



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## FROM THE OFFICE OF THE CITY MANAGER

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August 21, 2023

To: Mayor and City Council Members

From: Mark F. Miller, City Manager  
Robert J. Bruner, Deputy City Manager  
Meg Schubert, Assistant City Manager

Subject: City Council Agenda Questions & Answers -08.21.23

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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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Sent: Mayor Ethan Baker  
Date: Saturday, August 19 at 4:00pm  
Subject: 1-5 Master Plan

At our Special Meeting relating to the Master Plan, the minutes reflect substantial discussion and requests from City Council to be addressed in the Master Plan.

Can you please work through those minutes and comments and explain what was done/changed to reflect Council requests and/or questions?

I recognize this could be difficult to do in writing prior to Monday's meeting, so if that's the case, I understand that some of the discussion could come in the presentation during the meeting.

Of special concern to me:

- 1) Big Beaver District boundary
- 2) Crooks & Wattles Neighborhood Node and the removal of as much subjectivity as possible
- 3) Typos - can a redline be provided to show what was fixed? It seems inefficient for each council member to decipher whether or not it has been done.

I defer to you on how best to provide this information to us and to the public.

**Answer: Brent Savidant, Director of Community Development and Benjamin Carlisle Consultant with Carlisle and Wortman Associates**

Thank you to the City Council for your detailed review of the draft Master Plan. We spent a significant amount of time correcting typographical errors. We believe we have caught all of them; however, we will continue to review the document as the process proceeds to ensure all errors are corrected.

With regards to the Mayors specific questions:

*1) Big Beaver District boundary:*

If agreed by the council, the Big Beaver boundary line will be adjusted between Alpine and McClure to only include the parcel fronting on Big Beaver. This amendment is consistent with the existing zoning of the parcels on Alpine and McClure and the existing land use pattern. A draft updated Future Land Use Map is attached to this response. The updated Future Land Use Map has not yet been approved by the Planning Commission nor Council and thus hasn't been included in the draft yet, however a copy is attached for review.

*2) Crooks & Wattles Neighborhood Node and the removal of as much subjectivity as possible*

The Master Plan Steering Committee and Planning Commission spent significant time discussing the Crooks and Wattles Neighborhood Node, and considered removing that intersection from the Node. As we discussed the issues, it was noted that if that Node was removed, it had to be future land planned to some other district. The Planning Commission considered the Node designation, especially in regards to the changes in the node language focusing on mixed use, serving the adjacent neighborhood and providing for an appropriate transition. It was determined that the Neighborhood Node designation was the most market realistic, defensible, and best solution in protecting the adjacent neighboring properties.

The revised language for the Nodes gives clear indication of the vision and requirements of the Node. Please note that once the Master Plan Draft is approved for review, if the City Council or the Planning Commission desire to add additional language for this Node specifically, any other Node, or edit the Node language in general, additional changes can be added as the Master Plan processes through the public review and public hearing process.

*3) Typos - can a redline be provided to show what was fixed?*

It seems inefficient for each council member to decipher whether or not it has been done. Due to the fact that the document was prepared using InDesign/PDF, it is difficult to complete a red-lined copy to track changes. As we noted, we spent a significant amount of time correcting typographical errors and making changes based on City Council direction. We believe we have caught all of them; however, we will continue to review the document as the process proceeds to ensure all errors are corrected.

(Proposed Updated Future Land Use Map Attached)



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Sent: Council Member Hodorek  
Date: Monday, August 21 at 10:54 am  
Subject: Agenda Questions

Good morning. Below are my questions related to tonight's agenda. Thanks, Ellen

**I-05 CITY OF TROY MASTER PLAN - RELEASE DRAFT MASTER PLAN FOR PUBLIC REVIEW**

Reviewing the area maps it is hard for me to tell if the Big Beaver district map has been updated to reflect the change our residents expect us to make since Sachan Way went in. Has that been changed?

**J-04A SPR4 - ROCHESTER HILLS MITN COOPERATIVE PURCHASING AGREEMENT - PORTABLE VARIABLE MESSAGE BOARDS**

Can these message boards also be used to supplement efforts of our PD, for example speed limit reminders, frost law enforcement active, etc.; essentially, can these be used to assist now and again with proactive public safety efforts/reminder messages?

**Answer: Brent Savidant, Community Development Director**

1-05 A proposed Future Land Use Map reflecting the requested changes at Sachan Way is attached to this document. It has not yet been reviewed or approved by the Planning Commission nor City Council and thus is not reflected in the official draft Master Plan yet, however it will be added once it obtains approval.

**Answer: Kurt Bovensiepe, Public Works Director/ Chief Frank Nastasi**

**J-04A**

The Message Boards are versatile and can display any written messages. However, there are not currently any plans for the Police Department to use these Message Boards.