



**City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS**

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Legislative File No: 2007-0389

TO: Mayor and City Council Members

FROM: Roger H. Rousse, Department of Public Services, Ext. 2497

DATE: June 20, 2007

SUBJECT: Mill Race Road Extension – City File No. 04-030

REQUEST:

City Council is requested to consider a waiver to City Ordinance Sections 122-30 and 122-31 requiring that the proposed extension to Mill Race Road be constructed to meet a Class C standard.

BACKGROUND:

Mr. Howard Elandt owns property that is proposed for splitting into four residential lots along an existing portion of Mill Race road. The existing roadway fronting these lots is not currently constructed to a Class C standard as required by the Rochester Hills ordinance. The existing Mill Race road along the proposed parcels is approximately 15 feet wide with no aggregate shoulder or defined adjacent drainage ditch. As shown on the attached color aerial drawing, there are three existing homes on the north side of Mill Race that use the existing roadway. The attached digital photos further illustrate the existing conditions of the private Mill Race road section proposed for improvement. Pictures Mill 1 thru Mill 4 show the existing part of Mill Race prior to the point where Mr. Elandt would be required to improve the road. Pictures Mill 5 thru Mill 10 covers the area of expected improvements to the existing private road section. Approximately 160 feet of additional roadway improvement beyond the existing cul-de-sac will also be built.

Final approval of the land divisions can be pursued after the road section is upgraded and constructed. Accordingly, Mr. Elandt has stated a desire to move forward with the construction of the Mill Race Road extension now.

Rochester Hills Engineering on June 7, 2006, approved proposed design plans reflecting a Class C standard for the Mill Race Road extension. However, subsequent to the road construction plan approval, a Mill Race resident (Melinda Hill) raised concerns about the impact to adjacent mature trees for the road extension and inquired if a lesser section could be permitted. Mr. Elandt has indicated that he would also be interested in constructing the Mill Race Road extension with a road section that is cheaper, less upsetting to the adjacent trees, and more in character with the existing narrower roadway and drainage section that currently exists along Mill Race. The existing portion of Mill Race road east and south of the portion that will be improved by Mr. Elandt is between 15 to 20 feet in width with no shoulder and little to no adjacent ditching.

Engineering staff is forwarding the Class C road construction waiver request for City Council consideration on behalf of Mr. Elandt and Ms. Hill. It is expected that Mr. Elandt and Ms. Hill will attend the work session and be available to answer questions or provide additional information related to this request.

RECOMMENDATION:

It is recommended that City Council consider granting a waiver to the ordinance requirement of constructing the extension of Mill Race Road to a Class C standard subject to final design approval by the City Fire Department and Engineering Division.

**Attachment(s): Rochester Hills codified ordinance sections 122-30 and 122-31
GIS aerial drawing of the subject area
Digital pictures Mill 1 thru Mill 10**

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		