



Planning Commission
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6440 Fax: (517) 437-6450

Planning Commission Agenda
July 19, 2023

- I. Call to Order 5:30 pm**
 - A. Pledge of Allegiance
 - B. Roll Call

- II. Public Comment**
 - Any agenda item – 3 min. limit

- III. Consent Items**
 - A. Approval of agenda
 - B. Approval of Planning Commission 6/21/2023 minutes

- IV. Communications**
 - A. Keefer Hotel project quarterly update

- V. Site Plan Reviews**
 - A. 3883 W Carleton – Silos Fun Park Laser Tag

- VI. Old Business**
 - A. Sec. 36-6 Zoning Definitions review

- VII. New Business**
 - A. One-Way Traffic conversion

- VIII. Zoning Administrator Report**

- IX. Commissioners' Comments**

- X. Public Comment**
 - Any Commission related item – 3 min. limit

- XI. Adjournment**
 - Next meeting: **Wednesday, August 16, 2023 at 5:30 pm**

Planning Commission Meeting Minutes
Hillsdale City Hall
Conference Room
June 21, 2023
5:30 pm

I. Call to Order

Meeting opened at 5:30 pm followed by the Pledge of Allegiance, and Roll Call.

II. Members Present

- A. Members Present: Chairman Eric Moore, Commissioner Roma Rogers, Commissioner Ron Scholl, Vice Chair Kerry Laycock, Commissioner William Morrissey, Commissioner Penny Swan
- B. Public Present: Zoning Administrator Alan Beeker, Sam Fry, Brian Farkas, Scott Morrison, Mike West, Mike Nichlowitz, Mike Lennox, Jeffrey Cassell, Kimberly Cassell, Ginger Mach, Nancy Ziegler, Claire Zeigler
- C. Members Absent: Secretary Elias McConnell

III. Public Comment

Jack McLain – asked for clarification of the Uran St. site plan review minutes that had a college reference

Kimberly Cassell asked about the developer not paying property taxes. Wants to know who will maintain the properties. Asked about the deed restriction requirement of Three Meadows.

IV. Consent Agenda and Minutes

Motion to approve the Consent items as presented made by Commissioner Swan, seconded by Commissioner Morrissey, motion approved unanimously.

V. Communications

R2PC June Packet

VI. Public Hearing

- A. Rezoning of 440 & 450 Hidden Meadows Dr.
 - Hillsdale EDC (Economic Development Corporation) who owns the vacant properties in and around the Three Meadows sub-division has a purchase agreement for the sale of the remaining vacant properties. The Developer, Green Development Ventures, LLC, intends to develop the vacant properties into middle income properties. The first lot to be developed will be 440 Hidden Meadows (450 Hidden Meadows is the retention pond for the front 20 acres of the original development).
Green Development Ventures, LLC is requesting to rezone the properties from R-1, Single Family Residential to RM-1, Multiple Family Residential in order to construct 6 semi-detached duplexes on the lot. The layout and renderings of the proposed project are included. The remaining vacant properties will be developed as medium density single-family project.

Public hearing opened at 5:35 pm

Public Comment:

- Jeffrey Cassell – concerned about it not requiring the deed restrictions, concerned that the properties will not match what is currently built in Three Meadows. Feels that all development should be single family and be similar to Three Meadows for continuity.
- Greg Bailey – owns the first house built in the subdivision. Would like it to stay single family residential. Recognizes that the property used to be office and is now business but EDC was unable to find a buyer. Supports the nice looking proposed duplexes. Concerned about the street development and amount of future traffic load.
- Mike West – clarified request for conditional rezoning, summarized application and development. Knew that there would be some opposition which was the reason they proposed a conditional rezoning. Low to moderate density development. Sidewalk continuity would be part of the project. Each unit will be two story, 3 bed, 2 bath, 1640 s.f. semi-detached development. The company will maintain the units and property.
- Sam Fry – spoke on behalf of EDC. The discussions to sell the property and work with this developer have been active since January of this year. The development is sensitive to the overall master plan of the vacant property in the Three Meadow area. The rezoning is in keeping with the overall vision of the area. EDC has discussed at length and are fully supportive of the project.
- Jack McLain – asked about the current zoning and what the rezoning request is.
- Kimberly Cassell – concerned about the screening. Would like to see a fence or wall instead of trees. Concerned the 10' setback is not enough.
- Mike West - mentioned that they will consider increasing the setback. Does not feel that a wall is conducive to the overall plan.
- Ginger Mach - not happy about the increased number of houses proposed and wants it to stay like a rural setting.

Public Hearing closed at 5:50 pm.

Commissioner comments:

- Penny asked what the rents will be.
- Developer will seek a PILOT so that the rents will be 125% market rate.
- Ron spoke to the history of lack of sale commercial
- The development will look like condominiums, not apartment buildings.
- Eric spoke to increase desire for mid-level, work-force rentals and it is keeping with the master plan vision.
- Roma is concerned with maintenance.
- Developer will maintain it as if it were a condominium project with an HOA.
- Kerry stated that since it is consistent with the master plan, it should be encouraged.

Kerry moved to recommend the rezoning to Council for adoption, Will seconded.

Roll call vote:

- Eric-yes
- Will-yes
- Kerry-yes
- Roma-no
- Penny-no
- Ron-yes

Motion passed 4-2.

VII. Site Plan Review:

- A. 188 Hillsdale – Hillsdale College, Phi Sigma Pavilion
- The College and Phi Sig alumni are proposing constructing a new pavilion on Hillsdale St. across from Broadlawn. The plans were submitted for review in May. City Department heads and project designers met on June 1, 2023 to discuss the project.
 - Scott Morrison (architect) described the project – indoor and outdoor kitchen area, lined up with Broadlawn with similar architectural style.
 - Discussion with the architect.
 - Motion to approve entire project by Commissioner Laycock, supported by Commissioner Swan, unanimous approval.
- B. 181 Uran – Lennox Distillery
- Mike & Brandie Lennox purchased a building in the manufacturing park to convert into a micro distillery. The plans were submitted for review in May. City Department heads met on June 1, 2023 to discuss the project.
 - Discussion with the architect and owner. The distillery will make bourbon, rum, honey liqueur, along with beer and wine. Plans to use as much local produce and honey as possible.
 - Commissioner Scholl asked for number of employees.
 - Initially there will be approx. 6 with increase to 15.
 - Motion to approve entire project by Commissioner Morrisey, supported by Commissioner Swan, unanimous approval.

VIII. Old Business

None

IX. New Business

- A. Sec. 36-6 Definitions Review.
- During the April regular meeting, the Commission asked to review the definitions in the zoning ordinance in order to update content and language. The Zoning Administrator is including Sec. 36-6 Definitions as New Business as a start to that review. The section is submitted to begin the discussion.
 - The Commissioners will review the definitions and discuss suggested revisions at the July meeting.

X. Zoning Administrator Report

- Meijer site development continues.
- Keefer Hotel has completed repair to basement walls and is waiting for the basement to fully dry out.
- Residential developments are underway in multiple sectors of the City.

XI. Commissioners' Comments

Commissioner Scholl gave a quick update on the Wurlitzer organ restoration and reinstallation in the Dawn Theater.

XII. Public Comment

Jack McLain – still concerned about the lack of fire escapes in the downtown. Feels there should be more fire suppression requirements.

XIII. Adjournment

Commissioner Swan moved to adjourn the meeting, Commissioner Morrisey seconded. Motion passed unanimously. Meeting adjourned at 6:45 pm.

XIV. Next meeting: July 19, 2023 at 5:30 pm.



ISSUED: 6/21/2023

The Keefer House Hotel

QUARTERLY CONSTRUCTION UPDATE

City of Hillsdale
ATTN: Hillsdale City Manager's Office
97 N. Broad Street
Hillsdale, MI 49242

Dear Mr. Mackie,

This letter is to update the city on the construction status of the Keefer House Hotel. At the time of the last update, we were reviewing the full waterproofing report and determining the best option to solve this major issue. As of today, waterproofing the basement is complete. This included tuckpointing the foundation walls, installing a waterproof membrane, and installing drain tiles. The process of drying out the basement is underway. Additional work is ongoing to clean-out and reconnect the on-site stormwater catch basin behind the hotel. Once the basin is fully assessed and connected, we will regrade the back lot to direct the water away from the building and into the basin.

Excavating the basement was not a cosmetic or elective decision. The basement is vital to the operations of the hotel since space is very limited on this parcel and ceiling heights were too short. More importantly, the original structural timber and the old, deteriorating underground plumbing needed to be replaced. These reasons required us to remove the basement slab and excavate the soil. Once we encountered significant water, it became evident to us as owner that this was a long-time issue that required addressing. Without being mitigated, the water would jeopardize the hotel's structural integrity.

At the start of construction, we emphasized that the nature of renovating historic buildings brings unexpected issues. The water issue was not inconsequential, nor could a solution be rushed without proper due diligence and assessment. Our new projected timeline for completion is late spring 2024. Throughout this project, CLRED remains committed to the Keefer House Hotel completion. We want to thank the City for its continued cooperation and patience as we diligently work toward the restoration and reopening of the historic Keefer House Hotel.

Regards,

Brant Cohen
Development Associate, CLRED

CC: Nathan Watson, Mayor Stockford, Chairman Gelzer, Alan Beeker



TO: Planning Commission

FROM: Zoning Administrator

DATE: July 19, 2023

RE: Silos Fun Park

Background: Silos Fun Park/Cottage Inn Pizza is proposing an addition to the existing metal building. The building and addition will become a laser tag venue for the growing fun park. The plans were submitted on July 5, 2023. City Department Heads reviewed the plans and a revised set was submitted for final review on July 11, 2023. Zoning recommends approval of the submitted plans for the proposed addition.

July 7, 2023

Plans for the proposed Laser Tag addition to the Silos Fun Park located at 3883 W Carleton were reviewed by the City Dept. Heads on July 6, 2023. Their comments are as follows:

Present: Kristin Bauer (City Engineer), Chief Scott Hephner (Police Department), Jason Blake (Dept. of Public Services), Alan Beeker (Planning & Zoning), Jake Hammel (Board of Public Utilities), Jeff Geir (Board of Public Utilities).

City Engineer

- No issues
- Submit copies of MDOT and MDOT Rail as required for the project.

Public Services

- No issues

Public Safety

- No issues.

Board of Public Utilities

- Electrical:
 - No issues.
- Water
 - No issues.
- Sanitary
 - No issues.

Planning/Zoning

- Exterior elevations were not included in the submitted set. Add dimensioned exterior elevations.

Final drawings with all department approved revisions must be received by the Planning Dept. no later than July 11, 2023. The Planning Commission will review the drawings for final approval at the regular meeting which will be held on July 19, 2023 at 5:30 pm. The location will be at City Hall, 97 N. Broad St. in the 3rd Floor Council Chambers.

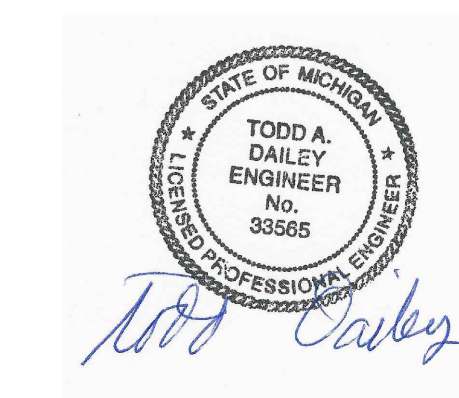
SILO'S LASER TAG - BUILDING ADDITION

DRAWING INDEX

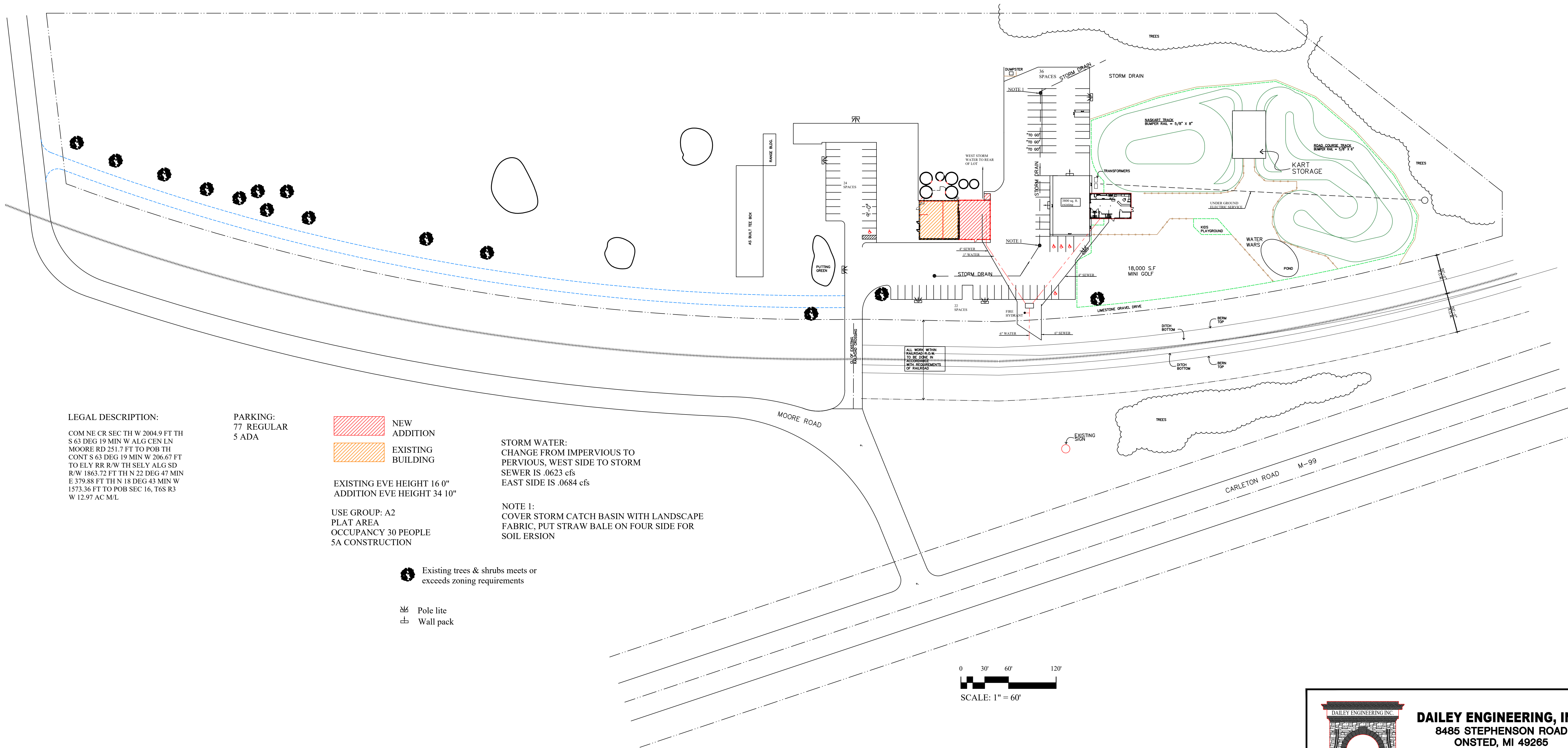
- 1. ■ A COVER SHEET
- 2. ■ C1 SITE PLAN
- 3. ■ A1 FLOOR PLAN
- 4. ■ A2 MEZZANINE
- 5. ■ A3 BUILDING SECTION & ELEVATION
- 6. ■ A4 ELEVATIONS
- 7. ■ A5 ROOF PLAN




LOCATION MAP - CITY OF HILLSDALE
 NOT TO SCALE



	DAILEY ENGINEERING, INC. 8485 STEPHENSON ROAD ONSTED, MI 49265 PH. # (517) 467-9000 FAX # (517) 467-9010 EMAIL - todddailey@me.com
SILOS FUN PARK 3883 NORTH CARLETON ROAD E HILLSDALE, MI 49242	
DRAWN BY: M. FOWLER CHK'D. BY: TA DAILEY APP'D. BY:	
COVER SHEET	
DATE: 07/10/2023 REV.: 0 SCALE: NONE	DRAWING NO. A



LEGAL DESCRIPTION:

COM NE CR SEC TH W 2004.9 FT TH
 S 63 DEG 19 MIN W ALG CEN LN
 MOORE RD 251.7 FT TO POB TH
 CONT S 63 DEG 19 MIN W 206.67 FT
 TO ELY RR R/W TH SELY ALG SD
 R/W 1863.72 FT TH N 22 DEG 47 MIN
 E 379.88 FT TH N 18 DEG 43 MIN W
 1573.36 FT TO POB SEC 16, T6S R3
 W 12.97 AC M/L

PARKING:
 77 REGULAR
 5 ADA


 NEW ADDITION
 EXISTING BUILDING


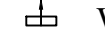
EXISTING EVE HEIGHT 16 0"
 ADDITION EVE HEIGHT 34 10"

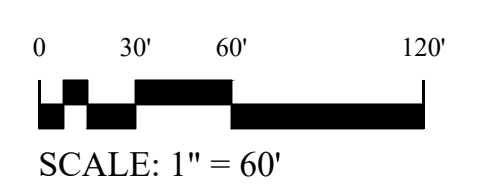
USE GROUP: A2
 PLAT AREA
 OCCUPANCY 30 PEOPLE
 5A CONSTRUCTION

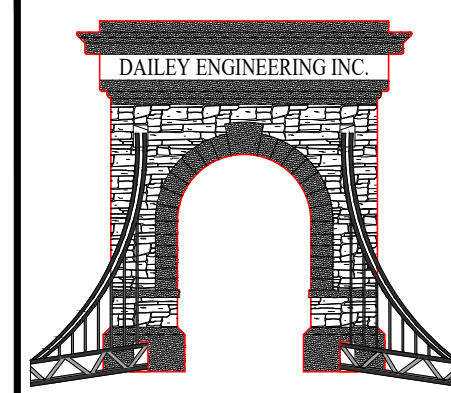
STORM WATER:
 CHANGE FROM IMPERVIOUS TO
 PERVIOUS, WEST SIDE TO STORM
 SEWER IS .0623 cfs
 EAST SIDE IS .0684 cfs

NOTE 1:
 COVER STORM CATCH BASIN WITH LANDSCAPE
 FABRIC, PUT STRAW BALE ON FOUR SIDE FOR
 SOIL ERSION

 Existing trees & shrubs meets or
 exceeds zoning requirements

 Pole lite
 Wall pack



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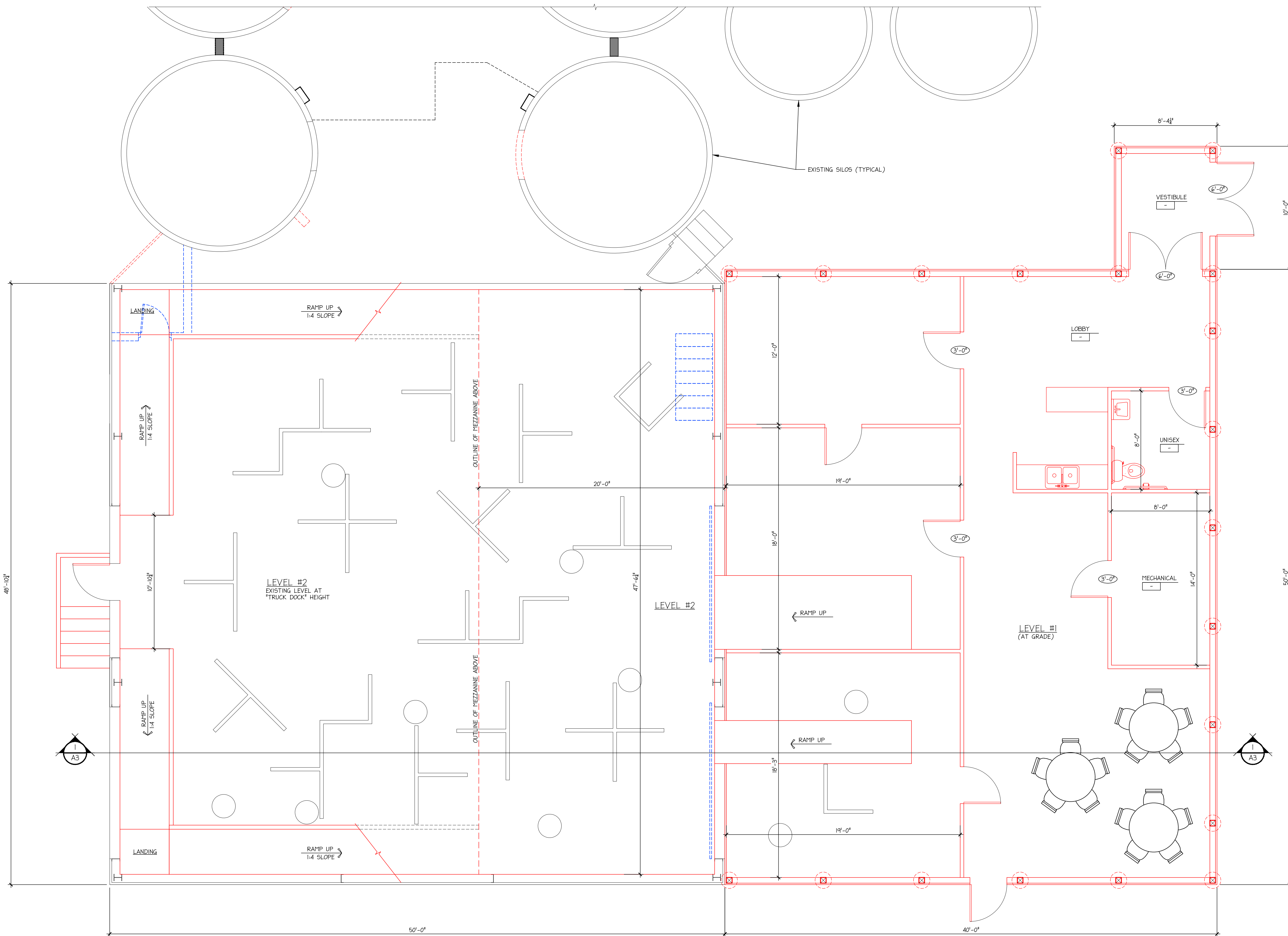
SILOS FUN PARK
3883 NORTH CARLETON ROAD E
HILLSDALE, MI 49242

DRAWN BY: M. FOWLER | CHK'D. BY: TA DAILEY | APP'D. BY:

SITE PLAN

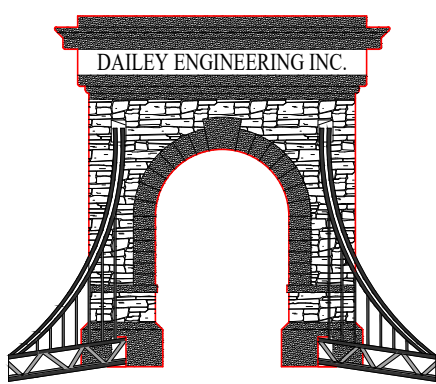
DATE: 07/10/2023 | REV.: 0 | DRAWING NO. **C1**

SCALE: 1" = 60'-0"



LEGEND	
	EXISTING ITEMS / CONSTRUCTION
	ITEMS TO BE REMOVED / DEMOD.
	NEW ITEMS / CONSTRUCTION

MAIN LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



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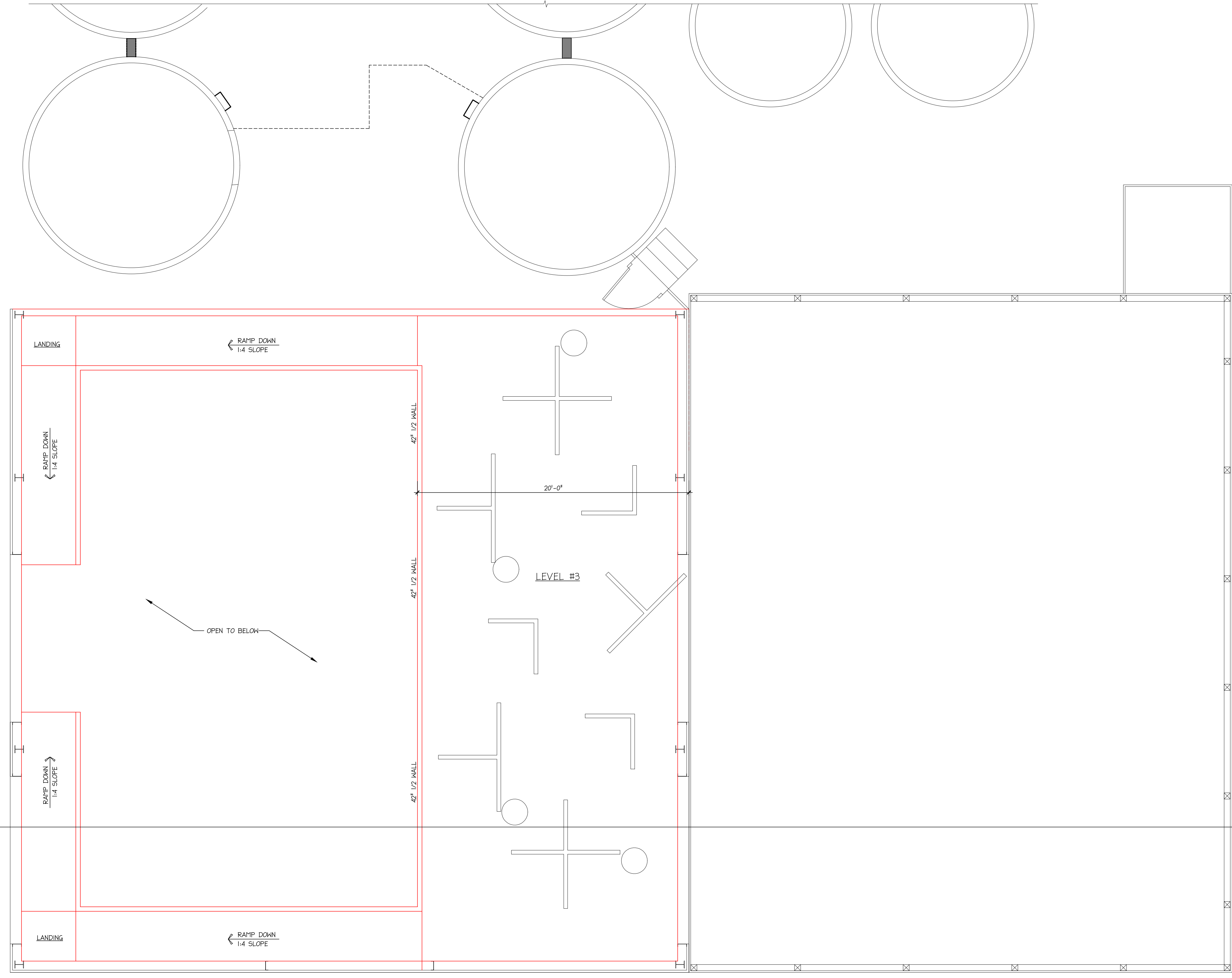
SILOS FUN PARK
3883 NORTH CARLETON ROAD E
HILLSDALE, MI 49242

DRAWN BY: M. FOWLER | CHK'D. BY: TA DAILEY | APP'D. BY:

PRELIMINARY FLOOR PLAN

DATE: 07/10/2023 | REV.: 0
SCALE: AS SHOWN

DRAWING NO. **A1**



LEGEND	
	EXISTING ITEMS / CONSTRUCTION
	ITEMS TO BE REMOVED / DEMOD.
	NEW ITEMS / CONSTRUCTION

MEZZANINE FLOOR PLAN
SCALE: 1/4"=1'-0"

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 ONSTED, MI 49265

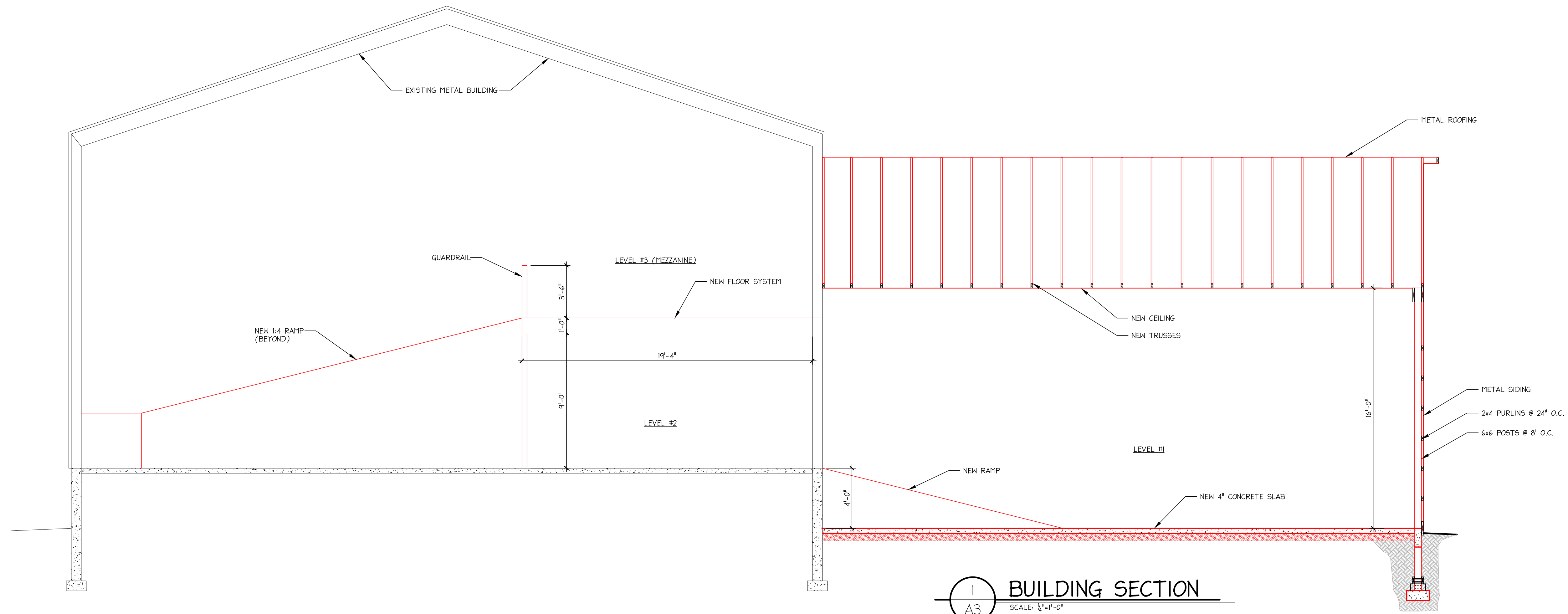
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SILOS FUN PARK
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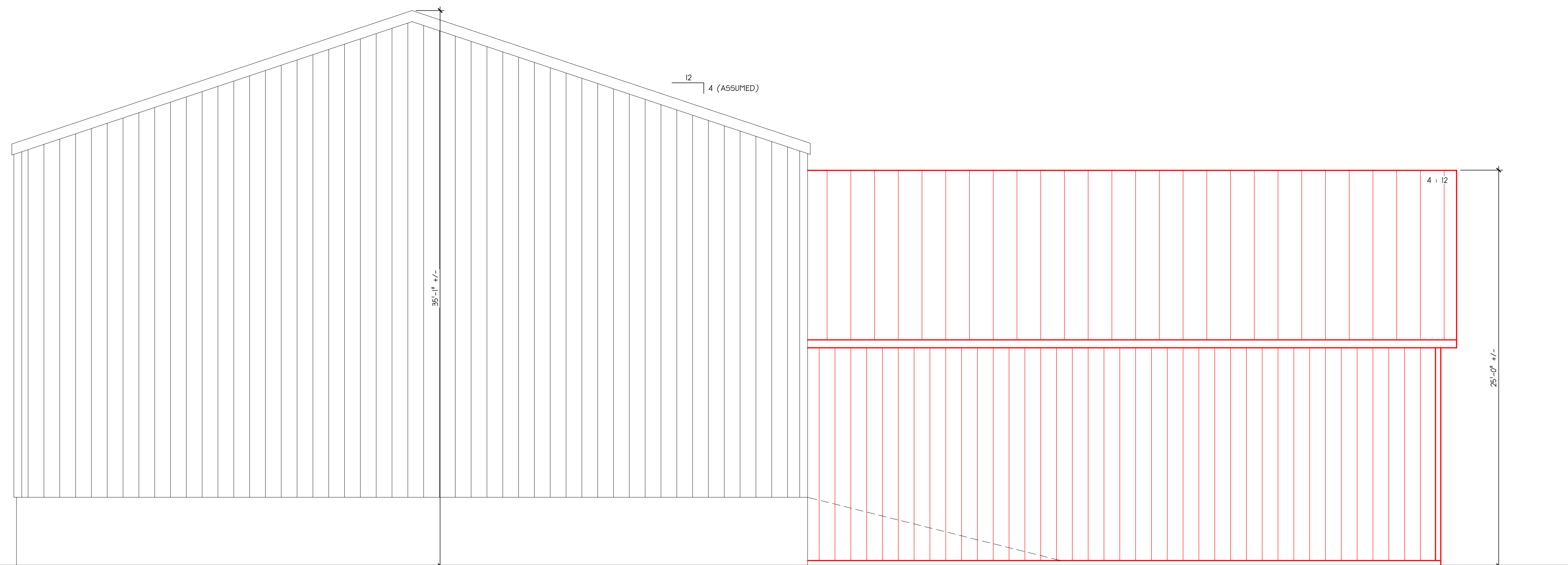
DRAWN BY: M. FOWLER | CHK'D. BY: TA DAILEY | APP'D. BY:

PRELIMINARY MEZZANINE PLAN

DATE: 07/10/2023 | REV.: 0 | DRAWING NO. **A2**
 SCALE: AS SHOWN

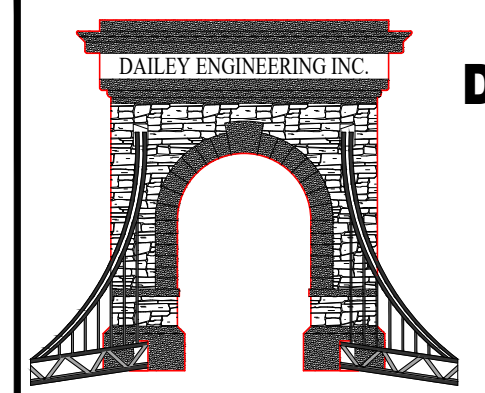


1
A3 **BUILDING SECTION**
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

LEGEND	
	EXISTING ITEMS / CONSTRUCTION
	ITEMS TO BE REMOVED / DEMOD.
	NEW ITEMS / CONSTRUCTION



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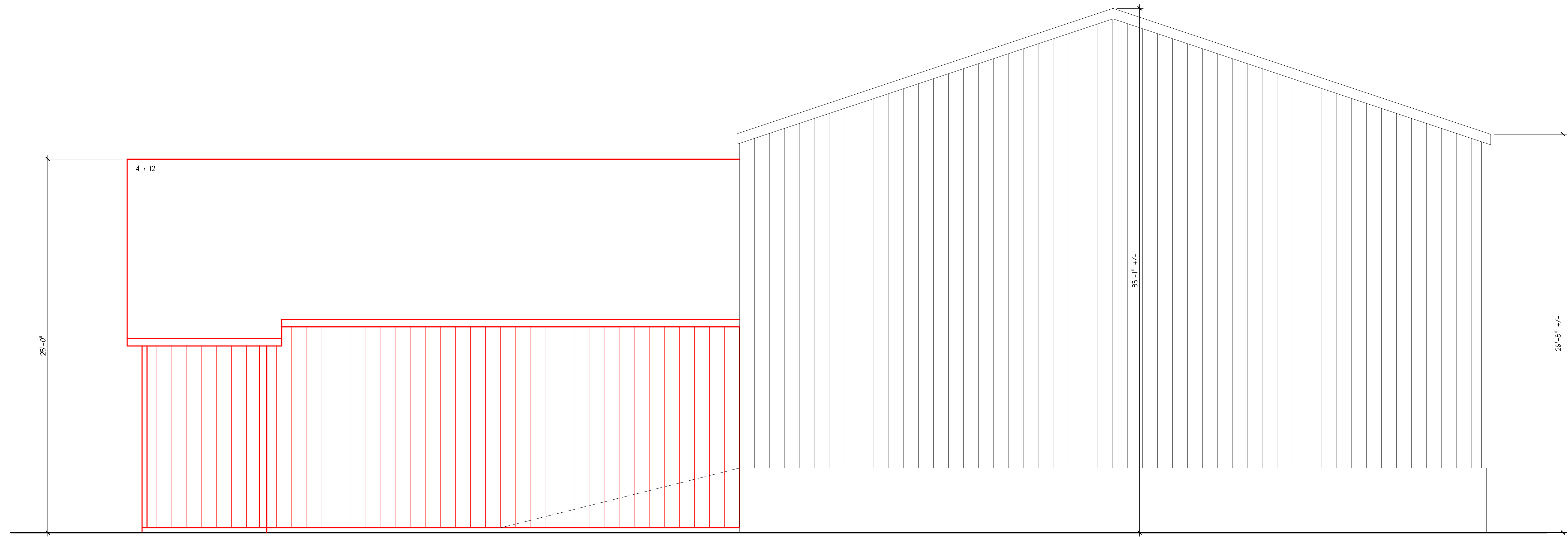
SILOS FUN PARK
3883 NORTH CARLETON ROAD E
HILLSDALE, MI 49242

DRAWN BY: M. FOWLER | CHK'D. BY: TA DAILEY | APP'D. BY:

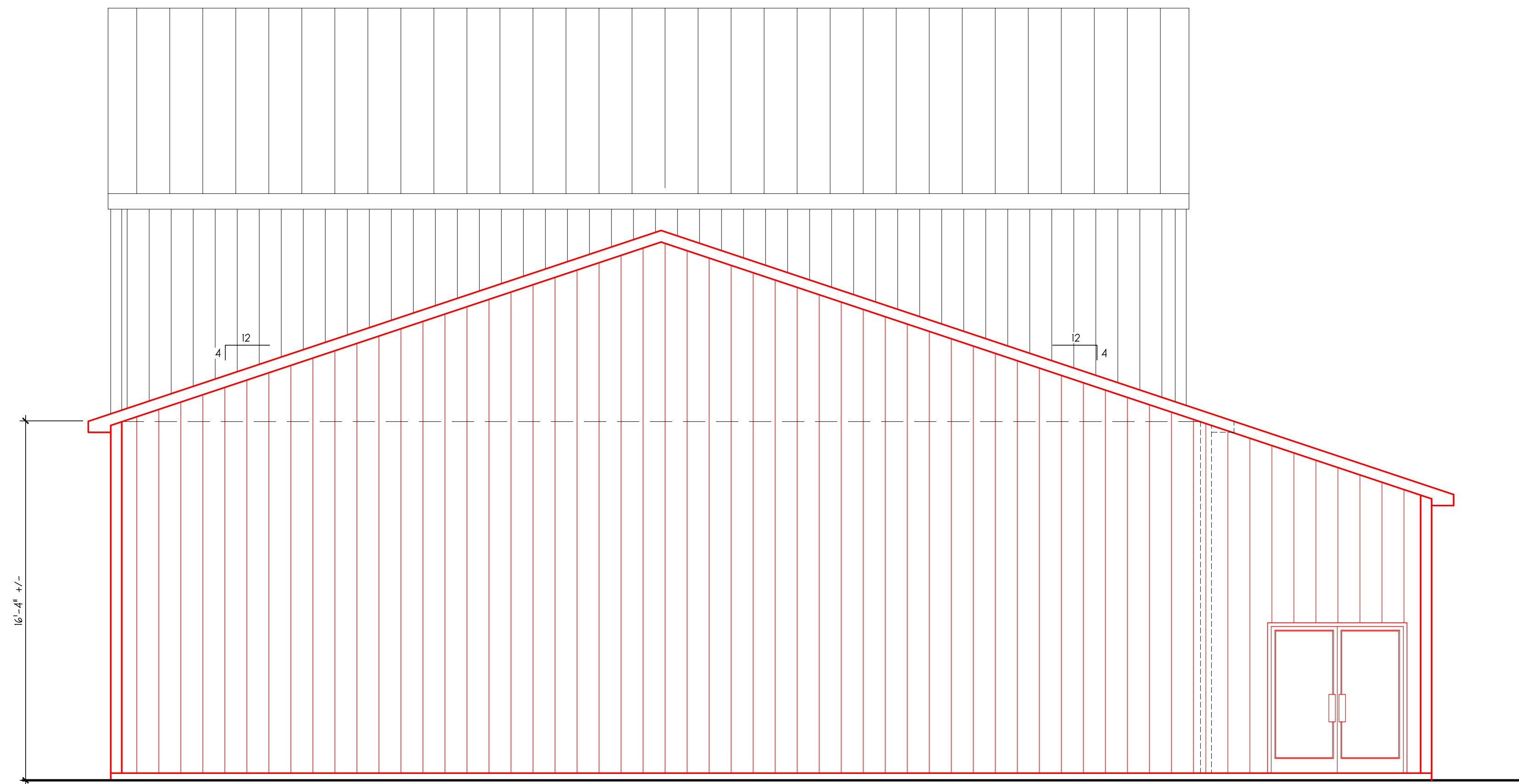
PRELIMINARY BUILDING SECTION & ELEVATION

DATE: 07/11/2023 | REV.: 0 | DRAWING NO. **A3**

SCALE: AS SHOWN

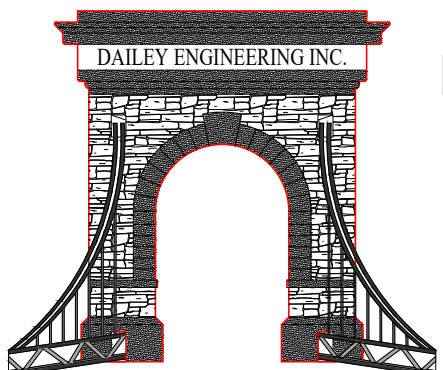


EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

LEGEND	
	EXISTING ITEMS / CONSTRUCTION
	ITEMS TO BE REMOVED / DEMOD.
	NEW ITEMS / CONSTRUCTION



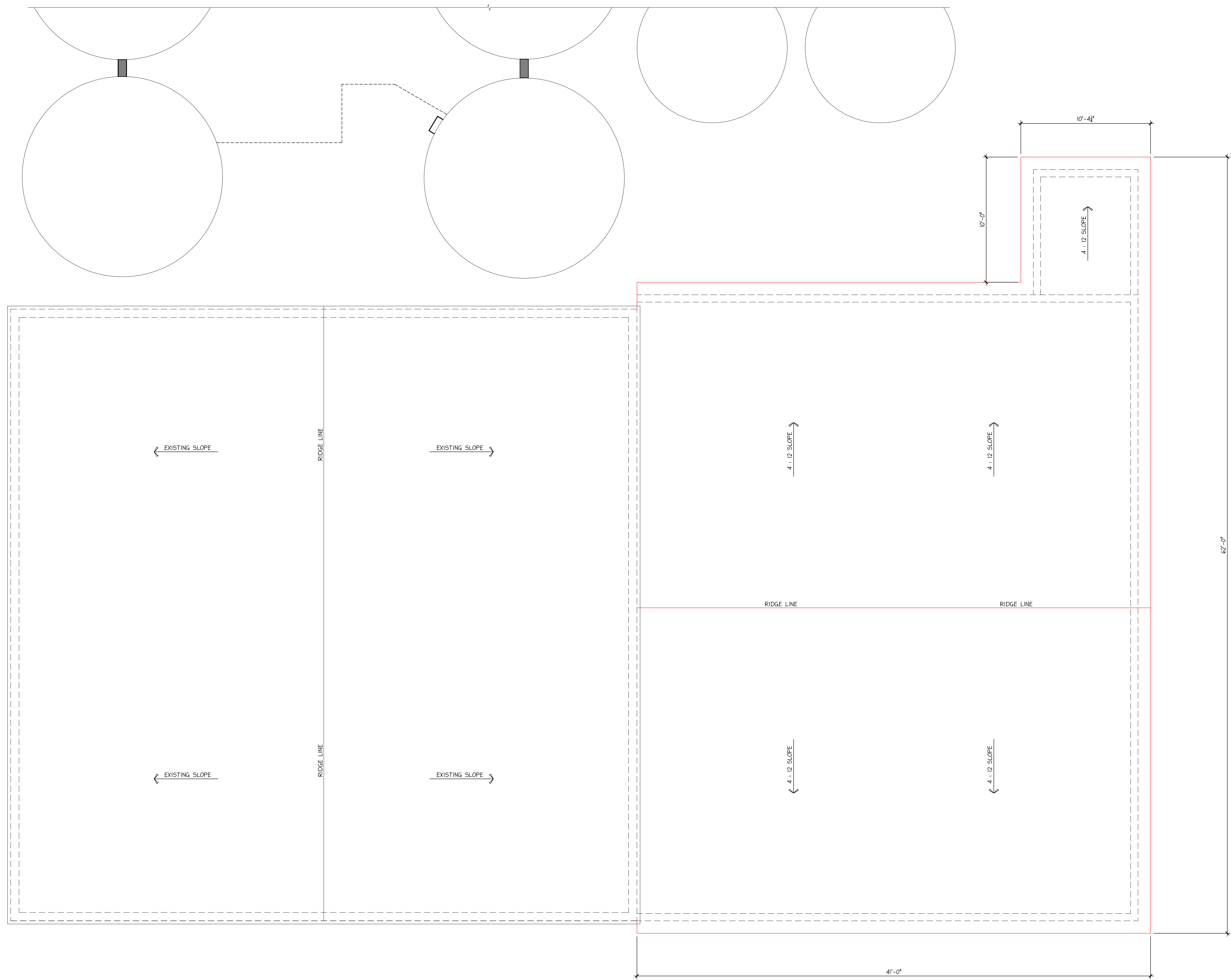
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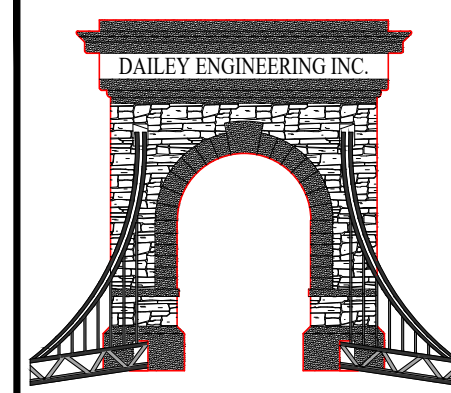
DRAWN BY: M. FOWLER | CHK'D. BY: TA DAILEY | APP'D. BY:

ELEVATIONS

DATE: 07/11/2023 | REV.: 0 | DRAWING NO. **A4**
SCALE: AS SHOWN



LEGEND	
	EXISTING ITEMS / CONSTRUCTION
	ITEMS TO BE REMOVED / DEMO'D.
	NEW ITEMS / CONSTRUCTION



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SILOS FUN PARK
 3883 NORTH CARLETON ROAD E
 HILLSDALE, MI 49242

ROOF PLAN
 SCALE: 1/4"=1'-0"

DRAWN BY: M. FOWLER | CHK'D. BY: TA DAILEY | APP'D. BY:

PRELIMINARY ROOF PLAN

DATE: 07/10/2023 | REV.: 0 | DRAWING NO. **A5**
 SCALE: AS SHOWN



TO: Planning Commission

FROM: Zoning Administrator

DATE: July 19, 2023

RE: Sec. 36-6 Zoning Definitions

Background: At the June regular meeting, the Commission discussed the review of the definitions in the zoning ordinance in order to update content and language. The Commission voted to review the definitions during the time between the June and July meetings. The Commission will discuss their comments during the July regular meeting. The section is submitted as a reference for discussion.

Sec. 36-6. Definitions.

- (a) *General terms defined.* For the purposes of this chapter, certain terms or words used in this chapter shall be interpreted as follows: "Person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular; "shall" is mandatory, and the word "may" is permissive; "used" or "occupied" include the words "intended," "designed," or "arranged to be used or occupied"; "building" includes the word "structure," and the word "dwelling" includes the word "residence"; the word "lot" includes the words "plot" or "parcel."
- (b) *Terms not defined.* Terms not defined in this chapter shall have the meaning customarily assigned to them.
- (c) *Terms defined.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory use or building means a use or building on the same lot with, and of a nature customarily incident and subordinate to, the main use or building.

Alley means any dedicated public way affording a secondary means of access to abutting property, and not intended for general traffic circulation.

Alterations means any change, addition, or modification in construction or type of occupancy, any changes in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to in this chapter as "altered" or "reconstructed."

Apartments means the dwelling units in a multiple dwelling as defined in this section:

- (1) *Efficiency apartment* means a dwelling unit of not less than 300 square feet of floor area, and consisting of not more than one room in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered as a one-room unit.
- (2) *One-bedroom unit* means a dwelling unit containing a minimum floor area of at least 450 square feet per unit, consisting of not more than two rooms in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered a two-room unit.
- (3) *Two-bedroom unit* means a dwelling unit containing a minimum floor area of at least 600 square feet per unit, consisting of not more than three rooms in addition to kitchen and necessary sanitary facilities, and for the purposes of computing density shall be considered as a three-room unit.
- (4) *Three or more bedroom unit* means a dwelling unit wherein for each room in addition to the three rooms permitted in a two-bedroom unit, there shall be provided an additional area of 150 square feet to the minimum floor area of 600 square feet. For the purpose of computing density, the three-bedroom unit shall be considered a four-room unit and each increase in a bedroom over three shall be an increase in the room count by one over the four.

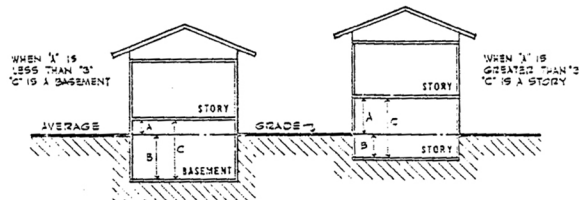
Area of special flood hazard means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

Auto repair station means a place where, along with the sale of engine fuels, the following services may be carried out: general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles; collision service, such as body, frame, or fender straightening and repair; overall painting and undercoating of automobiles.

Auto service station means a place where gasoline, or any other automobile engine fuel, kerosene, or motor oil and lubricants or grease, for operation of motor vehicles, are retailed directly to the public on the premises, including the sale of minor accessories and the servicing of and minor repair of automobiles.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Basement



Basement and Story

Bed and breakfast means a family home structure or small hotel, with no more than 15 sleeping rooms, offering accommodation for the night and breakfast the next morning for one inclusive fee.

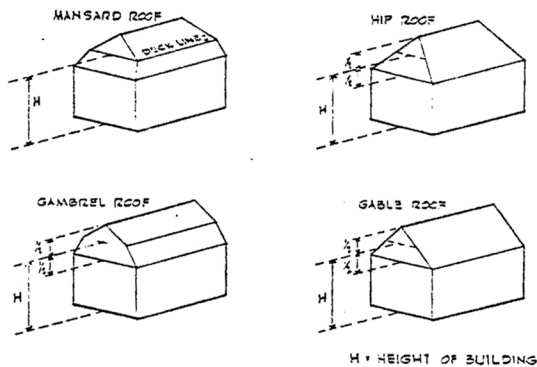
Bed and breakfast operation means a use subordinate the principal use of a dwelling unit as a single-family dwelling unit in which guests are provided a sleeping room and meals for periods not to exceed 14 consecutive days in return for payment and the dwelling unit functions as the principal residence for the owner during those times when bed and breakfast operations are being conducted.

Berm means a mound of earth constructed to achieve and comply with the buffering requirements of this chapter.

Block means the property abutting one side of a street and lying between the two nearest intersecting streets, or between the nearest such street and railroad right-of-way, unsubdivided acreage, river, or live stream; or between any of the foregoing and any other barrier to the continuity of development.

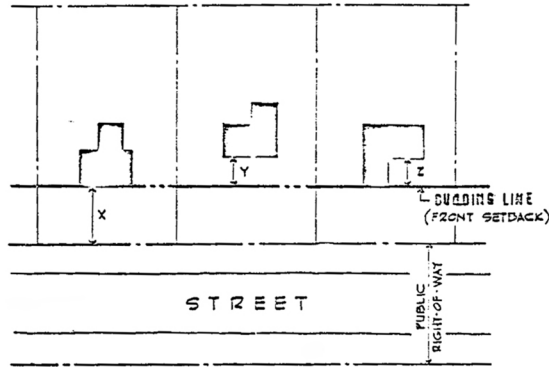
Building means any structure, either temporary or permanent, having a roof supported by columns or walls, and intended for the shelter or enclosure of persons, animals, chattels, or property of any kind.

Building height



Building Height

Building line



NOTES

- BUILDING LINE IS MINIMUM SETBACK LINE
- "X" - MINIMUM FRONT YARD REQUIRED
- "Y" - FRONT YARD IN EXCESS OF MINIMUM FRONT YARD REQUIRED
- "Z" - COURT YARD IN EXCESS OF MINIMUM FRONT YARD REQUIRED

BUILDING LINE

Campground means a use on a parcel or tract of land licensed by the state under the control of a person in which sites are offered for the use of the public or members of an organization either free of charge or for a fee, for the placement and use of three or more travel trailers, as defined in this chapter, or other similar temporary living quarters.

Child care center and *day care center* mean a facility, other than a private residence, receiving one or more preschool or school-age children for care for periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. Child care center or day care center includes a facility that provides care for not less than two consecutive weeks, regardless of the number of hours of care per day. The facility is generally described as a child care center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. Child care center or day care center does not include any of the following:

- (1) A Sunday school, a vacation Bible school, or a religious instructional class that is conducted by a religious organization where children are attending for not more than three hours per day for an indefinite period or for not more than eight hours per day for a period not to exceed four weeks during a 12-month period.
- (2) A facility operated by a religious organization where children are cared for not more than three hours while persons responsible for the children are attending religious services.
- (3) A facility or program for school-age children that is operated at a school by a public school or by a person or entity with whom a public school contracts for services, in accordance with section 1285a(2) of the revised school code, Public Act No. 451 of 1976 (MCL 380.1285a), if that facility or program has been granted an exemption under state law.

Church means a place of religious worship, an institution that people regularly attend to participate in or hold religious services, meetings and other activities.

Club means an organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics, or the like, but not operated for profit.

Communication/transmission tower means a skeletal or monopole structure, or framework, attached directly to the ground or to another structure, used for the transmission or reception of radio, telephone, cellular telephone, television, microwave or any other form of telecommunication signals.

Craft means an activity requiring manual dexterity and skill in making things, such as, by way of example and not limitation, pottery making, carpentry and sewing.

Development means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

District means a portion of the incorporated area of the city within which certain regulations and requirements or various combinations thereof apply under the provisions of this chapter.

Dormitory means sleeping quarters intended as a means of temporary housing, such as are found and provided in a boarding school, camp or resort, where persons are cared for or housed for more than 24 consecutive hours at a time.

Drive-in means a business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle, regardless of whether self-service is involved, rather than within a building or structure.

Dwelling means a structure or suite of rooms forming one residence, mobile home, pre-manufactured, or pre-cut structure that is designed and used for the complete living accommodation of a permitted single related family or a permitted single multiple-tenant family, and complies with all other applicable provisions and standards contained in this chapter.

Dwelling, multiple-family, means a building containing three or more separate suites of rooms each of which forms one residence designed exclusively for residential occupancy by any combination of related families and multiple-tenant families, living independently of each other.

Dwelling, one-family, means a building containing one suite of rooms designed exclusively for residential occupancy by one related family.

Dwelling, two-family, means a building containing two separate suites of rooms each of which forms one residence designed exclusively for residential occupancy by any combination of related families and multiple-tenant families, living independently of each other.

Dwelling unit means a structure, or portion thereof, mobile home, pre-manufactured, or pre-cut structure that is designed and used for the complete living accommodation of a single family and which complies with all other applicable provisions and standards contained in this chapter.

Erected means built, constructed, altered, reconstructed or moved upon, or any physical operation on the premises which are required for construction. Excavation, fill, drainage and the like shall be considered a part of erection.

Essential services means the erection, construction, alteration or maintenance of public utilities or municipal departments of underground, surface or overhead gas, electrical, steam, fuel or water transmission or distribution systems; collection, communication, supply or disposal systems; including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants and similar accessories in connection therewith; but not including buildings which are necessary for the furnishing of adequate service by such utilities or municipal departments for the general health, safety, or welfare.

Excavation means any breaking of ground, except common household gardening and ground care.

Family means:

- (1) An individual or group of two or more persons related by blood, marriage or adoption, together with foster and step children and servants or the principal occupants, with not more than one additional

unrelated person, who are domiciled together as a single, domestic, housekeeping unit in a dwelling unit; or

- (2) A collective number of individuals domiciled together in one dwelling unit whose relationship is of a continuing nontransient domestic character and who are cooking and living as a single nonprofit housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, coterie, organization, or group of students or other individuals whose domestic relationship is of a transitory or seasonal nature or for an anticipated limited duration of a school term or other similar determinable period.

Family day care home means a private home in which one but fewer than seven minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family day care home includes a home in which care is given to an unrelated minor child for more than four weeks during a calendar year.

Family, multiple-tenant, means two or more persons, not married to each other, who are continuously domiciled and residing together in a single dwelling unit as a single functional domestic household that is anticipated to be permanent or for a committed, limited duration of not less than 30 continuous calendar days. This definition does not include a group of individuals whose occupancy and residence together is through or in connection with membership or participation in any society, club, fraternity, sorority, association, lodge, combine, federation, coterie, or other organization that is not a recognized religious order, or to a group of individuals whose occupancy and residence together is or will be less than 30 continuous calendar days in duration.

Family, related, means any of the following, including their respective descendants and other relatives, whether by blood, marriage or adoption, those in their respective custody in loco parentis or under legal guardianship and not more than two unrelated individuals who are domiciled and living together in a single functional domestic household in a single dwelling unit:

- (1) An individual person;
- (2) A married couple;
- (3) Two or more individual persons who are related but not married to each other.

Farm means and consists of:

- (1) All of the adjoining land operated as a single unit on which the farming of crops is carried on directly by the owner-operator, manager or tenant farmer, by his own labor or with the assistance of members of his household or hired employees; provided, however, that land to be considered a farm under this subsection shall include a continuous parcel of land of five acres, or more, in area; provided further, that farm under this subsection may be considered as including establishments operating as greenhouses, nurseries and orchards; or
- (2) All of the adjoining land operated as a single unit on which the farming of crops is combined with the keeping of livestock or poultry or the operation of riding or boarding stables, commercial dog kennels, chicken hatcheries or apiaries; and the operations are carried on directly by the owner-operator, manager or tenant farmer, by his own labor or with the assistance of members of his household or hired employees; provided, however, that land to be considered a farm under this subsection shall include a continuous parcel of land of 20 acres or more in area; provided further, that the keeping of livestock or poultry, or the operation of riding or boarding stables, commercial dog kennels, chicken hatcheries, or apiaries shall not be considered a farm under the provisions of this section unless combined at all times with a bona fide crop farming operation;

No farms under this section shall be operated as piggeries or feed lots, or for the raising or slaughtering of animals except such animals as have been raised or maintained on the premises for at least one year immediately prior to their slaughter and are for the use and consumption by persons actually residing on said premises.

Fence or wall, obscuring, means a structure of definite height and location to serve as an obscuring screen in carrying out the requirements of this chapter.

Filling means the depositing or dumping of any matter onto or into the ground, except common household gardening and ground care.

Fine art means products of human creativity and skill that are created primarily or solely to be appreciated for their imaginative, aesthetic or intellectual content, such as, by way of example and not limitation paintings, drawings, sculptures, literature, dance or music.

Flood and flooding mean a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland or tidal waters;
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood hazard area means land which on the basis of available floodplain information is subject to a one-percent or greater chance of flooding in any given area.

Flood hazard boundary map (FHBM) means an official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazards have been designated as zone A.

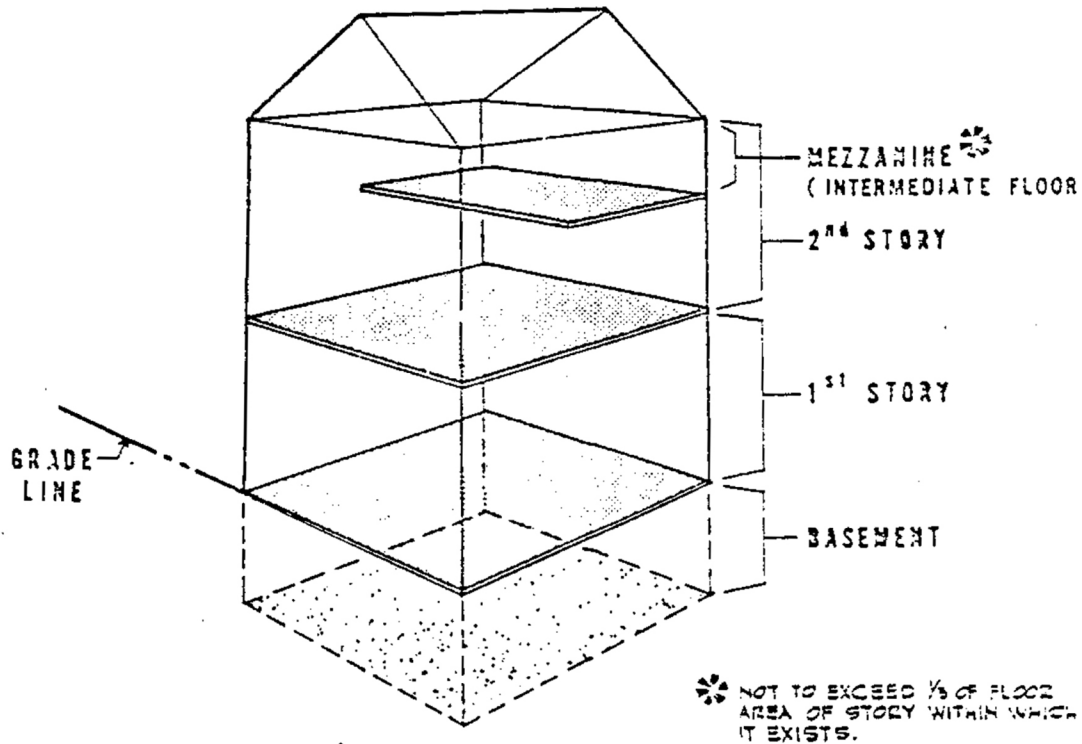
Flood insurance rate map (FIRM) means an official map of a community on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk-premium zones applicable to the community.



Flood insurance study means the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the flood hazard boundary-floodway map and the water surface elevation of the base flood.

Floodplain means any land area susceptible to being inundated by water from any source. (See definition of "Flood.")

Floodway means the channel of a river or other watercourse and the adjacent land areas designated in the flood insurance study which must be reserved in order to discharge the base flood.

Floor area. For the purposes of computing the minimum allowable floor area in a residential dwelling unit, the sum of the horizontal areas of each story of the building shall be measured from the exterior faces of the exterior walls. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches.



-  FLOOR AREA (TO BE MEASURED AS MINIMUM ALLOWABLE)
-  FLOOR AREA (NOT MEASURED AS MINIMUM ALLOWABLE)

BASIC STRUCTURAL TERMS

Fraternity means a social society for men who are students at a college or university, with a name consisting of individually pronounced Greek letters.

Game court means an outdoor area specifically designed and constructed for the purpose of playing games or outdoor activities (e.g., tennis courts, ball diamonds, skating rinks or ramps, putting greens, driving ranges, shooting ranges, soccer/football fields, etc.).

Garage sale means the sale or exchange or offer of sale or exchange of five or more items of household goods, wares, appliances, clothing, jewelry, tools or other personal property of whatever kind or nature, or any combination thereof from a garage or other building or portion thereof on any premises, whether or not attached to or a part of a residence.

Grade means the mean elevation of the street sidewalk along the front of the lot, as established by the city. The reference level, for any building within ten feet of the front lot line, is the official established sidewalk grade opposite the center of the front of such building. For any building more than ten feet from the front lot line, or where no sidewalk grade is established, the reference level is the average level of the finished grade of the ground

across the front of such building. When the average finished grade about any portion of a building varies five feet or more from that at the front, such average may be taken as the reference level for such portion of such building.

Greenbelt means a strip of land of definite width and location reserved for and containing specified living and/or nonliving landscape elements, such as, by way of example but not limitation, shrubs, trees, vines, ground cover, crushed rock, and brick, whether used as a vertical element such as a fence or wall, or as a horizontal element such as a walk, to be used as an obscuring screen or buffer step between land uses so as to minimize conflicts between them and to otherwise carry out the requirements and purposes of this chapter.

Group day care home means a private home in which more than six but not more than 12 minor children are given care and supervision for periods of less than 24 hours a day unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Group day care home includes a home in which care is given to an unrelated minor child for more than four weeks during a calendar year.

Harmful increase means an unnaturally high stage on a river, stream or lake which causes or may cause damage to property, threat to life, personal injury, or damage to land or water resources.

Hotel means a building occupied as a more or less temporary abiding place for individuals who are lodged with or without meals, and rooms occupied singly for hire, in which provision is not made for cooking on any individual plan and in which there are more than five sleeping rooms, a public dining room for the accommodation of at least 40 guests and a general kitchen.

Junkyard means an open area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled, or handled, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles. "Junkyard" includes automobile wrecking yards and includes any area of more than 100 square feet for storage, keeping, or abandonment of junk but does not include uses established entirely within enclosed buildings.

Kennel, commercial, means any lot or premises on which three or more dogs are either permanently or temporarily boarded or kept for sale or breeding.

Landscape elements means living plant material such as, but not limited to, grass, ground covers, shrubs, vines, hedges or trees, and nonliving durable material commonly used in landscape development such as, but not limited to, crushed rock, wood chips, cobblestones, brick, tile or decorative blocks, whether used as a vertical element such as a wall or fence, or as a horizontal element such as a bed, walk or path.

Loading space means an off-street space on the same lot with a building or group of buildings for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

Lot means a parcel of land occupied, or to be occupied, by a main building or a group of such buildings and accessory buildings or utilized for the principal use and uses accessory thereto, together with such open spaces as are required under the provisions of this chapter. "Lot" may or may not be specifically designated as such on public records.

Lot area means the total horizontal area within the lot lines of the lot.

Lot, corner, means a lot where the interior angle of two adjacent sides at the intersection of two streets is less than 135 degrees. A lot abutting upon a curved street or streets shall be considered a corner lot, for the purposes of this chapter, if the arc is of less radius than 150 feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle or less than 135 degrees.

Lot coverage means that part or percent of the lot occupied by buildings including accessory buildings.

Lot depth means the horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.

Lot, double frontage, means any interior lot having frontages on any two more or less parallel streets as distinguished from a corner lot. In the case of a row of double frontage lots, all sides of the lots adjacent to streets shall be considered frontage, and front yards shall be provided as required.

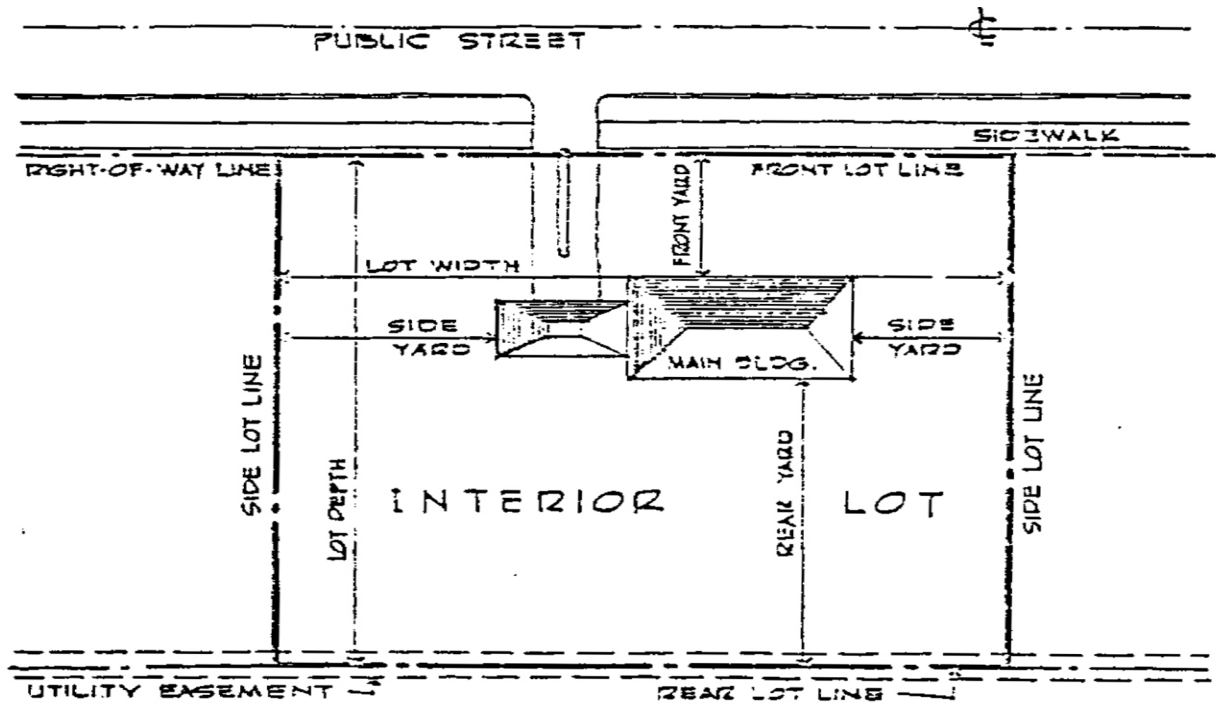
Lot, interior, means any lot other than a corner lot.

Lot lines means the lines bounding a lot, as defined in this section:

- (1) *Front lot line*, in the case of an interior lot, is that line separating the lot from the street; and, in the case of a corner lot or double frontage lot, is that line separating the lot from that street which is designated as the front street in the plat and in the application for a certificate of occupancy.
- (2) *Rear lot line* means that lot line opposite the front lot line. In the case of a lot pointed at the rear, the "rear lot line" shall be an imaginary line parallel to the front lot line, not less than ten feet long lying farthest from the front lot line and wholly within the lot.
- (3) *Side lot line* means any lot line other than the front lot line or rear lot line. A side lot line separating a lot from a street is a side street lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

Lot of record means a parcel of land, the dimensions of which are shown on a recorded plat on file with the county register of deeds at the time of adoption of the ordinance codified in this chapter, or in common use by municipal or county officials, and which actually exists as so shown, or any part of such parcel held in a record ownership separate from that of the remainder thereof.

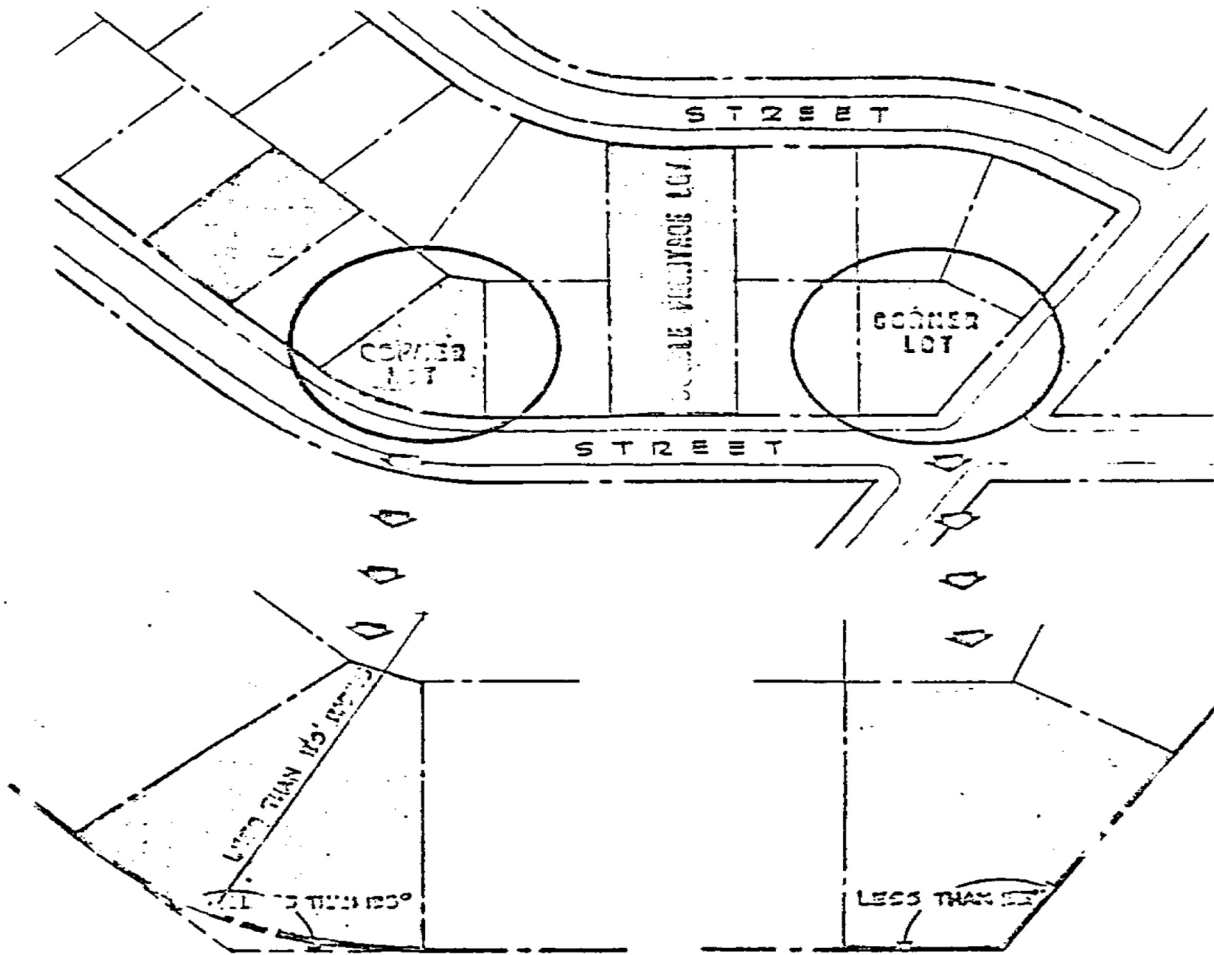
Lot width means the horizontal distance between the side lot lines, measured at the two points where the building line or setback intersects the side lot lines.



LOT AREA = TOTAL HORIZONTAL AREA

LOT COVERAGE = PERCENT OF LOT OCCUPIED BY BUILDING

LOTS & AREAS



DOUBLE FRONTAGE INTERIOR & CORNER LOTS

Main building means a building in which is conducted the principal use of the lot upon which it is situated.

Main use means the principal use to which the premises are devoted and the principal purpose for which the premises exist.

Major thoroughfare means an arterial street which is intended to serve as a large volume traffic way for both the immediate municipal area and the region beyond, and may be designated as a major thoroughfare, parkway, freeway, expressway, or equivalent term to identify those streets comprising the basic structure of the street plan. Any street with a width, existing or proposed, of 86 feet shall be considered a "major thoroughfare" for the purposes of this chapter.

Master plan means the comprehensive plan including graphic and written proposals indicating the general location for streets; parks, schools, public buildings and all physical development of the city; and includes any unit or part of such plan, and any amendment to such plan or parts thereof. Such plan may or may not be adopted by the planning commission and/or council.

Mezzanine means an intermediate floor in any story occupying not to exceed one-third of the floor area of such story.

Mobile home means a dwelling, transportable in one or more sections, which is built or installed on a permanent chassis, and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities and containing electrical, plumbing, heating and air conditioning systems, that is installed by a state-licensed mobile home dealer or state-licensed mobile home installer, as required by Public Act No. 96 of 1987 (MCL 125.2301 et seq.), and administrative rules promulgated thereunder.

Mobile home park means a use which is a parcel of land under the control of a person upon which three or more mobile homes are located for single-family residential purposes, and which is offered to the public for that purpose regardless of whether a charge is made therefor, together with any building, structure, or use, as defined in the definition of "accessory use or building" set out in this section, incidental thereto.

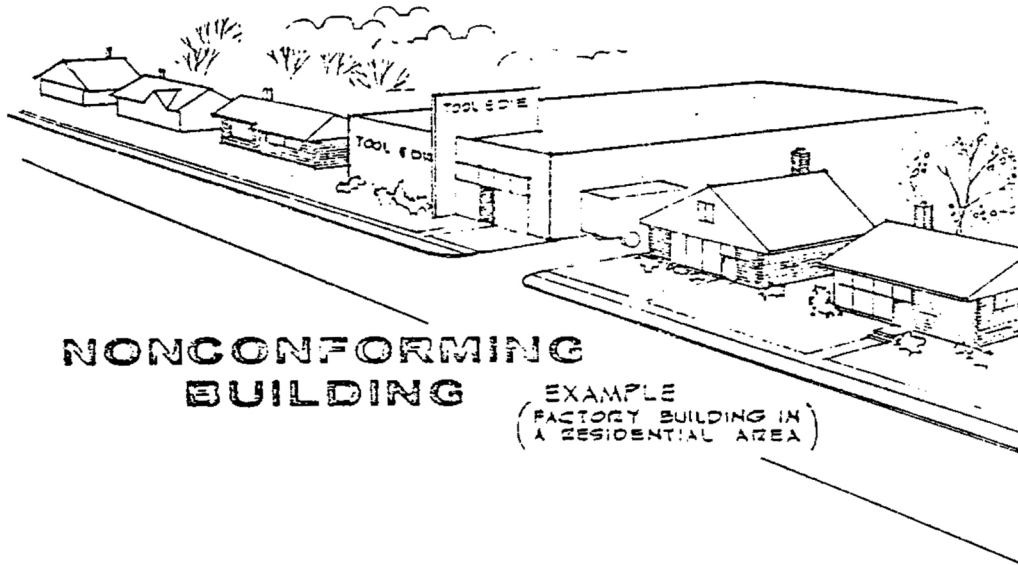
Motel means a series of attached, semi-detached or detached rental units containing bedroom, bathroom and closet space. Units shall provide for overnight lodging and are offered to the public for compensation, and shall cater primarily to the public traveling by motor vehicles.

Multiple-family or multiple-tenant family means and refers to more than three of any combination of one-family and multiple tenant family units living independently of each other in a multiple-family dwelling.

New construction means structures for which the start of construction commenced on or after the effective date of the ordinance codified in this section.

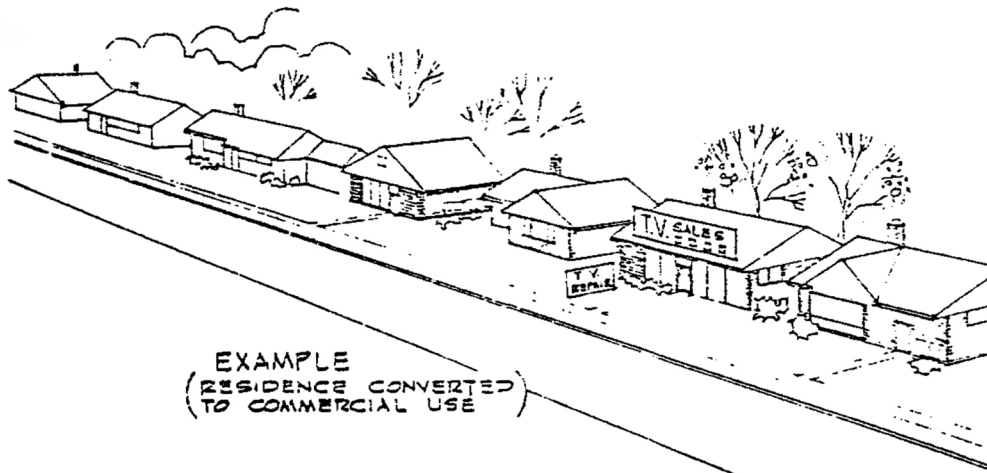
Nonconforming building means a building or portion thereof existing at the effective date of the ordinance codified in this chapter, or amendments thereto, and that does not conform to the provisions of this chapter in the district in which it is located.

Nonconforming use



**NONCONFORMING
BUILDING**

EXAMPLE
(FACTORY BUILDING IN
A RESIDENTIAL AREA)



EXAMPLE
(RESIDENCE CONVERTED
TO COMMERCIAL USE)

NONCONFORMING USE

Nursing or convalescent home means a structure with sleeping rooms where persons are housed or lodged and furnished with meals and nursing care for hire.

Occasional sale means the sale or exchange or offer of sale or exchange of five or more items of household goods, wares, appliances, clothing, jewelry or other personal property of whatever kind or nature or any combination thereof whether by garage sale, yard sale, auction or otherwise, not having a duration of more than a total of three days within any period of 90 consecutive days on or from the same premises.

Off-street parking lot means a facility providing vehicular parking spaces along with adequate drives and aisles for maneuvering, so as to provide access for entrance and exit for the parking of more than two vehicles.

One-family means and refers to one related family, as that term is defined herein, domiciled and living together in a single functional domestic household in a single one-family dwelling.

Open front store means a business establishment, other than a drive-in bank, restaurant or gasoline service station, so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure.

Parking space means an area of definite length and width exclusive of drives, driveways, aisles or entrances giving access thereto, and fully accessible for the storage or parking of permitted vehicles.

Plant material nursery means a space, building or structure or combination thereof for the storage of live trees, shrubs, or plants offered for retail sale on the premises including products used for gardening or landscaping. The definition of nursery within the meaning of this chapter does not include any space, building or structure used for the sale of fruits, vegetables, or Christmas trees.

Playground equipment means outdoor equipment specifically designed for the amusement of children (e.g., swing set, climbing apparatus, playhouses, see-saw, slide, etc.).

Private home means a private residence in which the licensee or registrant permanently resides as a member of the household, which residency is not contingent upon caring for children or employment by a licensed or approved child placing agency. Private home includes a full-time foster family home, a full-time foster family group home, a group day care home, or a family day care home.

Public utility means any person, firm or corporation, municipal department, board, or commission duly authorized to furnish and furnishing under governmental regulations to the public gas, steam, electricity, sewage disposal, communication, telegraph, transportation or water.

Recreational vehicle means a vehicle primarily designed and used as temporary living quarters for recreational, camping, or travel purposes, including a vehicle having its own motor power or a vehicle mounted on or drawn by another vehicle.

Setback means the distance required to obtain front, side, or rear yard open space provisions of this chapter.

Short-term rental means the rental or subletting of any dwelling for a term of 27 days or less, but does not include the use of campgrounds, hotel rooms, transitional housing operated by a nonprofit entity, group homes such as nursing homes and adult foster care homes, hospitals, or housing provided by a substance abuse rehabilitation clinic, mental health facility, or other healthcare related clinic.

Shrubs means self supporting, deciduous and/or evergreen woody species, normally branched near the base, bushy and less than 15 feet in height at maturity.

Sign means a sign as defined in section 26-2.

Sign, accessory, means a sign which is accessory to the principal use of the premises.

Sign, nonaccessory, means a sign which is not accessory to the principal use of the premises.

Sorority means a social society for women who are students at a college or university, with a name consisting of individually pronounced Greek letters.

Stable, private, means a stable for the keeping of horses for the noncommercial use of the residents of the principal use and shall not include the keeping of horses for others, or for commercial boarding.

Stable, public, means a stable other than a private stable, with a capacity for more than two horses, and carried on within an unplatted tract of land of not less than 40 acres.

Story means that part of a building, except a mezzanine as defined in this chapter, included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. A "story" thus defined shall not be counted as a story when more than 50 percent, by cubic content, is below the height level of the adjoining ground.

Story, half, means an uppermost story lying under a sloping roof, the usable floor area of which, at a height of four feet above the floor, does not exceed two-thirds of the floor area in the story directly below, and the height above at least 200 square feet of floor space is seven feet six inches.

Street means a public thoroughfare which affords the principal means of access to abutting property.

Structure means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Substantial improvement means any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (i) before the improvement or repair is started, or (ii) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not however, include either (i) any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or (ii) any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

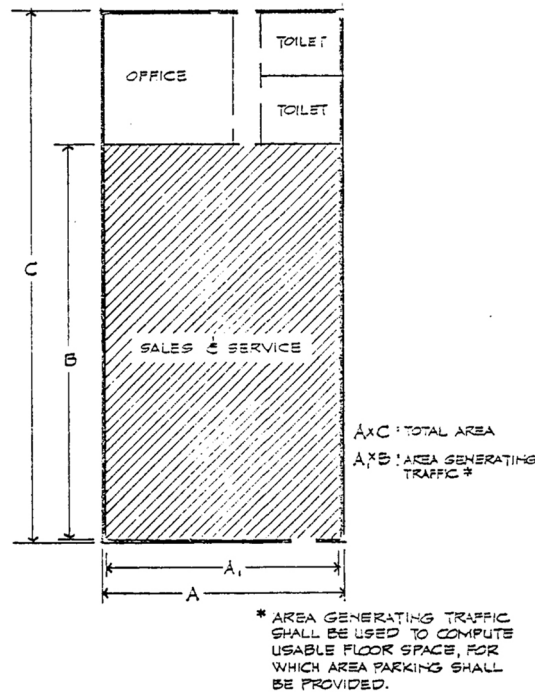
Temporary use or building means a use or building permitted by the board of appeals to exist during periods of construction of the main building or use, or for special events.

Trees means self-supporting, deciduous and/or evergreen, woody plants with a well-defined central stem which normally grow to a height of 15 feet or more at maturity.

Trellis or trellis works means a frame supporting an open latticework, used as an arch, arbor or in sections for training vines or other creeping plants, or for decorative or screening purposes.

Two-family means and refers to not more than two of any combination of one-family and multiple-tenant family units living independently of each other in a two-family dwelling.

Usable floor area means, for the purposes of computing parking, that area used for or intended to be used for the sale of merchandise or services or for use to serve patrons, clients, or customers. Such floor area which is used or intended to be used principally for the storage or processing of merchandise, or for utilities, shall be excluded from this computation of "usable floor area." Measurement of floor area shall be the sum of the gross horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.



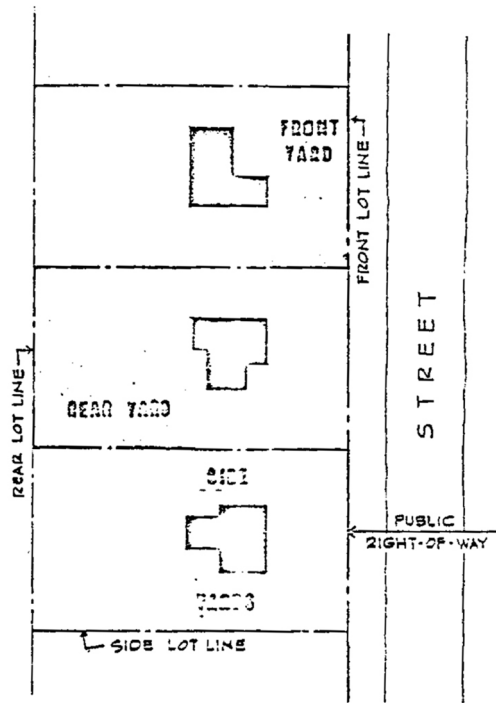
USABLE FLOOR AREA

Use means the purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied.

Yard sale means the sale or exchange of or offer of sale or exchange of five or more items of household goods, wares, appliances, clothing, jewelry, tools or other personal property of whatever kind or nature, or any combination thereof, from the front, side and/or back yard of any premises.

Yards means the open spaces on the same lot with a main building unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter, and as defined in this section:

- (1) *Front yard* means an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.
- (2) *Rear yard* means an open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building.
- (3) *Side yard* means an open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the side lot line to the nearest point of the main building.



YARDS

Zoning exceptions and zoning variance:

- (1) *Exception* means a use permitted only after review of an application by the board of appeals, or commission other than the administrative official (building inspector), such review being necessary

because the provisions of this chapter covering conditions, precedent or subsequent, are not precise enough to all applications without interpretation, and such review is required by this chapter.

- (2) *Variance* means a modification of the literal provisions of this chapter granted when strict enforcement of this chapter would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted. The crucial points of "variance" are: undue hardship, unique circumstances, and applying to property. A "variance" is not justified unless all three elements are present in the case.
- (3) The exception differs from the variance in several respects. An exception does not require undue hardship in order to be allowable. The exceptions that are found in this chapter appear as special approval or review by planning commission, legislative body, or board of appeals. These land uses could not be conveniently allocated to one or another, or the effects of such uses could not be definitely foreseen as of a given time. The general characteristics of these uses include one or more of the following:
 - a. They require large areas;
 - b. They are infrequent;
 - c. They sometimes create an unusual amount of traffic;
 - d. They are sometimes obnoxious or hazardous;
 - e. They are required for public safety and convenience.

(Code 1979, §§ 17.04.010—17.04.750; Ord. No. 2005-1, §§ 17.04.277, 17.04.572, 2-21-2005; Ord. No. 2008-8, 9-2-2008; Ord. No. 2015-1, 3-16-2015; Ord. No. 2020-1, 3-16-2020)



TO: Planning Commission

FROM: Zoning Administrator

DATE: July 19, 2023

RE: Traffic Flow Conversion

Background: One of the goals in the City Master Plan is to convert the one-way traffic flows on Manning and West Streets back to two-way traffic flows. The goal is to request Council approve the Traffic Control Order to change the one-way streets back to two-way streets.

Conversion of Manning and West Streets from One-Way back to Two-Way Traffic

The City Master Plan, 2021 Edition, calls for a reduction or elimination of one-way streets and improvement of walkability within the City. The following excerpts are from the master plan:

Walkability — *the rerouting of M-99 through the downtown and the various one-way streets make circulation within the CBD (Central Business District) awkward and unfriendly to visitors.*

Vehicular circulation through the CBD should be addressed from both a walkability and economic development perspective. In 2007, MDOT re-routed truck traffic through the middle of the CBD, increasing truck traffic along Broad Street and effectively giving the impression of a bifurcated downtown. Hillsdale Street is one-way in the north direction adjacent to City Hall. North Manning Street is one-way in the south direction between Bacon and Hallett streets. South West Street is one-way in the south direction between Bacon and South streets, North West Street is one-way in the north direction between Bacon and Carleton streets. A walkability study should be performed to document the issues and create an implementation plan to correct them. MEDC has expressed a willingness to work with the City and MDOT to resolve some of the circulation issues.

Circulation and Parking

- *Continue to provide safe efficient flow of automobile traffic while discouraging truck traffic in the downtown area.*
- *Remove one-way streets within the City. Recreate a direct entrance into downtown Hillsdale along Hillsdale Street and West Street.*

Returning South Manning, North West and South West Streets to two-way traffic will take very little effort or expense. Things considered prior to making the decision to pursue the conversion:

- Street parking – street parking will remain as it is currently.
- Signage – most signage remains as is. Five stop signs will be added, one at S. West and W. South streets, facing south bound traffic, two at E. Bacon and N. West streets, facing south bound traffic, three at N. West and Westwood facing south bound traffic and four at E. Bacon and N. Manning, facing north bound traffic.
- School traffic at Bailey Elementary – traffic will slow which will improve the safety of pedestrians entering and exiting the school.
- School traffic at Davis Middle School – traffic will slow which will improve the safety of pedestrians entering and exiting the school.
 - Bus traffic routing will not change.
 - Private traffic dropping off and picking up students will be aided as south bound traffic will be dropping students on the school side, removing the need to cross traffic. Slower traffic will aid students being dropped off from the north bound lane due to slowing traffic in south bound lanes.
 - Additional stop sign at Westwood will also help slow traffic in front of school.
- The intersection and traffic light at N. West and W. Carleton.
 - The intersection was originally designed for two-way traffic in all four directions.
 - After the change, north-bound traffic will be able to turn right or move straight through the intersection.
 - The north bound lane currently designated to move straight through the intersection will now become the left turn lane.
 - Removal of all one-way and do not enter signs.
 - Traffic signal programming may be required but does not require any new equipment.

An excerpt from the ‘The Smart Growth Manual’ by Andres Duany, Jeff Speck and Mike Lydon encourages communities to return one-way streets to two-way traffic:

One-way streets ease traffic flow at the expense of pedestrian safety and comfort. The absence of opposing traffic makes drivers less cautious and speeding easier. One-way streets along commuting routes can also damage retail activity by providing merchants with either morning or evening trade, but not both. Finally, they limit the effectiveness of the street network, increase travel distances with around-the-block maneuvers, and can make navigation frustrating. They are justified only to ease flow in areas of extremely high density, 75 units per acre or more. Similarly, streets with more than one lane in each direction make sense only in such density. A typical travel lane can handle 700 cars per hour, so streets experiencing considerably less than 1400 cars at peak hour should not be widened beyond two lanes. Cities with multilane one-way systems should consider reverting to two-way travel, as it tends to help revitalize struggling areas.

A recent study by John Gilderbloom, University of Louisville Professor and William Riggs, assistant professor of planning for California Polytechnic State University, cited multiple reasons for encouraging communities to remove one-way traffic patterns:

- Reduction in total collisions
- Reduction in crime
- Reduction in overall noise levels
- Reduction in vehicle speeds, improving safety of pedestrians
- Increased economic development

One way traffic was implemented in the 1960s and 1970s in an effort to move automobile traffic faster and more efficiently from one point to another. Residential neighborhoods should be pedestrian safe and friendly, one-way streets do not always encourage pedestrian traffic. The master plan addresses walkability with a focus of improving the infrastructure and safety of pedestrians. One of the first steps to do this is to convert one-way traffic flows to two way traffic flows.

The plan is to hold a public discussion during a Planning Commission meeting then ask Council to change the Traffic Control Order (TCO) to convert the sections of Manning and West Streets from one-way traffic back to two-way traffic. DPS will then make the changes to signage and signals as necessary.