

OWOSSO
Planning Commission



Regular Meeting
7:00pm, Monday, July 27, 2015
Owosso City Council Chambers

AGENDA
Owosso Planning Commission
Monday, July 27, 2015 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

CALL MEETING TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA: July 27, 2015

APPROVAL OF MINUTES: June 22, 2015

COMMUNICATIONS:

1. Staff memorandum.
2. PC minutes from June 22, 2015.
3. Public Hearing Notice
4. 111 S. Lansing Street parking lot site plan and comments.

COMMISSIONER/PUBLIC COMMENTS:

PUBLIC HEARINGS:

1. M-71 Corridor Rezoning

SITE PLAN REVIEW:

1. 111 S. Lansing Street parking lot

BUSINESS ITEMS:

1. Annual election of officers

ITEMS OF DISCUSSION:

COMMISSIONER/PUBLIC COMMENTS:

ADJOURNMENT: Next meeting will be Monday, August 24, 2015.

Commissioners, please call Sue at 725-0544 if you will be unable to attend the meeting on Monday, July 27, 2015

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500]. The City of Owosso website is: www.ci.owosso.mi.us

Affirmative Resolutions
Owosso Planning Commission
Monday, July 27, 2015 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

Resolution 150727-01

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the agenda of July 27, 2015 as presented.

Ayes: _____
Nays: _____
Approved: ____ Denied: ____

Resolution 150727-02

Motion: _____
Support: _____

The Owosso Planning Commission hereby approves the minutes of June 22, 2015 as presented.

Ayes: _____
Nays: _____
Approved: ____ Denied: ____

Resolution 150727-03

Motion: _____
Support: _____

The Owosso Planning Commission hereby recommends zoning changes to the following properties:

Parcel Address	Parcel Number	Current Zoning	Proposed Zoning
424Maple	050-710-000-001-00	R-2	R-1
416 Maple	050-710-000-003-00	R-2	R-1
637 Corunna Ave	050-710-000-002-00	R-2	R-1
633 Corunna Ave	050-542-000-019-00	R-2	R-1
706 Corunna Ave	050-542-000-032-00	RM-1	B-4
625 Huron	050-542-000-022-00	I-2	I-1
460 E. Howard	050-680-003-004-00	R-2	I-1
452 E. Howard	050-680-003-003-00	R-2	I-1
446 E. Howard	050-680-003-002-00	R-2	I-1
440 E. Howard	050-680-003-001-00	R-2	I-1

429 E. Howard	050-680-002-002-00	R-2	I-2
Division Street	050-680-001-001-00	R-1	I-2
401 E. Howard	050-680-002-003-00	I-2	I-2
330 Howard	050-651-018-001-00	I-2	I-1
514 Division	050-651-018-003-00	I-2	I-1
515 S. Saginaw	050-651-018-004-00	I-2	I-1
509 S. Saginaw	050-651-018-002-00	I-2	I-1
514 Saginaw	050-651-019-004-00	I-2	B-4
510 S. Saginaw	050-651-019-002-00	I-2	B-4
515 S. Park	050-651-019-001-00	I-2	B-4
517 S. Park	050-651-019-009-00	I-2	B-4
S Park St	050-651-019-003-00	I-2	B-4
E. Howard	050-651-000-004-00	I-2	I-1
S. Washington	050-651-000-005-00	I-2	I-1

Ayes: _____
 Nays: _____
 Approved: ____ Denied: ____

Resolution 150727-04

Motion: _____
 Support: _____

The Owosso Planning Commission hereby approves the application for site plan review for 111 S. Lansing Street as applied and attached hereto in plan submitted this 27th day of July, 2015.

Ayes: _____
 Nays: _____
 Approved: ____ Denied: ____

Resolution 150727-05

Motion: _____
 Support: _____

The Owosso Planning Commission hereby adjourns the July 27, 2015 meeting, effective at _____pm.

Ayes: _____
 Nays: _____
 Approved: ____ Denied: ____



MEMORANDUM

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

DATE: July 20, 2015

TO: Chairman Wascher and the Owosso Planning Commission

FROM: Susan Montenegro, asst. city manager/director of community development

RE: Planning Commission Meeting: July 27, 2105

The planning commission shall convene at 7:00pm on Monday, July 27, 2015 in the city council chambers of city hall.

This month's meeting has a public hearing scheduled for rezoning of the M-71 Corridor. Hopefully, this time around will go much smoother! Additionally, a site plan review is scheduled for the installation of a new parking lot in Westown at 111 S. Lansing Street. You will find the site plan and city engineer comments attached to this file.

It is that time of year again when the commission must elect officers. Please be ready to jump in or nominate someone for the positions of Chair, Vice-Chair and secretary for the 2015-2016 year.

Please feel free to contact me at 989.725.0554 or at susan.montenegro@ci.owosso.mi.us if you have questions. Please **RSVP for the meeting**. I look forward to seeing you all on the 27th!

Minutes

Regular Meeting of the Owosso Planning Commission
Monday, June 22, 2015 at 7:00 p.m.
Council Chambers – Owosso City Hall
Owosso, MI 48867

- CALL MEETING TO ORDER:** Chairman Wascher called the meeting to order at 7:01
- PLEDGE OF ALLEGIANCE:** Recited by all present
- ROLL CALL:** Roll Call was taken by Recording Secretary Denice Grace
- MEMBERS PRESENT:** Chairman Bill Wascher, Commissioner Janae Fear, Vice-Chair Frank Livingston, Commissioner Mike O’Leary, Commissioner Brent Smith
- MEMBERS ABSENT:** Commissioners Tom Taylor and Craig Weaver
- OTHERS PRESENT:** Todd Stuve, P.E. Engineering Department Assistant Director, Exxel Engineering, Inc.; Peter Oleszczuk, Midwest V, LLC; Sue Montenegro, Assistant City Manage

APPROVAL OF AGENDA:
MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER O’LEARY TO APPROVE THE AGENDA FOR JUNE 22, 2015
YEAS ALL, MOTION CARRIED

APPROVAL OF MINUTES:
MOTION BY COMMISSIONER O’LEARY, SUPPORTED BY COMMISSIONER SMITH TO APPROVE THE MINUTES FOR MAY 26, 2015
YEAS ALL, MOTION CARRIED

- COMMUNICATIONS:**
1. Staff Memorandum
 2. PC minutes from May 26,2015
 3. Site Plan Review packet for 210 S. Shiawassee

PUBLIC HEARINGS: None

Site Plan Review

1. 210 S. Shiawassee-Dollar General store new site.

Todd Stuve, Project Engineer, informed the Commission that they had gone through the rezoning process and were now zoned B1.

The site encompasses Clinton St. on the North, Genesee St. on the South, South Shiawassee on the East, and Valley Lumber and an alley on the West and will be a 9,300 square foot, single tenant, stand-alone building. Any loading would be done on the southwest corner of the property off of Genesee St. and that is also where the dumpsters will be located.

Parking will be on the North of the building and in the rear of the building. Dollar General can comfortably fit 30 parking spots but the city ordinance requires 36 parking spots. They have a variance request ready to submit at the July Zoning Board of Appeals meeting should the site plan meet Planning Commission approval.

The current homes on the site are to come down. All current homes will be disconnected from water service, gas service, and electric before the demolition process begins. Sidewalks will be removed and replaced. Drainage will be underground into the sewer on Clinton St.

Signage – A 12 foot high pylon will be on the corners and a building sign at the East side at the front entrance. Commissioner O’Leary asked if they had MDOT approval which they don’t at this time but feel things are progressing well. It is unclear at this time if MDOT is waiting for city approval. Mr. Stuve thinks MDOT is just running behind.

Commissioner O’Leary asked about outdoor lighting. All lighting is to be off the building but instead in the parking lot and are shielded. Most of the lights will automatically shut off an hour after closing. Store hours will be either 9:00 a.m. – 9:00 p.m., 8:00 a.m. – 9:00 p.m., or 9:00 a.m. – 10:00 p.m.

Commissioner O’Leary says the Henry family owns the alleyway behind the proposed building site and asked if Dollar General would be interested in possibly buying the alley. Peter Oleszczuk says yes it would be taken into consideration. (Alleys are to be split between parties on each side).

Ground is higher on one side but shouldn’t be a problem.

Commissioner Fear asked if the materials to be used would be similar to those used at other local Dollar General stores. Peter Oleszczuk says it many not necessarily be the same but it will be similar to concrete block.

**MOTION BY VICE-CHAIR LIVINGSTON TO APPROVE THE SITE PLAN FOR 210 S. SHIAWASSEE FOR THE PROPOSED NEW DOLLAR GENERAL STORE DEPENDANT ON MDOT APPROVAL AND APPROVAL OF THE ZONING VARIANCE, SUPPORTED BY COMMISSIONER SMITH.
YEAS ALL, MOTION CARRIED**

BUSINESS ITEM:

None

ITEMS TO DISCUSS:

1. Identification of Railroads/yards for appropriate zoning purposes.

Ms. Montenegro wants the planning commission to determine if all rail yards should be zoned the same. Commissioner O'Leary questioned whether the city had any jurisdiction over the railways. Discussion was held on whether a rail district should be created. Chairman Wascher said there are restrictions if they are going to build on rail yards and the city would have jurisdiction over site plan review, setbacks and the like.

A question was raised on whether "rail yard" is the correct term or should they be called something else. A rail yard definition could not be found so the term must be defined by planning commission to interpret rail yard.

Commission members wondered why the Steam Railroad Institute is zoned B4 and why their rail is zoned as I1. Ms. Montenegro will look into history of building and its zoning history as well as any previous uses for the building and report back to the commission at the July meeting.

COMMISSIONER / PUBLIC COMMENTS: None

ADJOURNMENT:

MOTION TO ADJOURN MADE BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER SMITH AT 7:47

YAYS ALL, MOTION CARRIED

NEXT MEETING JULY 27, 2015

**NOTICE OF PUBLIC HEARING
CITY OF OWOSSO
OWOSSO, MICHIGAN
PLANNING COMMISSION**

Notice is hereby given that a public hearing will be held at the regular scheduled meeting of the Owosso Planning Commission on Monday, July 27, 2015 which begins at 7:00 p.m., in the City Council Chambers, City Hall, 301 W. Main St.

This is a public hearing with the intent to make official changes to the Zoning Ordinance pertaining to the specific addresses listed below. An official recommendation will be made to the Owosso City Council and is subject to its official adoption.

Please contact Susan Montenegro at susan.montenegro@ci.owosso.mi.us or 989-725-0544 if you have any questions, comments, or other feedback. Written comments may be submitted prior to the City Clerk or at the public hearing.

Addresses:

M-71 Corridor Rezoning Public Hearing

Parcel Address	Parcel Number	Current Zoning	Proposed Zoning
424 Maple	050-710-000-001-00	R-2	R-1
416 Maple	050-710-000-003-00	R-2	R-1
637 Corunna Ave	050-710-000-002-00	R-2	R-1
633 Corunna Ave	050-542-000-019-00	R-2	R-1
706 Corunna Ave	050-542-000-032-00	RM-1	B-4
625 Huron	050-542-000-022-00	I-2	I-1
460 E. Howard	050-680-003-004-00	R-2	I-1
452 E. Howard	050-680-003-003-00	R-2	I-1
446 E. Howard	050-680-003-002-00	R-2	I-1
440 E. Howard	050-680-003-001-00	R-2	I-1
429 E. Howard	050-680-002-002-00	R-2	I-2
Division Street	050-680-001-001-00	R-1	I-2
401 E. Howard	050-680-002-003-00	I-2	I-2
330 Howard	050-651-018-001-00	I-2	I-1
514 Division	050-651-018-003-00	I-2	I-1
515 S. Saginaw	050-651-018-004-00	I-2	I-1
509 S. Saginaw	050-651-018-002-00	I-2	I-1
514 Saginaw	050-651-019-004-00	I-2	B-4
510 S. Saginaw	050-651-019-002-00	I-2	B-4
515 S. Park	050-651-019-001-00	I-2	B-4

517 S. Park	050-651-019-009-00	I-2	B-4
S Park St	050-651-019-003-00	I-2	B-4
E. Howard	050-651-000-004-00	I-2	I-1
S. Washington	050-651-000-005-00	I-2	I-1

Classifications

R1 – One family residential

RM-1 Multiple-family residential

I1 – Light industrial

R2 – Two family residential

B4 – General business district

I2 – General industrial

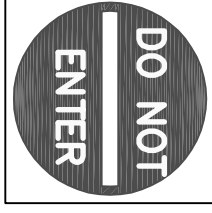
[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500]. The City of Owosso website is: www.ci.owosso.mi.us

S. LANSING ST.

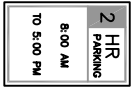
CENTERLINE ASPHALT



R7-8b
R7-8
R6-1



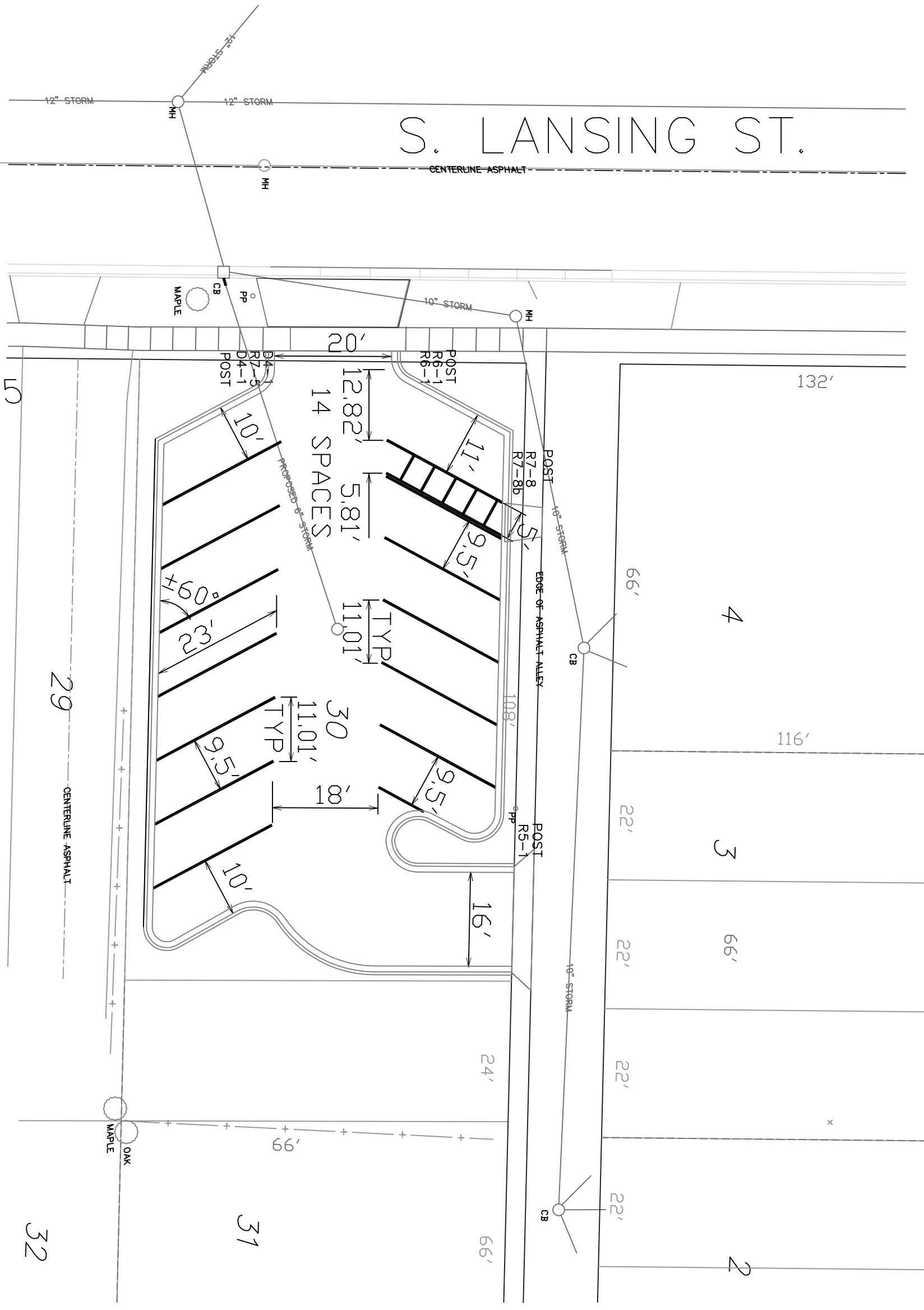
R5-1



R7-5
D4-1

QUANTITIES FOR BOTH

4" LINE YELLOW	250 LFT
4" LINE BLUE	65 LFT
R7-8	1 EACH
R7-8b	1 EACH
D4-1	2 EACH
R7-5	1 EACH
R5-1	1 EACH
R6-1	2 EACH
POST	4 EACH



WESTTOWN PARKING LOT
PAINT LINE AND SIGNS
111 S. LANSING STREET
2015

BENCH MARK DATA

ELEV.	DESCRIPTION

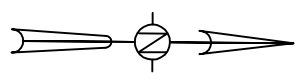
NO.	REVISIONS	DATE	BY

ORIGINAL PLAN

CHECKED BY: _____ APPROVED BY: _____

CITY OF OWOSSO, MICHIGAN
ENGINEERING DIVISION
DEPT. OF PUBLIC SERVICE
SCALE: NONE

CITY OF OWOSSO
SHAWASSEE COUNTY
T. 7 N - R. 2 & 3 E.
POP. 15,713 - 2000 CENSUS

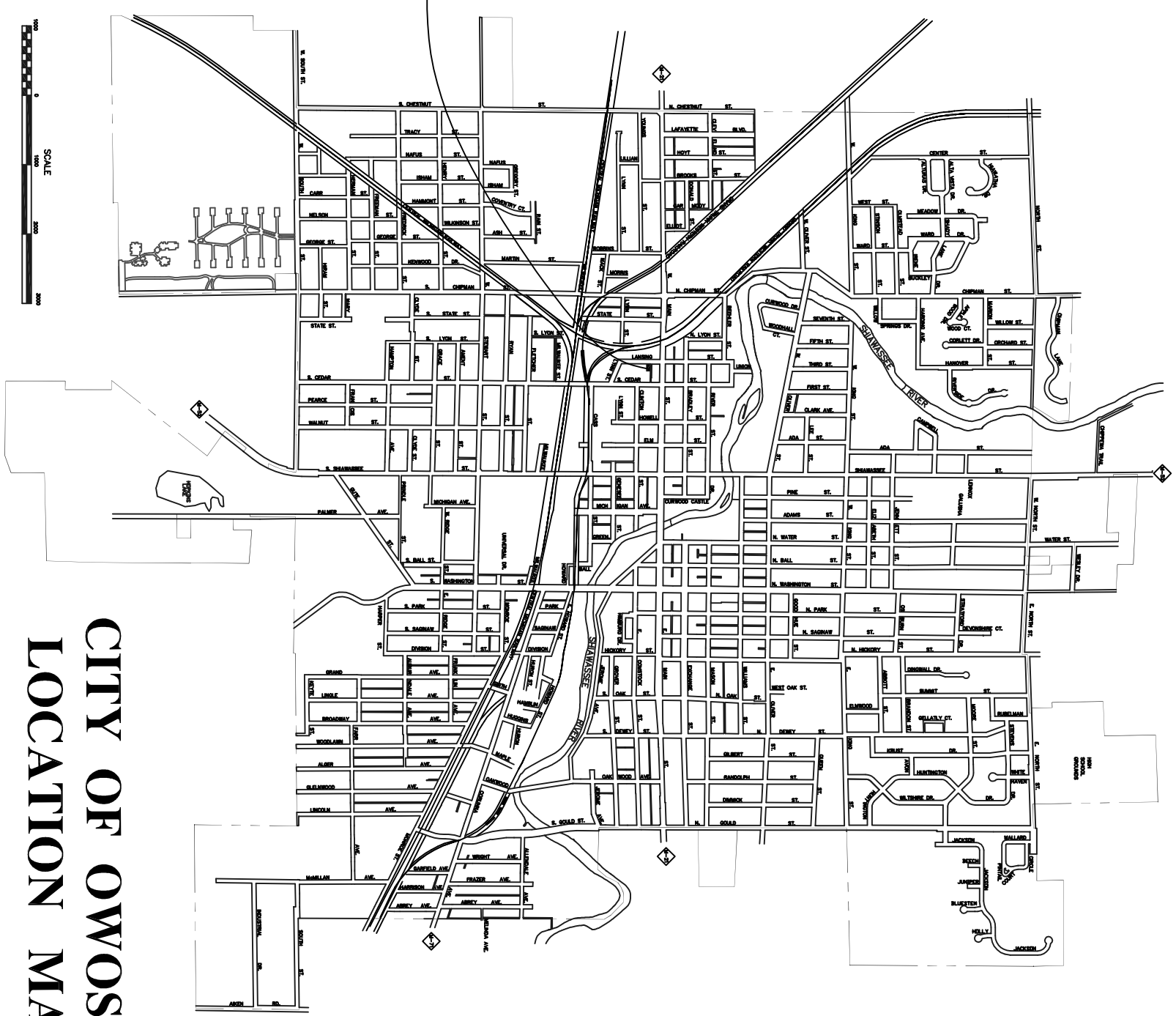


UTILITY

NAME Contact Person	ADDRESS	TELEPHONE NO.
MISS DIG		1 800-482-7171
CONSUMER ENERGY CO. GAS MIKE RISK	1801 W. MAIN, DWOSSD MI. 48867	(989) 729-3215
CONSUMER ENERGY CO. ELEC. Bill Krieger	1801 W. MAIN, DWOSSD MI. 48867	(989) 729-3252
VERIZON TELEPHONE Mark Stevens	224 W. EXCHANGE, DWOSSD MI. 48867	(989) 723-0343
CITY OF DWOSSD Gary Burk	301 W. MAIN, DWOSSD MI. 48867	(989) 725-0555
Char-ter CABLE	737 W. MAIN, DWOSSD MI. 48867	(989) 725-6691

CALL MISS DIG THREE DAY, 1-800-482-7171
 EXCLUDING SATURDAY, SUNDAY AND HOLIDAYS,
 BEFORE STARTING YOUR PROJECT.

111 S. LANSING ST.



CITY OF OWOSSO
LOCATION MAP

SHEET NO.	DESCRIPTION
1	COVER
2	TITLE SHEET
3	DETAILS
4	REMOVAL
5	REPLACEMENT
6	BARRICADING MAP

WESTTOWN PARKING LOT
 COVER SHEET
 111 S. LANSING STREET
 2015

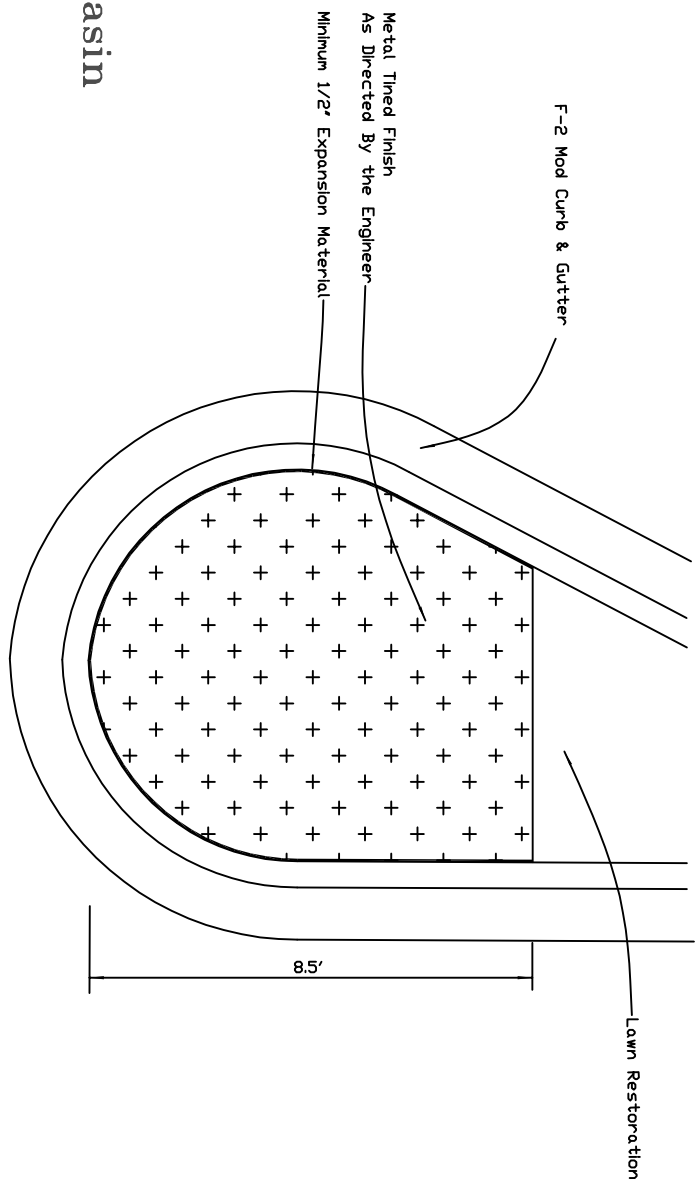
BENCH MARK DATA		NO.	REVISIONS	DATE	BY
ELEV.	DESCRIPTION				

NO.	REVISIONS	DATE	BY

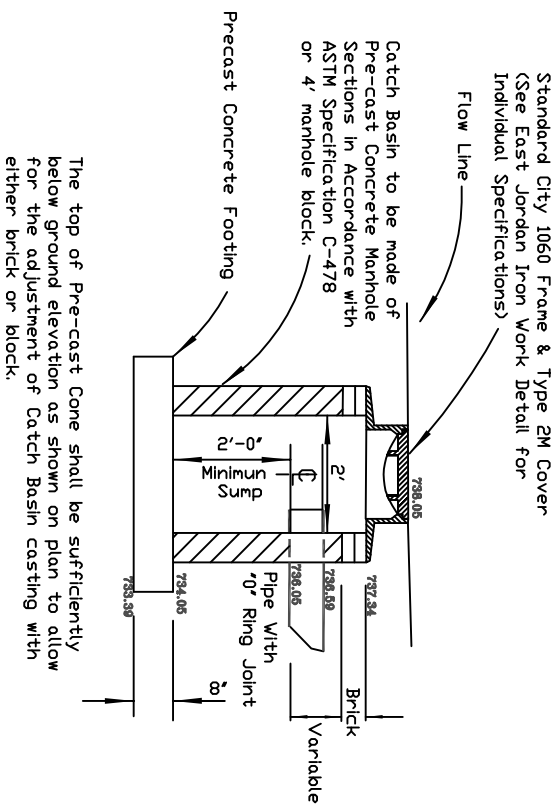
ORIGINAL PLAN
 CHECKED BY _____ APPROVED BY _____

CITY OF OWOSSO, MICHIGAN
 ENGINEERING DIVISION
 DEPT. OF PUBLIC SERVICE
 SCALE: NONE

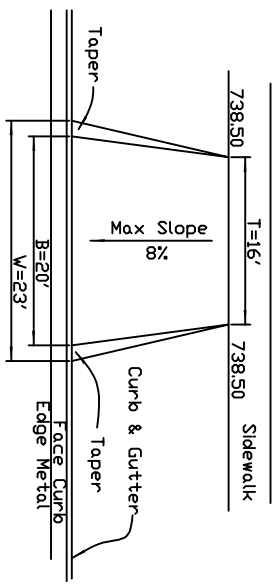
Typical Conc Pavt,
Nonrein, 7"



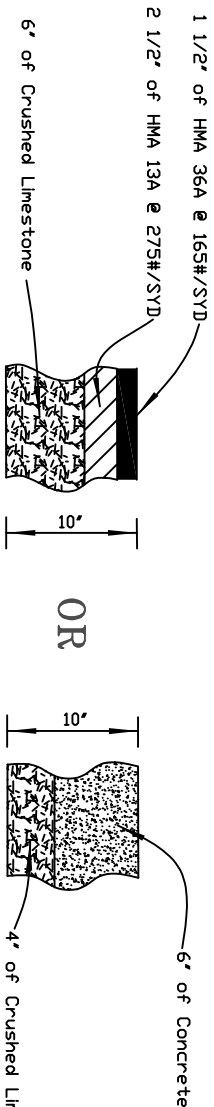
Typical 2' Catch Basin
Cross Section



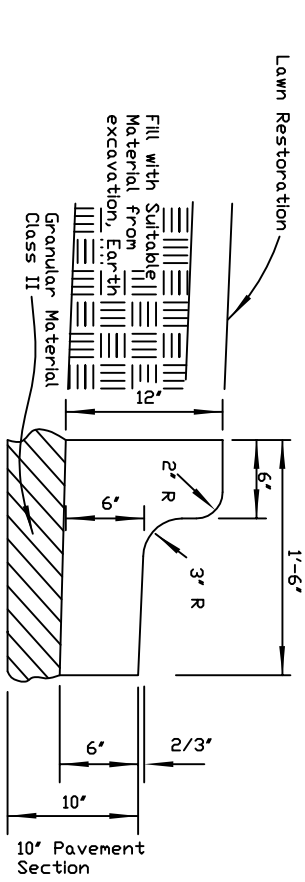
Driveway Detail
@ Lansing St.



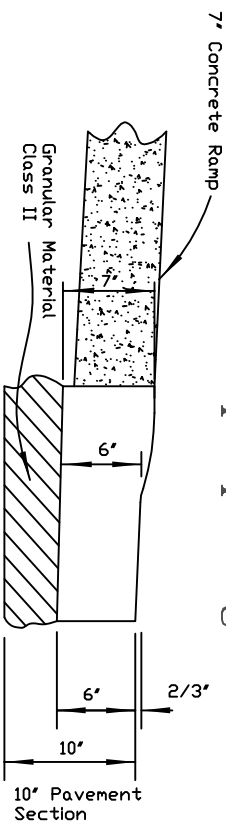
Typical 10" Pavement
Cross Section



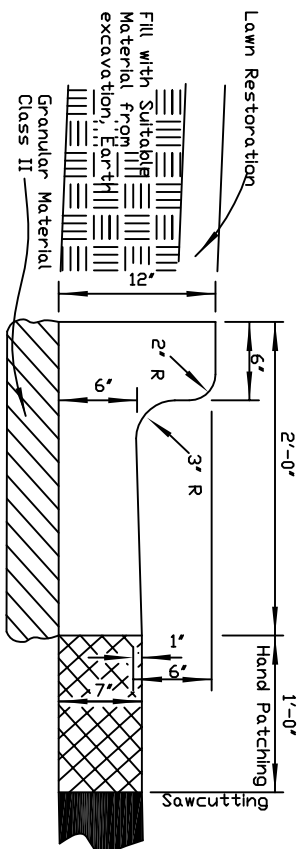
Typical F-2 Modified
Curb & Gutter Cross Section



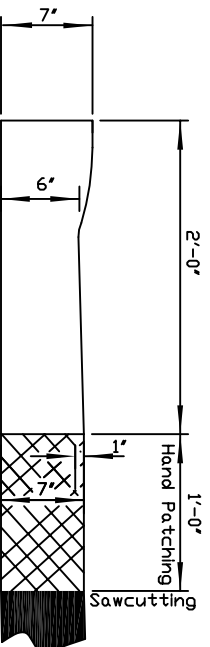
Typical F-2 Modified
Ramp Opening Cross Section



Typical F-4 Modified
Curb & Gutter Cross Section



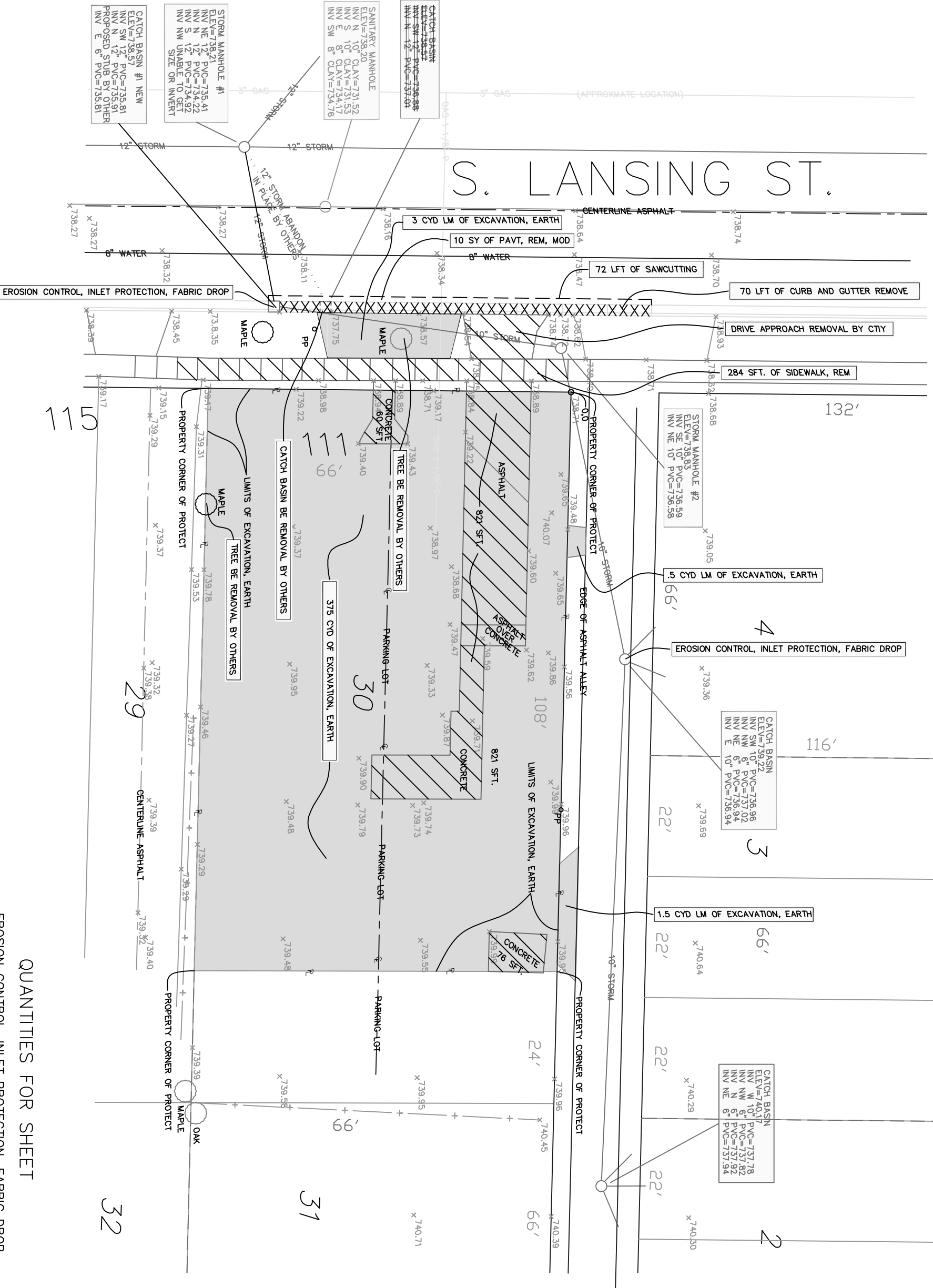
Typical F-2 Modified
Drive Opening Cross Section



NO.	REVISIONS	DATE	BY	BENCH MARK DATA	
				ELEV.	DESCRIPTION

ORIGINAL PLAN

CHECKED BY _____ APPROVED BY _____



QUANTITIES FOR SHEET

EROSION CONTROL, INLET PROTECTION, FABRIC DROP	2 EACH
EXCAVATION, EARTH	380 CYD
SAWCUTTING	80 LFT
PAVT. REM. MODIFIED	10 SYD
SIDEWALK REM	282 SFT
CURB & GUTTER REMOVE	72 LFT

NOTE: 1) EXCAVATION AND REMOVAL OF ALL EXISTING CONCRETE, ASPHALT AND TREE ROOTS WITHIN THE LIMITS OF "EXCAVATION, EARTH" WILL NOT PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED AS PART OF THE PAY ITEM - EXCAVATION, EARTH.

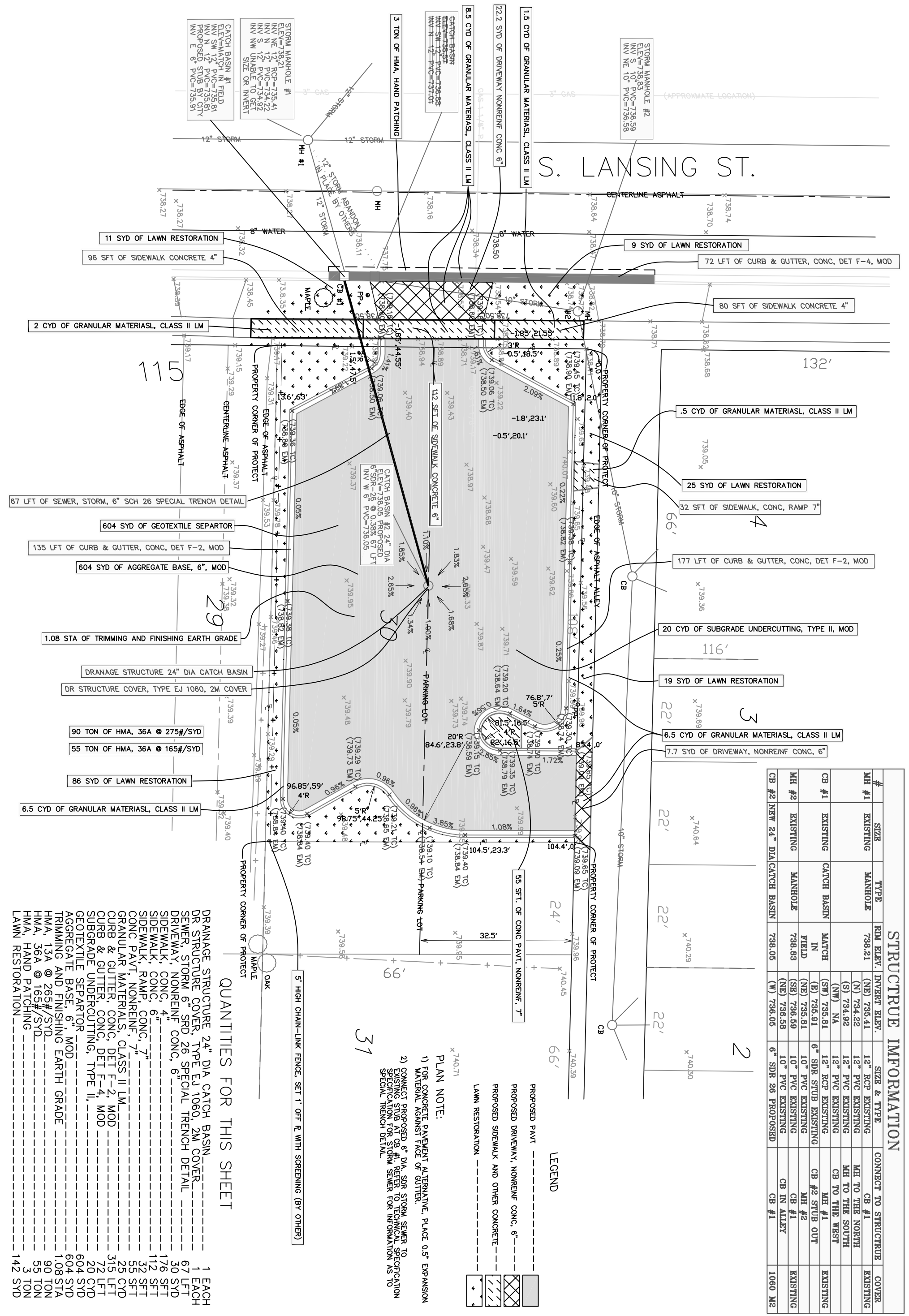
WESTTOWN PARKING LOT
REMOVAL SHEET
111 S. LANSING STREET
2015

BENCH MARK DATA	
ELEV.	DESCRIPTION
740.19	NE BONNET BOLT ON HAYDRANT @ 125 S. LANSING ST.

NO.	REVISIONS	DATE	BY

ORIGINAL PLAN
CHECKED BY _____ APPROVED BY _____

CITY OF OWOSSO, MICHIGAN
ENGINEERING DIVISION
DEPT. OF PUBLIC SERVICE
SCALE: NONE



STRUCTURE INFORMATION

#	SIZE	TYPE	RIM ELEV.	INVERT ELEV.	SIZE & TYPE	CONNECT TO STRUCTURE	COVER
MH #1	EXISTING	MANHOLE	738.21	(N) 735.41	12" RCP EXISTING	CB #1	EXISTING
CB #1	EXISTING	CATCH BASIN		(S) 734.92	12" PVC EXISTING	MH TO THE SOUTH	
				(NW) NA	12" PVC EXISTING	CB TO THE WEST	
				(SW) 735.81	12" RCP EXISTING	MH #1	EXISTING
				(E) 735.91	6" SDR STUB EXISTING	CB #2 STUB OUT	
				(NE) 735.81	10" PVC EXISTING	MH #2	
				(SE) 736.59	10" PVC EXISTING	CB #1	EXISTING
				(NE) 736.58	10" PVC EXISTING	CB IN ALLEY	
CB #2	NEW 24" DIA	CATCH BASIN	738.05	(W) 736.05	6" SDR 26 PROPOSED	CB #1	1060 M2

LEGEND

- PROPOSED PAVT
- PROPOSED DRIVEWAY, NONREINF CONC, 6"
- PROPOSED SIDEWALK AND OTHER CONCRETE
- LAWN RESTORATION

PLAN NOTE:

- FOR CONCRETE PAVEMENT ALTERNATIVE, PLACE 0.5" EXPANSION MATERIAL AGAINST FACE OF GUTTER.
- CONNECT PROPOSED 6" DIA. SDR STORM SEWER TO EXISTING STUB AT CB #1. REFER TO TECHNICAL SPECIFICATION FOR STORM SEWER FOR INFORMATION AS TO SPECIAL TRENCH DETAIL.

BENCH MARK DATA

ELEV.	DESCRIPTION
740.19	NE BONNET BOLT ON HAYDRANT @ 125 S. LANSING ST.

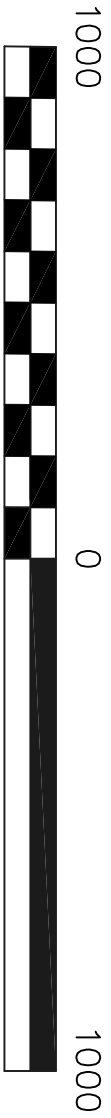
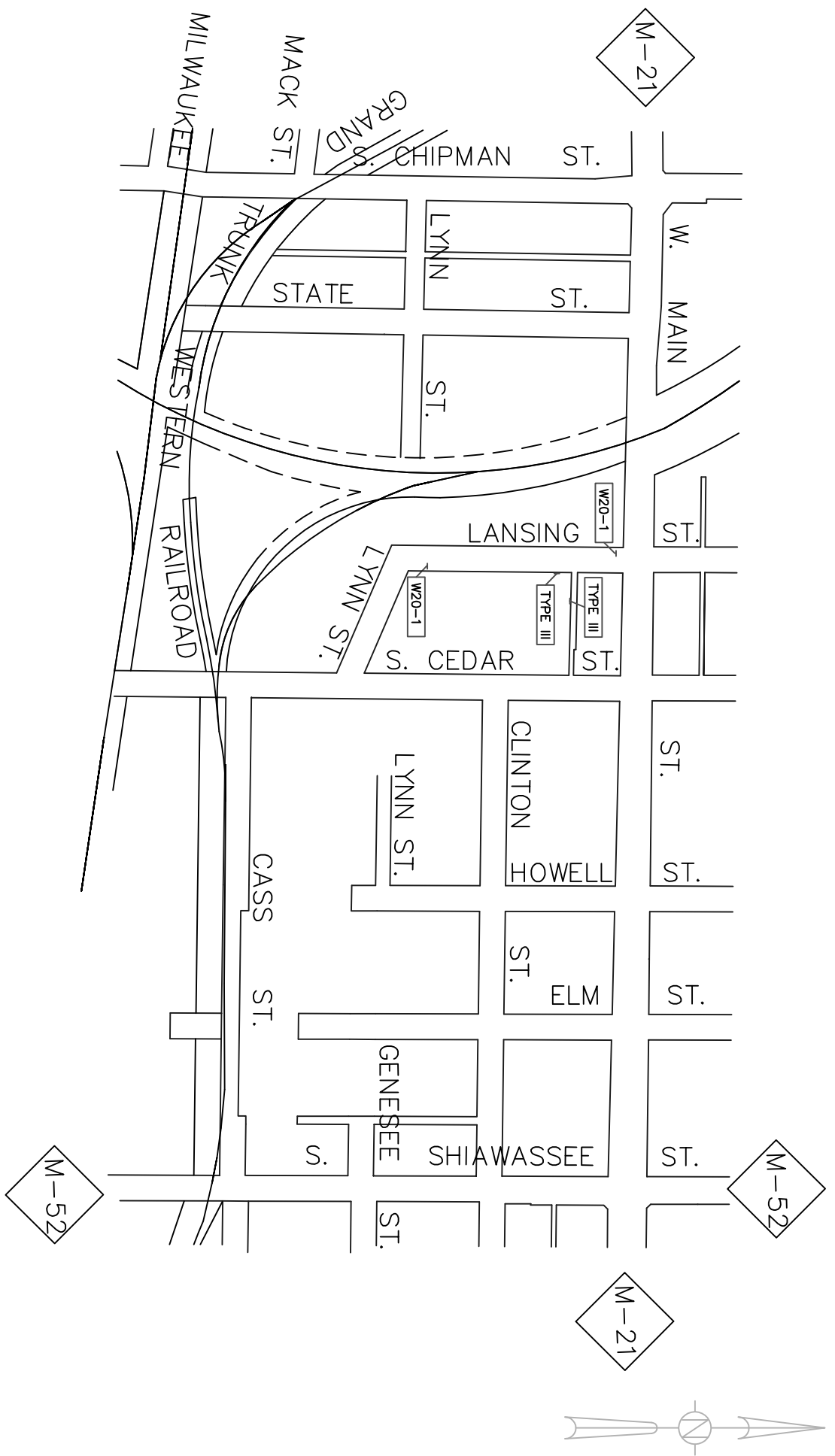
NO.	REVISIONS	DATE	BY
	ORIGINAL PLAN		

CHECKED BY: _____ APPROVED BY: _____

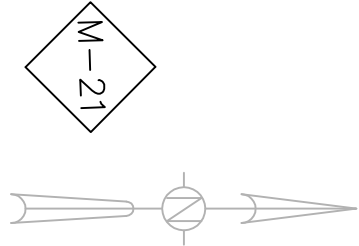
WESTTOWN PARKING LOT REPLACEMENT SHEET
 111 S. LANSING STREET
 2015

PROJECT NO. _____ SHEET 4 of 5 FIELD BOOK PG. _____

CITY OF OWOSSO, MICHIGAN
ENGINEERING DIVISION
DEPT. OF PUBLIC SERVICE
SCALE: NONE



SCALE BAR



QUANTITIES FOR THIS SHEET

BARRICADE, TYPE III, HIGH INTENSITY, FURN 2 EACH
 BARRICADE, TYPE III, HIGH INTENSITY, OPER 2 EACH
 PLASTIC DRUM, HIGH INTENSITY, FURN 10 EACH
 PLASTIC DRUM, HIGH INTENSITY, OPER 10 EACH
 SIGN TYPE B, TEMP, FURN 32 SFT
 SIGN TYPE B, TEMP, OPER 32 SFT

CODE	SIZE	SFT.	QUAN.	TOTAL SFT.
W20-1	4 x 4	16	2	32
				32 TOTAL

GENERAL BARRICADING NOTES

1. The contractor shall provide lighted barricades and shall erect, maintain, light and remove such temporary barricades and temporary signs as specified on plans, or as directed by the engineer, all in accordance with the provisions of Section 8.12 of the 2003 Standard Specifications and the 2005 Michigan Manual Of Uniform Traffic Control Devices.
2. All locations for the project's signing and barricading, as shown on the BARRICADING MAP, will be staked by the engineer prior to the placement by the contractor.
3. All signs shall be mounted on portable stands. The portable stands shall be kept in place by the means of sandbags. The minimum number of sandbags per portable mount is four. Additional sandbags required to keep the portable mount in place shall be placed by the contractor at no extra cost to the project.
4. Local traffic along the construction shall be maintained by the contractor as directed by the engineer. Access to driveways shall be maintained until curbs are poured.
5. No signs can be attach to the Type III barricade.
6. Quantities provided as minimum requirement for Traffic Control. Contractor may add more controls during work operation.

WESTTOWN PARKING LOT
 BARRICADING SHEET
 111 S. LANSING STREET
 2015

BENCH MARK DATA	
ELEV.	DESCRIPTION

NO.	REVISIONS	DATE	BY

ORIGINAL PLAN

CHECKED BY: _____ APPROVED BY: _____

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CITY OF OWOSSO, MICHIGAN
 ENGINEERING DIVISION
 DEPT. OF PUBLIC SERVICE
 SCALE: NONE

Susan K. Montenegro

From: Randy J. Chesney
Sent: Wednesday, July 01, 2015 2:40 PM
To: Susan K. Montenegro
Cc: Mark A. Sedlak
Subject: Westtown Parking Lot
Attachments: Westtown Parking Lot drawings.zip; 111 Lansing Parking Lot Lane Line Signage.pdf

Susan.

Enclosed for your review and submittal to the Planning Commission are plan documents for the proposed parking lot in Westtown. The project site is on the property with former address of 111 S. Lansing Street. Our timing is too short for normal procedures. We hope the Planning Commission may understand why it is important to proceed with bidding the project in advance of their acceptance. We offer the following schedule:

1. Receive contractor bids on Thursday, July 23.
2. Present staff recommendation to City Council at its August 3 meeting for acceptance and award. The pavement may be either asphalt or concrete, depending upon contractor bids.
3. Begin work on or about August 10.
4. Complete work on or before October 16, 2015. Open to traffic date will be either October 16 or October 30. The later date is if we choose the concrete pavement alternative.

Attached for your review and use is a zip file entitled Westtown Parking Lot Drawings. This is the same set that is part of the contract documents. Please note the following:

1. The parking lot perimeter will be curb and guttered. Storm drainage will be contained on site, routed to a catchbasin, then discharged to a street structure.
2. One maple tree will have to be removed along the Lansing Street parkway for fitting the parking lot onto the parcel.
3. The entire lot will be excavated to plan grade. Public sidewalk fronting Lansing Street will be removed and replaced with 5'-wide sidewalk. Some curb and gutter will be replaced along Lansing Street due to site conditions.
4. The border area surrounding the parking lot will be restored with lawn. Disturbed parkway area along Lansing Street will be restored with lawn.
5. A 5'-high chain-link fence with screening is proposed along the south border of the property. The fence will be at 1'-offset inward from the south property line.
6. Pavement structure will be either 4" asphalt or 6" concrete, depending upon contractor bids.

The attachment entitled 111 Lansing Parking Lot.... is the layout plan for pavement markings and signage. Please note the following:

1. You should find the parking stall layout meets or exceeds City Code. Not sure how the lot fits with setback requirements and whether a waiver may be necessary. Please advise with regards to any changes.
2. Property dimensions allow for 14 parking stalls; angled at 60-degrees; minimum 9.5' wide, with one stall reserved for HC-van assessable use.
3. Property dimensions require the aisle be limited to one-way and 18'-wide. Traffic will enter from Lansing Street and exit to the public alley.
4. We propose a two-hour parking limit. If acceptable to all parties, then we will recommend a corresponding TCO for City Council action.
5. Question is whether we should add a street light to enhance lighting within the lot? A cobra-head street lamp may be installed on a utility pole in the northeast corner of the lot. We leave that decision with you and the Planning Commission.

Please feel free to call me should you have any questions.

Randy

Susan K. Montenegro

From: Randy J. Chesney
Sent: Monday, July 20, 2015 3:20 PM
To: Susan K. Montenegro
Cc: Mark A. Sedlak
Subject: Westtown Parking Lot

Susan,

First, thank you for addressing questions at the Planning Commission meeting, in my absence. Here are some of the items I thought important to the group:

1. The parking lot layout is constrained by the parcel: reported to me as 66' x 104.5'.
2. The narrow features of the lot require the parking bays be at 60-degree angle with an 18' one-way aisle.
3. The number of stalls is maximized due to the length and aisle.
4. A 5' high chain-link fence with screening is recommended along the lot's south border. The fence will be installed by a separate contractor.
5. There exists a street light mounted on an utility pole located near the northeast corner of the lot. It currently points north. We will ask Consumers Energy to turn the light so that it will face west, thereby increasing lighting onto the parking lot.
6. The public alley along the north boundary of the parking lot will be used for lot's exiting traffic. That alley surface is in poor condition. I've asked our Public Service people to look into some patching improvements and inspect a catchbasin that appears to be failing.
7. We are scheduled to receive bids on July 23 and will plan to submit documents, with recommendation, to City Council on August 3, 2015.
8. My estimated cost before receiving bids is \$46,974 for asphalt pavement, or \$52,756 with concrete pavement.
9. Other documents were sent to you at an earlier date.

Please feel free to call me should you have any questions.

Randy