day: Tue

Hour: 12pm

Weather: clear

Roadway: dry

Light: day

Injuries K: 0

Inj A: 0

Inj B: 0

Inj C: 1

Inj 0: 2

How: angle

CVT: Troy

Area: inter driveway

HBD: N

Drugs: N

Complaint No: 130022323

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|----------|
| 1 | W | left turn | veh in transpt | none | none | none | failed to yield | car | ctrfront |
| 2 | S | go straight | veh in transpt | none | none | none | none | car | lftfront |

UD-10: [8689141](#)

#11 Location: DEQUINDRE RD (10.21) 700 feet N of E LONG LAKE RD

Crash ID: 8819544

Crash Date: 12/11/2013 Day: Wed Hour: 3pm Weather: cloudy Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 5 How: rr-end
 CVT: Troy Area: straight HBD: N Drugs: N Complaint No: 130038928

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|-----------------|----------------|---------|---------|---------|----------------|----------|----------|
| 1 | S | slow/stop on rd | veh in transpt | none | none | none | unable to stop | car | ctrfront |
| 2 | S | stop on road | veh in transpt | none | none | none | none | car | ctrrear |

UD-10: 8819544

#12 Location: DEQUINDRE RD (10.16) 400 feet N of E LONG LAKE RD

Crash ID: 9388769

Crash Date: 09/21/2015 Day: Mon Hour: 5pm Weather: clear Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 2 How: angle
 CVT: Troy Area: inter driveway HBD: N Drugs: N Complaint No: 150031207

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|----------|
| 1 | W | left turn | veh in transpt | none | none | none | failed to yield | car | rtside |
| 2 | S | go straight | veh in transpt | none | none | none | none | car | ctrfront |

UD-10: 9388769

#13 Location: DEQUINDRE RD (10.18) 500 feet N of E LONG LAKE RD

Crash ID: 9473230

Crash Date: 12/15/2015 Day: Tue Hour: 6pm Weather: clear Roadway: dry Light: dark/unltd
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 2 How: rr-end
 CVT: Troy Area: straight HBD: N Drugs: N Complaint No: 150040871

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|-----------------|----------------|---------|---------|---------|----------------|----------|----------|
| 1 | S | start on rdwy | veh in transpt | none | none | none | unable to stop | car | ctrfront |
| 2 | S | slow/stop on rd | veh in transpt | none | none | none | none | car | ctrrear |

UD-10: 9473230

#14 Location: DEQUINDRE RD (10.19) 600 feet N of E LONG LAKE RD

Crash ID: 9989840

Crash Date: 03/13/2017 Day: Mon Hour: 7pm Weather: cloudy Roadway: snow Light: dark/ltd
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 1 How: single
 CVT: Troy Area: straight HBD: Y Drugs: N Complaint No: 170007770

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|----------------|----------|----------|
| 1 | S | go straight | ran off road/r | mailbox | ditch | none | carels driving | pickup | multiple |

UD-10: 9989840

#15 Location: DEQUINDRE RD (10.15) 375 feet N of E LONG LAKE RD

Crash ID: 1484607

Crash Date: 09/11/2018 Day: Tue Hour: 3pm Weather: clear Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 1 Inj 0: 1 How: angle
 CVT: Troy Area: driveway HBD: N Drugs: N Complaint No: 180031587

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|----------------|----------|----------|
| 1 | W | left turn | veh in transpt | none | none | none | unable to stop | car | rtside |
| 2 | S | go straight | veh in transpt | none | none | none | none | car | ctrfront |

UD-10: 1484607

#16 Location: DEQUINDRE RD (10.17) 470 feet N of E LONG LAKE RD

Crash ID: 1485982

Crash Date: 09/14/2018 Day: Fri Hour: 7am Weather: fog Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 2 How: angle
 CVT: Troy Area: driveway HBD: N Drugs: N Complaint No: 180031860

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|----------|
| 1 | W | go straight | veh in transpt | none | none | none | failed to yield | car | lftfront |
| 2 | N | go straight | veh in transpt | none | none | none | none | car | rtfront |

UD-10: 1485982

#17 Location: DEQUINDRE RD (10.18) 528 feet N of 18 MILE RD

Crash ID: 1518234

Crash Date: 11/01/2018 Day: Thu Hour: 5pm Weather: rain Roadway: wet Light: dusk
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 2 How: ss-same
 CVT: Sterling Heights Area: driveway HBD: N Drugs: N Complaint No: 1842770

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|---------|
| 1 | NE | enter rdwy | veh in transpt | none | none | none | failed to yield | car | rtside |
| 2 | N | go straight | veh in transpt | none | none | none | none | car | lftside |

UD-10: 1518234

#18 Location: DEQUINDRE RD (10.16) 400 feet N of E LONG LAKE RD

Crash ID: 1697010

Crash Date: 04/24/2019 Day: Wed Hour: 2pm Weather: clear Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 2 How: rr-end
 CVT: Troy Area: straight HBD: N Drugs: N Complaint No: 190014244

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|----------------|----------|----------|
| 1 | S | go straight | veh in transpt | none | none | none | unable to stop | car | ctrfront |
| 2 | S | stop on road | veh in transpt | none | none | none | none | car | ctrrear |

UD-10: 1697010

#19 Location: DEQUINDRE RD (10.19) 600 feet N of E LONG LAKE RD

Crash ID: 1720931

Crash Date: 05/23/2019 Day: Thu Hour: 7am Weather: rain Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 2 How: angle
 CVT: Troy Area: driveway HBD: N Drugs: N Complaint No: 190017832

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|---------------|----------|----------|
| 1 | S | go straight | veh in transpt | none | none | none | imprp passing | car | rtside |
| 2 | E | enter rdwy | veh in transpt | none | none | none | none | car | ctrfront |

UD-10: 1720931

#20 Location: DEQUINDRE RD (10.16) 450 feet N of E LONG LAKE RD

Crash ID: 1772216

Crash Date: 07/24/2019 Day: Wed Hour: 12pm Weather: clear Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 5 How: rr-end
 CVT: Troy Area: straight HBD: N Drugs: N Complaint No: 190025332

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|----------------|----------|----------|
| 1 | S | go straight | veh in transpt | none | none | none | unable to stop | car | ctrfront |
| 2 | S | stop on road | veh in transpt | none | none | none | none | car | ctrrear |

UD-10: 1772216

#21 Location: DEQUINDRE RD (10.16) 428 feet N of 18 MILE RD

Crash ID: 1766635

Crash Date: 08/02/2019 Day: Fri Hour: 7am Weather: clear Roadway: dry Light: day
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 4 How: rr-end
 CVT: Sterling Heights Area: driveway HBD: N Drugs: N Complaint No: 1929929

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|----------------|---------|---------|------------|-----------|---------|
| 1 | N | change lanes | veh in transpt | veh in transpt | none | none | other | pickup | rtfront |
| 2 | N | go straight | veh in transpt | none | none | none | none | car | rtrear |
| 3 | N | right turn | veh in transpt | none | none | none | none | truck/bus | none |

UD-10: 1766635

#22 Location: NB DEQUINDRE RD (10.20) 528 feet S of HERITAGE POINTE DR

Crash ID: 1860574

Crash Date: 10/26/2019 Day: Sat Hour: 10pm Weather: clear Roadway: wet Light: dark/ltd
 Injuries K: 0 Inj A: 0 Inj B: 0 Inj C: 0 Inj 0: 2 How: ss-same
 CVT: Sterling Heights Area: straight HBD: N Drugs: N Complaint No: 1942782

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|----------------|---------|---------|----------------|----------|---------|
| 1 | N | avoid obj | cross ctrline | veh in transpt | none | none | imprp lane use | car | lftside |
| 2 | N | go straight | veh in transpt | none | none | none | none | pickup | rtside |

UD-10: 1860574#23 **Location:** DEQUINDRE RD (10.19) 600 feet N of W LONG LAKE RD**Crash ID:** 1895811**Crash Date:** 11/26/2019 **Day:** Tue **Hour:** 12pm **Weather:** clear **Roadway:** dry **Light:** day**Injuries K:** 0 **Inj A:** 0 **Inj B:** 0 **Inj C:** 0 **Inj 0:** 2 **How:** angle**CVT:** Troy **Area:** driveway **HBD:** N **Drugs:** N **Complaint No:** 190041098

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|-----------------|----------|----------|
| 1 | E | enter rdwy | veh in transpt | none | none | none | failed to yield | car | lftfront |
| 2 | S | go straight | veh in transpt | none | none | none | none | car | rtrear |

UD-10: 1895811#24 **Location:** DEQUINDRE RD (10.21) 454 feet N of E LONG LAKE RD**Crash ID:** 1970997**Crash Date:** 02/17/2020 **Day:** Mon **Hour:** 11pm **Weather:** snow **Roadway:** snow **Light:** dark/unltd**Injuries K:** 0 **Inj A:** 0 **Inj B:** 0 **Inj C:** 0 **Inj 0:** 2 **How:** head-on/lt**CVT:** Troy **Area:** straight **HBD:** Y **Drugs:** N **Complaint No:** 200005381

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|--------------|----------------|---------|---------|---------|------------|----------|----------|
| 1 | NW | left turn | veh in transpt | none | none | none | imprp turn | car | ctrfront |
| 2 | S | go straight | veh in transpt | none | none | none | none | pickup | lftrear |

UD-10: 1970997#25 **Location:** DEQUINDRE RD (10.17) 456 feet N of 18 MILE RD**Crash ID:** 2336651**Crash Date:** 08/10/2021 **Day:** Tue **Hour:** 4pm **Weather:** clear **Roadway:** dry **Light:** day**Injuries K:** 0 **Inj A:** 0 **Inj B:** 0 **Inj C:** 0 **Inj 0:** 2 **How:** rr-end**CVT:** Sterling Heights **Area:** driveway **HBD:** N **Drugs:** N **Complaint No:** 2153305

| Unit No | Veh Dir | Action Prior | Event 1 | Event 2 | Event 3 | Event 4 | Haz Action | Veh Type | Damage |
|---------|---------|---------------|----------------|---------|---------|---------|----------------|----------|----------|
| 1 | W | start on rdwy | veh in transpt | none | none | none | unable to stop | pickup | ctrfront |
| 2 | W | stop on road | veh in transpt | none | none | none | none | car | ctrrear |

UD-10: 2336651

Crash Type

| Count | Type |
|-------------------|------------|
| 0 | uncoded |
| 1 | single |
| 0 | head-on |
| 2 | head-on/lt |
| 8 | angle |
| 7 | rr-end |
| 0 | rr-end/lt |
| 0 | rr-end/rt |
| 6 | ss-same |
| 0 | ss-opp |
| 0 | back |
| 1 | other |
| 0 | unknown |
| Totals: 25 | |

Light Conditions

| Count | Type |
|-------------------|------------|
| 0 | uncoded |
| 17 | day |
| 0 | dawn |
| 2 | dusk |
| 2 | dark/ltd |
| 4 | dark/unltd |
| 0 | other |
| 0 | unknown |
| Totals: 25 | |

Weather

| Count | Type |
|-------------------|--------------|
| 0 | uncoded |
| 14 | clear |
| 0 | smoke |
| 4 | cloudy |
| 1 | fog |
| 4 | rain |
| 2 | snow |
| 0 | wind |
| 0 | sleet/hail |
| 0 | blowing snow |
| 0 | blowing sand |
| 0 | unknown |
| Totals: 25 | |

Road Condition

| Count | Type |
|-------------------|---------|
| 0 | uncoded |
| 18 | dry |
| 0 | oily |
| 4 | wet |
| 0 | ice |
| 3 | snow |
| 0 | mud |
| 0 | slush |
| 0 | debris |
| 0 | water |
| 0 | sand |
| 0 | other |
| 0 | unknown |
| Totals: 25 | |

Crashes By Month

| Count | Type |
|-------------------|-----------|
| 0 | January |
| 2 | February |
| 2 | March |
| 1 | April |
| 2 | May |
| 2 | June |
| 4 | July |
| 3 | August |
| 3 | September |
| 2 | October |
| 2 | November |
| 2 | December |
| Totals: 25 | |

Hazardous Action

| Count | Type |
|-------------------|----------------------|
| 25 | none |
| 0 | speeding |
| 0 | imprp/no signal |
| 0 | imprp backing |
| 7 | unable to stop |
| 3 | other |
| 0 | unknown |
| 0 | reckls driving |
| 1 | carels driving |
| 0 | spd too slow |
| 11 | failed to yield |
| 0 | disrgd traffic cntrl |
| 0 | wrong way |
| 0 | left of center |
| 1 | imprp passing |
| 2 | imprp lane use |
| 1 | imprp turn |
| Totals: 51 | |

Unit Type

| Count | Type |
|-------------------|------------|
| 0 | Bicyclist |
| 0 | Engineer |
| 51 | Vehicle |
| 0 | Pedestrian |
| Totals: 51 | |

Crashes By Year

| Count | Type |
|-------------------|------|
| 0 | 2000 |
| 0 | 2001 |
| 0 | 2002 |
| 0 | 2003 |
| 0 | 2004 |
| 0 | 2005 |
| 0 | 2006 |
| 1 | 2007 |
| 1 | 2008 |
| 0 | 2009 |
| 1 | 2010 |
| 4 | 2011 |
| 1 | 2012 |
| 3 | 2013 |
| 0 | 2014 |
| 2 | 2015 |
| 0 | 2016 |
| 1 | 2017 |
| 3 | 2018 |
| 6 | 2019 |
| 1 | 2020 |
| 1 | 2021 |
| Totals: 25 | |

Crash Severity

| | FATAL | A | B | C | No Inj | Total |
|----------------|-------|---|---|---|--------|-------|
| Persons | 0 | 0 | 0 | 5 | 62 | 67 |
| Crashes | 0 | 0 | 0 | 5 | 20 | 25 |

Alcohol in Crashes

| | FATAL | PI | PD | Total |
|---------------------|-------|----|----|-------|
| Drinking | 0 | 0 | 2 | 2 |
| Not Drinking | 0 | 5 | 18 | 23 |
| Total | 0 | 5 | 20 | 25 |

Crashes per Hour by Day

| | Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday | Unknown | Total |
|--------------|----------|----------|----------|-----------|----------|----------|----------|----------|-----------|
| 12a - 1a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1a - 2a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2a - 3a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3a - 4a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4a - 5a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5a - 6a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6a - 7a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7a - 8a | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 3 |
| 8a - 9a | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9a - 10a | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| 10a - 11a | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 2 |
| 11a - 12p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12p - 1p | 0 | 0 | 2 | 1 | 0 | 0 | 1 | 0 | 4 |
| 1p - 2p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2p - 3p | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 |
| 3p - 4p | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 2 |
| 4p - 5p | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 2 |
| 5p - 6p | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 3 |
| 6p - 7p | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| 7p - 8p | 0 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 4 |
| 8p - 9p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9p - 10p | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10p - 11p | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| 11p - 12a | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Unknown Time | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 4 | 7 | 4 | 3 | 3 | 4 | 0 | 25 |

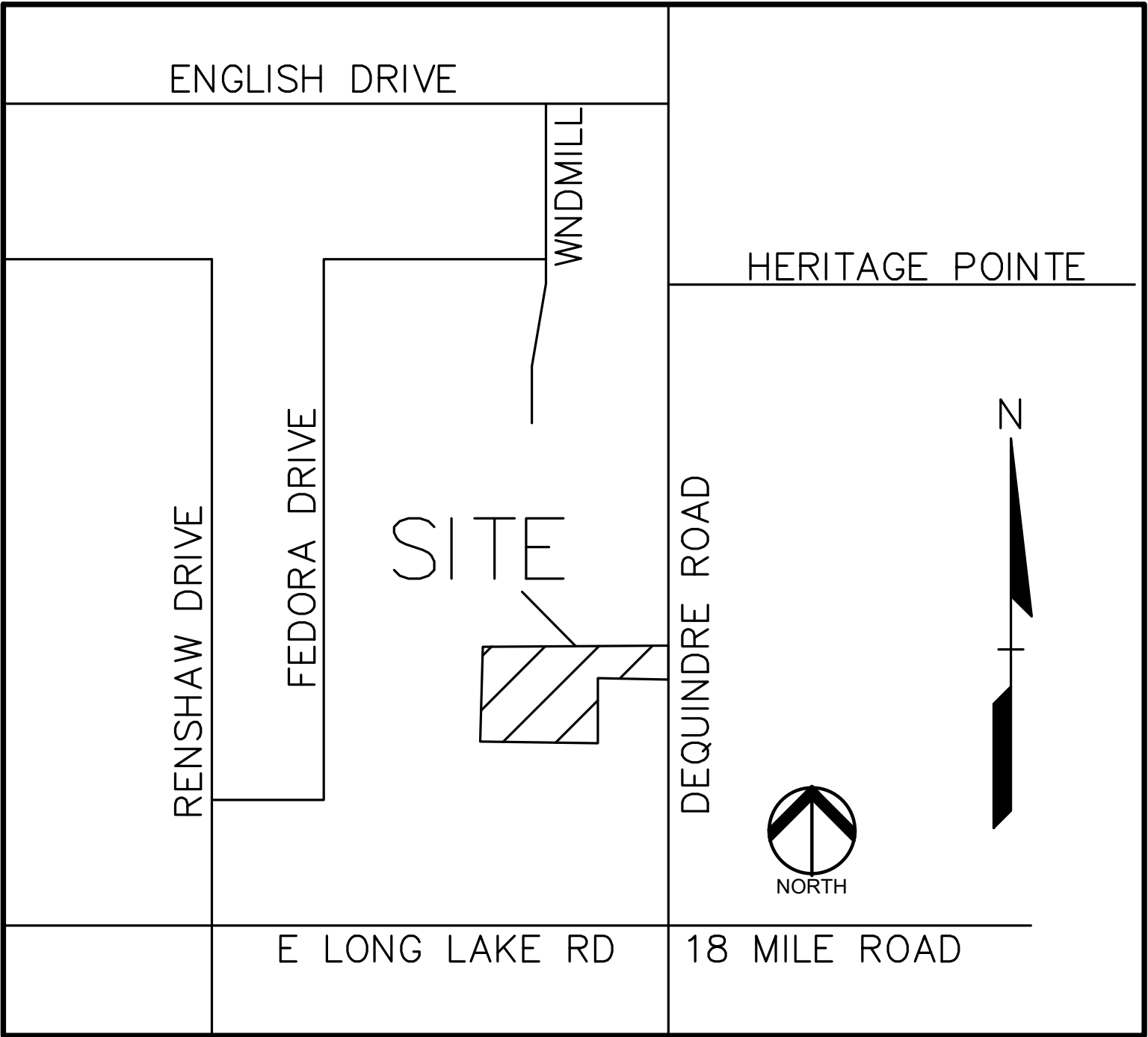
PRELIMINARY SITE PLANS

GFA 18 MILE & DEQUINDRE

PART OF THE SOUTHEAST 1/4 OF SECTION 12, T.02N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

| PERMIT / APPROVAL SUMMARY | | |
|---------------------------|---------------|-------------------|
| DATE SUBMITTED | DATE APPROVED | PERMIT / APPROVAL |
| | | |

| |
|---|
| LEGAL DESCRIPTION (Per City of Troy Assessor) |
| PARCEL ID 20-12-476-070 Land in the City of Troy, Oakland County, Michigan, described as follows: Part of Lots 10, 11 and 12 of JENNINGS SUBDIVISION, as recorded in Liber 59, Page 8, Oakland County Records, beginning at point distant North 00 degrees 08 minutes 52 West 60 feet and North 89 degrees 32 minutes 26 seconds West 60 feet and North 00 degrees 08 minutes 52 West 493.11 feet from the Southeast section corner; thence North 88 degrees 10 minutes 33 seconds West 170 feet; thence South 75 degrees 18 minutes 21 seconds West 70.21 feet; thence South 00 degrees 08 minutes 52 seconds East 159.88 feet; thence North 88 degrees 11 minutes 10 seconds West 371.57 feet; thence North 00 degrees 08 minutes 43 seconds West 240 feet; thence South 88 degrees 10 minutes 33 seconds East 609.56 feet; thence South 00 degrees 08 minutes 52 seconds East 59.99 feet to beginning. |



LOCATION MAP
NO SCALE

| INDEX OF DRAWINGS | |
|-------------------|-------------------------------|
| NUMBER | TITLE |
| C-0.0 | COVER SHEET |
| C-1.0 | TOPOGRAPHIC SURVEY |
| C-2.0 | PRELIMINARY SITE PLAN |
| C-3.0 | PRELIMINARY GRADING PLAN |
| C-4.0 | PRELIMINARY UTILITY PLAN |
| L-1.0 | PRELIMINARY LANDSCAPE PLAN |
| T-1.0 | PRELIMINARY PRESERVATION PLAN |

DESIGN TEAM

| OWNER/APPLICANT/DEVELOPER | CIVIL ENGINEER |
|--|---|
| GFA DEVELOPMENT, INC. 986 ELMSFORD DRIVE TROY, MI 48083 CONTACT: GARY ABITHEIRA PHONE: 248.840.2828 EMAIL: GFAHOMES@GMAIL.COM | PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48083-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM |
| ARCHITECT | LANDSCAPE ARCHITECT |
| MGA ARCHITECTS/DESIGNERS MOISEV/GORDON ASSOCIATES, INC. 4351 DELEMERE COURT ROYAL OAK, MI 48073 CONTACT: ANDREW J. MOISEEV, RA PHONE: 248.549.4500 EXT. 221 EMAIL: ANDREWWM@MGA-ARCHITECTS.NET | PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIEZEL@PEAGROUP.COM |



| REVISIONS | |
|--------------------------------|-----------|
| DESCRIPTION | DATE |
| ORIGINAL ISSUE DATE | 9/18/2019 |
| CONDITIONAL REZONE APPLICATION | 6/8/2021 |
| | |



(Per City of Troy Assessor)

PARCEL ID 20-12-476-070

Land in the City of Troy, Oakland County, Michigan, described as follows:

Part of Lots 10, 11 and 12 of JENNINGS SUBDIVISION, as recorded in Liber 59, Page 8, Oakland County Records, beginning at point distant North 00 degrees 08 minutes 52 seconds East 60 feet and North 89 degrees 32 minutes 25 seconds East 60 feet and North 00 degrees 08 minutes 52 seconds East 493.11 feet from the Southeast section corner; thence North 88 degrees 58 minutes 52 seconds East 70.21 feet; thence South 00 degrees 08 minutes 52 seconds East 159.98 feet; thence North 88 degrees 11 minutes 10 seconds East 371.57 feet; thence North 00 degrees 08 minutes 52 seconds East 240 feet; thence South 88 degrees 10 minutes 08 seconds East 609.56 feet; thence South 00 degrees 08 minutes 52 seconds East 59.98 feet to beginning.

FLOODPLAIN NOTE:

BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0552F, DATED SEPTEMBER 29, 2006.

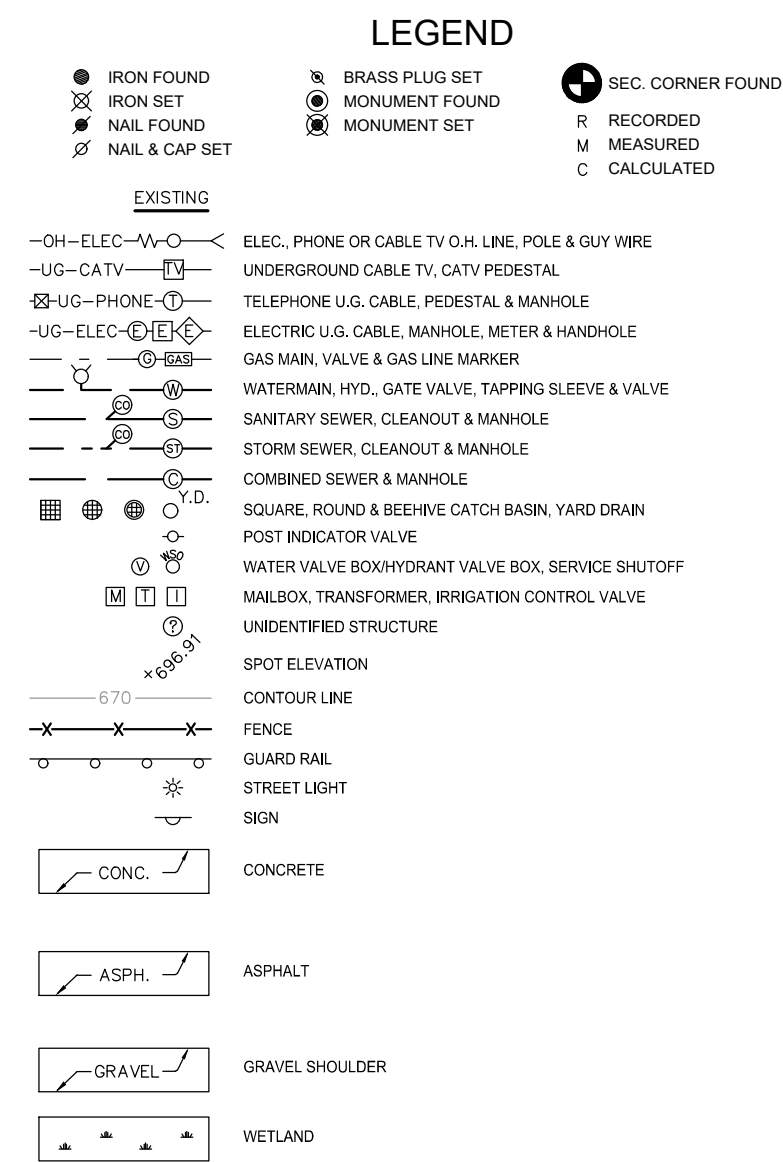
BENCHMARKS

(GPS DERIVED - NAVD88)

BM #300

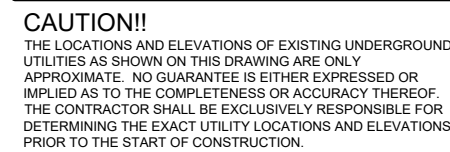
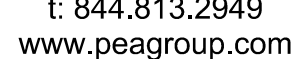
PUNCH MARK ON ARROW OF A HYDRANT LOCATED ON THE WEST SIDE OF DEQUINDE ROAD, APPROX. 45'± NORTHEAST OF THE NORTHEAST PROPERTY CORNER.
ELEV. - 645.78

BM #301
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING LOT, APPROX. 26'± SOUTH OF THE SOUTH PROPERTY LINE.
ELEV. - 645.29



REFERENCE DRAWINGS

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GAS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055UT, DATED 11-07-05
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055SP, DATED 06-27-07



CLIENT

**GFA
DEVELOPMENT,
INC.**
986 ELMFORD DR.
TROY, MI 48063

PROJECT TITLE

GFA 18 MILE & DEQUINDRE

PART OF THE SE 1/4 OF SECTION 12
T.02N., R.11E.
TROY, OAKLAND COUNTY, MI

REVISIONS

| | |
|-------------------------|--------|
| CONDITIONAL REZONE APP. | 6/8/21 |
|-------------------------|--------|

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

DRAWING TITLE

**TOPOGRAPHIC
SURVEY**

PEA JOB NO. 2016-368

PM IBT

| DN | TMK |
|----|-----|
|----|-----|

| | |
|-----|-----|
| DN: | TMK |
| DES | TMK |

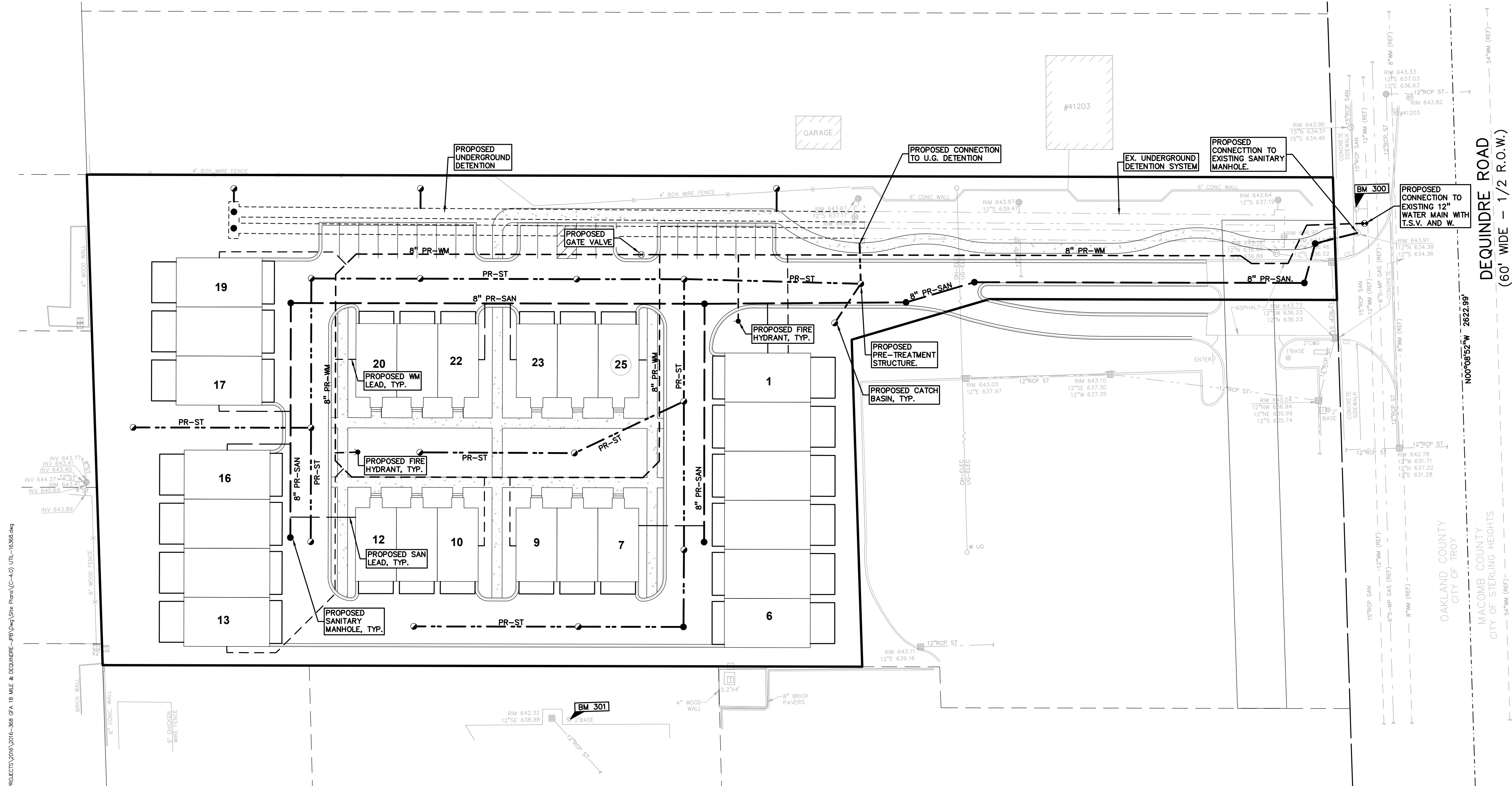
REMARKS

C-1.0

BM #301
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE
LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING
LOT, APPROX. 26'± SOUTH OF THE SOUTH PROPERTY LINE.
ELEV. - 645.29

S:\PROJECTS\2016\2016-368 GFA 18 MILE & DEQUINDRE-JFB\Draw\Site Plans\0-C-3.0 GRADE-16368.dwg

S:\PROJECTS\2016-2018\GFA 18 MILE & DEQUINDRE-JPS Dwg (Site Plans)\C-4.0 UTIL-16066.dwg



Project: GFA 18 MILE & DEQUINDRE
Location: TROY, MI
Date: 3/16/2019
Project No: 2016-368

25 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 2.39 AC.
Allowable Discharge (Qa): 0.48 C.F.S. (=0.2 CFS/AC)
Coefficient of Runoff (C): 0.56

Calculation of Required Discharge/Acre

$Q_o = ((Q_a)/(A))(C)$: 0.36
 $T = -25 + ((8062.5/Q_o))0.5$: 125.25

Storage Volume Required:

$V_s = (12900(T))/(T+25) - 40Q_o(T)$: 8964.29

$V_t = (V_s)(A)(C)$: 11997.8

| PIPE STORAGE: | |
|---------------|-----------------|
| L= | 612 ft |
| SIZE= | 60 in. |
| C.F./F.T.= | 19.625 c.f./ft. |
| VOLUME= | 12,010.50 c.f. |

CALCULATIONS OF EXISTING U.G. DETENTION:
PER TACO BALL AS-BUILT DRAWINGS DATED 11-09-07.

EXISTING UNDERGROUND 25 YEAR STORM DETENTION DESIGN

Contributing Area (A): 1.35 AC.
Allowable Discharge (Qa): 0.27 C.F.S. (=0.2 CFS/AC)
Coefficient of Runoff (C): 0.59

Calculation of Required Discharge/Acre

$Q_o = ((Q_a)/(A))(C)$: 0.34
 $T = -25 + ((8062.5/Q_o))0.5$: 129

Storage Volume Required:

$V_s = (12900(T))/(T+25) - 40Q_o(T)$: 9057

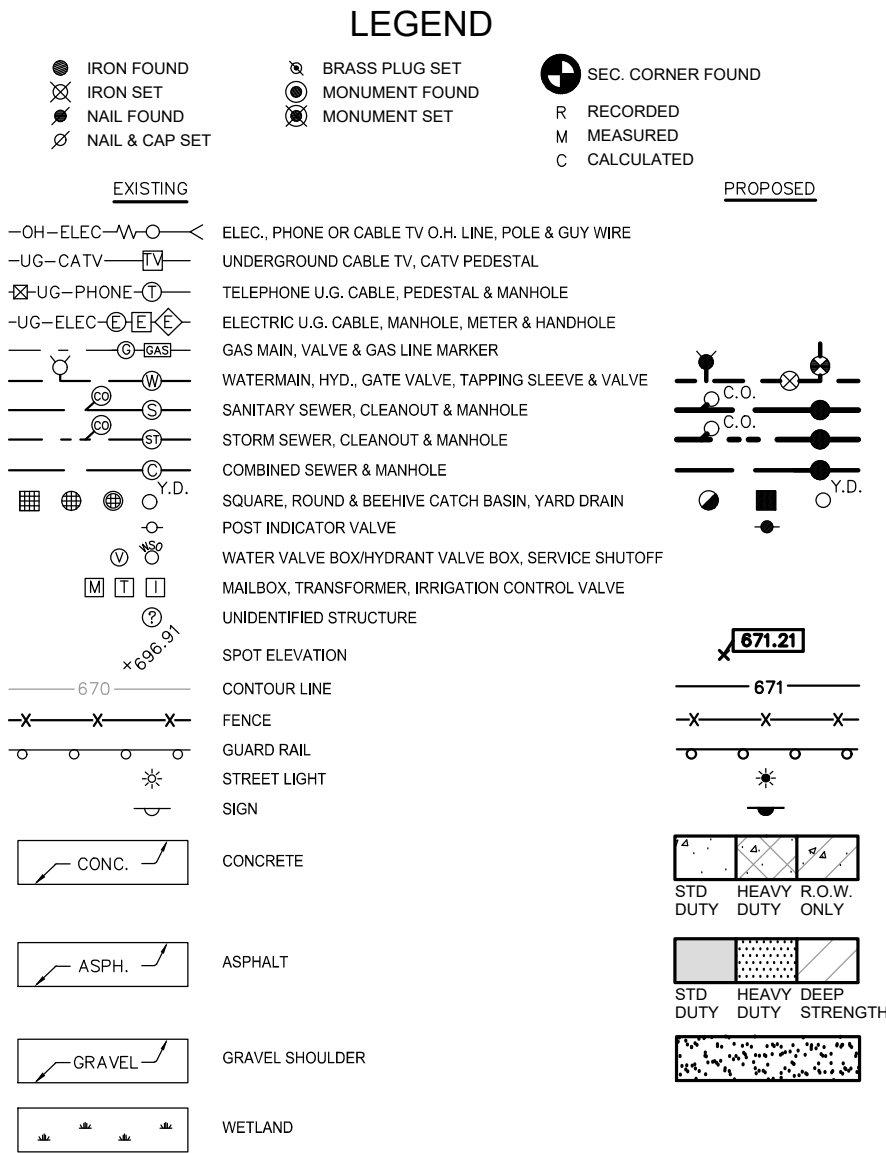
$V_t = (V_s)(A)(C)$: 7214

PROVIDED STORAGE IN UNDERGROUND DETENTION

DETENTION SYSTEM PROVIDED: 80' SLOPP PIPE
STORAGE PER LINEAR FOOT OF PIPE: 19.63 C.F.
NUMBER OF ROWS PROVIDED: 2
LENGTH OF ROWS PROVIDED: 200 L.F.
TOTAL STORAGE VOLUME PROVIDED (2 X 200 X 19.63): 7852 C.F.

NOTE:

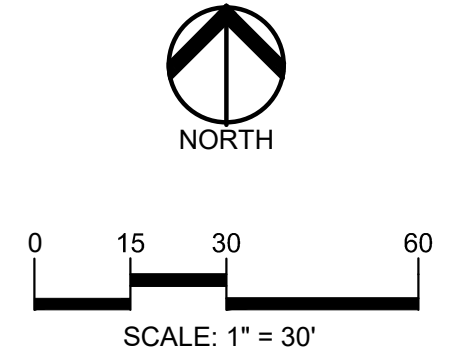
ALL WORK IN THE DEQUINDRE ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR OAKLAND COUNTY AND REQUIRES A PERMIT.



REFERENCE DRAWINGS

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 060UT, DATED 11-07-07
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055SP, DATED 06-27-07

PEA GROUP
t: 844.813.2949
www.peagroup.com



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

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

CLIENT
GFA DEVELOPMENT, INC.
988 ELMFORD DR.
TROY, MI 48063

PROJECT TITLE
GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12,
T.02N., R.11E.
TROY, OAKLAND COUNTY, MI

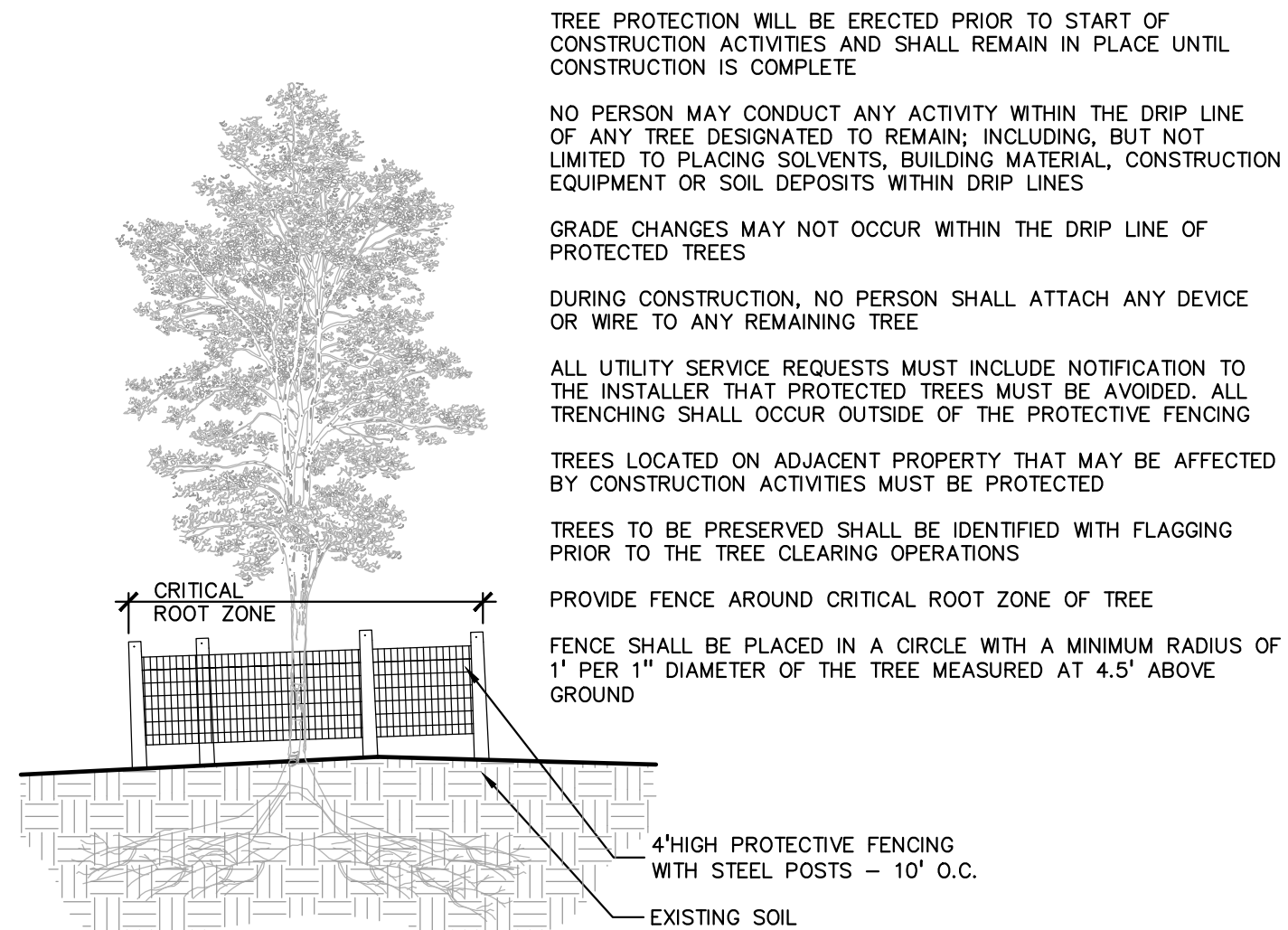
REVISIONS
CONDITIONAL REZONE APP. 6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019
DRAWING TITLE
PRELIMINARY
UTILITY PLAN

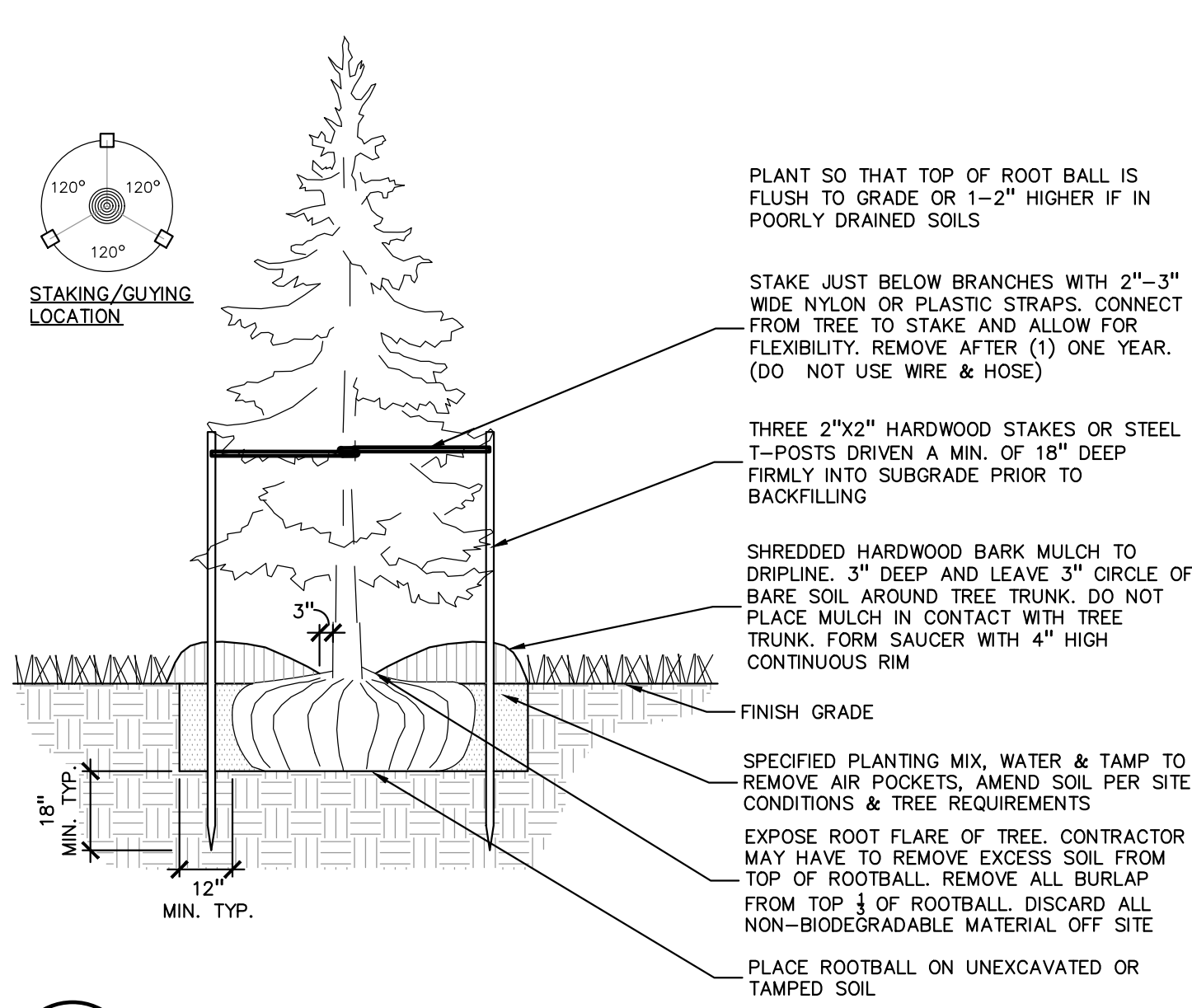
PEA JOB NO. 2016-368
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:

NOT FOR CONSTRUCTION C-4.0

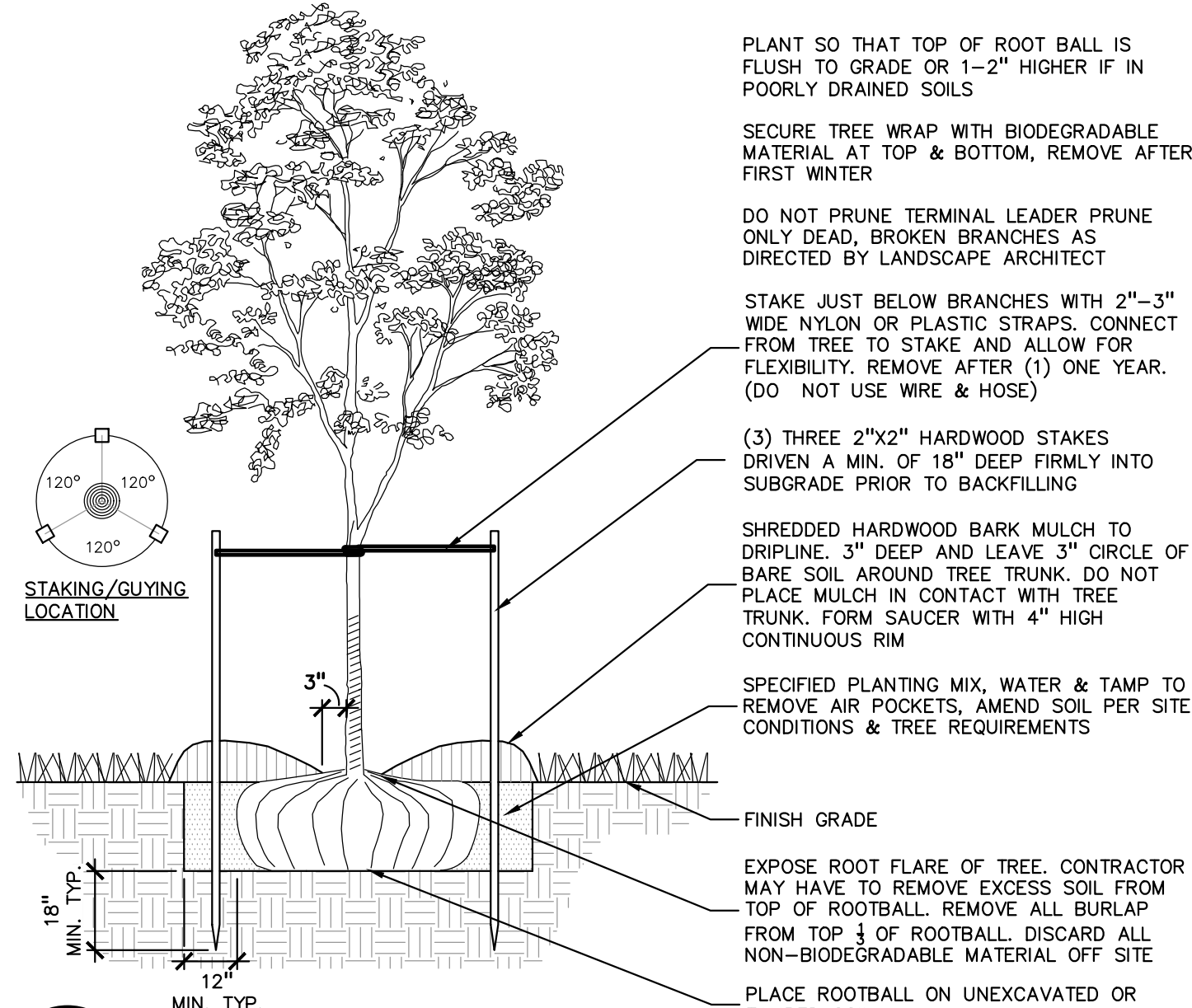
| DECIDUOUS TREE PLANT LIST: | | | | |
|----------------------------|------------|------------------------|--|---------------|
| QUANTITY | KEY SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE SPEC |
| 3 | AS2.5 | Sugar Maple | <i>Acer saccharum</i> 'Green Mountain' | 2.5" Cal. B&B |
| 2 | QR2.5 | Red Oak | <i>Quercus rubra</i> | 2.5" Cal. B&B |
| 5 | TOTAL DEC. | | | |
| EVERGREEN TREE PLANT LIST: | | | | |
| QUANTITY | KEY SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE SPEC |
| 7 | AC8 | Concolor Fir | <i>Abies concolor</i> | 8' Ht. B&B |
| 7 | PA8 | Norway Spruce | <i>Picea abies</i> | 8' Ht. B&B |
| 8 | PC8 | Columnar Norway Spruce | <i>Picea abies</i> 'Cupressina' | 8' Ht. B&B |
| 14 | PG8 | Black Hills Spruce | <i>Picea glauca</i> 'Densata' | 8' Ht. B&B |
| 5 | PO8 | Serbian Spruce | <i>Picea omorika</i> | 8' Ht. B&B |
| 6 | PB8 | Lacebark Pine | <i>Pinus bungeana</i> | 8' Ht. B&B |
| 11 | PN8 | Austrian Pine | <i>Pinus nigra</i> | 8' Ht. B&B |
| 7 | PS8 | Eastern White pine | <i>Pinus strobus</i> | 8' Ht. B&B |
| 65 | TOTAL EVG. | | | |



3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"



2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

KEY

- = EVERGREEN SCREENING TREES
- = PARKING LOT TREES
- = GREENBELT TREES
- = IRRIGATED SEED LAWN
- = EXISTING TREES W/ TREE PROTECTION FENCING

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE; NN

GREENBELT TREES
REQUIRED: 1 DEC TREE / 30 LF OF STREET FRONTAGE. 60' OF RIGHT OF WAY/ 30 = 2 DEC TREES REQUIRED.
PROVIDED: 2 PROPOSED TREES

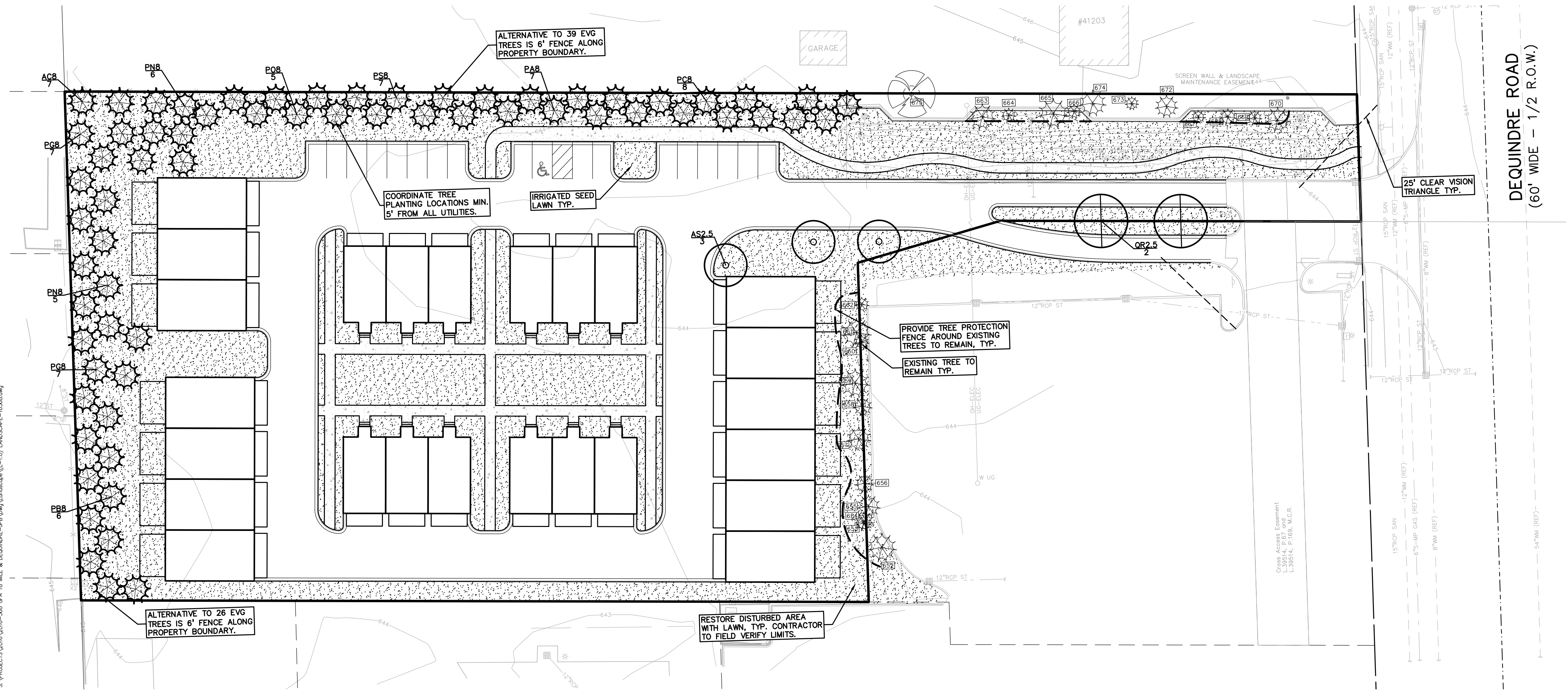
PARKING LOT TREES
REQUIRED: 1 TREE / 8 PARKING SPACES. 18 SPACES / 8 = 3 TREES
PROVIDED: 3 TREES

REPLACEMENT TREES
REQUIRED: REPLACE 50% OF REMOVED DBH OF WOODLAND TREES, AND 100% OF REMOVED LANDMARK TREES DBH. 1 WOODLAND AND 1 LANDMARK TREES REMOVED, SEE CALCULATIONS THIS SHEET. 384" DBH CREDIT SAVED, 0 REPLACEMENT TREES REQUIRED.
PROVIDED: 27 EXISTING TREES SAVED, NO REPLACEMENT REQUIRED.

SCREENING TREES
REQUIRED: 1 LARGE EVG TREE / 10 LF (USE ALT 2: MULTIFAMILY ADJACENT TO SINGLE FAMILY RESIDENTIAL -NORTH & WEST).
- NORTH: 370 LF/10 = 37 LG EVG (6' FENCE ALONG REMAINING PROPERTY BOUNDARY.)
- WEST: 240 LF /10 = 24 LG EVG
PROVIDED: 65 TREES (NORTH- 39 LG EVG; WEST- 26 LG EVG)

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.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.



S:\PROJECTS\2016-2018\016-368 GFA 18 MILE & DEQUINDRE-18103 Landscape-18103.dwg

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
KIMBERLY DIETZ
LANDSCAPE ARCHITECT
NOV 14 2016

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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

CLIENT

GFA DEVELOPMENT, INC.
988 ELMFORD DR.
TROY, MI 48063

PROJECT TITLE

GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12, T.02N, R.11E, TROY, OAKLAND COUNTY, MI

REVISIONS

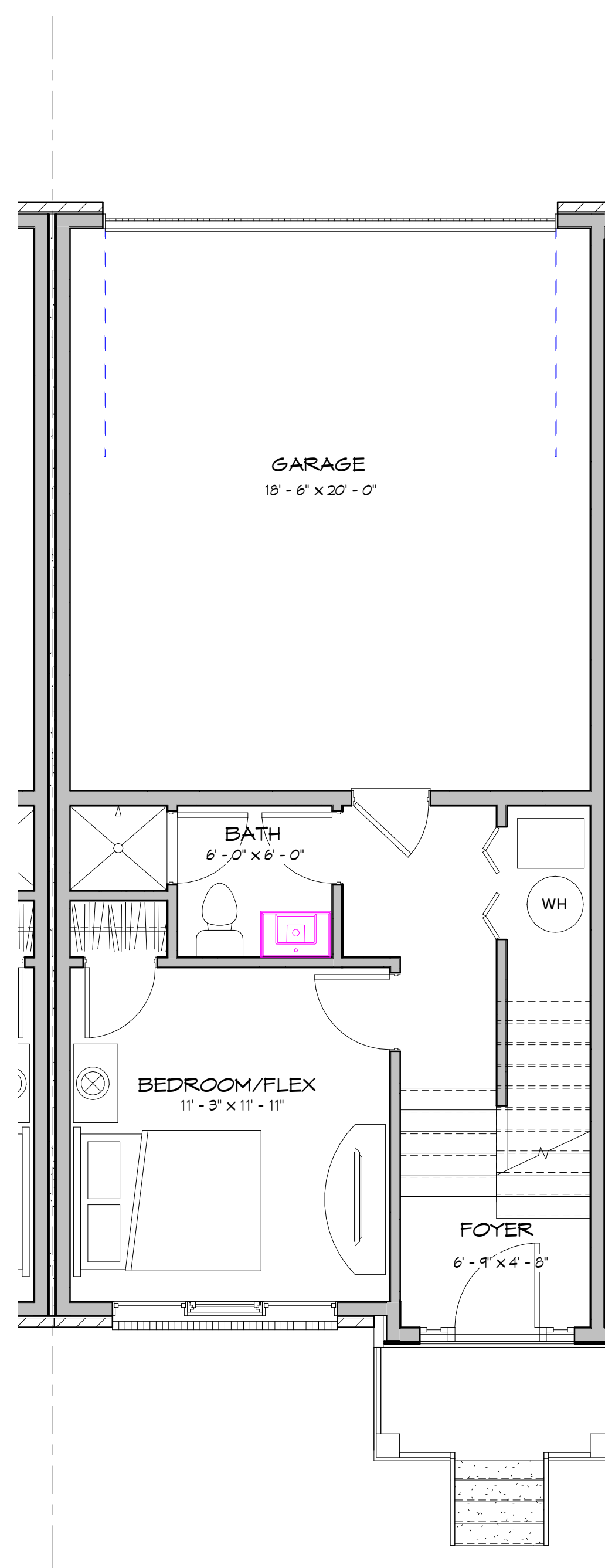
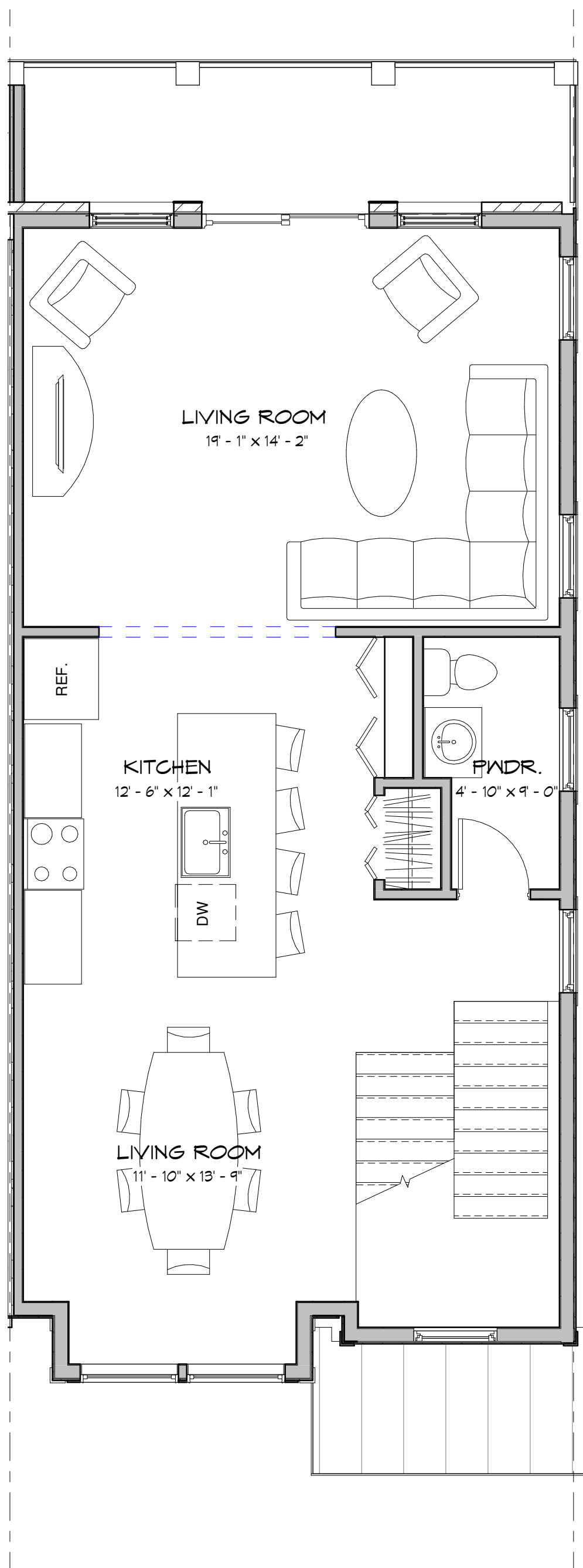
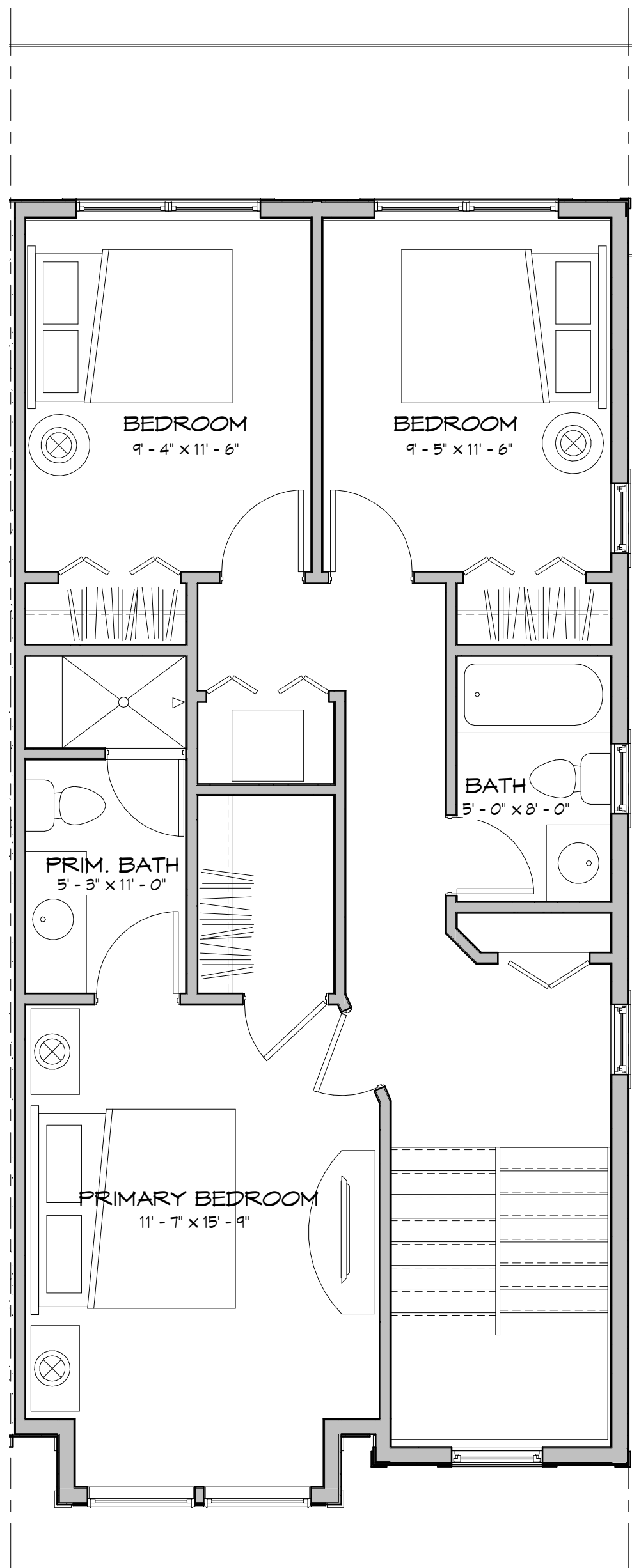
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ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

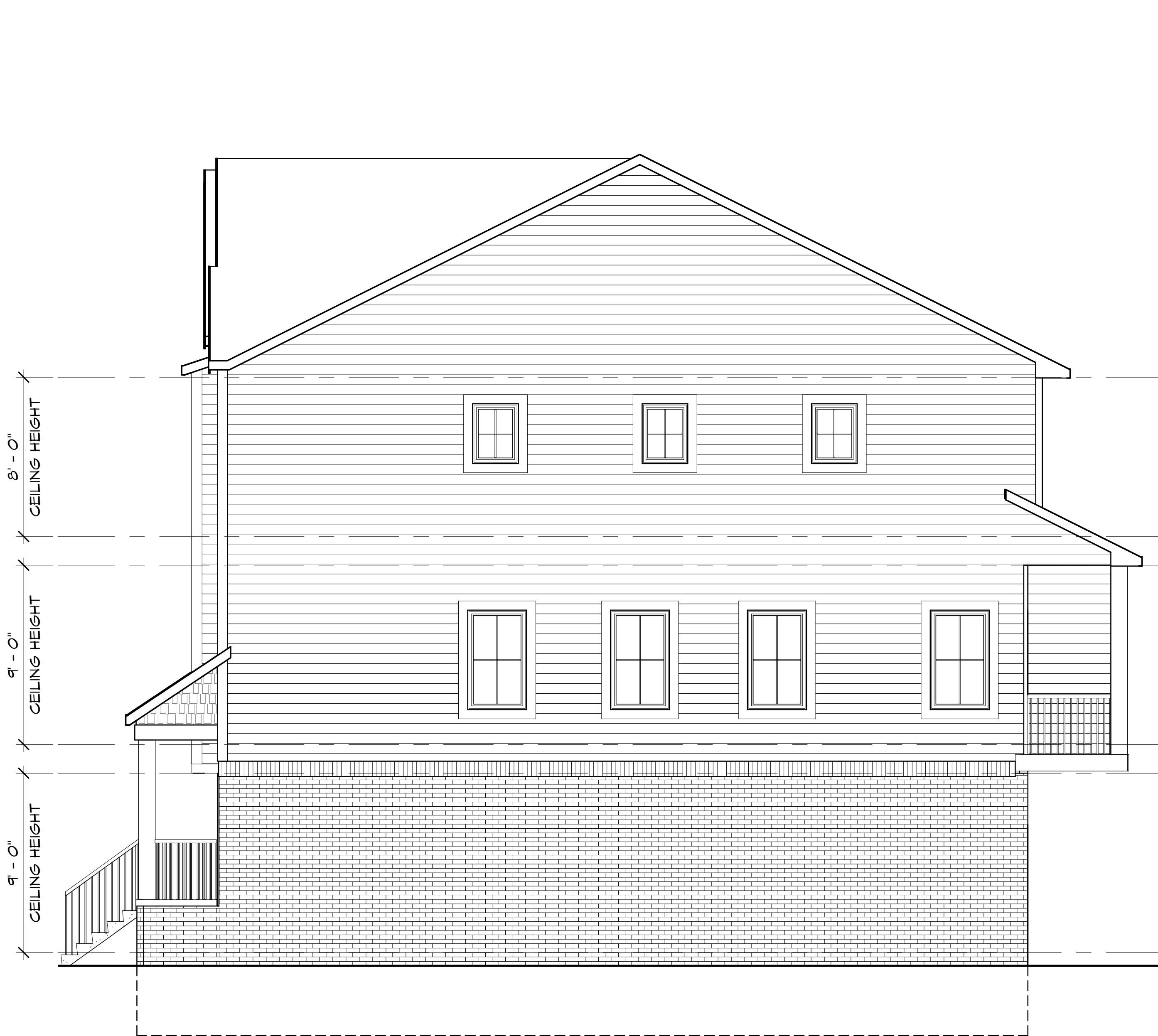
DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 2016-368
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:

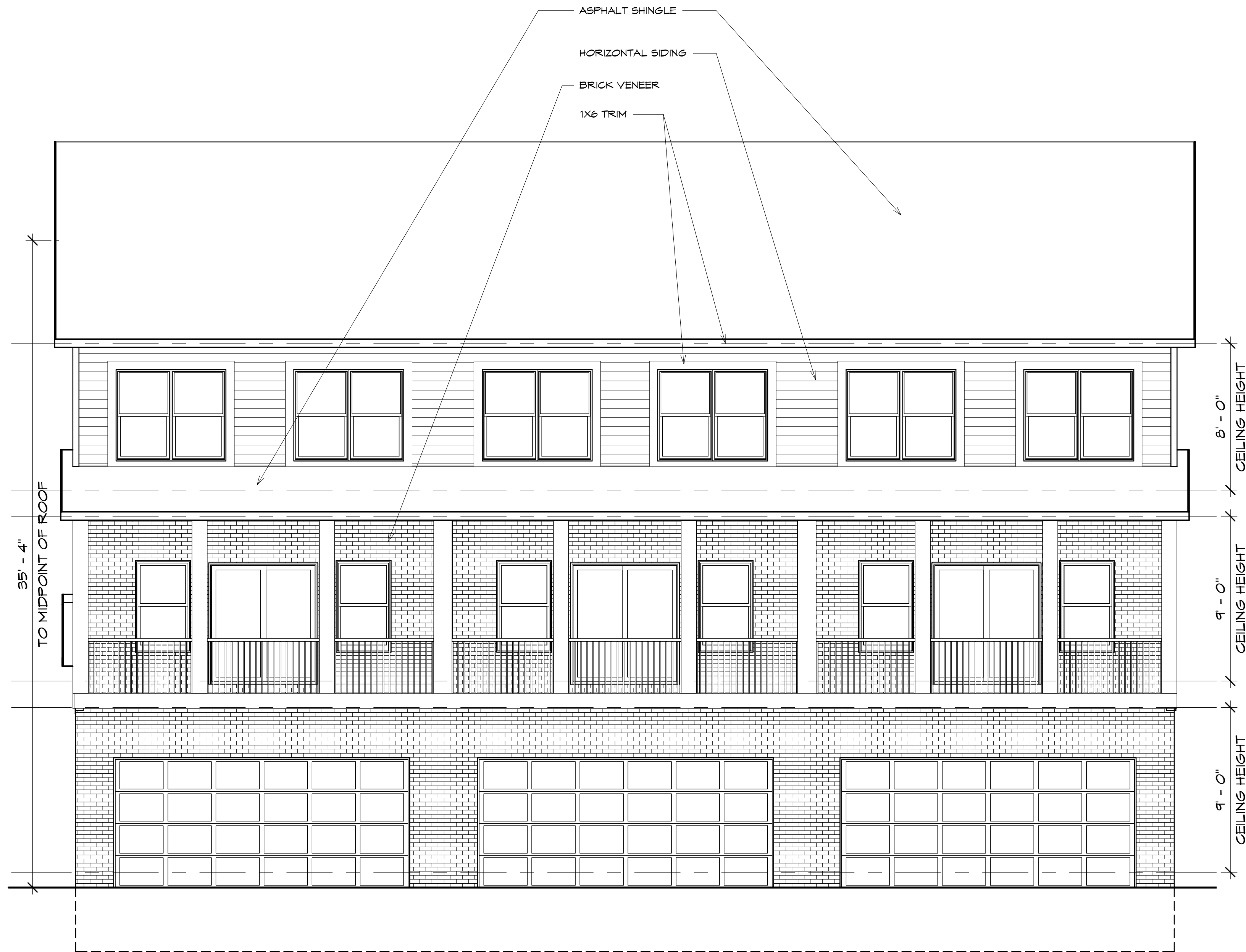






Right Elevation

Scale: 1/4" = 1'-0"



Rear Elevation

Scale: 1/4" = 1'-0"



3D VIEW



2430 Rochester Court, Suite 100
Troy, MI 48083

844.813.2949
peagroup.com

October 21, 2021
PEA Project No: 2016-368

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

**RE: Conditional Rezoning Application
Parcel # 20-12-476-070
Dequindre Road, north of E. Long Lake Road
City of Troy, Oakland County, Michigan**

Dear Mr. Savidant:

On behalf of **GFA Development, Inc**, we respectfully request a change in the zoning for Parcel # 20-12-476-070.

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, we are requesting the Zoning Map of the City of Troy be amended to conditionally rezone Parcel Number 20-12-476-070, from Neighborhood Node J and EP to Neighborhood Node J, in order to construct 7-attached single-family dwelling buildings totally 25-units.

Location & Existing Conditions:

The property is located on the east side of Dequindre Road just north of the East Long Lake Road intersection (behind Taco Bell). The parcel is 2.389 acres in size and is currently undeveloped. Surrounding uses include single-family dwellings to the north and west. To the east and south are commercial businesses.

A shared drive exists for the subject parcel and Taco Bell. A landscaped berm, mature trees and 6' high concrete screen wall separate the adjacent residential home and Taco Bell. Underground detention for the Taco Bell is located under the berm.

Existing Zoning & Future Land Use:

Most of the site is zoned NN (Neighborhood Node). The northerly 40-feet of the property is zoned EP (Environmental Protection), to provide a buffer to the adjacent R-1C zoning (One Family Residential District). **(See Exhibit A)**

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

According to the Master Plan, The Future Land Use for the subject parcel is Neighborhood Node.

Proposed Use & Site Plan:

Under the proposed rezoning (**see Exhibit B**), the entire site would become a part of the Neighborhood Node J. The existing screen wall and trees would remain adjacent to Taco Bell and new Landscape screening would be provided along the northerly and westerly property lines (residential zoned areas).

With exception to the proposed guest parking, the area currently designated EP will remain an open space buffer.

The existing underground detention area will be expanded to the west to provide the required storm water detention for this development.

The proposed development (**see Site Plan Sheets C-0.0, C-1.0, C-2.0, C-3.1, C-4.0, L-1.0, T-1.0**), shall be limited to 7-buildings and 25 total units. Each unit is an attached three-story single-family residential unit. Each unit will be 1,400 to 1,700-SF and include an attached 2-car garage. The buildings materials shall consist of a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials.

Voluntary Conditions:

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

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

1. The Site Plan is a condition of approval.
2. Screen wall and trees adjacent to Taco Bell shall remain.
3. Development shall be limited to a maximum of 7-buildings with 25 total units.
4. Maximum Building Height shall not exceed 3 story or 35'4" in height.
5. Minimum guaranteed Open Space shall be 15%.
6. Minimum guaranteed Landscape Area shall be 15%
7. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance or maintenance free materials.
8. Each Unit shall have a 2-car garage. A minimum of 10-guest parking space shall be provided.
9. No exterior refuse containers shall be proposed. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days.
10. Minor modifications to the site plan shall be permitted and administratively approved by the Community Development Director. Minor changes would not adversely or substantially affect the conditions of the rezoning.

Rezoning Standards:

As set forth in Section 16.03.C, the Planning Commission shall consider the following:

1. The proposed rezoning is consistent with the Master Plan. If the current zoning is in the material conflict with the Master Plan, such conflict is does to one of the following:

- a. A change in City policy since the Master Plan was adopted.*
- b. A change in conditions since the Master Plan was adopted.*
- c. An error in the Master Plan.*

- The City of Troy Master Plan designates the subject parcel as Neighborhood Node J.
- Node J is defined as predominantly commercial, catering to both local needs and regional traffic, new development and redevelopment should be mostly commercial, identifying opportunities for small office mixed-use and variations in floor area to allow for a wide range of commercial types. Pedestrian access to the adjoining area and effective screening should be primary areas of focus during the site design process.
- The proposed townhouse development is a less intense use than a commercial or small office mixed-use.
- Landscape screening will be provided along residential zoning districts.

2. The proposed rezoning will not cause nor increase any non-conformity.

- There are no natural features to protect on this parcel, as per the definition of EP. The EP zoned area was provided to create an open space buffer from the commercial businesses to the single-family residence.
- Rezoning the EP area to Neighborhood Node will not provide any noticeable visual difference to what is currently provided. The proposed screening satisfies the intent to provide a buffer as was intended by the then Planning Commission. Additional landscape screening will be provided along the northerly property line.

3. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.

- The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of:
 - Environment
 - Density
 - Traffic volumes
 - Aesthetics
 - Infrastructure
 - Potential influence on property values
- All public utilities are available at the property and sized to accommodate the develop.
- Dequindre Road is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.

4. The rezoning will not impact public health, safety, or welfare.

- The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety and welfare.

5. The rezoning will ensure compatibility with adjacent uses of land.

- Rezoning to NN is constant with the Future Land Use Map.
- The proposed number of multiple-family dwelling units is consistent with the characteristics of surrounding buildings and uses.
- Rezoning would create a uniform district that could not be provided prior to the Michigan Zoning Enabling Act.
- The Townhouse development will provide a transition between the Commercial Businesses and the Single-Family District.

Rezoning Standards / Reasons of Recommendation:

- A. Creates a uniform Zoning district that could not be provided prior to the Michigan Zoning Enabling Act.
- B. The site's physical and other environmental features are compatible with the proposed number of multiple-family dwelling units.
- C. The proposed number of multiple-family dwelling units is compatible with surrounding uses and zoning in terms of the environment, density, traffic volumes, aesthetics, infrastructure, and potential influence on property values.
- D. The street system is capable of safely and efficiently accommodating expected traffic volumes generated by the proposed number of multiple-family dwelling units.
- E. The capacity of public utilities and services is sufficient to accommodate the proposed number of multiple-family dwelling units without compromising the city's health, safety and welfare.
- F. There is an apparent demand in the City for multiple-family dwelling units in relation to the amount of land in the city currently zoned and available to accommodate the demand.
- G. The rezoning of the property does not unreasonably impact the adjacent properties.

The proposed rezoning will allow the site to be developed in a manner consistent with the City of Troy's Master Plan and maintain the intended open space buffer between proposed condominium and the existing single-family homes.

Thank you for your consideration,

PEA Group, Inc.

John B. Thompson, PE
Senior Project Manager

Cc: Gary Abitheira, GFA Development, Inc.

Attachment: Application

Exhibit A – Existing Zoning
Exhibit B – Proposed Zoning
Exhibit C – Site Plan

Chair Krent called the Regular meeting of the Troy City Planning Commission to order at 7:01 p.m. on October 26, 2021, in the Council Chamber of the Troy City Hall. Chair Krent presented opening remarks relative to the role of the Planning Commission and procedure of tonight's meeting.

1. ROLL CALL

Present:

Carlton M. Faison
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis
Sadek Rahman
Jerry Rauch
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director
Ben Carlisle, Carlisle Wortman Associates
Allan Motzny, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2021-10-074

Moved by: Faison
Support by: Rauch

RESOLVED, To approve the Agenda as prepared.

Yes: All present (9)

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2021-10-075

Moved by: Lambert
Support by: Tagle

RESOLVED, To approve the minutes of the October 12, 2021, Regular meeting as submitted with one typographical error that has been corrected.

Yes: All present (9)

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

There was no one present who wished to speak.

ZONING ORDINANCE TEXT AMENDMENT

5. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 256)
– Residential Uses in BB Zoning District

Mr. Savidant said the intent of the proposed Zoning Ordinance Text Amendment is to provide flexibility for developers when renovating existing multi-story buildings and constructing new multi-story buildings in the Big Beaver zoning district. He said the amendment would permit some residential use in appropriate locations on the first floor for sites located on Big Beaver and arterials, which presently residential uses are permitted only on upper floors.

PUBLIC HEARING OPENED

There was no one present to speak.

PUBLIC HEARING CLOSED

Ms. Perakis expressed opposition to the proposed text amendment. She said it is clearly a contradiction to the Master Plan, that she sees no unique circumstances that would warrant a rezoning, that we are not permitted to rezone property simply to make a more valuable use, and we are not permitted to rezone property to reassure a developer is able to maximize their profits. Ms. Perakis said she had hoped the developer who initiated the email message was present to address the Board.

Mr. Rauch said he supports the proposed text amendment with a Special Use requirement. He does not think one solution fits all. Mr. Rauch asked what would happen to parking lots if residential is developed. He addressed office vacancy, walkability in downtown area and potential opportunity for developers.

Mr. Savidant said it would be a simple change to the proposed text amendment to change the first floor lodging to a Special Use requirement. He said a Special Use application would add an additional layer to the application process and Special Use standards would apply. He said it could be a better step in direction for the developer. Mr. Savidant said approval of a Special Use by the Planning Commission would be subjective.

There was discussion on:

- Potential of residential development attracting more commercial development.
- Viable walkability throughout City.
- Existing buildings with residential on first floor; relationship to Big Beaver.
- Consensus to revise amendment to require Special Use application.

Resolution # PC-2021-10-076

Moved by: Lambert

Support by: Hutson

RESOLVED, To recommend that Chapter 39 of the Code of the City of Troy be amended to revise Table 5.04.C-1, Line 2 for Residential Lodging, to amend that “P” be changed to “S” for the items that are listed on the line and the footnote to be revised as well.

Yes: All present (9)

MOTION CARRIED**PRELIMINARY SITE PLAN REVIEWS**

6. PRELIMINARY SITE PLAN REVIEW - (SP JPLN2021-019) – Proposed Motor City Church, East side of Livernois, North of Big Beaver (3668 Livernois), Section 22, Currently Zoned R-1C (One Family Residential) District

Mr. Tagle asked to recuse himself from this item because his architectural firm is involved in the project.

(Mr. Tagle exited meeting at 7:25 p.m.)

Mr. Carlisle gave a review of the Preliminary Site Plan application for Motor City Church. He identified the “dome” area and “school” area, noting the school would turn into the church. He identified the site and building changes proposed, noting there are no significant changes to the site and building arrangement. Mr. Carlisle addressed the proposed demolition of the “dome” church and Special Use that applies to the entire site. He said the landscaping is compliant apart from the required number of interior trees within the parking lot. He reported the applicant is asking the Planning Commission to consider a parking lot landscaping deviation. Mr. Carlisle recommended approval of the application with the condition to provide required bicycle parking.

Discussion among Board and administration:

- Proposed split of properties as relates to parking.
- Condition approval on property split.
- Current use of “dome” church.
- Explanation of Special Use as relates to proposed and future development.
- Condition approval on existing “dome” church does not function as church.
- Height and width of Livernois elevation.

Present were Rachel Pisani, representative of Motor City Church, and Project Architect Michele Sargeant of John Tagle Associates.

Ms. Pisani said the property was acquired from Zion Christian Church in October 2019. She gave a brief history of the Motor City Church since its launch on March 15, 2020. She addressed its online services through the pandemic, its involvement in community projects and its commitment to the community. Ms. Pisani said Motor City Church wants to update the building to make it more attractive and inviting. She addressed the use of the chapel, growth in congregation, offering of multiple services and parking sufficiency. Ms. Pisani said their intent is to sell the property to the north for future development. She said Motor City Church would open other campuses should the congregation grow beyond its current capacity to keep the small community church feel. Ms. Pisani addressed present uses of the buildings, the new playground and demolition of the “dome” church building.

There was discussion on:

- Ownership of property.
- Size of congregation; growth potential.
- Vision of property to north for future development.
- Current and future uses of buildings.
- Parking lot improvements.
- Size of property; 22 acres total, 8 acres for proposed development.
- Potential change of use in future; review by Planning Commission.

Mr. Carlisle explained how the underlining zoning and Special Use for a place of worship relates to the entire property, the proposed development before the Board and future development or redevelopment of the remaining property.

Mr. Savidant stated the sanctuary area of the “dome” cannot be used as a church, but a classroom can be used as an ancillary use.

Ms. Sargeant clarified Motor City Church is currently using the “dome” building until the proposed new building is built out. She gave dimensions of the proposed entry addition as 24 feet in height and an estimated 30 feet in width, and confirmed the rendering is a view from Livernois. Ms. Sargeant addressed landscaping of the existing parking lot. She said the intent is for a tree-lined entrance, a landscaped area in the front and in the center with sidewalks and walkways throughout an improved parking lot.

After a lengthy discussion on landscaping the parking lot, there was consensus by the Planning Commission and the applicant to break up the parking lot into six islands and provide 12 additional trees within the parking lot.

Resolution # PC-2021-10-077

Moved by: Rauch
Support by: Lambert

RESOLVED, The Planning Commission recommends that Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Motor City Church, East side of Livernois, North of Big Beaver (3668 Livernois), Section

22, Currently Zoned R-1C (One Family Residential) District, be **GRANTED**, subject to the following conditions:

1. Provide two (2) bicycle racks.
2. Six islands with 12 trees be provided in the parking lot.
3. That the present use of the sanctuary be discontinued at the time of completion of the new building and the new building takes over that use as a sanctuary.

Discussion on the motion on the floor.

Mr. Lambert acknowledged that adding trees in the interior parking lot not only improves safety but also helps to dissipate heat from the asphalt.

Vote on the motion on the floor.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Rahman, Rauch
(Tagle recused)

MOTION CARRIED

(Mr. Tagle returned to meeting at 8:15 p.m.)

7. PRELIMINARY SITE PLAN REVIEW (JPLN 2021-0013) – Proposed Center Court at Butterfield 48-unit Townhome Development, North side of Butterfield, South of Big Beaver, West of Crooks (Parcels 88-20-29-226-021, -022, -023), Section 29, Currently Zoned MF (Multiple Family Residential) District

Mr. Carlisle reviewed the changes to the Preliminary Site Plan application for Center Court at Butterfield since last reviewed by the Planning Commission at their October 12, 2021 meeting. He indicated the changes relate to an overall net loss of four (4) units, a larger recreational area in the center of the site, an increase in recreation space and decrease in building coverage. Mr. Carlisle said the applicant added windows to both the side elevation and the front door entrance based on Planning Commission comments. He indicated no changes were made to the guest parking spaces initially addressed in his report. Mr. Carlisle said the application meets all requirements of the multiple family residential district and recommended approval with conditions to revise guest parking spaces and to address elevations and materials as directed by the Planning Commission.

Discussion among Board and administration:

- Pedestrian crosswalk at entrance; layout in angle and termination.
- Non-symmetry of buildings to accommodate fire apparatus.
- Open space / recreation space.
 - Definitions.
 - Interpretation / intent of Zoning Ordinance.
- Various municipality calculations on open space, occupancy, price points.
- Sidewalks; location, conflict with seating areas and material.

Mr. Carlisle read the definition of open space noting that sidewalks would be counted as open space. He said the proposed sidewalk/pathway constitutes recreation space but there is no definition of recreation space.

Erion Nikolla of Eureka Building Company addressed reducing the units by four (4) to provide for more recreation space, a bigger playground and additional family activities. Mr. Nikolla indicated he is open to making a sidewalk track on the perimeter of the property and of a different material such as black tar or pavers. He said glass was added to the center door of the entrances and windows to the side elevations.

There was discussion on:

- Side elevations; prominence of windows.
- Landscaping; push back landscaping in middle.
- Location of sidewalks.
 - Jogging/walking path around property perimeter.
 - Material of path.
- Guest parking.
 - No requirement to provide.
 - Elimination of some spaces to ease reversing out.
 - Adding landscaping along side of building.
- Widening sidewalk to seven (7) feet.
- Entrance doors; provide overhang for protection from inclement weather.

Resolution # PC-2021-10-078

Moved by: Lambert
Support by: Faison

RESOLVED, The Planning Commission recommends that Preliminary Site Plan approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Center Court at Butterfield 48-unit Townhome Development, North side of Butterfield, South of Big Beaver, West of Crooks (Parcels 88-20-29-226-021, -022, -023), Section 29, Currently Zoned MF (Multiple Family Residential) District, be **GRANTED**, subject to the following:

1. Revise the guest parking spaces to reduce the number of spaces to allow landscape buffers between the vehicles and those guest parking spaces.
2. Revise the perimeter walkway so that it would be extended out farther to avoid the seating areas around the corners of the site and to use enhanced concrete.
3. Widen the sidewalk to seven (7) feet.
4. Push back landscaping to expand the open space.
5. Revise pedestrian crosswalk layout at the front of the building to make it more logical and safer.

Yes: All present (9)

MOTION CARRIED

CONDITIONAL REZONING

8. **CONDITIONAL REZONING - (CR JPLN2021-001)** – Proposed Pine View Condominiums, West side of Dequindre, North of Long Lake (88-20-12-476-070), Section 12, From NN (Neighborhood Node “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”)

Chair Krent announced the applicant has requested to give a statement prior to the presentation of the application by staff.

Applicant Gary Abitheira asked that Commissioner Rauch recuse himself from this item due to a conflict of interest. Mr. Abitheira acknowledged a letter from his attorney that Commissioner Rauch has entered into a lawsuit against developer Sam Stafa relating to a Neighborhood Node development near the home of Commissioner Rauch. Mr. Abitheira believes that Commissioner Rauch has a conflict of interest with all Neighborhood Node developments.

Mr. Rauch said he does not understand how he could have a conflict of interest on the application before the Board this evening. He said the lawsuit to which the applicant is referring relates to potential flooding on his property as a result of a Neighborhood Node development near his home.

Mr. Motzny referenced material he researched on conflicts of interest from the Troy Board and Committee Appointee Code of Ethics, State Law with regard to Public Officers, Planning Commission Bylaws, Parliamentary Procedure and the Michigan Planning Enabling Act.

Mr. Motzny concluded that a Board member himself/herself must disclose a potential conflict of interest. If the member does not believe there is a conflict, the Board cannot compel that member not to vote. If the member discloses a potential conflict of interest, the remaining members can conduct a vote whether the member should be disqualified.

Mr. Rauch said the lawsuit to which the applicant refers relates to the Neighborhood Node located at Crooks and Wattles and the potential flooding onto his property. Mr. Rauch said any decision on the application before the Commission this evening would have no impact on his property. He declared no conflict of interest on the application before the Board this evening.

After a brief discussion, it was the consensus of the Board to move forward because there was no conflict of interest disclosed by Mr. Rauch.

Mr. Savidant reported there are no changes to the Conditional Rezoning application since it was last reviewed by the Planning Commission at its August 24, 2021 meeting, with exception of clarification on the height of the 3-story building at 35 feet, 4 inches. Mr. Savidant reminded the Board of the two failed Resolutions with a 4-4 vote, one for approval and one for denial. He said the application and public hearing was scheduled at the September 27, 2021 City Council meeting but the applicant pulled the item prior

to City Council consideration and asked to come back to the Planning Commission for reconsideration.

Mr. Tagle asked the Planning Consultant to give a brief review of the application because he was absent from the August meeting.

Mr. Carlisle addressed the 40-foot wide strip of EP zoning and referenced the action taken by the Planning Commission at their November 19, 2020 meeting to postpone the item to allow the applicant to submit a conditional rezoning application to rezone the EP portion so it could be used for guest parking.

Mr. Carlisle said the southern portion of the property is a by-right development. He noted of significant importance are the applicant's voluntary conditions numbered 1, 4, 7 and 8. Mr. Carlisle addressed the landscaping, required screening at the southern edge of the property, the engineering department pedestrian connection improvements, shared access to the site with Taco Bell, maximum height not to exceed 35 feet, and design and site plan standards.

Mr. Carlisle referenced the failed Resolutions at the August 24, 2021 Planning Commission meeting and the applicant's request to be considered again by Planning Commission.

Mr. Carlisle recommended that the Planning Commission recommend to the City Council to grant the Conditional Rezoning and Preliminary Site Plan application with the conditions as identified in his most recent report dated October 19, 2021. He asked the Planning Commission to consider the applicant's request to use a fence in lieu of the required landscape screening.

There was discussion on:

- Crash data provided in the agenda packet.
- Anticipated traffic impact, as relates to office and residential.
- Traffic backup mentioned during public comment.
 - No information to support.
 - Queuing for drive through resulting in backup; no issues reported to police.
- Building orientation as relates to design standards.
 - Memorandum prepared and provided by Zoning Administrator relating to building orientation.
 - Role of Zoning Administrator to interpret the Zoning Ordinance.
 - Site Type B, Building Form C, permitted use.
- Confirmation that application meets open space requirement (15%).
- Master Plan survey results with respect to desirable residential.
- Transition and compatibility of development.
- Ownership of access (easement).

Mr. Abitheira addressed previous actions taken by Planning Commission on the shared entrance with Taco Bell. He addressed Taco Bell hours of operation, timing of accidents, curb cuts, queuing of drive-through traffic, housing that attracts young professionals and the initial request by a former Planning Commission member to eliminate the EP zoning district. Mr. Abitheira distributed to the Board a map/site plan of the Taco Bell property and his property in 2007, at which time the subject property was zoned O-1. He addressed ingress/egress of the properties and traffic.

Mr. Savidant addressed his memorandum and interpretation of the Zoning Ordinance on building orientation.

Chair Krent opened the floor for public comment.

There was no one present who wished to speak.

Chair Krent closed the floor for public comment.

An email message from Laura and Mike Lipinski, 4233 Carson, Troy, in opposition of the proposed application was provided to the Board prior to the beginning of tonight's meeting.

Mr. Tagle brought it to the attention of the Board and audience that the Lipinski's do not live near the proposed application and the development would have no impact on their property.

Mr. Carlisle said clearly there is a disagreement with the interpretation of the Zoning Ordinance by the Zoning Administrator and him on the issue of building entrance frontage. He addressed transition, urban characteristics and compatibility on the subject site and its surrounding properties, noting it could be determined more urban than not. Mr. Carlisle said townhomes or lower-scaled density multi-family residential has been traditionally an appropriate transition buffer from single family to commercial, one story or multi-story commercial.

Mr. Carlisle said the proposed use is an appropriate transitional use from adjacent single family and commercial that fronts on Dequindre and Long Lake. He said based on the intent of the Neighborhood Node, this Neighborhood Node might not be the vision the City wants to achieve there so it is difficult to compare with what is there now. The intent was for multi-family and other mixed use types of products.

Mr. Carlisle said results from the Master Plan survey indicated residents do not want more townhomes but he would like to make it clear to the Planning Commission that townhomes are a permitted and by-right building form in this district; and the application meets the standards of a Neighborhood Node for a by-right development. He said discussion this evening is whether to conditionally rezone the EP part of the site plan to Neighborhood Node. He said if the applicant removed the EP request from the application and came in with a by-right development where there is no proposed development on the EP portion, the recommendation would be for approval because it

is a transitional land use and product supported by the Zoning Ordinance for that particular site.

Mr. Rauch said he does not think townhomes in this instance are transitional versus single family. He says when the Planning Consultant states that a development is a by-right development, it feels like he is being bullied to do whatever the recommendation is from the Planning Consultant.

Mr. Savidant again addressed traffic data provided and the approval in 2006 of the relationship between the subject property and Taco Bell. He said office would be another transitional use and stated office would generate more traffic than multiple family residential. Mr. Savidant addressed the development rights of the property owner and said he does not think it is fair or proper to deny an application based on traffic or existing conditions that have been in place for the past 15 years.

Mr. Savidant stated there is a wide range of different uses that are permitted by right in Neighborhood Nodes, including townhomes and other forms of residential, office and commercial.

Mr. Abitheira requested to construct a 6-foot high decorative fence on the south side of the property in lieu of the required landscaping. He shared that the property is very tight and it would be somewhat of a challenge to landscape.

Mr. Abitheira said he owns the cross access easement property at the Taco Bell entrance up to Dequindre Road and the title work process will verify that.

Resolution # PC-2021-10-079

Moved by: Tagle
Support by: Faison

RESOLVED, That the Planning Commission hereby recommends to the City Council that the NN “J” and EP to NN “J” Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the west side of Dequindre, north of Long Lake, within Section 12, being approximately 2.389 acres in size, be **GRANTED**, for the following reasons:

1. The request complies with the Master Plan.
2. The EP district does not include any significant natural features.
3. The rezoning would permit greater flexibility in use and development of the property.
4. The conditions offered by the applicant reasonably protect the adjacent properties.
5. The rezoning would be compatible with surrounding zoning and land use.
6. The site can be adequately served with municipal water and sewer.

BE IT FURTHER RESOLVED, That the Planning Commission recommends the following site plan design considerations:

1. Submit photometric plans and fixture details prior to Final approval.
2. Address Engineering Department comments related to pedestrian connection prior to Final approval.
3. Provide site landscaping calculation.
4. Indicate siding material.
5. Provide conditional rezoning agreement prior to City Council consideration.
6. That the barrier on the south property line be a fence in lieu of landscaping.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Rahman, Tagle

No: Perakis, Rauch

MOTION CARRIED

OTHER ITEMS

9. **PUBLIC COMMENTS** – For Items on the Agenda

There was no one present who wished to speak.

10. **PLANNING COMMISSION COMMENT**

Mr. Tagle stated for the record in all his years on the Commission he has never felt bullied by the Planning Consultant, and he thought the comment inappropriate.

Mr. Faison said the conversation about transition was interesting. He said he accepted both the applicant's comments about the ranch being able to redevelop into something taller and Mr. Carlisle's comments about the projects on the corner not necessarily being what the Board would like the node to be and what the node could be. He said he thinks it might be more appropriate to look at what could be there.

Mr. Faison addressed the issue of the entrances on the street. He said he has read the language several times and the memorandum prepared by staff. He said he sees the logic of the approach taken in the interpretation of the Zoning Ordinance by the administration. Mr. Faison questioned if the matter should be discussed during a meeting or if each member individually should decide.

Mr. Lambert informed the Board that at last evening's meeting, City Council voted to name the park next to the skate park the *Jeanne Stine Community Park*.

Ms. Perakis said she appreciated Mr. Faison's comments on transition. Ms. Perakis shared favorable comments on the Citizens Planner course she is taking and looks forward to getting her certification in a week.

Mr. Rauch formally requested his communication on the Zoning Ordinance interpretation for primary building entrances in Neighborhood Nodes and the proposed text amendment be placed on an agenda for discussion.

Mr. Rauch addressed his comment on bullying. He said it appears that if there are objections to an application, the members often hear from the staff or the consultant that the application is a by-right development. He wished that Ms. Dufrane were in attendance this evening to provide an explanation on the subjectivity of the Zoning Ordinance relating to transition, compatibility, open space and recreation space. He considers those items to be subjective. Mr. Rauch said some of the answers to questions have been along the lines that an application is allowed within the form based district and the Board should approve. He said it completely takes the subjectivity out of a determination. Mr. Rauch addressed changes in the density of residential developments within the last five years, noting the survey shows that residents are not happy.

Ms. Malalahalli asked that the Board be provided a clear understanding of the open space requirements and how open space is defined.

Chair Krent asked that the Board be advised of a better definition of recreation space.

Mr. Savidant asked that there be a formal resolution to place Mr. Rauch's communication on an agenda. Mr. Savidant said he does not think it is appropriate that the Zoning Administrator, which he serves as and as a representative of the City Manager, is put in a position to debate or defend an interpretation of the Zoning Ordinance. He said he is not sure if that was the intent of Mr. Rauch but that he hesitates to go down that path. Mr. Savidant asked to confer with the City Attorney prior to placing the item on an agenda for discussion.

Chair Krent stated he never felt bullied by Mr. Carlisle, he appreciates Mr. Carlisle's excellent perspective on the Zoning Ordinance and Master Plan and that he conducts himself in a professional manner to get things done. Chair Krent addressed the upcoming Michigan Association of Planners Conference that again is a virtual event this year. He encouraged Board members to participate.

Mr. Savidant said the beauty of remote sessions at the Michigan Association of Planners Conference is that one can view all the sessions offered.

Mr. Rauch said he would hold off on a formal resolution so that the administration can confer with the City Attorney.

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Mr. Rauch said he would hold off on a formal resolution so that the administration can confer with the City Attorney.

11. ADJOURN

The Regular meeting of the Planning Commission adjourned at 10:45 p.m.

Respectfully submitted,



Tom Krent, Chair



Kathy L. Czarnecki, Recording Secretary

CONDITIONAL REZONING AGREEMENT

THIS **CONDITIONAL REZONING AGREEMENT** is hereby entered into and among **GFA DEVELOPMENT INC.**, a Michigan Corporation ("Developer" and "Owner"), whose address is 985 Elmsford, Troy, Michigan 48083, and the **CITY OF TROY**, a Michigan Municipal Corporation ("City"), on 500 W Big Beaver, Troy Michigan, 48084.

RECITALS:

A. The Owner is currently the fee owner of real property located of vacant property the west side of Dequindre, north of Long Lake Road, Troy, Michigan, more specifically described on Exhibit A attached hereto ("Development Parcel").

B. The Owner/Developer has purchased the Development Parcel and intends to improve the Development Parcel as an attached multi-family residential townhouse development.

C. In order to facilitate the sale of the development, the Developer desires to have the Development Parcel be re-zoned from Neighborhood Node ("NN") and Environmental Protection ("EP") to NN per section 16.04 of the Neighborhood Node "J" under the Troy

Zoning Ordinance.

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

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

F. The City, by action of its City Council at its meeting of _____, 2022, has accepted the offer of the Owner/Developer to enter into this Conditional Rezoning Agreement.

ARTICLE 1

DEFINITIONS AND COVENANTS

1.1 "Effective Date" means the date of _____, 2022, which is ten (10) days after the execution of this Conditional Rezoning Agreement by the City.

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

1.3 "Troy Zoning Ordinance" means Chapter 39 of the Code of the City of Troy.

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

1.5 "Zoning Parcel" means parcel number 88-20-12-476-070 with approximately 2.38 acres, legally described in Section 12 from NN Neighborhood Node "J" and EP (Environmental Protection) to NN Neighborhood Node "J" in Exhibit A attached hereto.

ARTICLE 2

DESCRIPTION OF DEVELOPMENT

2.1 Development Description. The development involves the construction of an attached multi-family townhome with attached buildings community on the Development Parcel as referenced in Exhibit B attached hereto.

2.2 Zoning Parcel. The Development Parcel is described in Exhibit B attached hereto.

2.3 Current Ownership of Development Parcel. The Development Parcel is currently owned by the Owner/Developer and he has fee title to the development Parcel, as the Owner, which does not require a further act or deed. The Owner/Developer shall have the subsequent right, if it desires, to assign or transfer the fee title of the Development parcel to another entity or an entity to be formed, and this Conditional Rezoning Agreement shall be assigned to that entity.

2.4 Site Plan. The documents, drawings and submittals for the Development Parcel which constitute the Preliminary Site Plan are identified on PEA Group Sheet Nos. C.0.0 Cover Sheet, C.1.0 Topographic Land Survey, C.2.0 Preliminary Site Plan, C.3.0 Preliminary Grading Plan, C.4.0 Preliminary Utility Plan, L-1.0 Preliminary Landscape Plan; T-1.0 Preliminary Preservation Plan and described and attached as Exhibit B.

ARTICLE 3

REZONING AND CONDITIONS

Pursuant to the provisions of the Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, and pursuant to all applicable provisions of law, Developer is requesting the Zoning Map of the City of Troy be amended to conditionally rezone Parcel Number 20-12-476-070,

from Neighborhood Node J and EP to Neighborhood Node J, in order to construct 7-attached single-family townhouse dwelling buildings totaling 25-units.

3.1 **Location & Existing Conditions.** The property is located on the west side of Dequindre Road just north of the East Long Lake Road intersection (behind Taco Bell). The parcel is 2.389 acres in size and is currently undeveloped. Surrounding uses include single-family dwellings to the north and west. To the east and south are commercial businesses.

A shared drive exists for the subject parcel and Taco Bell. A landscaped berm, mature trees and 6' high concrete screen wall separate the adjacent residential home and Taco Bell. Underground detention for the Taco Bell is located under the berm.

3.2 **Existing Zoning & Future Land Use.** Most of the site is zoned NN (Neighborhood Node). The northerly 40-feet of the property is zoned EP (Environmental Protection), to provide a buffer to the adjacent R-1C zoning (One Family Residential District). (*See Exhibit A*). Prior to 2006, the EP zoning district was commonly used to provide a buffer between two different zoning classifications.

According to the Master Plan of 2008 and as Amended in 2016, The Future Land Use for the subject parcel is Neighborhood Node.

3.3 **Proposed Use & Site Plan.** Under the proposed rezoning (*see Exhibit B*), the entire site would be zoned Neighborhood Node J. The existing screen wall and trees would remain adjacent to Taco Bell and new Landscape screening would be provided along the northerly and westerly property lines (residential zoned areas).

With the exception of the proposed guest parking, the area currently designated EP will remain an open space buffer, including the addition of landscape materials to screen the site from the northern adjacent properties.

The existing underground detention area on the subject property will be expanded to the west to provide the required storm water detention for this development.

The proposed development (*see Site Plan Sheets C-0.0, C-1.0, C-2.0, C-3.1, C-4.0, L-1.0, T-1.0*), Exhibit B, which shall be limited to seven (7) total buildings and twenty-five (25) total units. Each unit is an attached three-story single-family residential unit. Each unit will be 1,400 to 1,700 square feet and each will include an attached 2-car garage. The building materials shall consist of a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance materials.

3.4 **Voluntary Conditions.** Under Section 405 of the Zoning Enabling Act (MCL 125.3405), the petitioner voluntarily offers uses and restrictions of the property as a condition to rezoning the land.

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

1. Screen wall and existing mature trees adjacent to Taco Bell shall remain along the northern property line, north of the side entrance.
2. Development shall be limited to a maximum of 7-buildings with 25 total units.
3. Maximum Building Height shall not exceed 3 stories or 35'4" in height.
4. Minimum guaranteed Open Space shall be fifteen percent (15%).
5. Building Materials shall be a mix of brick, asphalt shingles, plank siding, with variety of color palates and durable low-maintenance materials.
6. Each Unit shall have an attached two (2) car garage on the first level of each unit.
A minimum of ten (10) guest parking spaces shall provide additional parking for the entire development.

7. No exterior refuse containers shall be used. Individual waste and recycling containers shall be stored in each unit's garage and placed at the curb on collection days in accordance with the City's ordinances.
8. Minor modifications to the site plan shall be reviewed, and if appropriate, administratively approved by the Community Development Director. Any such minor changes are those that in the City's discretion would not adversely or substantially affect the conditions of the rezoning or the site plan.

ARTICLE 4

REZONING AND CONDITIONS SUBSEQUENT TO REZONING

4.1 **Rezoning.** The City hereby agrees to rezone a portion of the Zoning Parcel from EP to Neighborhood Node NN-J, making the entire parcel zoned NN-J. This rezoning allows the developer to construct attached single-family townhouse dwellings, as that term is identified in Article 5, Section 5.06, Neighborhood Nodes District, of the Troy Zoning Ordinance, and allows the uses permitted by right and identified as "Permitted Uses" under that section, which permits the use of a maximum of 25 attached residential units. The maximum building height permitted is three (3) stories with a maximum height of thirty-five feet, four inches (35'4") to the midpoint of the highest roof peak, as measured from the average of the front and rear walls of the building, as set forth in Article 3 above.

4.2 **Conditions Subsequent to Rezoning.** If any of the following events occur, then this conditional Rezoning Agreement shall be null and void and the zoning of the Development Parcel shall revert to the EP zoning classification. The Developer's failure to commence physical improvements, as that term is defined above in section 1.2, to the Development Parcel within 36 months of the effective date. Simply pulling permits to begin the construction phase is insufficient to satisfy this provision.

4.3 Changes in Market Conditions. The parties agree and acknowledge that the approved plans represent the current intent of the Developer to develop the Development Parcel, with the knowledge and market condition information possessed by the Developer as of the present date. The parties acknowledge that housing market conditions may change over time, which could cause the Developer to change its plans or timing with respect to the development of the Development Parcel. The parties further acknowledge that the buildings and improvements as shown on the approved plans may be constructed, if at all, at different dates in the future, and that the Developer may elect to develop such improvements in the order and at such times as it determines necessary and appropriate in its discretion, if at all. Site improvements reasonably necessary or reasonably related to any particular building, including without limitation road improvements, storm drainage facilities, sidewalks and landscaping, will be made at the time of construction of such particular building, as determined through the site plan process. Provided that the Developer is proceeding in good faith and with due diligence to develop the Development Parcel in light of existing economic conditions, and subject to acts of force majeure, shortage of available materials, supplies and labor including any pandemic or event for which Developer has not created, and is otherwise in compliance with this Agreement and City ordinances, the City will not unreasonably refuse to extend any time periods for completion for a reasonable time to enable the Developer to complete the Development Parcel. The Developer shall provide City Staff with a written report of the status of the development of the Development Parcel on an annual basis commencing one year from the date of this Agreement until project development is completed. Time is of the essence to this Conditional Rezoning. The Site Plan shall be in effect for a period of three (3) years, during which time Developer shall obtain final site plan approval in accordance with Section 8.03 of Troy's Zoning

Ordinance.

4.4 Force Majeure. Notwithstanding anything to the contrary contained in Section 4.2 or 4.3 above, if any failure or inability of the Developer to meet the conditions set forth in Sections 4.2 or 4.3 is caused by delay beyond the reasonable control of the Developer, such as war, pandemic, civil insurrection, strike, inclement weather, inability to procure material or labor, and the like, then the Developer shall be given an extension in accordance with Troy's Zoning Ordinance.

ARTICLE 5 **GENERAL PROVISIONS**

5.1 Site Plan Approval. The City hereby approves the Developer's Preliminary Site Plan as attached as Exhibit B. Minor modifications to the site plan may be required during the course of final site plan review based on factors discovered during the course of civil or architectural drawing preparation or in the field during the construction of the improvements, or upon subsequent request of the Developer. For purposes of expediency, minor changes to the site plan that are necessary or appropriate shall be reviewed and, if reasonable, administratively approved by the city staff, provided that such changes comply with the Troy Zoning Ordinance and the intent of this agreement. A minor modification is defined as any change that does not significantly or substantively alter the site plan or the conditions set forth in this Agreement. The determination of whether a change is a minor modification is at the discretion of the City staff. Any minor modifications to the site plan must be approved in writing. If a modification is more than minor, then a revised plan shall be submitted to the Planning Commission for review and proposed recommendation to City Council. The Troy City Council shall have final approval authority over a revised site plan with more than minor modifications.

5.2 City's Representations and Warranties.

A. Authority. The City has the authority to enter into this Conditional Rezoning Agreement under Section 16.04 of Article 16 of Troy' Zoning Ordinance and to perform and carry out all obligations, covenants and provisions hereof. The City's authority shall be evidenced by appropriate resolutions of the Troy City Council.

B. Transfer of Ownership. The transfer of title of the Development Parcel to an entity in which the principals of the Developer have a significant ownership interest, if such transfer is made prior to substantial completion of the Improvements, shall not constitute an event of default under this Conditional Rezoning Agreement.

C. Compliance. The Conditional Rezoning Agreement complies with the requirements of City Ordinances, including the Troy Zoning Ordinance.

D. Sole Authority. The City Council is the sole and appropriate municipal body to enter into the Conditional Rezoning Agreement with the Developer and the Owner.

E. Plan Review. The City will review within a reasonable time period not to exceed sixty days the plans and documents submitted for building permits, public utilities and signage, and all proposed amendments submitted by the Developer.

F. Uses. The intended land uses for the Development Parcel are permitted uses under § 39-5.06, Neighborhood Nodes District "NN-J" of the Troy Zoning Ordinance.

G. Validity of Uses. In the event that the Troy Zoning Code is amended such that the uses provided for in this Conditional Rezoning Agreement for the Development Parcel are no longer permitted uses of right in a Neighborhood Node zone, NN-J the Improvements completed in accordance with this Conditional Rezoning Agreement shall be considered legally nonconforming and continuation of those uses shall be governed by Chapter 39, Article

14, Nonconforming Lots, Uses, and Structures, of the Troy Zoning Ordinance.

H. Restraints. Neither the execution nor delivery of this Conditional Rezoning Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the City's Charter, or any agreement to which the City is a party or by which it is bound.

I. Disclosure. No representation of warranty by the City, or any statement or certificate furnished to the Developer pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein not misleading.

J. Litigation. The City has no notice of and there is no known pending or threatened litigation, administrative action, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect the City or its principals from carrying out the covenants and promises made herein.

5.3 Developer's Representations and Warranties.

A. Organization. The Developer is duly organized and validly existing, in good standing under the laws of the State of Michigan, and has all requisite power and authority to own and operate its assets and properties, to carry on its business as now being conducted, and to enter into and perform the terms of the Conditional Rezoning Agreement.

B. Authorization. The execution and delivery of this Conditional Rezoning Agreement and consummation of the transactions contemplated hereby have been duly authorized by the Developer and Owner, who has the authority to enter into a binding agreement

C. Restraints. Neither the execution nor delivery of this Conditional Rezoning

Agreement nor the consummation of the transaction contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, the Developer's organizational documents, or any agreement to which the Developer is a party or by which it is bound.

D. Disclosure. No representation of warranty by the Developer, or any statement or certificate furnished to the City pursuant hereto or in connection with the transactions contemplated hereby, contains or will contain any untrue statement of a material fact or will omit to state any fact necessary to make the statements contained herein or therein misleading.

E. Litigation. The Developer has no notice of and there is no known pending or threatened litigation, administrative action, claim or demand before any court or any federal, state or municipal governmental department, commission, board, bureau, agency or instrumentality thereof which would affect the Developer or its principals from carrying out the covenants and promises made herein.

F. Financial. The Developer is financially able to develop the Development Parcel as depicted in the Preliminary Site Plan and as outlined in this Agreement.

G. Compliance with Laws. The Developer shall comply with all laws and all City ordinances applicable to the construction, ownership, maintenance, operation and use of the Development Parcel.

H. Taxes and Assessments. After the effective date of this Conditional Rezoning Agreement, the owner of the Development Parcel shall pay on or before the date by which penalties are assessed, all real estate taxes and special assessments levied against the Development Parcel.

ARTICLE 6 **NOTICES**

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

To City: Community Development Director
City of Troy
500 W Big Beaver
Troy, Michigan 48084
Telephone: (248) 524-3364
SavidantB@troymi.gov

With a Copy To: City Attorney
City of Troy
500 W Big Beaver
Troy, Michigan 48084
Telephone: (248) 524-3320
BluhmLG@troymi.gov

To Developer/
Owner: GFA Development Inc.
985 Elmsford Drive
Troy, Michigan 48083
Telephone: (248) 840-2828
Garyabitheira@wideopenwest.com

With a copy to: Robert A. Jacobs, Esq.
Robert A. Jacobs, PLC
121 West Long Lake Road,
Suite 200
Bloomfield Hills, Michigan 48304
Jacobs@rjacobsplc.com

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

ARTICLE 7 **MISCELLANEOUS**

7.1 Non-Liability of City, Officials, and Employees. No City official, officer, employee, board member, City Council member, elected or appointed official, attorney, consultant, advisor, agent and representative, shall be personally liable to the Developer for any default or breach by the City of any obligation under this Conditional Rezoning Agreement or in any manner arising out of the performance of this Conditional Rezoning Agreement by any party.

7.2 Successors/Provisions Running With the Land. This Conditional Rezoning Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, assigns and transferees. The provisions of Sections 3.1 and 3.2 and 4.1 and 4.2 of this Conditional Rezoning Agreement shall be deemed benefits and burdens which shall run with the Development Parcel.

7.3 Recording. This Conditional Rezoning Agreement in its entirety shall constitute deed restrictions on the Development Parcel. The Developer shall record this Agreement with the Oakland County Register of Deeds at its own expense within 30 days of its approval by City Council, and it shall provide the Troy City Clerk with a certified copy of the agreement as recorded.

7.4 Complete Agreement. This Conditional Rezoning Agreement constitutes the entire agreement between the parties with respect to the subject of this Conditional Rezoning Agreement and it may not be amended or its terms varied except in writing and signed by the required parties, except for the Owner pursuant to Section 2.3 above.

7.5 Conflicts. In the event of conflict between the provisions of this Conditional Rezoning Agreement and the provisions of the Troy Zoning Ordinance, the provisions of this Conditional Rezoning Agreement shall prevail.

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

7.7 Default Remedies of City. The Developer shall not be in default in any term or condition of this Agreement unless and until the City has provided the Developer with written notice that the Developer has failed to comply with an obligation under this Agreement, and the Developer has failed to cure such failure within thirty (30) days of the written notice, unless the nature of the noncompliance is such that it cannot be cured with due diligence within such period, in which case the Developer has failed to commence the cure

within such period and thereafter diligently pursued the cure. In the event of a default, the City's sole remedy at law or in equity shall be the right to seek specific performance of the obligations of the Developer pursuant to this Conditional Rezoning Agreement.

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

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

7.10 Waiver of Breach. A party to this Agreement does not waive any default, condition, promise, obligation, or requirement applicable to any other party hereunder, unless such waiver is in writing, signed by an authorized representative of that party, and expressly stated to constitute such waiver. Such waiver shall only apply to the extent given and shall not be deemed or construed to waive any such or other default, condition, promise, obligation, or requirement in any past or future instance. A failure of a party to insist upon strict performance of any covenant, agreement, term or condition of this Conditional Rezoning Agreement or to the exercise of any right or remedy in the event of a default shall not constitute a waiver of any such default in such covenant, agreement, term or condition.

7.11 Governing Law. This Conditional Rezoning Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Michigan. The Developer agrees, consents and submits to the personal jurisdiction of any competent court of jurisdiction in Oakland County, Michigan, for any action brought against it arising out of this Conditional

Rezoning Agreement. The Developer also agrees that it will not commence any action against the City because of any matter whatsoever arising out of, or relating to, the validity, construction, interpretation and enforcement of this Agreement in any courts other than those within Oakland County, Michigan. Nothing in this Agreement shall be construed to limit or prohibit the Developer to petition or submit land use or zoning requests to the City after the Effective Date as permitted under this Agreement.

7.12 Joint Drafting. This Conditional Rezoning Agreement, except for the voluntarily offered conditions in section 3.4 above, has been negotiated by the parties and each party has joined in and contributed to its drafting. Accordingly, there shall be no presumption favoring or burdening any of the parties based upon draftsmanship.

GFA DEVELOPMENT INC.
a Michigan corporation

By: _____
Its: Gary Abitheira
President

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

The foregoing CONDITIONAL REZONING AGREEMENT was acknowledged before me this ____ day of _____, 202_, by Gary Abitheira, President of GFA Development Inc., on behalf of the Company.

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

CITY OF TROY, MICHIGAN
a Michigan municipality

By: _____
Its: Ethan Baker
Mayor

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

Subscribed and sworn before me the ____ day of _____, 202_, by Ethan Baker, Mayor of City of Troy on behalf of the City of Troy, a Michigan municipality.

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

CITY OF TROY, MICHIGAN
a Michigan municipality

By: _____
Its: M. Aileen Dickson
Clerk

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

Subscribed and sworn before me the ____ day of _____, 202_, by M. Aileen Dickson, Clerk of City of Troy on behalf of the City of Troy, a Michigan municipality.

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

J:\9123\026\00301522.DOCX

When recorded return to:

City of Troy Clerk's Office
500 West Big Beaver Road
Troy, MI 48084
Attn: M.Aileen Dickson, City Clerk

EXHIBIT A
DEVELOPMENT PARCEL

(Per City of Troy Assessor)

PARCEL ID 20-12-476-070

Land in the City of Troy, Oakland County, Michigan, described as follows:

Part of Lots 10, 11 and 12 of JENNINGS SUBDIVISION, as recorded in Liber 59, Page 8, Oakland County Records, beginning at point distant North 00 degrees 08 minutes 52 West 60 feet and North 89 degrees 32 minutes 26 seconds West 60 feet and North 00 degrees 08 minutes 52 West 493.11 feet from the Southeast section corner; thence North 88 degrees 10 minutes 33 seconds West 170 feet; thence South 75 degrees 18 minutes 21 seconds West 70.21 feet; thence South 00 degrees 08 minutes 52 seconds East 159.98 feet; thence North 88 degrees 11 minutes 10 seconds West 371.57 feet; thence North 00 degrees 08 minutes 43 seconds West 240 feet; thence South 88 degrees 10 minutes 33 seconds East 609.56 feet; thence South 00 degrees 08 minutes 52 seconds East 59.99 feet to beginning.

EXHIBIT B

SITE PLAN

The original Site Plan and related plans referenced in Section 2.4 of the Conditional Rezoning Agreement are maintained in the records of the City of Troy, Michigan and are identified as follows:

C.0.0 - Cover Sheet

C.1.0 - Topographic Survey, prepared by PEA Group Engineers

C.3.0 – Preliminary Grading Plan, prepared by PEA Group Engineers

C.4.0 – Preliminary Utility Plan, prepared by PEA Group Engineers

L.1.0 – Preliminary Landscape Plan, prepared by PEA Group Engineers

T.1.0 – Preliminary Reservation Plan

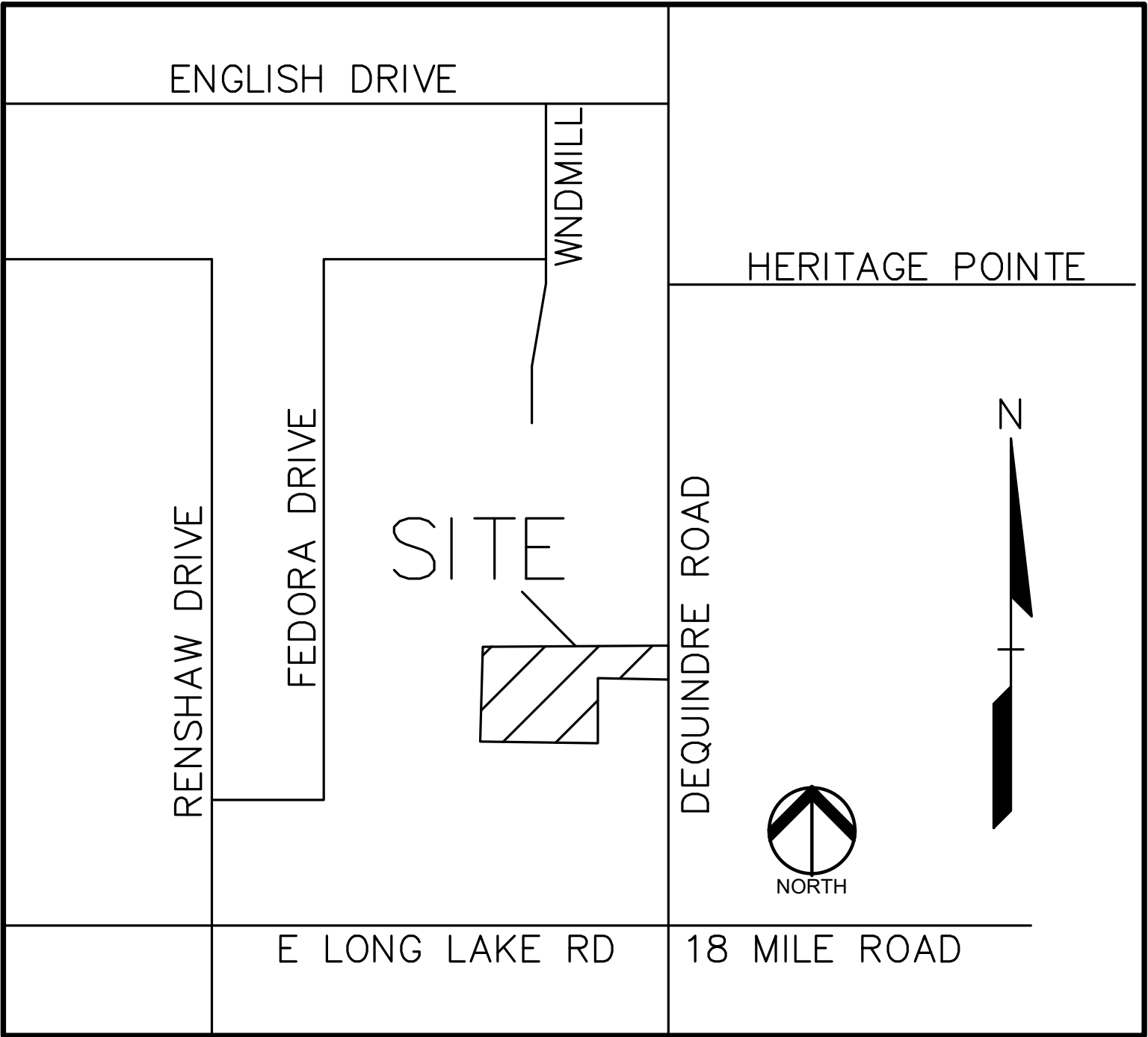
PRELIMINARY SITE PLANS

GFA 18 MILE & DEQUINDRE

PART OF THE SOUTHEAST 1/4 OF SECTION 12, T.02N., R. 11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

| PERMIT / APPROVAL SUMMARY | | |
|---------------------------|---------------|-------------------|
| DATE SUBMITTED | DATE APPROVED | PERMIT / APPROVAL |
| | | |

| |
|---|
| LEGAL DESCRIPTION (Per City of Troy Assessor) PARCEL ID 20-12-476-070 Land in the City of Troy, Oakland County, Michigan, described as follows: Part of Lots 10, 11 and 12 of JENNINGS SUBDIVISION, as recorded in Liber 59, Page 8, Oakland County Records, beginning at point distant North 00 degrees 08 minutes 52 West 60 feet and North 89 degrees 32 minutes 26 seconds West 60 feet and North 00 degrees 08 minutes 52 West 493.11 feet from the Southeast section corner; thence North 88 degrees 10 minutes 33 seconds West 170 feet; thence South 75 degrees 18 minutes 21 seconds West 70.21 feet; thence South 00 degrees 08 minutes 52 seconds East 159.88 feet; thence North 88 degrees 11 minutes 10 seconds West 371.57 feet; thence North 00 degrees 08 minutes 43 seconds West 240 feet; thence South 88 degrees 10 minutes 33 seconds East 609.56 feet; thence South 00 degrees 08 minutes 52 seconds East 59.99 feet to beginning. |
|---|



LOCATION MAP
NO SCALE

| INDEX OF DRAWINGS | |
|-------------------|-------------------------------|
| NUMBER | TITLE |
| C-0.0 | COVER SHEET |
| C-1.0 | TOPOGRAPHIC SURVEY |
| C-2.0 | PRELIMINARY SITE PLAN |
| C-3.0 | PRELIMINARY GRADING PLAN |
| C-4.0 | PRELIMINARY UTILITY PLAN |
| L-1.0 | PRELIMINARY LANDSCAPE PLAN |
| T-1.0 | PRELIMINARY PRESERVATION PLAN |

DESIGN TEAM

| OWNER/APPLICANT/DEVELOPER | CIVIL ENGINEER |
|--|---|
| GFA DEVELOPMENT, INC. 986 ELMSFORD DRIVE TROY, MI 48083 CONTACT: GARY ABITHEIRA PHONE: 248.840.2828 EMAIL: GFAHOMES@GMAIL.COM | PEA GROUP 2430 ROCHESTER COURT, STE. 100 TROY, MI 48083-1872 CONTACT: JOHN B. THOMPSON, PE PHONE: 844.813.2949 EMAIL: JTHOMPSON@PEAGROUP.COM |
| ARCHITECT | LANDSCAPE ARCHITECT |
| MGA ARCHITECTS/DESIGNERS MOISEV/GORDON ASSOCIATES, INC. 4351 DELEMERE COURT ROYAL OAK, MI 48073 CONTACT: ANDREW J. MOISEEV, RA PHONE: 248.549.4500 EXT. 221 EMAIL: ANDREWWM@MGA-ARCHITECTS.NET | PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: KIMBERLY DIETZEL, RLA PHONE: 844.813.2949 EMAIL: KDIEZEL@PEAGROUP.COM |



| REVISIONS | |
|--------------------------------|-----------|
| DESCRIPTION | DATE |
| ORIGINAL ISSUE DATE | 9/18/2019 |
| CONDITIONAL REZONE APPLICATION | 6/8/2021 |



LEGAL DESCRIPTION
(Per City of Troy Assessor)

PARCEL ID 20-12-476-070

Land in the City of Troy, Oakland County, Michigan, described as follows:

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FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0552F, DATED SEPTEMBER 29, 2006.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
PUNCH MARK ON ARROW OF A HYDRANT LOCATED ON THE WEST SIDE OF DEQUINDRE ROAD, APPROX. 45± NORTHEAST OF THE NORTHEAST PROPERTY CORNER.
ELEV. - 645.78

BM #301
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING LOT, APPROX. 26± SOUTH OF THE SOUTH PROPERTY LINE.
ELEV. - 645.29

LEGEND

●

IRON FOUND

⊗

IRON SET

⊗

NAIL FOUND

⊗

NAIL & CAP SET

⊗

BRASS PLUG SET

⊗

MONUMENT FOUND

⊗

MONUMENT SET

⊗

SEC. CORNER FOUND

⊗

RECORDED

⊗

MEASURED

⊗

CALCULATED

—OH-ELEC—

ELEC. PHONE OR CABLE TV OH LINE, POLE & GUY WIRE

—UG-CATV—

UNDERGROUND CABLE TV, CATV PEDESTAL

—UG-PHONE—

TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE

—UG-ELEC—

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

—GAS—

GAS MAIN, VALVE & GAS LINE WARMER

—WATER—

WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

—SEWER—

SANITARY SEWER, CLEANOUT & MANHOLE

—STORM—

STORM SEWER, CLEANOUT & MANHOLE

—COMB—

COMBINED SEWER & MANHOLE

—SQUARE—

SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

—POST—

POST INDICATOR VALVE

—WATER—

WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

—MBOX—

MARLBX, TRANSFORMER, IRRIGATION CONTROL VALVE

—UNID—

UNIDENTIFIED STRUCTURE

—SPOT—

SPOT ELEVATION

—CONTOUR—

CONTOUR LINE

—FENCE—

FENCE

—RAIL—

GUARD RAIL

—LIGHT—

STREET LIGHT

—SIGN—

SIGN

—CONC—

CONCRETE

—ASPH—

ASPHALT

—GRAVEL—

GRAVEL SHOULDER

—WETLAND—

WETLAND

0

15

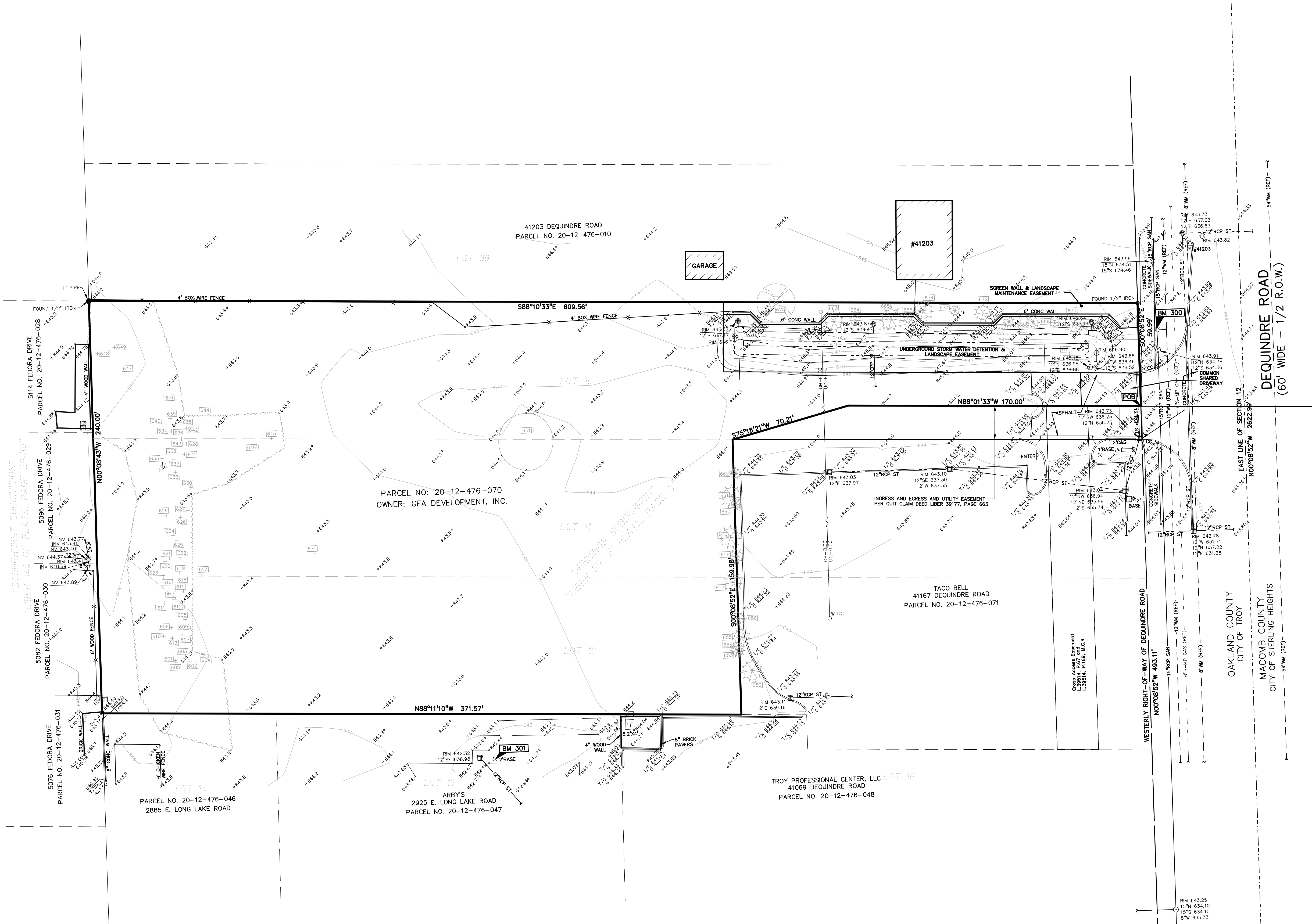
30

60

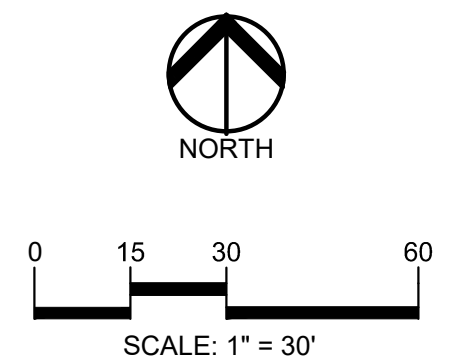
SCALE: 1" = 30'

REFERENCE DRAWINGS

GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0602T, DATED 11-07-07
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 0555P, DATED 06-27-07



PEA GROUP
t. 844.813.2949
www.peagroup.com



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CLIENT
GFA DEVELOPMENT, INC.
988 ELMFORD DR.
TROY, MI 48063

PROJECT TITLE
GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12, T.02N, R.11E, TROY, OAKLAND COUNTY, MI

| REVISIONS | | |
|-------------------------|--------|--|
| CONDITIONAL REZONE APP. | 6/8/21 | |

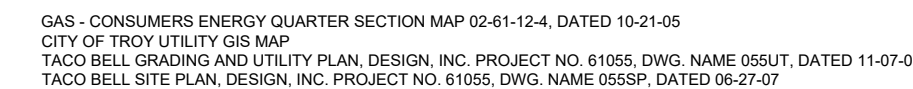
ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

DRAWING TITLE
TOPOGRAPHIC SURVEY

| | |
|-----------------|----------|
| PEA JOB NO. | 2016-368 |
| P.M. | JBT |
| DN. | TMK |
| DES. | TMK |
| DRAWING NUMBER: | |

NOT FOR CONSTRUCTION

C-1.0

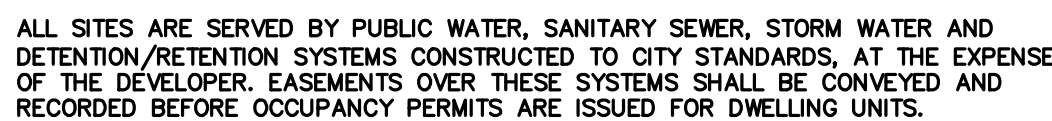


52A - SELEBRIDGE LOAMY SAND 0 TO 3 PERCENT SLOPES

PROJECT TITLE
**GFA 18 MILE &
DEQUINDRE**
PART OF THE SE 1/4 OF SECTION 12,
T.02N., R.11E.
TROY, OAKLAND COUNTY, MI

DRAWING NUMBER:

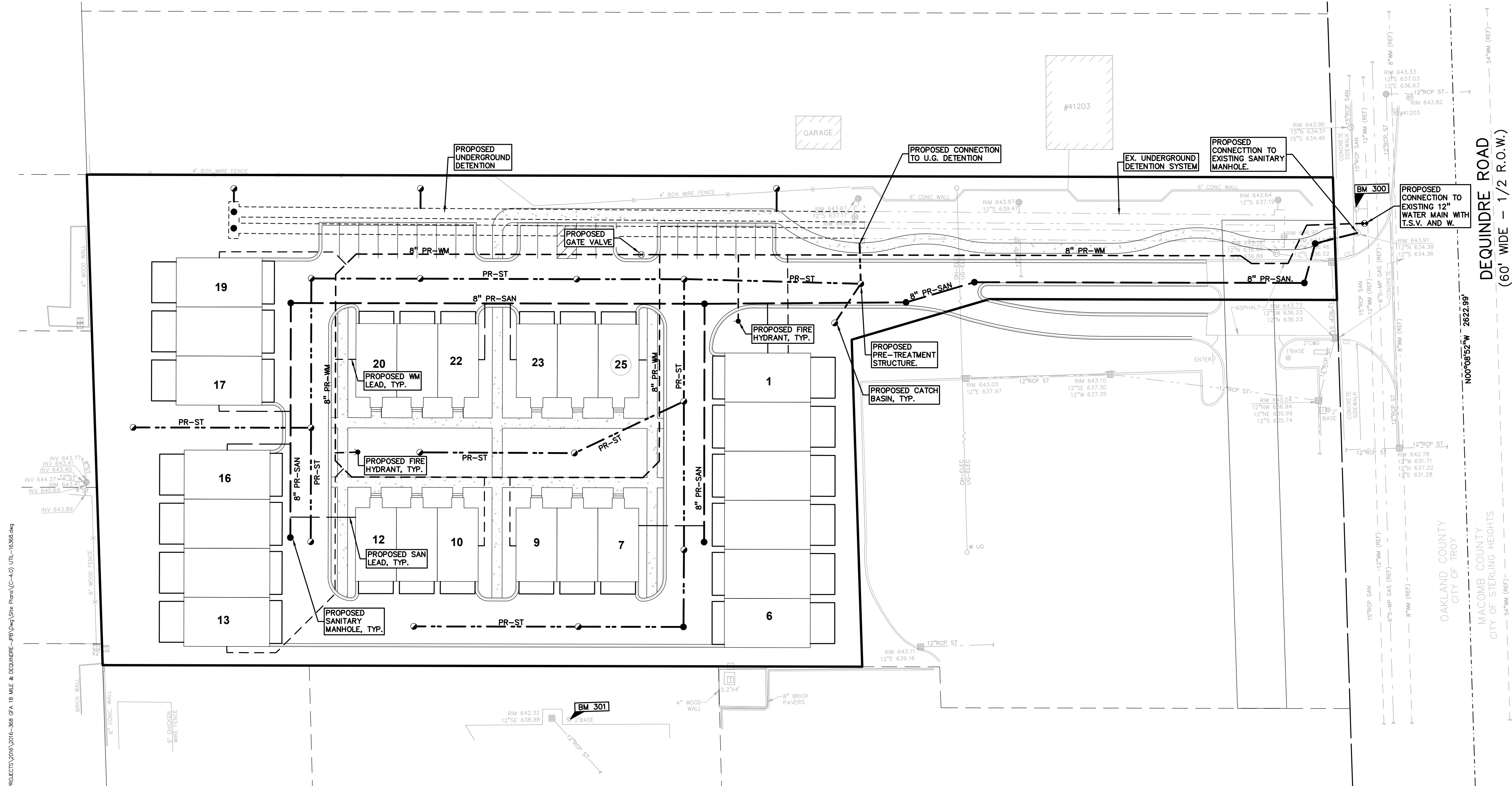
C-2.0



BM #301
PUNCH MARK ON THE NORTHWEST BOLT OF A LIGHT POLE
LOCATED AT THE NORTH SIDE OF THE ARBY'S PARKING
LOT, APPROX. 26'± SOUTH OF THE SOUTH PROPERTY LINE
ELEV. - 645.29

S:\PROJECTS\2016\2016-368 GFA 18 MILE & DEQUINDRE-JFB\Draw\Site Plans\0-C-3.0 GRADE-16368.dwg

S:\PROJECTS\2016-2018\GFA 18 MILE & DEQUINDRE-JPS Dwg (Site Plans)\C-4.0 UTIL-16066.dwg



Project: GFA 18 MILE & DEQUINDRE
Location: TROY, MI
Date: 3/16/2019
Project No: 2016-368

25 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)

Contributing Area (A): 2.39 AC.
Allowable Discharge (Qa): 0.48 C.F.S. (=0.2 CFS/AC)
Coefficient of Runoff (C): 0.56

Calculation of Required Discharge/Acre

$Q_o = ((Q_a)/(A))(C)$: 0.36
 $T = -25 + ((8062.5/Q_o))0.5$: 125.25

Storage Volume Required:

$V_s = (12900(T))/(T+25) - 40Q_o(T)$: 8964.29

$V_t = (V_s)(A)(C)$: 11997.8

| PIPE STORAGE: | |
|---------------|-----------------|
| L= | 612 ft |
| SIZE= | 60 in. |
| C.F./F.T.= | 19.625 c.f./ft. |
| VOLUME= | 12,010.50 c.f. |

CALCULATIONS OF EXISTING U.G. DETENTION:
PER TACO BALL AS-BUILT DRAWINGS DATED 11-09-07.

EXISTING UNDERGROUND 25 YEAR STORM DETENTION DESIGN
Contributing Area (A): 1.35 AC.
Allowable Discharge (Qa): 0.27 C.F.S. (=0.2 CFS/AC)
Coefficient of Runoff (C): 0.59

Calculation of Required Discharge/Acre

$Q_o = ((Q_a)/(A))(C)$: 0.34
 $T = -25 + ((8062.5/Q_o))0.5$: 129

Storage Volume Required:

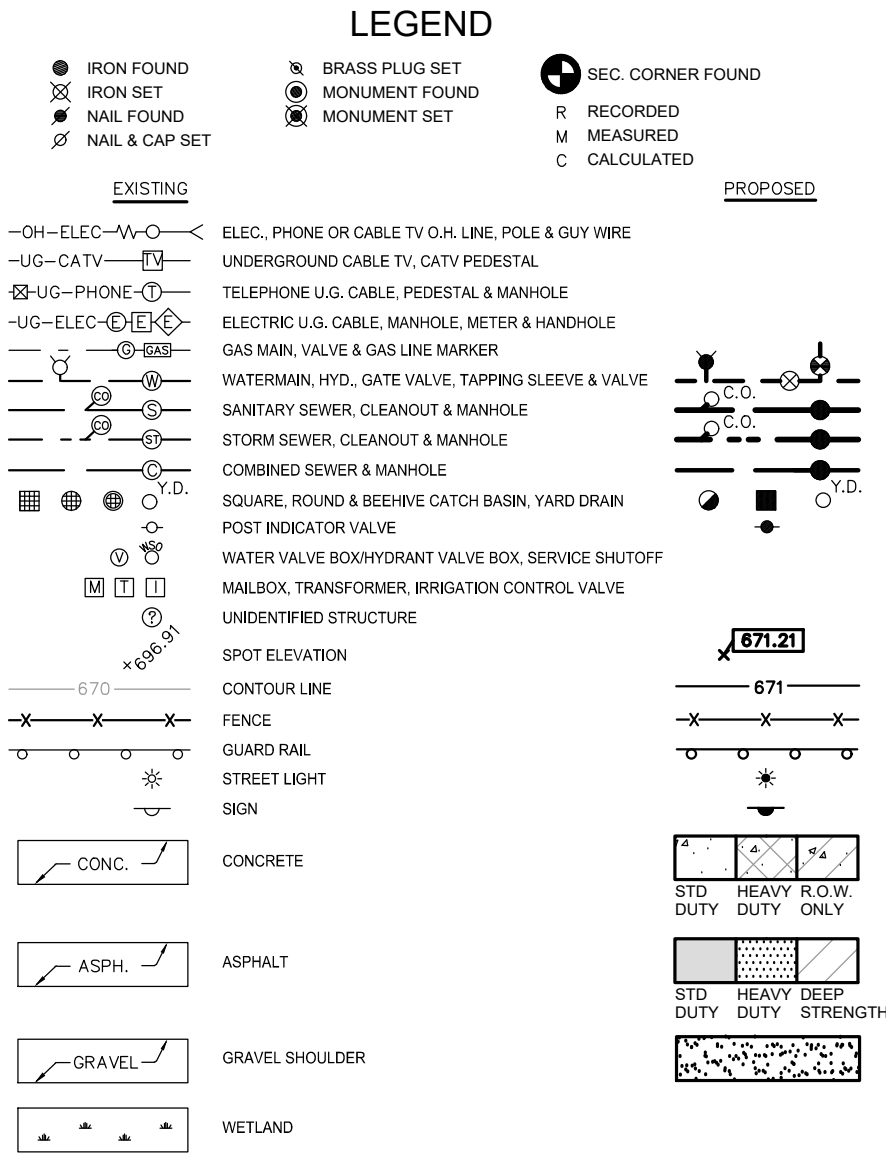
$V_s = (12900(T))/(T+25) - 40Q_o(T)$: 9057

$V_t = (V_s)(A)(C)$: 7214

PROVIDED STORAGE IN UNDERGROUND DETENTION
DETENTION SYSTEM PROVIDED: 80' SLOPP PIPE
STORAGE PER LINEAR FOOT OF PIPE: 19.63 C.F.
NUMBER OF ROWS PROVIDED: 2
LENGTH OF ROWS PROVIDED: 200 L.F.
TOTAL STORAGE VOLUME PROVIDED (2 X 200 X 19.63): 7852 C.F.

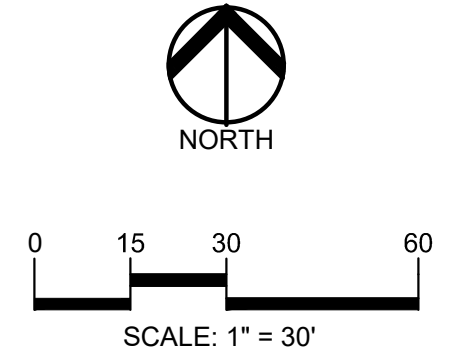
NOTE:

ALL WORK IN THE DEQUINDRE ROAD RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR OAKLAND COUNTY AND REQUIRES A PERMIT.



REFERENCE DRAWINGS
GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-61-12-4, DATED 10-21-05
CITY OF TROY UTILITY GIS MAP
TACO BELL GRADING AND UTILITY PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 060UT, DATED 11-07-07
TACO BELL SITE PLAN, DESIGN, INC. PROJECT NO. 61055, DWG. NAME 055SP, DATED 06-27-07

PEA GROUP
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CLIENT
GFA DEVELOPMENT, INC.
988 ELMSFORD DR.
TROY, MI 48063

PROJECT TITLE
GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12,
T.02N., R.11E.
TROY, OAKLAND COUNTY, MI

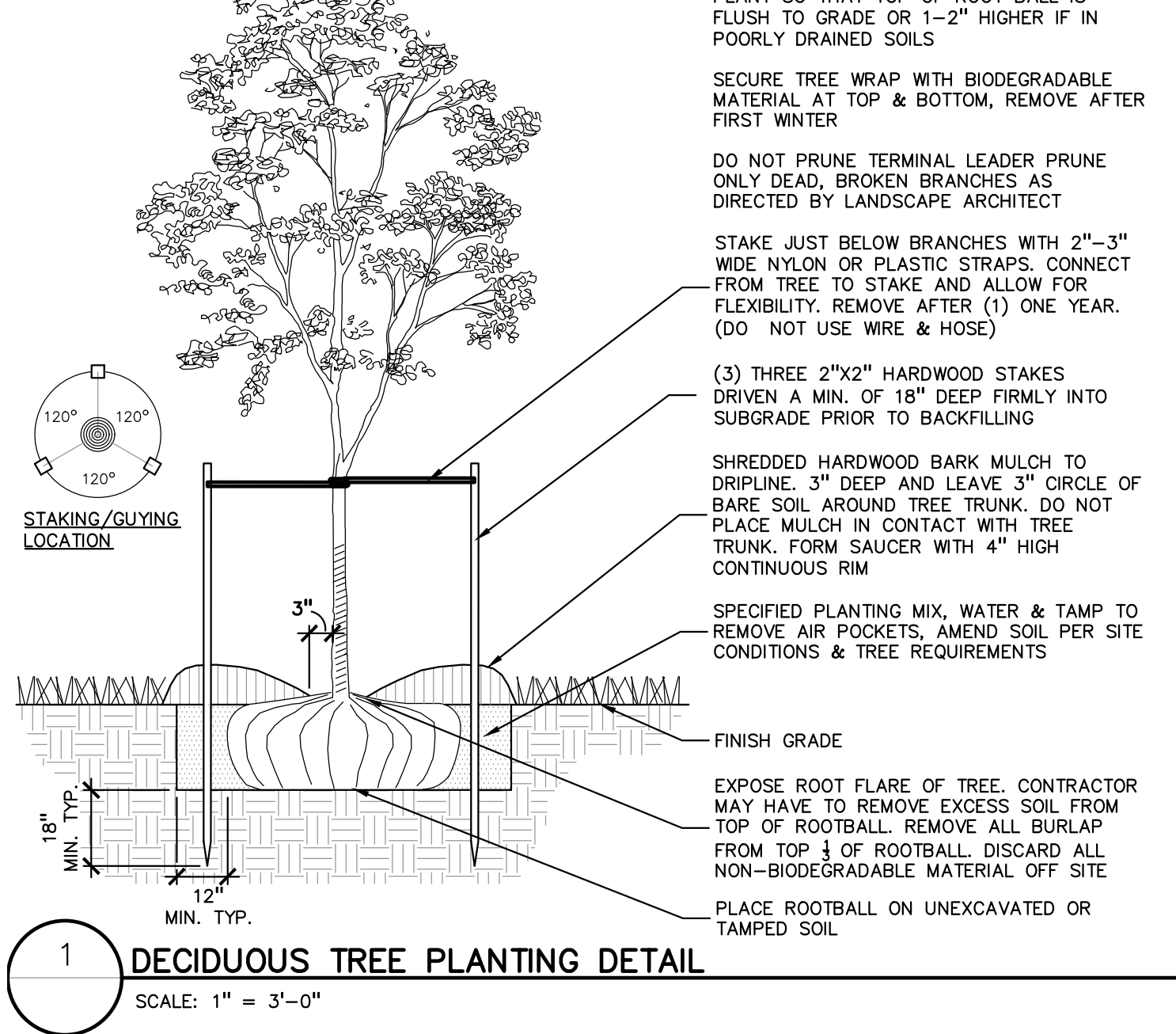
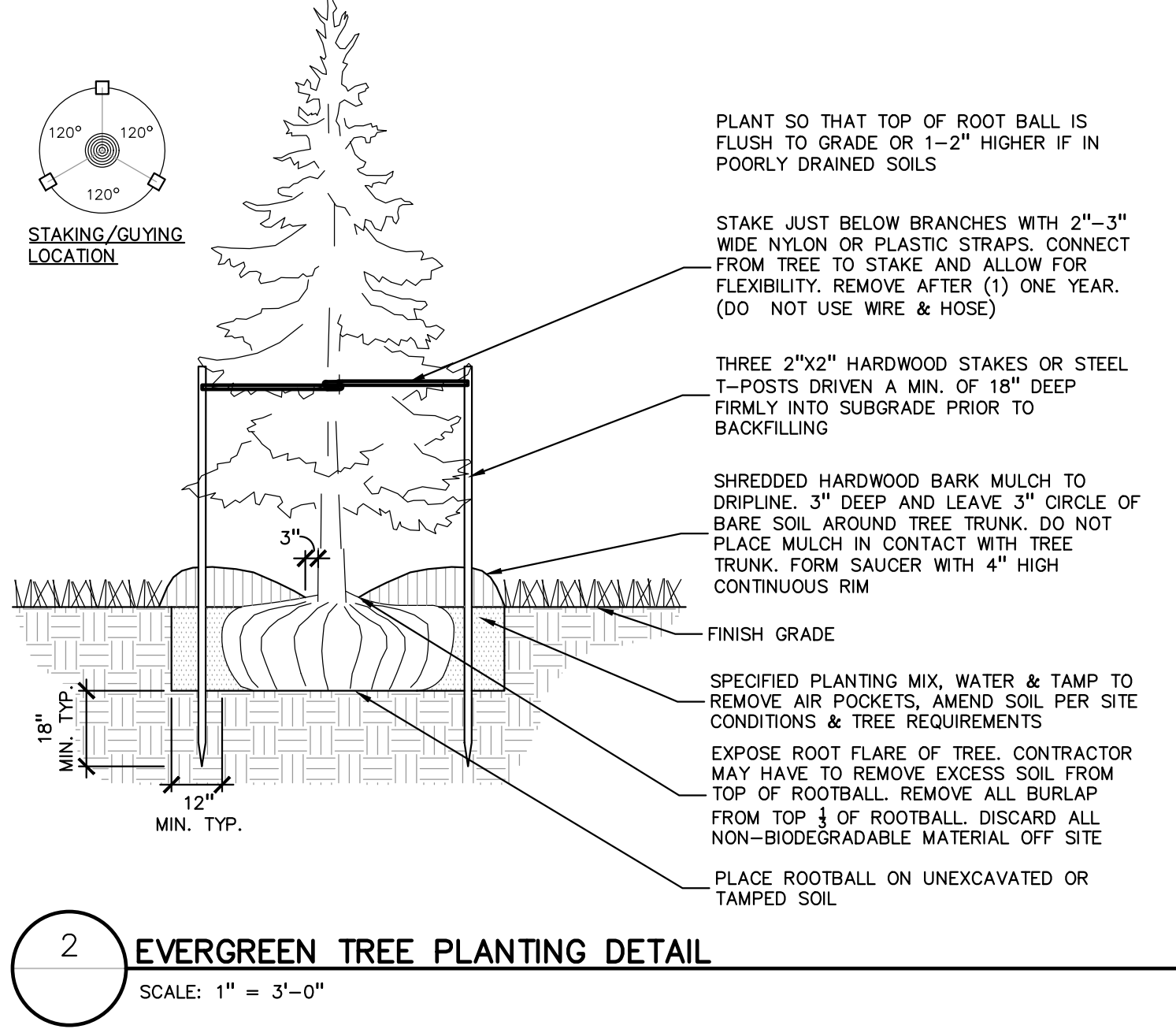
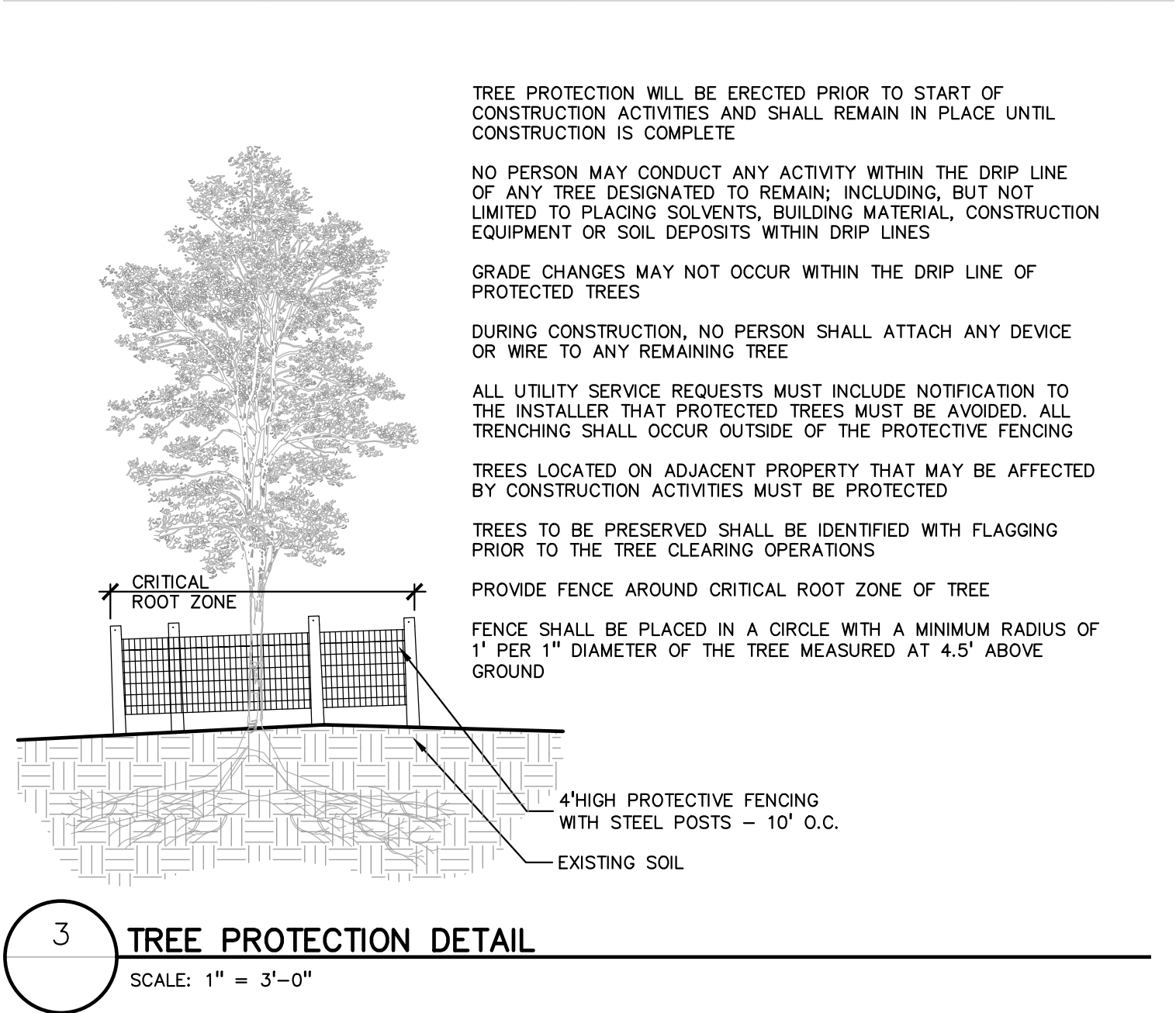
REVISIONS
CONDITIONAL REZONE APP. 6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019
DRAWING TITLE
PRELIMINARY
UTILITY PLAN

PEA JOB NO. 2016-368
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:

NOT FOR CONSTRUCTION C-4.0

| DECIDUOUS TREE PLANT LIST: | | | | |
|----------------------------|------------|------------------------|--|---------------|
| QUANTITY | KEY SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE SPEC |
| 3 | AS2.5 | Sugar Maple | <i>Acer saccharum</i> 'Green Mountain' | 2.5" Cal. B&B |
| 2 | QR2.5 | Red Oak | <i>Quercus rubra</i> | 2.5" Cal. B&B |
| 5 | TOTAL DEC. | | | |
| EVERGREEN TREE PLANT LIST: | | | | |
| QUANTITY | KEY SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE SPEC |
| 7 | AC8 | Concolor Fir | <i>Abies concolor</i> | 8' Ht. B&B |
| 7 | PA8 | Norway Spruce | <i>Picea abies</i> | 8' Ht. B&B |
| 8 | PC8 | Columnar Norway Spruce | <i>Picea abies</i> 'Cupressina' | 8' Ht. B&B |
| 14 | PG8 | Black Hills Spruce | <i>Picea glauca</i> 'Densata' | 8' Ht. B&B |
| 5 | PO8 | Serbian Spruce | <i>Picea omorika</i> | 8' Ht. B&B |
| 6 | PB8 | Lacebark Pine | <i>Pinus bungeana</i> | 8' Ht. B&B |
| 11 | PN8 | Austrian Pine | <i>Pinus nigra</i> | 8' Ht. B&B |
| 7 | PS8 | Eastern White pine | <i>Pinus strobus</i> | 8' Ht. B&B |
| 65 | TOTAL EVG. | | | |



KEY

- = EVERGREEN SCREENING TREES
- = PARKING LOT TREES
- = GREENBELT TREES
- = IRRIGATED SEED LAWN
- = EXISTING TREES W/ TREE PROTECTION FENCING

LANDSCAPE CALCULATIONS:
PER CITY OF TROY ZONING ORDINANCE; NN

GREENBELT TREES
REQUIRED: 1 DEC TREE / 30 LF OF STREET FRONTAGE. 60' OF RIGHT OF WAY/ 30 = 2 DEC TREES REQUIRED.
PROVIDED: 2 PROPOSED TREES

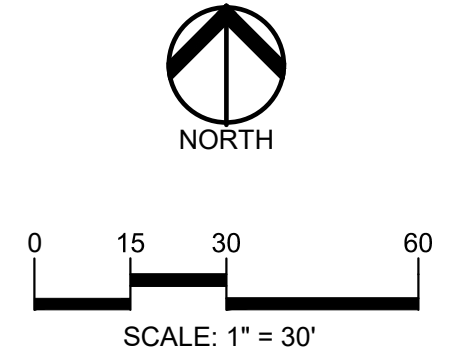
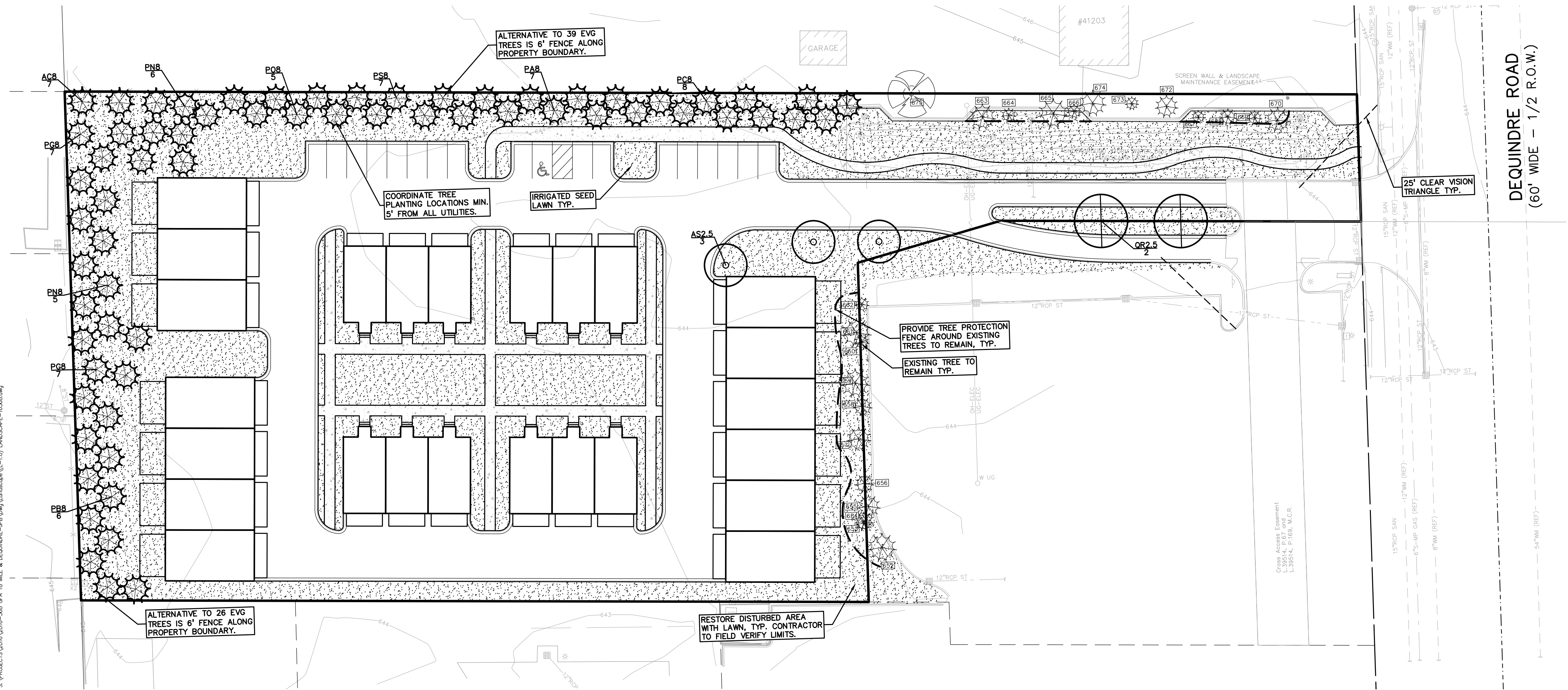
PARKING LOT TREES
REQUIRED: 1 TREE / 8 PARKING SPACES. 18 SPACES / 8 = 3 TREES
PROVIDED: 3 TREES

REPLACEMENT TREES
REQUIRED: REPLACE 50% OF REMOVED DBH OF WOODLAND TREES, AND 100% OF REMOVED LANDMARK TREES DBH. 1 WOODLAND AND 1 LANDMARK TREES REMOVED, SEE CALCULATIONS THIS SHEET. 384" DBH CREDIT SAVED, 0 REPLACEMENT TREES REQUIRED.
PROVIDED: 27 EXISTING TREES SAVED, NO REPLACEMENT REQUIRED.

SCREENING TREES
REQUIRED: 1 LARGE EVG TREE / 10 LF (USE ALT 2: MULTIFAMILY ADJACENT TO SINGLE FAMILY RESIDENTIAL -NORTH & WEST).
- NORTH: 370 LF/10 = 37 LG EVG (6' FENCE ALONG REMAINING PROPERTY BOUNDARY.)
- WEST: 240 LF /10 = 24 LG EVG
PROVIDED: 65 TREES (NORTH- 39 LG EVG; WEST- 26 LG EVG)

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.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.



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988 ELMSFORD DR.
TROY, MI 48063

PROJECT TITLE
GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12, T.02N, R.11E, TROY, OAKLAND COUNTY, MI

REVISIONS

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| CONDITIONAL REZONE APP. | 6/8/21 |
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ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

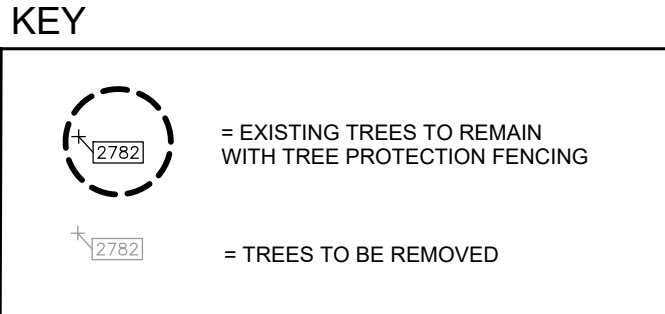
DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

| | |
|-----------------|----------|
| PEA JOB NO. | 2016-368 |
| P.M. | JBT |
| DN. | TMK |
| DES. | TMK |
| DRAWING NUMBER: | |

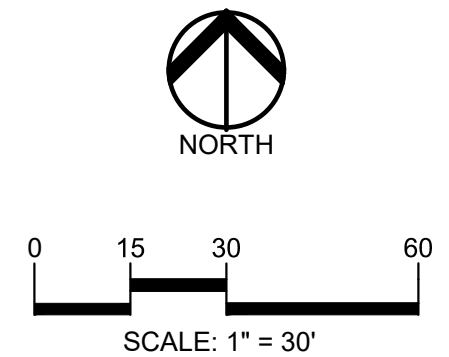
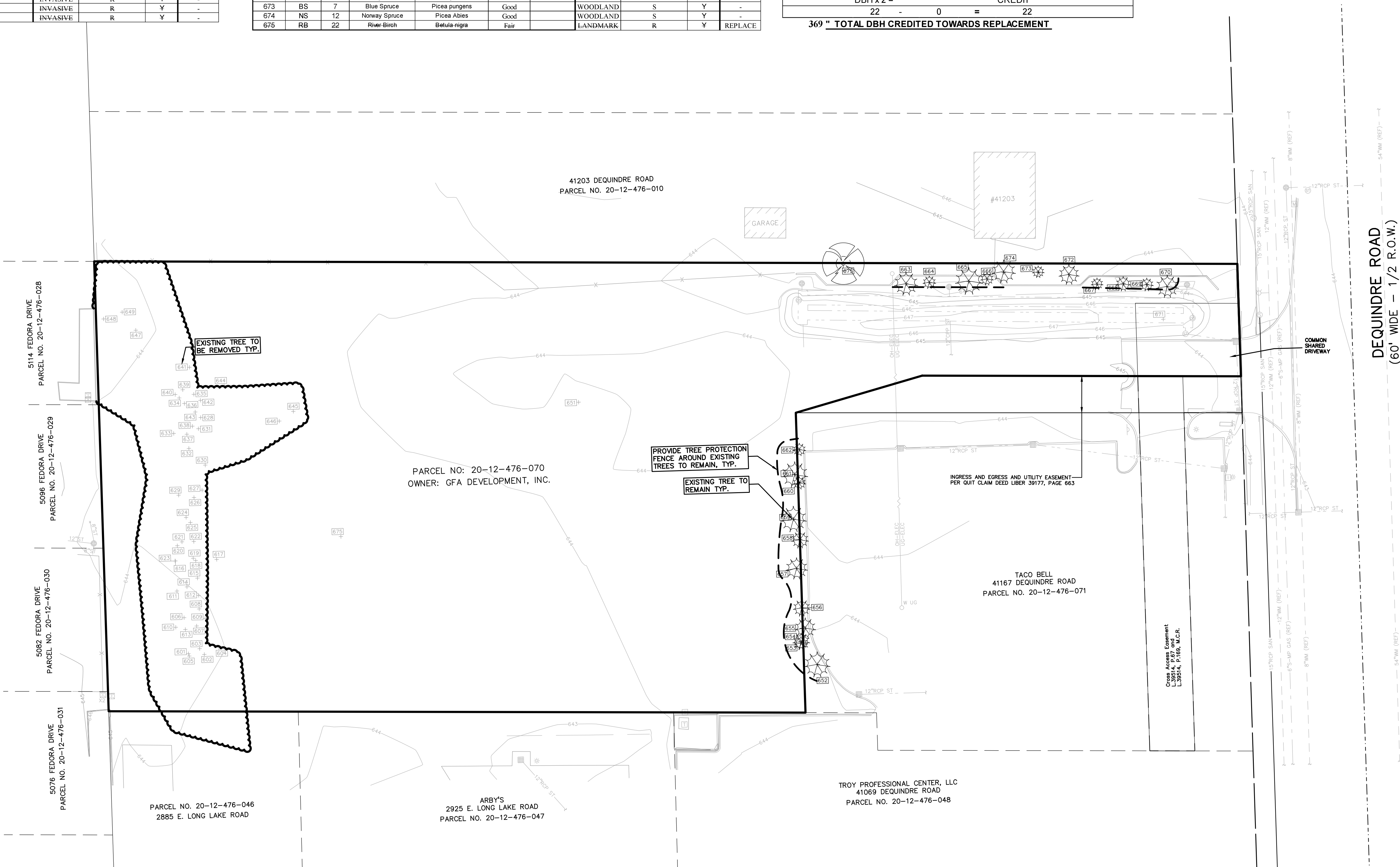
S:\PROJECTS\2016\2016-368 GFA 18 MILE & DEQUINDRE-JPS\04g Landscape\T-1-0 TREE PRESERVATION-10366.dwg

| TAG | CODE | DBH | COMMON NAME | LATIN NAME | COND | NOTE | CLASS | SAVE / REMOVE | ON-SITE | REPLACE |
|-----|------|-----|----------------|-----------------|-----------|------|----------|---------------|---------|---------|
| 601 | EE | 25 | Siberian Elm | Ulmus pumila | Very Poor | | INVASIVE | R | Y | - |
| 602 | NS | 6 | Norway Spruce | Picea Abies | Very Poor | | WOODLAND | R | Y | - |
| 603 | EE | 14 | Siberian Elm | Ulmus pumila | Fair | 4 | INVASIVE | R | Y | - |
| 604 | CC | 6 | Choke Cherry | Prunus virginia | Poor | | WOODLAND | R | Y | - |
| 605 | EE | 6 | Siberian Elm | Ulmus pumila | Good | | INVASIVE | R | Y | - |
| 606 | EE | 22 | Siberian Elm | Ulmus pumila | Good | | INVASIVE | R | Y | - |
| 607 | EE | 7 | Siberian Elm | Ulmus pumila | Very Poor | | INVASIVE | R | Y | - |
| 608 | EE | 22 | Siberian Elm | Ulmus pumila | Very Poor | | INVASIVE | R | Y | - |
| 609 | EE | 25 | Siberian Elm | Ulmus pumila | Good | | INVASIVE | R | Y | - |
| 610 | EE | 6 | Siberian Elm | Ulmus pumila | Very Poor | | INVASIVE | R | Y | - |
| 611 | EE | 13 | Siberian Elm | Ulmus pumila | Poor | | INVASIVE | R | Y | - |
| 612 | EE | 14 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 613 | EE | 17 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 614 | EE | 13 | Siberian Elm | Ulmus pumila | Poor | | INVASIVE | R | Y | - |
| 615 | EE | 19 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 616 | EE | 8 | Siberian Elm | Ulmus pumila | Poor | | INVASIVE | R | Y | - |
| 617 | EE | 24 | Siberian Elm | Ulmus pumila | Poor | | INVASIVE | R | Y | - |
| 618 | EE | 14 | Siberian Elm | Ulmus pumila | Very Poor | | INVASIVE | R | Y | - |
| 619 | EE | 12 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 620 | EE | 13 | Siberian Elm | Ulmus pumila | Poor | | INVASIVE | R | Y | - |
| 621 | EE | 18 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 622 | EE | 8 | Siberian Elm | Ulmus pumila | Poor | | INVASIVE | R | Y | - |
| 623 | EE | 8 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 624 | EE | 9 | Siberian Elm | Ulmus pumila | Very Poor | | INVASIVE | R | Y | - |
| 625 | EE | 20 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 626 | EE | 9 | Siberian Elm | Ulmus pumila | Poor | | INVASIVE | R | Y | - |
| 627 | EE | 11 | Siberian Elm | Ulmus pumila | Very Poor | | INVASIVE | R | Y | - |
| 628 | EE | 8 | Siberian Elm | Ulmus pumila | Very Poor | | INVASIVE | R | Y | - |
| 629 | EE | 20 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 630 | EE | 13 | Siberian Elm | Ulmus pumila | Very Poor | | INVASIVE | R | Y | - |
| 631 | EE | 6 | Siberian Elm | Ulmus pumila | Very Poor | | INVASIVE | R | Y | - |
| 632 | EE | 19 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 633 | MW | 8 | White Mulberry | Morus alba | Fair | | INVASIVE | R | Y | - |
| 634 | EE | 12 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 635 | EE | 14 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 636 | EE | 8 | Siberian Elm | Ulmus pumila | Poor | | INVASIVE | R | Y | - |
| 637 | EE | 20 | Siberian Elm | Ulmus pumila | Poor | | INVASIVE | R | Y | - |

| TAG | CODE | DBH | COMMON NAME | LATIN NAME | COND | NOTE | CLASS | SAVE / REMOVE | ON-SITE | REPLACE |
|-----|------|-----|------------------|-----------------------|-----------|------|----------|---------------|---------|---------|
| 638 | EE | 9 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 639 | EE | 22 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 640 | MW | 7 | White Mulberry | Morus alba | Poor | | INVASIVE | R | Y | - |
| 641 | E | 12 | American Elm | Ulmus americana | Fair | | INVASIVE | R | Y | - |
| 642 | EE | 8 | Siberian Elm | Ulmus pumila | Very Poor | | INVASIVE | R | Y | - |
| 643 | EE | 22 | Siberian Elm | Ulmus pumila | Poor | | INVASIVE | R | Y | - |
| 644 | BW | 7 | Black Walnut | Juglans nigra | Poor | | WOODLAND | R | Y | - |
| 645 | CA | 11 | Crab Apple | Malus caroliniana | Very Poor | | WOODLAND | R | Y | - |
| 646 | EE | 20 | Siberian Elm | Ulmus pumila | Poor | | INVASIVE | R | Y | - |
| 647 | E | 10 | American Elm | Ulmus americana | Good | | INVASIVE | R | Y | - |
| 648 | EE | 16 | Siberian Elm | Ulmus pumila | Good | | INVASIVE | R | Y | - |
| 649 | EE | 7 | Siberian Elm | Ulmus pumila | Fair | | INVASIVE | R | Y | - |
| 650 | BX | 20 | Box elder | Acer negundo | Very Poor | | INVASIVE | S | Y | - |
| 651 | EE | 13 | Siberian Elm | Ulmus pumila | Fair | 4 | INVASIVE | R | Y | - |
| 652 | DF | 13 | Douglas Fir | Pseudotsuga menziesii | Good | | WOODLAND | S | Y | - |
| 653 | BS | 6 | Blue Spruce | Picea pungens | Good | | WOODLAND | S | Y | - |
| 654 | NS | 8 | Norway Spruce | Picea Abies | Good | | WOODLAND | S | Y | - |
| 655 | NS | 10 | Norway Spruce | Picea Abies | Good | | WOODLAND | S | Y | - |
| 656 | BS | 7 | Blue Spruce | Picea pungens | Poor | | WOODLAND | S | Y | - |
| 657 | NS | 10 | Norway Spruce | Picea Abies | Good | | WOODLAND | S | Y | - |
| 658 | BS | 7 | Blue Spruce | Picea pungens | Good | | WOODLAND | S | Y | - |
| 659 | NS | 13 | Norway Spruce | Picea Abies | Fair | | WOODLAND | S | Y | - |
| 660 | NS | 6 | Norway Spruce | Picea Abies | Good | | WOODLAND | S | Y | - |
| 661 | NS | 14 | Norway Spruce | Picea Abies | Good | | WOODLAND | S | Y | - |
| 662 | BS | 6 | Blue Spruce | Picea pungens | Good | | WOODLAND | S | Y | - |
| 663 | DF | 13 | Douglas Fir | Pseudotsuga menziesii | Good | | WOODLAND | S | Y | - |
| 664 | BS | 7 | Blue Spruce | Picea pungens | Good | | WOODLAND | S | Y | - |
| 665 | DF | 15 | Douglas Fir | Pseudotsuga menziesii | Good | | WOODLAND | S | Y | - |
| 666 | BS | 6 | Blue Spruce | Picea pungens | Good | | WOODLAND | S | Y | - |
| 667 | BS | 6 | Blue Spruce | Picea pungens | Fair | | WOODLAND | S | Y | - |
| 668 | DF | 8 | Douglas Fir | Pseudotsuga menziesii | Good | | WOODLAND | S | Y | - |
| 669 | BS | 7 | Blue Spruce | Picea pungens | Good | | WOODLAND | S | Y | - |
| 670 | NS | 12 | Norway Spruce | Picea Abies | Good | | WOODLAND | S | Y | - |
| 671 | FC | 6 | Flowering Cherry | Prunus spp. | Good | | WOODLAND | R | Y | REPLACE |
| 672 | DF | 11 | Douglas Fir | Pseudotsuga menziesii | Good | | WOODLAND | S | Y | - |
| 673 | BS | 7 | Blue Spruce | Picea pungens | Good | | WOODLAND | S | Y | - |
| 674 | NS | 12 | Norway Spruce | Picea Abies | Good | | WOODLAND | S | Y | - |
| 675 | RB | 22 | River Birch | Betula nigra | Fair | | LANDMARK | R | Y | REPLACE |



| | | | |
|---|------|----------------------------------|--|
| WOODLAND TREES | | | |
| WOODLAND TREES REMOVED: | 1 | (REPLACE AT 50% OF REMOVED DBH) | |
| 6" DBH x 0.5 = | 3" | REPLACEMENT | |
| WOODLAND TREES SAVED: 21 (CREDIT OF 2X DBH) | | | |
| 197 DBH x 2 = | 394" | CREDIT | |
| 3 - | 394 | = -391 | |
| " " DBH REQUIRED FOR WOODLAND REPLACEMENT | | | |
| LANDMARK TREES | | | |
| LANDMARK TREES REMOVED: | 1 | (REPLACE AT 100% OF REMOVED DBH) | |
| 22" DBH x 1 = | 22" | REPLACEMENT | |
| LANDMARK TREES SAVED: 0 (CREDIT OF 2X DBH) | | | |
| " DBH x 2 = | " | CREDIT | |
| 22 - | 0 | = 22 | |
| 369" TOTAL DBH CREDITED TOWARDS REPLACEMENT | | | |



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
GFA DEVELOPMENT, INC.
988 ELMSFORD DR.
TROY, MI 48063

PROJECT TITLE
GFA 18 MILE & DEQUINDRE
PART OF THE SE 1/4 OF SECTION 12,
T.02N., R.11E.
TROY, OAKLAND COUNTY, MI

REVISIONS
CONDITIONAL REZONE APP. 6/8/21

ORIGINAL ISSUE DATE:
SEPTEMBER 18, 2019

DRAWING TITLE
PRELIMINARY PRESERVATION PLAN

PEA JOB NO. 2016-368
P.M. JBT
DN. TMK
DES. TMK
DRAWING NUMBER:

A. CALL TO ORDER:

A Special Meeting of the Troy City Council was held on February 28, 2022, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:00 PM.

B. ROLL CALL:

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

C. PUBLIC COMMENT:**D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:****D-1 Proclamations and Congratulatory Certificates**

Mayor Baker opened the meeting and asked City Manager Mark F. Miller to discuss the topic.

Mr. Miller introduced the topic of how Council can handle proclamations and certificates, and the history of how these presentations have been addressed up to this point.

City Attorney Lori Grigg Bluhm discussed some legal aspects of proclamations and certificates.

Mayor Baker commented that this is a topic that needs to be addressed, and resolved. He said that there should be a clear process in place for which proclamations are presented.

Mayor Pro Tem Erickson Gault commented that she would like to see a solution that is different from other cities where they don't have any proclamations presented at meetings. She said that vetting proclamations shouldn't be a burden on staff, but there should be some vetting. She said that there shouldn't be preferential treatment. She said it's probably simplest to restrict them or eliminate them completely from the meetings.

Mayor Baker commented that there's also risk with the current way that Council can each bring proclamations to meetings, and perhaps there should be a process to address that, also.

Council Member Hamilton commented that there is a process for doing ribbon cuttings, and perhaps there's a similar process that could be in place for proclamations that wouldn't burden staff as much. He said his thoughts are similar to Mayor Pro Tem Erickson Gault that maybe it's easier to eliminate them.

Mayor Baker commented that he would rather not get to the point where we aren't doing any proclamations at all.

Council Member Chamberlain-Creanga commented that she is not in favor of eliminating proclamations altogether. She said she would like to establish some criteria, for example, proclamations that address alleviating suffering in the community, or health/safety/welfare. She commented that she would like to see the Global Troy Advisory Committee be included in the discussion of proclamations that relate to global issues, such as having Global Troy handle those proclamations, then bring them to City Council as a report. She said that there are a lot of people who do amazing things worthy of a proclamation, but don't know how to access the process, so perhaps it's better to not expand on those since it would be a burden on staff.

Council Member Brooks suggested that there be standing proclamations that aren't official and presented, but are ongoing, and the list would be reviewed by Council annually. She said that there is a value to giving proclamations to residents and feel-good events. She agreed that global issue proclamations could be addressed by Global Troy, like Council Member Chamberlain-Creanga suggested.

Council Member Hodorek commented that she doesn't know if City Council is the appropriate body to issue proclamations on certain issues, especially issues that seem nonpartisan but actually turn out to be divisive. She said that sometimes divisive proclamations can undermine Council's ability to represent everyone in the community. She commented that because Troy is so diverse, it can be very difficult to recognize everyone sufficiently. She agreed with Council Member Brooks' suggestion to have standing proclamations on the City website. She commented that last-minute proclamations are problematic, and puts a tremendous burden on staff, so they should be very rare.

Council Member Abraham commented that she is leaning toward curtailing the types of proclamations that were presented in the past. She said that the meetings are for business, but sometimes local recognition proclamations based in Troy deserve to be recognized. She said that she also agrees with Council Member Brooks' idea to have a list of standing proclamations that is approved annually by City Council. She said she likes the idea of having proclamations approved by Global Troy, but that there would still be a risk of unintentionally creating a potentially divisive issue for Global Troy.

City Attorney Bluhm commented that according to the Council Rules, congratulatory certificates do not require City Council action.

City Manager Miller commented that City Council could annually approve a list of generally agreeable proclamations that would be distributed at the appropriate time.

Mayor Baker agreed with Mr. Miller's idea, and commented that the list of proclamations could make that process streamlined. He said that sometimes events are in the news, and then they become proclamations, which is a traditional way of handling proclamations for individuals. He said he doesn't want to eliminate proclamations completely. He said there seems to be a consensus that if it's for a Troy-based event or group, it could be approved easily, however there are still divisive issues that affect Troy residents.

Mayor Pro Tem Erickson Gault clarified that she would like to remove the proclamations from presentations at the meetings, but still issue them. She said perhaps have proclamations be a rare occurrence at meetings, but issue more certificates after Council votes on them.

Council Member Hodorek commented that perhaps some events could be addressed with moments of silence, or other acknowledgment, during the invocation before the Council meeting. She suggested that Global Troy work on the list of standing proclamations.

Mayor Baker commented that proclamations from Council should be listed as Council Referrals, and when they're done last-minute, there's no opportunity for Council or the residents to examine them before Council has to vote or present them. He said that Council can address issues during Council Comments. He said that he thinks that last-minute proclamations brought by one or two Council Members should be very rare, especially when done at the last-minute with a waiver of the Council Rules.

Mayor Baker summarized that there was a consensus to create a list of standing proclamations, and he asked Mr. Miller to prepare that list.

Mr. Miller commented that the list could be approved at the City Council organizational meeting. He said that there could be a criterion of being Troy-focused, but he said there needs to be some thought in regards to the global issue proclamations.

Mayor Baker commented that Community Affairs Director Cindy Stewart has done a wonderful job writing proclamations, and that this conversation is not a slight against her efforts.

Mr. Miller commented that City Hall is lit currently with the colors of the Ukrainian flag.

E. OTHER BUSINESS:

F. ADJOURNMENT:

The Meeting **ADJOURNED** at 7:02 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC II
City Clerk

2022 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

March 23, 2022 Personnel Evaluations
April 4, 2022 Special Budget Study Meeting
April 6, 2022 Special Budget Study Meeting

2022 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

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

Ms. Vera Petrusha from St. Mary's Parish 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 February 28, 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

Vote on Resolution to Waive the Rules of Procedure for the City Council, Rule #19 Agenda Items Submitted by Council Members and Rule #4b Regular Meeting Order of Business

Resolution #2022-02-029
Moved by Baker
Seconded by Erickson Gault

RESOLVED, That Troy City Council hereby **WAIVES** the Rules of Procedure for the City Council Rule #19 *Agenda Items Submitted by Council Members to add N-1 Council Referral from Council Member Chamberlain-Creanga – Proclamation to Stand in Solidarity with the Ukrainian American Community in Troy During Conflict in Ukraine* and Rule #4b *Regular Meeting Order of Business* to move the Council Referral Item to the beginning of Certificates of Recognition and Special Presentations.

Yes: All-7
No: None

MOTION CARRIED

N-1 Council Referral from Council Member Chamberlain-Creanga – Proclamation to Stand in Solidarity with the Ukrainian American Community in Troy During Conflict in Ukraine

WHEREAS, The City of Troy is home to many proud Ukrainian Americans, who bring their beautiful culture and strength to our community – alongside more than 39,000 Ukrainian Americans in the State of Michigan, according to 2019 census data; and

WHEREAS, The Ukrainian diaspora community in Troy and the surrounding region make up one of the largest and most active Ukrainian American communities in the United States; and the community is understandably shocked and deeply pained by the recent invasion and

unprovoked attack on the sovereign country of Ukraine, with many having relatives and loved ones in the country; and

WHEREAS, The City of Troy is also home to many East European and Slavic communities with roots and family members in countries surrounding Ukraine and have bravely and compassionately stepped up to denounce unjustified aggression and to provide humanitarian support to the hundreds of thousands of women and children fleeing conflict in Ukraine; and

WHEREAS, The City Council believes in the values of Freedom and Democracy, and the essential role that local government plays in building a democratic society – and so speaking out on these values is important when they are threatened in the world.

NOW, THEREFORE BE IT RESOLVED, That Troy City Council **REAFFIRMS** the values of Freedom and Democracy in the face of an attack on them, recognizing that Freedom has never come easily, as stated in Troy City Council's proclamation dated June 1, 2020.

BE IT FURTHER RESOLVED, That we **INVITE** Troy residents to stand in solidarity and unity with the Ukrainian community in Troy and around the world, and all those standing up alongside them for Freedom and Democracy in the world.

The Meeting **RECESSED** at 7:39 PM.

The Meeting **RECONVENED** at 7:41 PM.

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C-1 Service Commendation for Economic Development Specialist Glenn Lapin
(Presented by: Mayor Ethan Baker)

C-2 Troy Public Library Youth Area Renovation (Presented by: Valerie Grant, Senior Associate, Integration Design Solutions)

D. CARRYOVER ITEMS:

D-1 No Carryover Items

E. PUBLIC HEARINGS:

E-1 No Public Hearings

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

| | |
|---------------|--|
| Suneel Sekhri | Commented on C-01 and the situation in Ukraine |
|---------------|--|

There was a consensus of City Council to allow Mr. Sekhri an additional 1 minute of time.

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 – Planning Commission; b) City Council Appointments – None

a) Mayoral Appointments:

Resolution #2022-02-030

Moved by Baker

Seconded by Hodorek

Planning Commission

Appointed by Mayor

9 Regular Members

3 Year Term

Nominations to the Planning Commission:

Term Expires: 12/31/2023

Toby Buechner

Term currently held by: Gerald (Jerry) Rauch

Yes: All-7

No: None

MOTION CARRIED

b) City Council Appointments: None

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

a) Mayoral Nominations: None

b) City Council Nominations: None

I-3 No Closed Session Requested

**I-4 Bid Waiver – Outdoor Drinking Fountains and Bicycle Repair Stations and Parts
(Introduced by: Dennis Trantham, Facilities and Grounds Operations Manager)**

Resolution #2022-02-031

Moved by Hamilton

Seconded by Chamberlain-Creanga

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract for the purchase of outdoor drinking fountains, bicycle repair stations, and associated parts directly from the manufacturer, *Most Dependable Fountains of Arlington, TN*; not to exceed budgetary limitations.

Yes: All-7

No: None

MOTION CARRIED

I-5 Contract Amendment – Janitorial Services Increase (Introduced by: Dennis Trantham, Facilities and Grounds Operations Manager)

Resolution #2022-02-032

Moved by Chamberlain-Creanga

Seconded by Erickson Gault

RESOLVED, That Troy City Council hereby **APPROVES** an increase of \$9,265 per month for the remainder of the current contract year and \$9,402.52 for year three for Janitorial Services for Proposal A, and an hourly rate increase of \$3.00 per hour for as-needed casual labor and furniture moving for Proposal C to *RNA Facilities Management of Ann Arbor, MI*, effective March 1, 2022.

Yes: All-7

No: None

MOTION CARRIED

I-6 Bid Waiver – Thomson Reuters Police Investigative System (Introduced by: Lieutenant Nathan Gobler)

Resolution #2022-02-033

Moved by Hodorek

Seconded by Abraham

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to *Thomson Reuters West Publishing of Eagan, MN*, for the Clear for Law Enforcement Plus and ENCLR PRO Gov License Plate Recognition software subscription as per the fee schedule contained in the order form Order ID: Q-02398787, a copy

of which shall be **ATTACHED** to the original Minutes of this meeting, with the contract expiring June 30, 2025.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the ongoing usage of the *Thomson Reuters* software package as needed by the Troy Police Department.

Yes: All-7
No: None

MOTION CARRIED

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

Resolution #2022-02-034
Moved by Baker
Seconded by Hamilton

RESOLVED, That Troy City Council hereby **SCHEDULES** a Special Meeting for a Neighborhood Node Walk & Talk at the Troy Community Center at 8:00 AM on Saturday, March 12, 2022.

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: All-7
No: None

MOTION CARRIED

I-8 Police Officer Recruitment Incentives (Introduced by: Jeanette Menig, Human Resources Director)

Resolution #2022-02-035
Moved by Baker
Seconded by Hodorek

a) Resolution to Approve Modifications to the Troy Police Officers Association (TPOA) Collective Bargaining Agreement

RESOLVED, That the collective bargaining agreement between the City of Troy and Troy Police Officers Association (TPOA) for the period July 1, 2020 through June 30, 2023 is hereby **MODIFIED** with changes to vacation accrual effective for calendar years 2022 and 2023 and the modified pay step progression effective upon the next complete pay period following ratification; the revised vacation accrual schedule and pay step progression are **RATIFIED** by the City Council of the City of Troy; and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

b) **Resolution to Approve Modifications to the Troy Command Officers Association (TCOA) Collective Bargaining Agreement**

RESOLVED, That the collective bargaining agreement between the City of Troy and Troy Command Officers Association (TCOA) for the period July 1, 2019 through June 30, 2024 is hereby **MODIFIED** with changes to vacation accrual effective for calendar years 2022, 2023 and 2024; the revised vacation accrual schedule is **RATIFIED** by the City Council of the City of Troy; and the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** the agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7

No: None

MOTION CARRIED

I-9 Revisions to Troy Precinct Map (Introduced by: Aileen Dickson, City Clerk)

Resolution #2022-02-036

Moved by Erickson Gault

Seconded by Brooks

WHEREAS, The City of Troy has 31 precincts and 18 polling locations, as established in 2002; and,

WHEREAS, Due to population growth in the City of Troy, it is necessary and reasonable to amend the precinct boundary lines in order to accommodate the increased population in certain areas of the City, while maintaining registered voter population levels in each precinct under the maximum set by Michigan Election Law; and,

WHEREAS, The rearrangement of precinct boundaries is governed under Michigan Election Law (MCL 168.654-661), and must be submitted to the Michigan Department of State by April 4, 2022; and,

WHEREAS, The revised precinct boundaries and polling locations were approved unanimously by the Troy Election Commission on February 16, 2022, and recommended for approval to the Troy City Council;

THEREFORE, BE IT RESOLVED, That the Troy City Council hereby **APPROVES** the proposed precinct boundaries and polling locations, which will increase the number of precincts to 37 and the number of polling locations to 20, as submitted and shown below:

| PRECINCT # | BOUNDARY DESCRIPTION | POLLING LOCATION |
|------------|--|--|
| 1 | Section 1 in its entirety | Evanswood Church of God 2601 E. Square Lake Rd. |
| 2 | Portion of Section 2 that lies within Troy School District boundary | Woodside Bible Church 6600 Rochester Rd. |

| | | |
|----|--|---|
| 3 | Portions of Sections 2, 3 and 4 that lie within Avondale School District boundary | First United Methodist Church 6363 Livernois Rd. |
| 4 | Portions of Sections 3 and 4 that lie within Troy School District boundary | First United Methodist Church 6363 Livernois Rd. |
| 5 | Portions of Sections 5 and 6 that lie within the Avondale School District boundary | Faith Apostolic Church 6710 Crooks Rd. |
| 6 | Portion of Section 6 that lies within the Troy School District boundary | Troy Nature Center 6685 Coolidge Hwy. |
| 7 | Portion of Section 7 from the west boundary line of the Troy School District, to the portion of Section 8 west of Coolidge Hwy | St. Stephen Episcopal Church 5500 Adams Rd. |
| 8 | Portion of Section 8 east of Coolidge Hwy | Northfield Hills Baptist Church 1800 W. Long Lake Rd. |
| 9 | Sections 9 and 10 in their entirety | SALT Church 5475 Livernois |
| 10 | Section 11 in its entirety | Woodside Bible Church 6600 Rochester Rd. |
| 11 | Portion of Section 12 north of Highbury, east of Harbor, north of Willard, north and east of English | Evanswood Church of God 2601 E. Square Lake Rd. |
| 12 | Section 12 south of Highbury, west of Harbor, south of Willard, south and west of English | Bethesda Romanian Pentecostal Church 2075 E. Long Lake Rd. |
| 13 | Portion of Section 13 that lies north of north boundary of Mount Vernon Estates, Supervisor's Plat of Broadacres Sub, Wattles Pointe Sub and parcel 88-20-13-301-001 | Kensington Community Church 1825 E. Square Lake Rd. |
| 14 | Section 14 in its entirety | Bridge Community Church 5700 Rochester Rd. |
| 15 | Section 15 in its entirety | Bridge Community Church 5700 Rochester Rd. |
| 16 | Portion of Section 16 east of I-75 and the portion of Section 21 east of I-75 | First Presbyterian Church 4328 Livernois Rd. |
| 17 | Portion of Section 16 west of I-75 and Section 17 in its entirety | St. Nicholas Greek Orthodox Church 760 W. Wattles Rd. |

| | | |
|----|---|---|
| 18 | Portion of Section 18 that lies within the Troy School District boundary | St. Stephen Episcopal Church 5500 Adams Rd. |
| 19 | Portions of Section 19 and 30 that lie within the Troy School District boundary | Lutheran Church of the Master 3333 Coolidge Hwy. |
| 20 | Section 20 in its entirety and the portion of Section 21 west of I-75 | St. Nicholas Greek Orthodox Church 760 W. Wattles Rd. |
| 21 | The portion of Section 22 west of Rochester Road | St. Lucy Croatian Church 200 E. Wattles Rd. |
| 22 | Portion of Section 23 that lies North of South Boundary of Dean Estates, West of East Boundary of Dean Estates, North of South Boundary of Raintree Village Sub #2, Raintree Village on the Park Condo and parcels 88-20-23-277-007, 88-20-23-278-016, 88-20-23-401-046 | St. Lucy Croatian Church 200 E. Wattles Rd. |
| 23 | Portion of Section 24 that lies South of North Boundary of Beaver Trail Sub #3 & #2 | St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd. |
| 24 | Portion of Section 25 that lies East of Milverton, East of East boundary of parcel 88-20-25-177-002, South of South Boundary of parcel 88-20-25-126-018, South of the North Boundary of Eva Haus Sub and parcel 88-20-25-177-007 | St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd. |
| 25 | Portions of Sections 35 and 36 that lie within the Warren Consolidated Schools District boundary | St. George Antiochian Orthodox Church 2160 E. Maple Rd. |
| 26 | Portions of Section 27 south of I-75 and west of Rochester Rd.; and Section 34 west of Rochester Rd. | Troy Community Center 3179 Livernois Rd. |
| 27 | Section 28 in its entirety; portion of Section 27 north of I-75; portion of Section 26 north of I-75 and within the Troy School District boundary; portion of Section 25 within Troy School District boundary | Troy Community Center 3179 Livernois Rd. |
| 28 | Section 29 in its entirety; portion of Section 32 that lies within the Troy School District boundary | Lutheran Church of the Master 3333 Coolidge Hwy. |

| | | |
|----|--|---|
| 29 | Portions of Section 18, Section 19, Section 30, Section 31 and Section 32 that lie within the Birmingham School District boundary | Central Woodward Christian Church 3955 W. Big Beaver Rd. |
| 30 | Portion of Section 35 that lies within the Royal Oak School District boundary; portion of Section 36 that lies within the Lamphere School District boundary | St. Joseph Chaldean Catholic Church 2442 E. Big Beaver Rd. |
| 31 | Portions of Sections 6, 7 and 18 that lie within the Bloomfield Hills School District | Troy Nature Center 6685 Coolidge Hwy. |
| 32 | Portion of Section 5 that lies within the Troy School District boundary | Faith Apostolic Church 6710 Crooks Rd. |
| 33 | Portion of Section 13 that lies south of north boundary of Mt Vernon Estates, Supervisor's Plat of Broadacres Sub, Wattles Pointe Sub and parcel 88-20-13-301-001 | Kensington Community Church 1825 E. Square Lake Rd. |
| 34 | Portion of Section 24 that lies north of north boundary of Beaver Trail Sub #3 & #2 | St. Anastasia Catholic Church 4571 John R Rd. |
| 35 | Portion of Section 21 that lies east of Rochester, portion of Section 23 that lies south of south boundary of Dean Estates, east of east boundary of Dean Estates, south of south boundary of Raintree Village Sub #2, Raintree Village on the Park Condo and parcels 88-20-23-277-007, 88-20-23-278-016, 88-20-23-401-046 | St. Anastasia Catholic Church 4571 John R Rd. |
| 36 | Portion of Sections 26 west of I-75; Section 27 east of Rochester Rd; Section 34 east of Rochester Rd; and Section 35 west of I-75 and north of the Troy School District boundary | Troy Community Center 3179 Livernois Rd. |
| 37 | Portions of Sections 26 and 25 that lie within the Warren Consolidated School District and lie west of Milverton, west of east boundary of parcel 88-20-25-177-002, north of south boundary of parcel 88-20-25-126-018, north of the north boundary of Eva Haus Sub and parcel 88-20-25-177-007 | St. George Antiochian Orthodox Church 2160 E. Maple Rd. |

Yes: All-7
No: None

MOTION CARRIED**J. CONSENT AGENDA:**

J-1a Approval of “J” Items NOT Removed for Discussion

Resolution #2022-02-037-J-1a
Moved by Abraham
Seconded by Erickson Gault

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

Yes: All-7
No: None

MOTION CARRIED

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

J-2 Approval of City Council Minutes

Resolution #2022-02-037-J-2

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

- a) City Council Minutes-Draft – February 14, 2022

J-3 Proposed City of Troy Proclamations: None Submitted

J-4 Standard Purchasing Resolutions:

- a) **Standard Purchasing Resolution 4: Oakland County Purchasing Cooperative – Jaycee South and Raintree Restroom Building Electrical Distribution Panel Replacement**

Resolution #2022-02-037-J-4a

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract for the branch circuit distribution panel replacements at Jaycee and Raintree Parks to *Shaw Service and Maintenance of Southfield, MI*, based on the Oakland County Purchasing Contract #005446 for an estimated total cost of \$16,724 with a 20% contingency not to exceed budgetary limitations.

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

b) Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Printing Services for the *Troy Today* and *Troy Recreation* Quarterly Newsletters

Resolution #2022-02-037-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide printing and delivery services of the *Troy Today* and *Troy Recreation* Quarterly Newsletters with an option to renew for two (2) additional years to low bidder meeting specifications; *Grand Blanc Co. Inc., of Grand Blanc, MI*, for an estimated total cost of \$42,092.00 for the *Troy Today*, and \$60,096.00 for the *Troy Recreation* plus the actual cost of bulk rate postage and \$30.00 per issue to post the Flip Page newsletter on the City's website, and additional charges if needed, not to exceed budgetary limitations, at prices contained in the bid tabulation opened February 10, 2022, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire April 30, 2025.

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

c) Standard Purchasing Resolution 4: Cooperative Purchasing Contracts OMNIA Partners and State of Michigan MiDeal – Server Upgrade and Extended Service Warranty Contract – Troy Police Department

Resolution #2022-02-037-J-4c

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to furnish and install the server and workstation at the Troy Police Department to *Wadsworth Solutions of Southfield, MI*, for an estimated total cost of \$18,993 as detailed in the attached quote per the OMNIA Partners Purchasing Contract #R170504; and to *CDW Government, LLC of Vernon Hills, IL*, for the extended service warranty contract for the three Nexsan storage devices for an estimated total cost of \$20,990 as detailed in the attached quote per the State of Michigan MiDeal Purchasing Contract #071B6600110.

BE IT FINALLY RESOLVED, That the awards are **CONTINGENT** upon the contractors' submission of properly executed contract documents, including insurance certificates and all other specified requirements.

d) Standard Purchasing Resolution 1: Award to Low Bidder – Contract 21-04 – Stephenson Water Main Replacement – Maple to 14 Mile Roads

Resolution #2022-02-037-J-4d

RESOLVED, That Troy City Council hereby **AWARDS** Contract No. 21-04, Stephenson Water Main Replacement – Maple to 14 Mile Roads, to *Pamar Enterprises, Inc., 31604 Pamar Court, New Haven, MI 48048*, for their low bid of \$2,443,355.00.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements, and if additional work is required such additional work is **AUTHORIZED** in an amount not to exceed 15% of the total project cost.

e) Standard Purchasing Resolution 4: MiDeal Cooperative Purchasing Agreement - Fire Department Vehicles and DPW Cab Chassis Trucks

Resolution #2022-02-037-J-4e

RESOLVED, That Troy City Council hereby **AWARDS** contracts to purchase eight (8) 2022 Ford Vehicles from *Gorno Ford of Woodhaven, MI*, for the Fire Department and the Department of Public Works as per the MiDeal Cooperative Purchasing contract #071B7700181 for an estimated total cost of \$325,158.00.

J-5 PA 152 – Publicly Funded Health Care

Resolution #2022-02-037-J-5

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

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

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **SELECTS** the Local Unit Opt-Out for plan year 2022/23.

J-6 2022 Specialized Services Operating Assistance Program

Resolution #2022-02-037-J-6

RESOLVED, That Troy City Council hereby **APPROVES** the agreement between SMART and the City of Troy for the Specialized Services Operating Assistance Program that includes \$27,692 in revenue, which will be used for the Troy R.Y.D.E transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

J-7 Contract Agreement - Installation and Operation of Rain Gauges on City of Troy Property

Resolution #2022-02-037-J-7

RESOLVED, That Troy City Council hereby **APPROVES** the agreement with Oakland County Water Resources Commission to install and operate two (2) Rain Gauge, Data acquisition sites on City of Troy property, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**K-1 Announcement of Public Hearings:**

- a) March 14, 2022 – Conditional Rezoning (CR JPLN2021-001) – Proposed Pine View Condominiums, West Side of Dequindre, North of Long Lake (Sidwell #88-20-12-476-070, Section 12, From NN (Neighborhood “J”) and EP (Environmental Protection) to NN (Neighborhood Node “J”)

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:**

| | |
|--------------|--|
| Phoebe White | Commented on the rear yard drain on her property |
|--------------|--|

There was a consensus of City Council to allow Ms. White an additional 3 minutes of time.

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

| | |
|---------------------|--|
| Mayor Baker | Commented that he appreciates Ms. White for bringing this to Council’s attention. He requested that City Administration look into this situation. |
| City Attorney Bluhm | Commented that City Administration has spent a significant amount of time on this matter, and that the claim filed by Ms. White was denied by MMRMA. |

N. COUNCIL REFERRALS:

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

N-1 No Council Referrals**O. REPORTS:****O-1 Minutes – Boards and Committees:**

- a) Election Commission-Final – September 23, 2021
 b) Parks and Recreation Board-Final – November 18, 2021
 c) Planning Commission-Final – February 8, 2022
 d) Parks and Recreation Board-Draft – February 10, 2022
 e) Election Commission-Draft – February 16, 2022

Noted & Filed

O-2 Department Reports:

- a) Troy Public Library Annual Report
Noted & Filed

O-3 Letters of Appreciation: None Submitted

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

P. COUNCIL COMMENTS:

P-1 Council Comments

- a) Council Comments from Mayor Ethan Baker – State of the City 2022

Mayor Baker commented that he, along with Mr. Miller and Mr. Huotari sat in on a meeting with MDOT regarding the I-75 sound study. He said that it will likely take a year for the sound study to be completed, and MDOT committed to working with the residents concerned with this issue. Mr. Miller commented that MDOT said there is not a dedicated funding source for a sound wall, so funding would have to be figured out should sound walls be approved for construction.

Council Member Brooks commented that she spoke with State Senator McMorrow, who said that the City can put together a detailed proposal that Senator McMorrow could take to try to secure funding from the State Legislature. She thanked Senator McMorrow for offering her help and suggestions. She said that Senator McMorrow, Representative Kuppa, and City Administration are working hard to come to a solution to this issue.

Council Member Hodorek commented that the I-75 project is not a City project, and that Mr. Huotari has a very large workload involving City roads and projects. She expressed concern that adding the I-75 sound wall proposal could add a lot of work to his plate. She said she hopes that the City's role would be that of more of a liaison, and not working on the actual project.

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 9:19 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC II
City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04a

CITY COUNCIL AGENDA ITEM

Date: March 14, 2022

To: Mark F. 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 Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 4: OMNIA Purchasing Cooperative – City Hall East Elevator Upgrade

History

- The City Hall East Elevator has original components from 1993 including the motor, piping and valve.
- Kone Inc. has been servicing the elevator for several years and performs the quarterly maintenance, State of Michigan required load testing and repairs as needed.
- Kone is recommending a complete hydraulic pump unit replacement at this time.
- In 2018 a complete Facility Condition Assessment and Analysis (FCA) was conducted. The Analysis identified the recommendation to upgrade the City Hall Elevators through the regular capital budget process.

Purchasing

- Pricing for the City Hall East Elevator Upgrade has been secured from *Kone Inc. of Livonia, MI* through OMNIA Cooperative Contract #EV2516 as detailed in the attached proposal.
- City Council authorized participation in the Cooperative Purchasing Programs on November 8, 2021 (Resolution #2021-11-160).

Financial

Funds are budgeted and available in the Building Operations, City Hall Capital Fund under Project Number 2022C0004 for the 2022 fiscal year. Expenditures will be charged to account number 401.264.265.7975.900.

Recommendation

City Management recommends the bid process be waived and a contract be awarded to *Kone Inc. of Livonia, MI* for the City Hall East Elevator Upgrade through the OMNIA Cooperative Contract #EV2516 for an estimated cost of \$29,715 not to exceed budgetary limitations.



Elevators Escalators

March 2, 2022

City of Troy
City Hall
500 W Big Beaver
Troy MI 48084

KONE Inc.
11864 Belden Court
Livonia, MI 48150
Tel (734) 513-6944
Fax (734) 513-6948
www.kone.com
kevin.strasser@kone.com

ATTN: Laura Campbell
Re: Hydraulic Elevator Power Unit Replacement Proposal City Hall
Description of Work

Laura, This is a more heavily used elevator dates from 1993. Everything is original on this elevator the motor and piping as well as valve are 30 plus years old. We recommend a complete hydraulic pump unit replacement.

I'd recommend that we furnish and install a new hydraulic power unit. The motor and pump will be submersed under the oil inside the tank in order to provide for sound isolation. A muffler, designed to reduce pulsation and noise, which may be present in the flow of hydraulic oil, will be provided in the oil line at the top of the pump. The controller is mounted on the tank and we will have to remove and re install the controller.

Control valves, including a safety check valve, an up direction valve with high pressure relief including up leveling and soft stop features and a lowering valve including down leveling and manual leveling feature, will be mounted in a compact unit assembly. A shut off valve, designed to shut off the flow of oil between the cylinder and the Power Unit, will be provided in the oil line in the machine room. Automatic two-way leveling will be provided to automatically stop and maintain the car approximately level with the landing, regardless of change in load.

Price

Our total price to perform the above-mentioned work amounts to: \$29,715.00. Includes permit and inspection. Pricing per US Communities/Omnia rates.

Our price includes applicable labor, material and permit fees. This proposal is not binding on KONE until approved by an authorized KONE representative. Pricing is subject to KONE's attached Terms and

Conditions for tendered repairs and, by signing below, Purchaser hereby agrees to these Terms and Conditions. Price is valid for 30 days from date of this proposal.

During the course of our work, should deficiencies, code violations, or other issues be discovered, we will promptly notify Purchaser and provide a separate quotation to correct these issues.

ACCEPTANCE: The foregoing Agreement is hereby
signed and accepted in duplicate on behalf of City of Troy

Respectfully submitted by,
KONE Inc.

(Signature)

Kevin Strasser, Service Sales

(Print Name)

(Approved By) Authorized Representative

(Print Title)

Title

Date: ____ / ____ / ____

Date: ____ / ____ / ____



CITY COUNCIL AGENDA ITEM

Date: March 14, 2022

To: Mark F. 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 Frontera, Purchasing Manager

Subject: **Standard Purchasing Resolution 8: Best Value Award – Upgraded Landscape Maintenance**

History

The Parks Division is responsible for the maintenance of the City’s medians and municipal property, which includes the Civic Center Complex and the medians along the Troy Downtown Development Authority (TDDA). This responsibility includes maintaining the turf through cutting, weed control, and fertilizing along with maintaining the landscape beds through mulching, trimming trees and shrubs, and weeding. Image is a very important consideration when improving the economic status of the corridor, which also is why the city provides a higher level of maintenance to this area when compared to other non-irrigated medians and municipal facilities throughout the City.

Because it has become difficult to predict how local weather patterns may influence the growth of landscape; the City of Troy issued a Request for Proposals for Upgraded Landscape Maintenance to be awarded as a performance-based contract. A performance-based contract ensures the awarded contractor shall be 100% contract compliant by including and imposing financial penalties to the contractor if specific contracted maintenance requirements are not met. Proposals are reviewed and rated on specific factors; such as company expertise and professionalism, achievement awards, certifications, specific types of equipment, pricing and professional references from other comparable municipalities.

The Current contract expired December 31, 2021 and was successfully completed by W.H. Canon Inc. for an annual cost of \$161,450. In July of 2021 W.H. Canon Inc was sold to DJ’s Landscape Maintenance and will continue to operate as such.

The Troy Downtown Development Authority is currently going through a process to analyze and inventory the corridor to prepare for a re-landscaping effort. The maintenance contract will be adjusted to accommodate this effort if construction would begin during the contract duration.

Purchasing

On March 3, 2022, a bid opening was conducted as required by City Charter and Code for Upgraded Landscape Maintenance. The bid was posted on the Michigan Inter-governmental Trade Network



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

(MITN) website; www.bidnetdirect.com/mitn/city-of-troy-mi. Two hundred and sixty-seven (267) vendors were notified via the MITN website. One (1) bid proposal was received. Below is a detailed summary of potential vendors for both bid opportunities:

| | |
|--|------------|
| Companies notified via MITN | 267 |
| Troy Companies notified via MITN | 5 |
| Troy Companies - Active email Notification | 4 |
| Troy Companies - Active Free | 1 |
| Companies that viewed the bid | 23 |
| Troy Companies that viewed the bid | 0 |

MITN provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.

Active MITN members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City.

Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities to do business with the City.

Inactive MITN member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

After reviewing the bid proposal, *DJ's Landscape Maintenance of Romulus, MI* is the sole vendor to meet all specifications and is being recommended as the best value award for the City to provide Upgraded Landscaping Maintenance Services at unit pricing as detailed in the attached bid tabulation.

Financial

Funds are available in the Parks Division Operating Budget. The funds expensed for the medians on Big Beaver and other areas associated with the Troy Downtown Development Authority (TDDA) are eligible for reimbursement from the Tax Increment Financing (TIF).

Recommendation

City management recommends awarding a three (3) year contract with two 1-year renewal options to provide Upgraded Landscape Maintenance to; *DJ's Landscape Maintenance, of Romulus MI*, as per unit bid pricing; for an estimated total cost of \$192,000 in 2022, \$197,125 in 2023, and \$202,225 in 2024; not to exceed budgetary limitations at prices contained in the bid tabulation opened March 3, 2022. The award is contingent upon the contractors' submission of properly executed bid documents including insurance certificates, and all other specified requirements.

Opening Date: 03/03/2022
Date Reviewed: 03/03/2022

CITY OF TROY
BID TABULATION
UPGRADED LANDSCAPE MAINTENANCE

RFP-COT 22-08
Page 1 of 1

| | |
|---------------|---|
| VENDOR NAME: | DJ's Landscape Management (formerly WH Canon) |
| CITY: | Romulus, MI |
| CHECK AMOUNT: | \$15,000.00 |
| CHECK NUMBER: | 75228 |

PROPOSAL: UPGRADED LANDSCAPE MAINTENANCE SERVICES

Proposal A and B includes but is not limited to mowing, application of fertilizers, soil amendments, herbicides, fungicides, algacides, and pesticides, watering, pruning, weeding, deadheading, mulching, replacement plantings (as approved by the City of Troy), loose trash removal, leaf removal, hardscape repair (as approved by the City of Troy), hardscape maintenance/cleaning, spring/fall cleanup.

| PROPOSAL A: LANDSCAPE MAINTENANCE SERVICES IN ACCORDANCE WITH THE SPECIFICATIONS | YEAR 2022 | YEAR 2023 | YEAR 2024 |
|--|------------------------|------------------------|------------------------|
| COMPLETE FOR THE SUM OF: | \$185,000.00 | \$189,625.00 | \$194,225.00 |
| COST PER ACRE (To add or delete acreage during the contract term): | \$125.00 | \$130.00 | \$135.00 |
| ADDITIONAL SERVICES: | Cost per Acre 2022 | Cost per Acre 2023 | Cost per Acre 2024 |
| Additional Mowings: Before April 1st or after November 30th | \$6,500.00 | \$7,000.00 | \$7,800.00 |
| Additional Edging: Before April 1st or after November 30th | \$5,200.00 | \$6,000.00 | \$6,600.00 |
| Additional Trimming: Before April 1st or after November 30th | \$2,000.00 | \$2,500.00 | \$3,000.00 |
| PROPOSAL B: LANDSCAPE MAINTENANCE SERVICES IN ACCORDANCE WITH THE SPECIFICATIONS For three (3) gardens: The Peace Garden, Veteran's Memorial Plaza, and the City Hall Atriums. | YEAR 2022 | YEAR 2023 | YEAR 2024 |
| COMPLETE FOR THE SUM OF: | \$7,000.00 | \$7,500.00 | \$8,000.00 |
| PROPOSAL C: Hourly Rate for additional Work as Required by the City | YEAR 2022 Per Man Hour | YEAR 2023 Per Man Hour | YEAR 2024 Per Man Hour |
| HOURLY RATE: | \$40.00 | \$45.00 | \$50.00 |
| ESTIMATED TOTALS: | \$192,000.00 | \$197,125.00 | \$202,225.00 |
| ESTIMATED GRAND TOTAL: | \$591,350.00 | | |

| | | |
|--|--------|---------|
| REFERENCES: | Y or N | Y |
| CAN PROVIDE INSURANCE: | Y or N | Y |
| SITE INSPECTION DONE: | Y or N | Y |
| PAYMENT TERMS: | | 30 Days |
| EXCEPTIONS: | | None |
| ACKNOWLEDGMENT: | Y or N | Y |
| PROVIDED COMPLETED VENDOR QUESTIONNAIRE: | Y or N | Y |
| FORMS: | Y or N | Y |

Attest:
(*Bid Opening conducted via Zoom)
Andrew Chambliss
Kurt Bovensiep
Dennis Trantham
Heather Chomiak

Emily Frontera
Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-04c

CITY COUNCIL AGENDA ITEM

Date: March 14, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Lisa Burnham, Controller
Kurt Bovensiepe, Public Works Director
Scott Carruthers, Streets and Drains Operations Manager
Dennis Trantham, Facilities and Grounds Operations Manager
Emily Frontera, Purchasing Manager

Subject: **Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Mowing Landscape Services**

History

- The City of Troy maintains 569.56 acres of turf that requires a regular mowing schedule. These locations include Parks, Cemeteries, Detention/Retention Ponds, Fire Stations, City owned vacant property, and other Municipal Facilities.
- The locations are divided into different proposals based on mowing frequency.
- The scope of work includes all labor, tools, equipment, chemicals, transportation, and landscape maintenance services including mowing for municipal grounds.
- Note that this mowing contract *excludes* the DDA and the Civic Center Campus, which is held by a separate contractor.
- The current contract expired December 31, 2021.

Purchasing

On March 3, 2022 a bid opening was conducted as required by City Charter and Code for Mowing Landscape Services. The bid was posted on the Michigan Inter-governmental Trade Network (MITN) website; www.bidnetdirect.com/city-of-troy-mi. Three hundred and twenty (320) vendors were notified via the MITN website. Six (6) bid responses were received. Below is a detailed summary of potential vendors for the bid opportunity:

| | |
|---|-----|
| Companies notified via MITN | 320 |
| Troy Companies notified via MITN | 5 |
| Troy Companies notified - Active email Notification | 4 |
| Troy Companies notified - Active non-paying | 1 |
| Companies that viewed the bid | 27 |
| Troy Companies that viewed the bid | 0 |

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



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

After review of the bid proposals, *Green Meadows Lawnscape, Inc. of Rochester Hills, MI* is the low bidder meeting all specifications for Proposals A, B, and C and is being recommended to provide all labor, tools, equipment, chemicals, transportation and landscape maintenance services including mowing for three (3) years with the option to renew for two (2) additional years at unit pricing as detailed in the attached bid tabulation.

Financial

Funds are available through the Public Works, Streets and Drains and Grounds operating budgets.

Recommendation

City management recommends awarding a contract for providing Mowing and Landscape Services to; *Green Meadows Lawnscape, Inc. of Rochester Hills, MI* for proposals A, B and C, per unit bid pricing; for an estimated total cost of \$469,487.94 for 2022, \$469,487.94 for 2023, and \$469,487.94 for 2024; not to exceed budgetary limitations at prices contained in the bid tabulation opened March 3, 2022. The award is contingent upon the contractors' submission of properly executed bid documents including insurance certificates, and all other specified requirements.

| | | | |
|---------------|-------------------------------|--------------------------|----------------------|
| Vendor Name: | Green Meadows Lawnscape, Inc. | Brantley Development LLC | Ace Outdoor Services |
| City: | Rochester Hills, MI | Inkster, MI | Flint, MI |
| Check #: | 35806559 | 01-2000267140 | 9070232200 |
| Check Amount: | \$10,000.00 | \$10,000.00 | \$10,000.00 |

Proposal A – MEDIANS, PARKS, MUNICIPAL PROPERTY - SPLIT MOWING SCHEDULE

| YEAR | ESTIMATED ACRES | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 313.56 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 313.56 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 313.56 acres) |
|------|-----------------|-----------------------------|---|-----------------------------|---|-----------------------------|---|
| 2022 | 313.56 acres | \$34.00 | \$10,661.04 | \$45.00 | \$14,110.20 | \$46.00 | \$14,423.76 |
| 2023 | 313.56 acres | \$34.00 | \$10,661.04 | \$45.00 | \$14,110.20 | \$46.00 | \$14,423.76 |
| 2024 | 313.56 acres | \$34.00 | \$10,661.04 | \$45.00 | \$14,110.20 | \$46.00 | \$14,423.76 |

Proposal B – DETENTION/RETENTION/VACANT PROPERTY – TWICE-A-MONTH MOWING SCHEDULE

| YEAR | ESTIMATED ACRES | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 199.90 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 199.90 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 199.90 acres) |
|------|-----------------|-----------------------------|---|-----------------------------|---|-----------------------------|---|
| 2022 | 199.90 acres | \$33.00 | \$6,596.70 | \$39.00 | \$7,796.10 | \$46.00 | \$9,195.40 |
| 2023 | 199.90 acres | \$33.00 | \$6,596.70 | \$39.00 | \$7,796.10 | \$46.00 | \$9,195.40 |
| 2024 | 199.90 acres | \$33.00 | \$6,596.70 | \$41.00 | \$8,195.90 | \$46.00 | \$9,195.40 |

Proposal C – IRRIGATED ATHLETIC FIELDS – BI-WEEKLY MOW

| YEAR | ESTIMATED SQ. FT. | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 56.1 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 56.1 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 56.1 acres) |
|------|-------------------|-----------------------------|---|-----------------------------|---|-----------------------------|---|
| 2022 | 56.1 acres | \$32.00 | \$1,795.20 | \$37.00 | \$2,075.70 | \$48.00 | \$2,692.80 |
| 2023 | 56.1 acres | \$32.00 | \$1,795.20 | \$37.00 | \$2,075.70 | \$48.00 | \$2,692.80 |
| 2024 | 56.1 acres | \$32.00 | \$1,795.20 | \$39.00 | \$2,187.90 | \$48.00 | \$2,692.80 |

NOTE: For award purposes only, City of Troy will use the following frequency for each Proposal:

| | | | |
|-----------------------------------|--------------------|--------------------|--------------------|
| Proposal A 26 mowings per season | | | |
| Proposal B 15 mowings per season | | | |
| Proposal C 52 mowings per season | | | |
| Total 2022 | \$19,052.94 | \$23,982.00 | \$26,311.96 |
| Total 2023 | \$19,052.94 | \$23,982.00 | \$26,311.96 |
| Total 2024 | \$19,052.94 | \$24,494.00 | \$26,311.96 |
| GRAND TOTAL ALL PROPOSALS: | \$57,158.82 | \$72,458.00 | \$78,935.88 |

| | | | |
|--------------------------|--|--|--|
| Site Inspection: | Y | Y | Not Specified |
| Hours of Operation: | 7:30AM - 6:30PM | 7AM - 7PM | Mon - Sun |
| 24 Hr. Phone No.: | 586-855-3769 | 810-610-0427 | 810-429-7798 |
| E-mail Address: | greenmeadowslawnscape@yahoo.com | Brantley_Development@yahoo.com | Rfletcher@aceoutdoorservice.com |
| Pesticide License #: | 630375 | Not Specified | Not Specified |
| Can Provide Insurance: | Y | Y | Y |
| Payment Terms: | Net 30 | 2% 10 Days | Not Specified |
| Exceptions: | None | None | None |
| Acknowledgement: | Y | N | Y |
| Vendor Questionnaire: | Y | Y | Y |
| References: | Y | Y | Y |
| Equipment List Provided: | Y | Y | Y |
| Forms: | Y | Y | Y |

Low Bidder Meeting Specifications

Opening Date - 03/03/2022
Date Reviewed - 03/03/2022

CITY OF TROY
BID TABULATION
MOWING AND LANDSCAPING SERVICES

ITB-COT 22-11
Page 2 of 2

| | | | |
|---------------|---------------------------|------------------|------------------------------|
| Vendor Name: | RNA Facilities Management | EQ Grounds, LLC | Premier Group Associates, LC |
| City: | Ann Arbor, MI | Auburn Hills, MI | Detroit, MI |
| Check #: | 9037126715 | 4001400016 | 2015542602 |
| Check Amount: | \$10,000.00 | \$10,000.00 | \$10,000.00 |

Proposal A – MEDIANS, PARKS, MUNICIPAL PROPERTY - SPLIT MOWING SCHEDULE

| YEAR | ESTIMATED ACRES | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 313.56 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 313.56 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 313.56 acres) |
|------|-----------------|-----------------------------|---|-----------------------------|---|-----------------------------|---|
| 2022 | 313.56 acres | \$60.50 | \$18,970.38 | \$60.00 | \$18,813.60 | \$3,700.00 | \$1,160,172.00 |
| 2023 | 313.56 acres | \$61.25 | \$19,205.55 | \$61.50 | \$19,283.94 | \$3,848.00 | \$1,206,578.88 |
| 2024 | 313.56 acres | \$62.00 | \$19,440.72 | \$63.00 | \$19,754.28 | \$4,001.92 | \$1,254,842.04 |

Proposal B – DETENTION/RETENTION/VACANT PROPERTY – TWICE-A-MONTH MOWING SCHEDULE

| YEAR | ESTIMATED ACRES | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 199.90 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 199.90 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 199.90 acres) |
|------|-----------------|-----------------------------|---|-----------------------------|---|-----------------------------|---|
| 2022 | 199.90 acres | \$74.00 | \$14,792.60 | N/A | | \$1,840.00 | \$367,816.00 |
| 2023 | 199.90 acres | \$75.00 | \$14,992.50 | | | \$1,913.60 | \$382,528.64 |
| 2024 | 199.90 acres | \$76.00 | \$15,192.40 | | | \$1,990.14 | \$397,828.99 |

Proposal C – IRRIGATED ATHLETIC FIELDS – BI-WEEKLY MOW

| YEAR | ESTIMATED SQ. FT. | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 56.1 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 56.1 acres) | Unit price COST PER ACRE | TOTAL COST (Cost per acre x 56.1 acres) |
|------|-------------------|-----------------------------|---|-----------------------------|---|-----------------------------|---|
| 2022 | 56.1 acres | \$50.00 | \$2,805.00 | \$58.50 | \$3,281.85 | \$5,500.00 | \$308,550.00 |
| 2023 | 56.1 acres | \$51.00 | \$2,861.10 | \$60.00 | \$3,366.00 | \$5,720.00 | \$320,892.00 |
| 2024 | 56.1 acres | \$52.00 | \$2,917.20 | \$61.50 | \$3,450.15 | \$5,948.80 | \$333,727.68 |

NOTE: For award purposes only, City of Troy will use the following frequency for each Proposal:

| |
|----------------------------------|
| Proposal A 26 mowings per season |
| Proposal B 15 mowings per season |
| Proposal C 52 mowings per season |

| | | | |
|-------------------|---------------------|--|-----------------------|
| Total 2022 | \$36,567.98 | \$22,095.45 | \$1,836,538.00 |
| Total 2023 | \$37,059.15 | \$22,649.94 | \$1,909,999.52 |
| Total 2024 | \$37,550.32 | \$23,204.43 | \$1,986,398.70 |
| PROPOSALS: | \$111,177.45 | \$67,949.82 (Proposal B not included) | \$5,732,936.22 |

| | | | |
|--------------------------|--|---|--|
| Site Inspection: | Y | Y | Y |
| Hours of Operation: | 24/7 | 6AM - 7PM Mon-Sat | 7AM - 6PM |
| 24 Hr. Phone No.: | 313-802-5085 | 248-710-8000 | Not Specified |
| E-mail Address: | wbingham@rnafm.com | MJF@egggrounds.com | Sales@pgalc.com |
| Pesticide License #: | 820034/DOWNRIVER | 630016 - TruGreen (Artistic Outdoor Services Inc.) | 820389 |
| Can Provide Insurance: | Y | Y | Y |
| Payment Terms: | N 30 | Cashiers Check - Mercantile | Net 30 |
| Exceptions: | None | Willing to fix 2024 pricing for 2025 & 2026 if the City considers a 5 Year Contract | None |
| Acknowledgement: | Y | Y | Y |
| Vendor Questionnaire: | Y | Y | Y |
| References: | Y | Y | Y |
| Equipment List Provided: | Y | Y | Y |
| Forms: | Y | Y | Y |

Attest:

(*Bid Opening conducted via Zoom)

Andrew Chambliss
Kurt Bovensiepe
Dennis Trantham
Scott Carruthers
Heather Chomiak

Emily Frontera
Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-05

CITY COUNCIL AGENDA ITEM

Date: March 14th, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Frank A. Nastasi, Chief of Police
Russel M. Harden, Lieutenant

Subject: Michigan Department of Natural Resources Canada Goose Roundup and Nest Destruction Programs

History

Each year the Police Department receives complaints relating to the presence of Canada Geese and inquiries as to what can be done to abate the problem. Several small bodies of water exist in Troy, both public and private, on which Canada Geese congregate. High numbers of geese in shallow water areas can elevate bacteria levels via fecal E. coli making the water unsafe for swimming. Geese can demonstrate aggressive behavior towards people while defending their nesting territory.

The Department of Natural Resources (DNR) recommends that the geese either be gathered for relocation, or that their nests be destroyed as methods of controlling the geese. A DNR permit is required to allow for the roundup of geese and/or the destruction of nests. The permit allows private property owners to hire a state certified private contractor to provide the service, and authorizes trained city employees or DNR employees to conduct roundups/nest destruction on public property. The Resolution by City Council expedites the procedure for obtaining a permit. Without Council action, residents are required to circulate a petition and gather signatures from residents who are affected by the problems relating to the excessive Canada goose population.

The past practice by the City of Troy is to recommend approval of the DNR permit which would allow for this practice to continue. The current DNR permit allowing for Canada Goose Roundup and Nest Destruction in Troy expired in 2021.

Financial

There is no cost related to this issue for the City of Troy.

Recommendation

It is recommended that the City of Troy approve the resolution as submitted.



500 West Big Beaver
Troy, MI 48084
troymi.gov

J-06

CITY COUNCIL AGENDA ITEM

Date: March 14th, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Frank A. Nastasi, Chief of Police
Sergeant Justin Novak

Subject: Renewal of Membership in the Traffic Improvement Association (TIA)

History

The City of Troy has been a member of the TIA since 1975. The TIA is a private non-profit organization that is responsive to the problems and needs of local traffic officials. They are a source for traffic facts, including traffic crashes and traffic operations data. The City of Troy obtains citywide traffic crash statistics including intersection and road segment crash reports and ranking, county traffic crash trends, location specific crash details, and alcohol related statistics from the TIA. As a TIA member they are provided without charge.

The TIA works with the Troy Police Department on several enforcement-related projects and grants, including recent and ongoing speed limit studies in order for the City of Troy to be compliant with Public Act 85. They facilitated the Police Department in obtaining \$37,898 in the past year for federal grants. The TIA also works with our adjacent communities to improve traffic in the general area that can be a secondary benefit to the City.

Purchasing

N/A

Financial

The renewal membership fee for the year 2022 is \$29,757.50. Funds are available in the Police Department's Operating Funds, Membership and Dues.

Recommendation

It is recommended that the City of Troy renew its membership with the Traffic Improvement Association. The partnership the City has developed with the TIA over the past 40 years has led to many collaborative efforts that have enhanced traffic safety in our community.



500 West Big Beaver
Troy, MI 48084
troymi.gov

K-01a

CITY COUNCIL AGENDA ITEM

Date: March 1, 2022

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Kurt Bovensiepe, Public Works Director
Dennis Trantham, Facilities & Grounds Operations Manager
Cindy Stewart, Community Affairs Director

Subject: Announcement of Public Hearing for March 21, 2022 to Reprogram Community Development Block Grant (CDBG) PY 2021 Funds

Background

The City of Troy is required by the Oakland County Division of Community & Home Improvement to advertise and conduct a Public Hearing for the Reprogramming of CDBG funds. Program year 2021 has a balance of \$128,761.00 unexpended funds in the Remove Architectural Barriers account that we would like to reprogram into the Parks, Recreational Facilities account.

City Council will hold a public hearing on Monday, March 21, 2022 at 7:30 pm or as soon thereafter as the agenda will permit for the purpose of hearing public comments on the reprogramming of Program Year 2021 funds in the amount of \$128,761.00 from Remove Architectural Barriers account to the Parks-Recreational Facilities account in order to construct an Inclusive Park in Section 9. Initially the funds were programmed for a project at Firefighters Park. The goal of the project was the install an ADA accessible pathway that led to the soccer fields and bleachers, and install ADA compliant handicapped parking spots with van accessibility, and the proper curb cuts located as close to the pathway as possible. Unfortunately, the quotes for this project are extremely high, more than the funds available to complete the project. We will also be using unexpended funds from 2018, 2019, and 2020 which were already reprogrammed. We had to wait to reprogram the PY 2021 funds until the County released them.

Recommendation

It is recommended that City Council hold a public hearing for Monday, March 21, 2022 at 7:30 pm or as soon thereafter as the agenda will permit for the purpose of hearing public comments on the reprogramming of Program Year 2021 funds in the amount of \$128,761.00 from Remove Architectural Barriers account to the Parks-Recreational Facilities account in order to construct an Inclusive Park in Section 9.

RETIREE HEALTHCARE BENEFITS PLAN & TRUST BOARD MINUTES – FINAL – November 10th, 2021

500 West Big Beaver
Troy, MI 48084
troymi.gov

MINUTES**Retiree Healthcare Benefits Plan & Trust Board Meeting**

November 10th, 2021 at 1:00 PM

City Hall Council Chambers

500 West Big Beaver Troy, Michigan 48084

(248) 524-3306

RHCPublicComments@troymi.gov

Roll Call

A meeting of the Retiree Healthcare Benefits & Trust Board of Trustees was held on **November 10th, 2021** in the City Council Chambers.

The meeting was called to order at 1:23 PM.

Trustees Present: Peter Dungjen
Kurt Bovensiep
Robert C Maleszyk
Mark F Miller
Mark Owczarzak

Trustees Absent: Mark Calice
Thomas Gordon II
David Hamilton

Also Present: Rebecca Sorensen - UBS Financial Management
Darin McBride – UBS Financial Management
Shazia Fatima

Public Comment

None

Minutes from the August 11th, 2021 Meeting**Resolution # ER- 2021-11-6**

Moved by: Dungjen

Seconded by: Bovensiep

RESOLVED, that the Minutes of the August 11th, 2021 meeting be **APPROVED**.

Yeas: - 4 – (Dungjen, Bovensiep, Miller, Maleszyk)

Absent: - 3 - (Calice, Gordon, Hamilton)

Motion Passes

Regular Business

- **2022 RHC Board Meeting Dates**

- 1 PM on the following Wednesdays: Feb 9th, May 11th, Aug 10th, Nov 9th

Resolution # ER- 2021-11-7

Moved by: Bovensiep

Seconded by: Miller

RESOLVED, that the 2022 RHC Board Meeting dates as printed in the Agenda be **APPROVED**.

Yeas: - 4 – (Bovensiep, Miller, Maleszyk, Dungjen,)

Absent: - 3 - (Calice, Gordon, Hamilton)

Motion Passes

- **RHC Actuarial Engagement Letter Jan – Dec 2022 – Gabriel, Roeder, Smith (GRS)**

- Robert Maleszyk presented the Actuarial Valuation Engagement Letter – Gabriel, Roeder, Smith (GRS)
- He reviewed the proposed services and actuarial fees for the City of Troy Retiree Healthcare Plan for the period beginning January 1, 2022 through December 31, 2022.

Resolution # ER- 2021-11-8

Moved by: Bovensiep

Seconded by: Miller

RESOLVED, to engage Gabriel Roeder Smith to perform RHC actuarial services through December 31, 2022 using an assumed rate of return of 6.5% and using the most current mortality tables commonly used for municipal systems be **APPROVED**.

Yeas: - 4 – (Bovensiep, Miller, Maleszyk, Dungjen,)

Absent: - 3 - (Calice, Gordon, Hamilton)

Motion Passes

Investments

- **Investment Review – UBS Financial – Becky Sorensen / Darin McBride**

- Darin discussed portfolio performance noting the Net Returns Net of Fees as of September 30th, 2021 was: MTD -3.55%; QTD -0.75% and YTD 8.58%.

- Performance as of October 31st, 2021 – Net Return Net of Fees was as follows: MTD 3.76%; YTD 12.67% and 1-Yr 26.96%.
- Darin also reviewed the Asset Allocations.
- They did not recommend any rebalances at this point and concluded that the managers continue to do well.
- Darin inquired if there are any anticipated cash flows in or out of the plan and Administrator Maleszyk responded that he will get back to them in the next meeting.

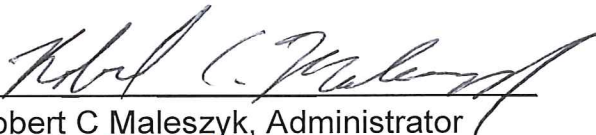
Other Business


None

Adjourn

The meeting was adjourned at 1:34 PM.

The next meeting is Wednesday, February 9th, 2022 at 1:00 PM.


Robert C Maleszyk, Administrator


Mark F. Miller, Trustee

**VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN AND TRUST BOARD MEETING
MINUTES – FINAL – November 10th, 2021**



500 West Big Beaver
Troy, MI 48084
troymi.gov

Minutes

Volunteer Firefighters' Incentive Plan & Trust Board Meeting

November 10th, 2021 at 10:00 AM
City Council Chambers
(248) 524-3306

VFIPPublicComments@troymi.gov

A meeting of the Troy Volunteer Firefighters' Incentive Plan & Trust Board was held on November 10th, 2021 in the City Council Chambers.

The meeting was called to order at 10:04 AM by Chairman Robert C Maleszyk.

Trustees Present: Robert C Maleszyk
Mark F Miller
Anthony Rosenblum
John H Foster
Al Soriano
Charles J Kniffen

Trustees Absent: David Hamilton

Also Present: Tim Brice – Graystone Consulting
Chuck Riesterer (arrived 10:20 AM)
Lisa Burnham
Kyle Vieth
Shazia Fatima

Public Comment:

- None

Minutes from August 11th, 2021:

Resolution # VFIP – 2021-11-12

Moved by: Foster

Seconded by: Rosenblum

RESOLVED, that the Minutes of the August 11th, 2021 meeting be **APPROVED**.

Yeas: - 6 - (Foster, Rosenblum, Miller, Kniffen, Soriano, Maleszyk)

Nays: - 0 -

Absent: - 1 - (Hamilton)

VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN AND TRUST BOARD MEETING MINUTES – FINAL – November 10th, 2021

Retirement Requests:

| | |
|-----------------|----------------------|
| Name | James Keary |
| Type | Deferred Participant |
| Retirement Date | August 14, 2021 |
| Service Credit | 10 years, 5 months |
| Age | 60 |

Resolution # VFIP – 2021-11-13

Moved by: Kniffen

Seconded by: Soriano

RESOLVED, that the Retirement Requests be **APPROVED**.

Yeas: - 6 - (Kniffen, Soriano, Miller, Foster, Rosenblum, Maleszyk)

Nays: - 0 -

Absent: - 1 - (Hamilton)

Regular Business:

- **2022 VFIP Board Meeting Dates**

- 10 AM on the following Wednesdays: Feb 9th, May 11th, Aug 10th, Nov 9th

Resolution # VFIP – 2021-11-14

Moved by: Rosenblum

Seconded by: Kniffen

RESOLVED, that the 2022 VFIP Board Meeting dates as printed in the Agenda be **APPROVED**.

Yeas: - 6 - (Rosenblum, Kniffen, Foster, Soriano, Miller, Maleszyk)

Nays: - 0 -

Absent: - 1 - (Hamilton)

- **VFIP Actuarial Engagement Letter Jan – Dec 2022 – Gabriel, Roeder, Smith (GRS)**

- Robert Maleszyk presented the Actuarial Valuation Engagement Letter – Gabriel, Roeder, Smith (GRS)
- He reviewed the proposed services and actuarial fees for the City of Troy Incentive Plan for Volunteer Firefighters for the period beginning January 1, 2022 through December 31, 2022.

VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN AND TRUST BOARD MEETING MINUTES – FINAL – November 10th, 2021

- Trustee Foster inquired about the annual increase in benefit and Chairman Maleszyk noted that this increase in benefit will be included in the report on an annual basis.

Resolution # VFIP – 2021-11-15

Moved by: Foster

Seconded by: Rosenblum

RESOLVED, to engage Gabriel Roeder Smith to perform VFIP actuarial services through December 31, 2022 using an assumed rate of return of 6.5% and using the most current mortality tables commonly used for municipal systems be **APPROVED**.

Yeas: - 6 - (Foster, Rosenblum, Kniffen, Miller, Soriano, Maleszyk)

Nays: - 0 -

Absent: - 1 - (Hamilton)

- **Graystone Consulting Group Presentation**

- **Market Review / Market Slides – Tim Brice**

- Tim gave a brief market overview noting that the markets did not do well in September and the portfolio has performed better since.
- He presented the On the Markets article discussing the Risk-Reward of an investment.

- **Investment Review – Tim Brice**

- Tim presented the Performance Report as of September 30th, 2021.
 - Net Return Net of Fees was QTD: -0.70% and YTD: 8.62%.
- Tim presented the Performance Report as of November 9th, 2021.
 - Net Return Net of Fees was QTD: 5.6% and YTD: 15.0%.
- He discussed the asset allocation and noted that the portfolio is overweight to domestic equities, overweight to international equities, underweight to Fixed Income, underweight to Real Estate and overweight to cash.
- He recommended further diversification in the portfolio to combat higher interest rates and inflation preferably by adding into the Fixed Income and Real Estate Asset Classes.

- **Rebalance as of 11/1/2021 with or without new asset classes**

- If the Board is not interested in diversification in the portfolio by considering Private Real Estate Asset Class and Infrastructure Asset Class then they could rebalance as follows:

**VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN AND TRUST BOARD MEETING
MINUTES – FINAL – November 10th, 2021**

- Take \$865,000 from cash and Invest Fixed Income – \$200,000 in Western Asset and \$300,000 in Blackrock Strategic Inc Opp; and Invest in Real Estate - \$ 365,000 in Vanguard Real Estate.
- This will leave 5% in Cash as per the Policy Target.
- The Board decided to first listen to Private Real Estate Manager and Infrastructure Manager in the next meeting before deciding on the rebalance.
- Tim answered a few questions the Board had prior to interviewing the managers in the next meeting.

Other Business:

- None

Meeting adjourned at 10:45 AM.


Robert C Maleszyk, Chairman


Mark F. Miller, Trustee

**VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN & TRUST BOARD AND
EMPLOYEES' RETIREMENT SYSTEM BOARD – JOINT MEETING MINUTES –
FINAL – November 10th, 2021**



500 West Big Beaver
Troy, MI 48084
troymi.gov

Minutes

**Volunteer Firefighters' Incentive
Plan & Trust Board and
Employees' Retirement System Board
Joint Meeting**

**November 10th, 2021 at 11:00 AM
City Hall Council Chambers
500 West Big Beaver Troy, Michigan 48084
(248) 524-3306
VFIPPublicComments@troymi.gov**

A joint meeting of the Troy Volunteer Firefighters' Incentive Plan & Trust Board and the Employees' Retirement System Board was held on November 10th, 2021 in the City Council Chambers.

The meeting was called to order at 11:04 AM by Chairman Robert C Maleszyk.

VFIP Trustees Present: Robert C Maleszyk
Mark F Miller
Anthony Rosenblum
John H Foster
Al Soriano
Charles J Kniffen

VFIP Trustees Absent: David Hamilton

ERS Trustees Present: Robert C Maleszyk
Mark F Miller
Peter Dungjen
Kurt Bovensiep
Mark Owczarzak

ERS Trustees Absent: Mark Calice
Thomas Gordon II
David Hamilton

Also Present: Tim Brice – Graystone Consulting
Rob Connor – Jones Lang LaSalle – present via Zoom
Sean Meehan – Jones Lang LaSalle – present via Zoom
Michael Schramm – Lazard Asset Management (arrived at 11:38 AM) – present via zoom
Lisa Burnham
Kyle Vieth
Shazia Fatima

**VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN & TRUST BOARD AND
EMPLOYEES' RETIREMENT SYSTEM BOARD – JOINT MEETING MINUTES –
FINAL – November 10th, 2021**

Education :

- **Private Real Estate – Jones Lang LaSalle – Rob Connor and Sean Meehan**
 - Tim Brice briefly introduced Jones Lang LaSalle
 - Rob Connor and Sean Meehan were present for the meeting via zoom.
 - Sean introduced JLL noting that they are recognized as one of the largest and most successful global companies dedicated to Real Estate with around \$71 billion total Assets Under Management all around the world.
 - They presented their Portfolio Diversification, Risk-Adjusted Return and Real Estate Investment Styles noting that Real Estate Income continues to Exceed Inflation.
 - Both the Boards presented their questions and also inquired on their fees and liquidity.

- **Infrastructure – Lazard Asset Management – Michael Schramm**
 - Michael Schramm was present for the meeting via zoom and briefly introduced himself and Lazard.
 - He noted that State and Local spending on Infrastructure in at a 30-year low and there is a growing need of private capital.
 - Infrastructure comprises the physical assets that a society requires to facilitate its orderly operation.
 - Preferred Infrastructure has a higher revenue certainty, profitability and lower volatility.
 - He concluded that Global Infrastructure offers attractive returns with low risk and low equity market beta. It is long-term, has high yielding and inflation protection which helps draw investor capital.
 - Both the Boards presented their questions and also inquired on their fees and liquidity.

- Tim suggested to bring back JLL in December for a follow up presentation and for a better understanding.

Public Comment:

- None

Trustee Comment:

- The Board agreed to do a second joint meeting on December 8th, 2021 and bring back JLL to present again preferably in person.

**VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN & TRUST BOARD AND
EMPLOYEES' RETIREMENT SYSTEM BOARD – JOINT MEETING MINUTES –
FINAL – November 10th, 2021**

VFIP Recommendation:

- **Rebalance as of 11/1/2021 with new asset classes**

Resolution # VFIP – 2021-11-16

Moved by: Rosenblum

Seconded by: Miller

RESOLVED, to take \$810,000 from cash and invest in Fixed Income - \$200,000 in Western Asset and \$300,000 in Blackrock Strategic Inc. Opp and invest in Infrastructure – \$310,000 in Lazard Infrastructure be **APPROVED**.

Yeas: - 6 - (Rosenblum, Miller, Foster, Kniffen, Soriano, Maleszyk)

Nays: - 0 -

Absent: - 1 - (Hamilton)

- **Resolution to follow up on the Fixed Income portion of the Rebalance to get it to 20% as per policy target in the next meeting**

Resolution # VFIP – 2021-11-17

Moved by: Soriano

Seconded by: Rosenblum

RESOLVED, to follow up on the Fixed Income portion of the Rebalance to get it to 20% as per policy target in the next meeting be **APPROVED**.

Yeas: - 6 - (Soriano, Rosenblum, Miller, Foster, Kniffen, Maleszyk)

Nays: - 0 -

Absent: - 1 - (Hamilton)

Meeting adjourned at 12:28 PM.


Robert C Maleszyk, Chairman


Mark F. Miller, Trustee

EMPLOYEES' RETIREMENT SYSTEM BOARD OF TRUSTEES MINUTES – FINAL December 8th, 2021

500 West Big Beaver
Troy, MI 48084
troymi.gov

MINUTES**Employees' Retirement System Board Meeting**

December 8th, 2021 at 12:00 PM
City Hall Council Chambers
500 West Big Beaver Troy, Michigan 48084
(248) 524-3306
ERSPublicComments@troymi.gov

Roll Call

The monthly meeting for the Employees' Retirement System Board of Trustees was held on **December 8th, 2021** in the City Council Chambers.

The meeting was called to order at 12:05 PM by Administrator Maleszyk.

Trustees Present: Thomas Gordon II
Kurt Bovensiep
Robert C Maleszyk
Mark F Miller
Peter Dungjen
Theresa Brooks

Trustees Absent: Mark Calice
Mark Owczarzak

Also Present: Mark Woolhiser – MBC Consulting
Ray Fortin – ICMA/RC
Darin McBride – UBS Financial Management (left 12:12 PM)
Grant Hugh – UBS Financial Management (left 12:12 PM)
Kyle Vieth
Shazia Fatima

Public Comment

- None

Minutes from the November 10th, 2021 Meeting**Resolution # ER – 2021-12-29**

Moved by: Miller

Seconded by: Bovensiep

EMPLOYEES' RETIREMENT SYSTEM BOARD OF TRUSTEES MINUTES – FINAL December 8th, 2021

RESOLVED, that the Minutes of the November 10th, 2021 meeting be **APPROVED**.

Yeas: - 6 – (Miller, Bovensiep, Gordon, Dungjen, Brooks, Maleszyk)

Absent: - 1 - (Calice)

Motion Passes

Revised Retirement Requests

| | | | |
|------------------------|-------------------|---------------------------|-------------------|
| Name | Michael Sackner | Robert Laux | Jacquelyn Bault |
| Pension Program | DB | DC | DC |
| Retirement Date | January 13, 2022 | February 5, 2022 | February 12, 2022 |
| Department | Streets | Information Technology | City Attorney |
| Service Time | 34 years 9 months | 22 years 2 months | 32 years 0 months |
| Name | Michael Geise | | |
| Pension Program | DB | | |
| Retirement Date | January 11, 2022 | | |
| Department | Police | | |
| Service Time | 25 years 5 months | | |

- Trustee Bovensiep thanked Michael Sackner for his long years of service to the city and wished him well on his retirement.
- Administrator Maleszyk thanked all the retirees for their service and wished them well on their retirement.

Resolution # ER – 2021-12-30

Moved by: Gordon

Seconded by: Brooks

RESOLVED, that the revised retirement requests listed above be **APPROVED**.

Yeas: - 6 – (Gordon, Brooks, Bovensiep, Dungjen, Miller, Maleszyk)

Absent: - 1 - (Calice)

Motion Passes

Regular Business

- **UBS Financial Management**
 - **Institutional Consulting Proposal for Managed Accounts**
 - Administrator Maleszyk briefly spoke about the UBS proposal to move our assets to a Managed Account Structure for both the ERS and RHC portfolios.

- He noted that the City Attorney has reviewed and approved the contract that was proposed.
- Administrator Maleszyk requested the Board to consider approving the change,

Resolution # ER – 2021-12-31

Moved by: Bovensiep

Seconded by: Gordon

RESOLVED, that the UBS proposal to move the City's assets managed by them for the ERS and Retiree Healthcare Portfolios to a Managed Accounts Structure as presented be **APPROVED**.

Yeas: - 6 – (Bovensiep, Gordon, Brooks, Dungjen, Miller, Maleszyk)

Absent: - 1 - (Calice)

Motion Passes

• **MBC Consulting – Mark Woolhiser**

- Mark gave a brief overview of the market noting that US Equity markets were flat in the third quarter despite continued economic improvement and International equities declined modestly.
- He presented the Fiduciary Investment Review Reports for the 457/401A plans for quarter ending September 30th, 2021 discussing the Total Plan Asset Allocations and their scorecard.
- He also presented the Plan Allocation by Investment Type for the 401A/457B plans concluding that they would like to watch the Small Cap Value R1 – BMO Disciplined SCV fund and the Large Cap growth R1- ClearBridge LCG fund.
- MBC also presented the Investment Review reports for the Retirees Health System Portfolio.

• **MissionSquare Retirement Investment Review – Ray Fortin**

- Ray presented an executive summary regarding the success of the educational meetings that took place in November and presented a review of the upcoming meetings.

Investments

- None

Other Business

- None

Adjourn

The meeting adjourned at 12:43 PM.

The next meeting is Wednesday, February 9th, 2021 at 12:00 PM.

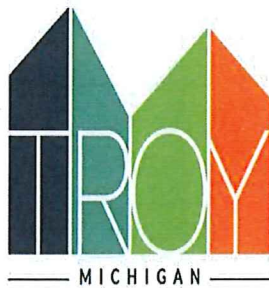
Mark F. Miller, Trustee



Robert C Maleszyk, Administrator



**VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN & TRUST BOARD AND
EMPLOYEES' RETIREMENT SYSTEM BOARD – JOINT MEETING MINUTES –
FINAL – December 8th, 2021**



500 West Big Beaver
Troy, MI 48084
troymi.gov

Minutes

**Volunteer Firefighters' Incentive
Plan & Trust Board and
Employees' Retirement System Board
Joint Meeting**

**December 8th, 2021 at 11:00 AM
City Hall Council Chambers
500 West Big Beaver Troy, Michigan 48084
(248) 524-3306
VFIPPublicComments@troymi.gov**

A joint meeting of the Troy Volunteer Firefighters' Incentive Plan & Trust Board and the Employees' Retirement System Board was held on December 8th, 2021 in the City Council Chambers.

The meeting was called to order at 11:03 AM by Chairman Robert C Maleszyk.

VFIP Trustees Present: Robert C Maleszyk
Mark F Miller
Theresa Brooks
John H Foster

VFIP Trustees Absent: Al Soriano
Charles J Kniffen
Anthony Rosenblum

ERS Trustees Present: Robert C Maleszyk
Mark F Miller
Peter Dungjen
Kurt Bovensiep
Thomas Gordon II
Theresa Brooks

ERS Trustees Absent: Mark Calice
Mark Owczarzak

Also Present: Tim Brice – Graystone Consulting
Amy Cole – Graystone Consulting
Rob Connor – Jones Lang LaSalle – present via Zoom
Allan Swaringen–Jones Lang LaSalle – present via Zoom
Lisa George – Nuveen Global Cities
Andy Combs – Nuveen Global Cities
Gracie Coburn–Nuveen Global Cities–present via Zoom
Kyle Vieth
Shazia Fatima

**VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN & TRUST BOARD AND
EMPLOYEES' RETIREMENT SYSTEM BOARD – JOINT MEETING MINUTES –
FINAL – December 8th, 2021**

Education :

- **Private Real Estate – Jones Lang LaSalle – Rob Connor and Allan Swaringen**
 - Tim Brice briefly introduced Jones Lang LaSalle
 - Rob Connor and Allan Swaringen were present for the meeting via zoom.
 - Allan introduced JLL and their team noting their many years of experience.
 - They presented their Current Portfolio which comprises of 87 properties in 22 states with 14.3 Million commercial square footage.
 - Their portfolio consists of 32% Apartments, 31% Industrial, 22% Grocery-Anchored Retail, 8% Office and 6% Healthcare.
 - He concluded that they have an institutionally managed structure which is daily valued and it is a perpetual fund.
 - Both the Boards presented their questions and also inquired on their fees and liquidity.

- **Private Real Estate – Nuveen Global Cities – Lisa George, Andy Combs, Gracie Coburn**
 - Lisa George and Andy Combs introduced Nuveen Global Cities. Gracie was present for the meeting via zoom.
 - They highlighted that Nuveen Global Cities REIT offers investors Global and sector diversification, income generation and growth potential, client alignment, no performance fee and a small management fee.
 - She talked about their market selection noting that they have a top-down Cities filtering approach where they use a Megatrend filter to identify the top 2% of cities globally that they believe to be positioned in light of global megatrends such as urbanization, rising middle class, aging population, growing economic power of the east, technology and sustainability.
 - She briefly discussed their leverage and fee structure noting that they have a more conservative leverage and market selection with no performance fees and a management fee of 1.25%.
 - Tim inquired about their liquidity and she highlighted that the liquidity is monthly.
 - Gracie also presented the performance noting that they are the second top performing REIT with a steady, defensive and consistent cash flow.

- The Board presented their questions to Tim and decided that they will not take a vote today and requested Graystone Consulting to bring a recommendation in February and another recommendation after the Asset Allocation Study.

**VOLUNTEER FIREFIGHTERS' INCENTIVE PLAN & TRUST BOARD AND
EMPLOYEES' RETIREMENT SYSTEM BOARD – JOINT MEETING MINUTES –
FINAL – December 8th, 2021**


Public Comment:

- None

Trustee Comment:

- None

Meeting adjourned at 12:04 PM.


Robert C Maleszyk, Chairman


Mark F. Miller, Trustee

Beth L Tashnick

Subject: FW: Commendation

From: Keith Hill

Sent: Saturday, March 5, 2022 4:41 PM

To: Parks and Rec Online

Subject: Commendation

Hi Brian,

Just wanted to commend Ken and Mira who really were helpful today. I believe they went over and above expectations in providing customer service.

Thank you, Keith Hill