

CITY OF SYLVAN LAKE  
STUDY SESSION  
OCTOBER 4, 2006

A Study Session of City Council was held on Wednesday, October 4, 2006, at Sylvan Lutheran Church, 2399 Figa, West Bloomfield, at 7:02 p.m. with Mayor Lorenz presiding.

Present: Conkey, Eriksen, Hunger, Lorenz,

Absent: Hungerman

Also Present: City Manager Martin, Clerk Clippert and Stephen Dearing

Meeting Open to the Public for Brief Comment

There were no public comments. Mayor Lorenz closed this portion of the meeting.

Citgo Property -Special Land Use Discussion

Steve Dearing, OHM Traffic Service Manager, stated he has looked at the plans and how that relates to the interest of the community. He believes the site would work better, if instead of the three curb cuts (two at the gas station and one at the Plaza), there was a consolidation, to end up with two driveways. One would be shared access between the gas station and shopping center. He spoke with Dillon Folks from the Road Commission today. He relayed Folks concurs the best possible outcome would be the consolidation of driveways. He didn't care if it was a un-divided driveway verses a divided driveway separating the inbound and outbound traffic. The road commission would accept either version of that. If they don't do this then he would set it up as a one-way pair. One drive dedicated to entry only and the other for exit only traffic. They also discussed traffic turning from Orchard Lake Road onto the site. They have enough turning traffic to nominally meet the road commission's criteria for turning lanes. Lorenz asked what nominally means. Dearing explained, technically the road commission cannot require turn lanes to be built. However, if there has been a failure to provide them, the road commission has recourse in terms of prohibiting turns. There are substantial difficulties along this stretch of Orchard Lake Road in accomplishing a left turn lane and the Road Commission is cognizant of that. It becomes a question whether to impose a burden on this particular property that has not been imposed on adjacent businesses. The road commission also has a program where they monitor traffic crashes. If they see there is a pronounced crash problem they will mitigate it.

Dearing discussed the right turns into the station and requiring either a decel lane or right turn taper which would angle traffic off to the side. The criteria is met for a taper. The road Commission was of the opinion a taper would work. A full turn lane is desirable but not imperative.

Hunger questioned the length of the storage lane, if it would be the length of the property. Dearing stated it has nothing to do with the length of the property. It is usually a function of the right turn volume.

Eriksen asked if they looked at the current volume for the plaza. Dearing stated they did look at this as part of the factoring. They took into consideration the plaza has two driveways.

Martin asked if Dearing could provide a sketch for City Council showing the taper lane verses and right turn lane. Dearing said he would.

Dearing explained the benefits of consolidating the driveways, which benefit the truck delivery traffic, access to tanks would be better. Circulation would also be improved if the building was downsized.

Eriksen questioned if they could require the gas station to purchase road right-of-way to install a left turn lane. Dearing replied, the Road Commission wouldn't impose this burden on them. It is out of scale for this development and unreasonable to expect. He suggested they look at it more comprehensively with the whole corridor, the entire north side, and imposing a special assessment.

Lorenz discussed the first condition and he wasn't sure they wanted to specify how many feet off the front and back of the building. Council discussed this and decided it should read: The convenience store is to be reduced in area to 3,280 square feet and they are to have a minimum setback of 25 feet along Orchard Lake Road, which means 30' from the curb, preserving the setback for a future left turn lane.

Conkey didn't like the wording on condition 13. Council discussed this and wanted to keep the intent of no franchise, making deli type food, or preparation of food. Martin will work on the intent definition.

#### Adjournment

Moved by Conkey, support Hunger, to adjourn the Study Session Meeting.

Yes: All

No: None

MOTION CARRIED

The study session adjourned at 8:07 p.m.

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Dennise Clippert, City Clerk