



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## FROM THE OFFICE OF THE CITY MANAGER

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March 14, 2022

To: Mayor and City Council Members

From: Mark F. Miller, City Manager  
Robert J. Bruner, Assistant City Manager  
Beth Tashnick, Office Manager

Subject: City Council Agenda Questions & Answers – 3.14.22

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

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**From:** Rebecca A. Chamberlain-Creangă  
**Sent:** Monday, March 14, 2022 9:16 AM

**Answers in red from:** Brent Savidant, Community Development Director

I have the following questions about tonight's agenda. They all pertain to E-01:

- I know we amended the zoning ordinance to decrease the height of residential buildings in NNs from 3 stories to apx. 2 stories. Can you tell me the exact height/specifications, so we have it in front of us?

**The maximum permitted height in NN when abutting One Family Residential is 30 feet/2.5 stories.**

- I know the applicant submitted his applicant many years in advance of the zoning ordinance change, so is not bound by it.
- Page 79 in the Master Plan states that this NN J was envisioned as "predominantly commercial, catering to both local needs and regional traffic, new development and redevelopment should be mostly commercial [...]" So, how did we get to multifamily living? Is it just because there's no market for commercial/office space and multifamily is, of course, zoned for NN?

**We have not seen as much redevelopment in this node that was anticipated when the classification was approved over a decade ago. Approximately 75% of the northwest quadrant of the Node will be commercial if this project is approved. The site is hidden behind commercial along Long Lake and Dequindre and therefore not marketable as commercial. It seems more reasonable to develop as residential or office based on its location. But the market is not delivering office development at this time.**

- There are issues with the turn lane in the middle of Dequindre - with cars turning left into Taco Bell and cars turning left into the Kroger complex on the other side of the road in Sterling Heights. And the cars almost run into each other, both making their respective lefts. Both entrances - for Taco Bell and Kroger - are not far from each other. This is the root of the congestion and accident-prone nature of the area - as I experienced going out to the site multiple times. Is there anything that the City could do about this?

This is a question for Engineering. Dequindre Road (on the Troy side) is under the jurisdiction of the Road Commission for Oakland County. It should be noted, office is permitted by right on the parcel. An office would generate significantly more traffic than the proposed residential development (see OHM memo in agenda packet).

- Can we get more information on the necessity of the guest parking? - which requires the rezoning of EP to completely NN. I recall reading that it's not required.

There is not a specific standard for guest parking in the Zoning Ordinance. However, it is reasonable to require guest parking for residential developments.

- Is there any reason why the applicant doesn't turn the middle part of the plan 90 degrees and push it against the lower boundary?

This is the layout that was proposed by the developer.

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**From:** Ellen C Hodorek

**Sent:** Monday, March 14, 2022 10:48 AM

J-04C SPR2 AWARD TO LOW BIDDER MEETING SPECIFICATIONS - MOWING LANDSCAPE SERVICES

Are battery-operated mowers part of this, or did our experiment with those show they are not feasible at this time?

**Answer: Kurt Bovensiep, Public Works Director**

We did include an opportunity for bidders to submit bids that include alternative fuel sources. We had one bidder submit a bid using mostly electric powered mowers. However, the bid price was almost double the cost using conventional type mowers. Last time we used electric mowers there was only a 35% increase compared to conventional mowers. Therefore, because of the cost we are recommending a company that uses traditional type mowers and equipment.

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