



500 West Big Beaver
Troy, MI 48084
troymi.gov

Green Space Subcommittee

Timothy S. McGee | Committee Chair
Kurt Bovensiep | Staff Liaison

Notes: May 17, 2018

1. Call to Order

- a. On May 17, 2018, in the Council Boardroom of Troy City Hall, the Green Space Sub Committee meeting was called to order at 6:00 pm.

In attendance:

- a. Chair Tim McGee, Ida Edmunds, Diane Rowe, Dave Lambert, Mike Brady, Pam Brady, Rosemary Kornacki, David Ashland
- b. City staff:
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
Laura Campbell, Committee Secretary

2. Approval of notes from May 2, 2018 Meeting

- a. Moved by Ida Edmunds and seconded by Dave Lambert to approve the meeting notes from May 2, 2018 as amended.

3. Update on Review/Action Items:

- a. Discussion and review of updated work in progress (Revised May 11, 2018) report by Chair Tim McGee. Tim will send revised complete work in progress report for review.
 - i. **UPDATED OPEN/GREEN SPACE INVENTORY:** Changes include Sanctuary Lake Golf Course = 200 acres and increases City owned to 1106.63 acres (page 3 of report). This also changed total available open green space to 2437.63 acres under our definition and 11.33% of total acreage of the City. The Dog Park 19 acres includes entire area and developed area is around 15 acres. Ida indicated an additional change: under Troy Schools the only remaining parcel is in Section 15 comprising 50 acres and the others should be removed. Buildings are included with the total acreage. Parks acreage also includes the square footage of the restrooms, etc. Acreage for 3 neighboring school districts are 34.4 acres and will also be added to the report. Somerset Park Golf and Cricket Course is 16 acres from their website.
 - ii. **ZONING ORDINANCE SUMMARY DISCUSSION:** Tim summarized things he felt are important for the committee to review and added to the work in progress report and it includes three sections:
Open Space Preservation Option Section 10.03, One-Family Cluster Option Section 10.04, and Woodland Protection 13.07.

An Open Space Preservation development shall maintain a minimum of 20% of the gross area of the site as dedicated open space. Ida indicated the last two developments on the Planning Commission agenda resulted in the surrounding residents having strong objections.

Tim asked if a developer develops a park, is it only open for people within that community or accessible to neighbors as well. Kurt indicated it depends on how the bylaws are written. The cluster development at Long Lake east of Livernois will be the first park of a private development that will be open to public. It is private space that is open to the public and City will not maintain it. The HOA will maintain it as a response to pacify the abutting property owners.

Tim also liked the Woodland Protection Ordinance and found it interesting. The cluster is a new concept for Troy.

One of the complaints Dave has heard is that when the City comes to developers with options, some developers say they want to do it the old fashioned way because it is easier and don't have to deal with neighbors. It would be a nice idea if a developer were interested in developing in an innovative way, if there were additional tools available the City could offer to nudge them along their way into developing properties to encourage preservation of green space. Kurt said that has happened and was one of the entire positions of the cluster ordinance. We couldn't tell them they had to develop a park. We could incentivize developers by making their land worth more. By utilizing the cluster development and by preserving trees and open space, they may increase their density with 3-4 additional buildable lots when compared to a traditional subdivision. So far, anywhere that has been eligible, developers have gone with the cluster development.

Dave mentioned maybe a need for more education for community? They don't have to follow the cluster development. Kurt indicated that is the balance the City took with the Woodland protection – with five acres, we tried to recognize that there are homes out there especially in the NW section of the City being torn down with larger homes being built in its place. The Woodland Protection is designed for people building subdivisions and not for single family homes on single lots and that is why there is a five acre provision. Development at Beach Road and Livernois is a cluster development. South on Beach over the bridge put in a few years ago is not a cluster and developed well before the cluster ordinance was in place. White signs indicate private roads not maintained by the City. If a person wanted to build the same thing today and it is zoned residential, they would **NOT** be required to have any reserved land for green space. Is there no ordinance to be amended to fix this? Kurt would think that in order to address that issue would be to change the setbacks and minimum lot widths for the individual zoning districts. It would then require a variance if they want to put more homes on the lot. Within that variance, there could be negotiations into developing green space.

Dave mentioned one thing that he left off is report was Planned Unit Development (PUD). Sometimes when someone wants to come in and develop property, and are not wanting to follow the exact way the zoning is set up, they can work with City to do innovative things and preserve green space. An example of a PUD is Woodside Church, which also includes condos, and a preserved space on the east side of property. PUD's are another tool the City can use to work with developers. A PUD is how the Dog Park was developed as it allowed the City to negotiate with Stonecrest.

We are working on walking path through the City – we are installing the trail from the Dog Park north and it is Phase 1 of many. Kurt is excited to show the community what we could have if we could get over the “not in my backyard” mentality.

Ida indicated the only piece of property the school district still owns is a great parcel that moves along north. Kurt said there is discussion with school district. The objective is to build what we have and will need the residents to get behind it. The problem with Firefighters Park is we didn't have an example to show what it could be like. We lost \$1 million in funding for trails project.

There is a second trail coming off of Trombley to Livernois. The trail will go directly to the north through Zions and Walsh and continues out to Wattles. It is in process and it will be paved in a week.

iii. **DISCUSSION AND REVIEW SUMMARY REPORT OF 2007-2012 AND THE 2015-2020 FIVE YEAR PARKS AND RECREATION PLANS**

Review of notes from the 2007-2012 PLAN

Tim went through and noted things of interest and of importance to committee. He reviewed the first bullet item - The Michigan Natural Resources Trust Fund program provides up to 75% of the developments costs of a recreation facility and up to 50% of the costs of acquiring park property. If one of the suggestions of this committee is to buy additional property, we can point to this as a source of revenue. Kurt indicated the Trust fund has financed and assisted with the development of several of our current parks including Firefighters, Brinston Raintree, and Boulan. We have applied for trust fund grants, however, funding has gone down significantly. They seem to pick a theme every year outside of land acquisition. Some years it is fisheries, trails and pathways, etc. We keep our eye open for availability for recreational purposes. Tim indicated Sylvan Lake would be a good property for that.

Table 6 shows approximately 35% of Troy residents aged 65 and older in 2000 had a disability so we need to keep that in sight for enhancements for existing parks.

Based on resident input, trails for walking/biking is the number one priority.

In 2003, the Parks and Recreation Department contracted with MC Smith Associates to create designs for five new City parks but were not completed because of the economy.

Review of notes from the 2015-2020 PLAN

Tim reviewed the note that 23% of the population, or more than one out of every five residents, is projected to be at least 65 years of age in 2035. We have to include seniors in our wish list/recommendations to Council.

2015-2020 noted 23% of population 65 years of age in 2035. We must include seniors in our wish list/recommendations.

Tim believes we do not need to acquire anything new but work with what we have and continue to pursue non-conventional revenue sources like the Dog Park (PUD) and Milverton Park which was developed with CDBG funds.

Dave noted from older to new parks plan, the Civic Center property was dropped out. Why is that? It was a Council decision. Kurt is not sure of reason but indicated when you have property included in the Parks and Recreation Plan which is registered with State of Michigan, it encumbers the land. It will have certain restrictions and it cannot be sold without a vote of the people. Current Council wants to add the Troy Farm officially to the Parks and Recreation Plan and wants it named as a Park. It was also noted that the Nature Center is listed but there is no reference to the Museum in the Plan. The only portion of the Civic Center that is currently designated as a park is Huber Park (10 acres).

The last survey that was done for the Parks and Recreation Plan was around 2013-2014. The next survey will be in 2019-2020. Elaine has had a recent survey of Community Center patrons for recreation programs.

The City of Troy 2007-2012 Parks and Recreation Plan included 12 parcels designated as undeveloped. During the 5-year plan, three of the parcels were developed into City parks (Milverton Park, park west of Fire Station #1, park south of Big Beaver and west of Dequindre) and three additional parcels were purchased for park development. The current status of each undeveloped park site (from the 2015-2020 plan) was updated by Kurt:

- Site #1–Section 2, N of Square Lake/Willow Grove, 6.5 acres – NO PLANS
- Site #2–Section 4, N of Square Lake/Willow Grove, 1.7 acres – NO PLANS
- Site #3–Section 9, N of Long Lake, E of I-75, 2.48 acres – NO PLANS
- Site #4–Section 10, Square Lake, E of Livernois, .70 acres – NO PLANS
- Site #5–Section 10, Long Lake between Livernois and Rochester, 3.04 acres – NO PLANS
- Site #6–Section 11, S of Square Lake between Rochester and John R, 14.6 acres
(TRAILS and PATHWAYS)
- Site #7–Section 15, Rochester between Long Lake and Wattles, 5.02 acres – NO PLANS
- Site #8–Section 16, S of Long Lake, E of Livernois, 14.12 acres – NO PLANS
- Site #9–Section 22, E of Livernois between Wattles and Big Beaver, 18.9 acres
(DOG PARK)
- Site #10–Section 22, Wattles between Livernois and Rochester, 1.4 acres – Currently used
for storing materials for Trails and Pathways – NO PLANS
- Site #11–Section 24, E of John R between Wattles and Big Beaver, 6.13 acres
(3500 John R – soccer practice fields and parks storage garage)
- Site #12–Section 25, S of Big Beaver and E of John R, 5.82 acres – NO PLANS

- b. Discussion and review of 2006 Troy Futures Vision 2020 Report and the 2004 Troy Civic Center Priority Task Force Report

Ida reviewed the Civic Center Task Force report and all she could see were dollar signs and increasing taxes.

Kurt indicated that some things were accomplished including a walking trail around the Community Center, and the park at Town Center and Livernois is complete. The park is not one of the most popular because there is no close proximity to a restroom. There are Yoga classes and recreation programs out of that shelter.

4. Additional questions and discussion:

Ida indicated 10 years ago, there was a big push for a cricket field. They wanted it to be area south of Camp Ticonderoga across the street (Nelson Drain). Kurt indicated a concrete pitch path was poured but there were no available restrooms so it was abandoned. There is a half field at the Community Center. Cricket takes a 500 foot radius for a full field. Kurt proposed during the recent Budget Study Session to eliminate the ball diamond at Raintree Park and convert it to a cricket field, however, the funding was not approved. Kurt is currently working with a cellular company that would like to put a cell tower in Raintree Park and part of the public benefit from that would create the funding to be able to convert the ball diamond to a cricket field. There is a very big demand for full size cricket field in Troy. The Community Center field is only for practice or pick-up games as they cannot have games because it is not a full field.

Mike asked about the maintenance of the Big Beaver DDA median flowers as they are overgrown. It has been a couple of years since they were weeded and there is thistle growing. Rye grass is taller than the daylilies because of the rain.

One of the items discussed at the Budget Study Session were flowers in the median. It was \$300K and City Council opted to remove it. In addition to cost, there were safety and watering issues.

Ida indicated we all have great ideas of what we want in this community, but everything cost money.

Discussed the possibility of Senior Volunteers. Kurt said to stay tuned to the idea of seniors being organized. On Monday night, there will be a recommendation that includes bringing back a Senior Advisory Board where seniors will have a larger voice, be better organized and create opportunities for volunteer programs. There was a board organized in 1974 and then was disbanded in 2008-2009.

For the next meeting, please put together your items for a wish list and we will prioritize them. They will then become the recommendations to City Council. At the City Manager's discretion, there may be a Study Session in July to review the recommendations.

On June 13th, Kurt will not be in attendance. Scott will be here and possibly Ashely.

5. Future meetings/topics/assignments:

- a. Next meeting will be on June 13, 2018 in the Council Boardroom at 6:00 pm
 - i. Review of updated work in progress report (May 29, 2018)
 - ii. Review of 2006 Troy Futures Vision 2020 Report and the 2004 Troy Civic Center Priority Task Force Report
 - iii. Prepare a listing of key recommendations (our wish list) to be considered. Please isolate the recommendations to:
 1. Existing Developed Parks
 2. Existing Undeveloped Parks
 3. Further Enhancements to Open and/or Green Spaces within the City
- b. June 27, 2018 Meeting
 - i. Review of updated work in progress to include our wish list and any new items that need to be discussed.
 - ii. Final work in progress report to City staff to develop a finished report that we can all agree upon.
- c. July 18, 2018 Meeting
 - i. Review of the report developed by City staff based on our findings and recommendations
- d. July 23, 2018 - Council Meeting Presentation/Study Session?

6. Meeting adjourned at 7:20 pm.