

cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item H
October 26, 2009

SUBJECT: Adoption of resolution to rename two portions of Grand River Avenue to Old Grand River East and Old Grand River West for the two access roads located on either side of the CSX railroad tracks, on the south side of Grand River Avenue, west of Novi Road in Section 15.

SUBMITTING DEPARTMENT: Community Development, ^{Plan} Planning Division

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

Grand River Avenue bridges the CSX railroad tracks for a section of the road between Novi Road and Clark Street. Please see the attached map for reference. The homes and businesses on the south side of Grand River near the bridge do not have direct access from Grand River Avenue, but have driveways from service roads that parallel Grand River on either side of the railroad tracks. While this situation has existed for many years, the City's GIS office recently received a request from the Novi Emergency Services Dispatch Center to verify the street names in this area. On review, it was found that the service road west of the railroad tracks is called different names depending on which map is reviewed: Grand River Avenue, Old Grand River and Whipple Street.

The concern was brought before the Project and Street Naming Committee for discussion. This Committee consists of representatives from the Community Development, Fire and Police Departments and is authorized by City Code to recommend street name changes to the City Council. The Committee believes a public safety concern exists without clear and distinct names for the roads that provide access to the eight properties in question. The Committee proposes to rename the two road sections in question to "Old Grand River East" and "Old Grand River West".

On behalf of the Project and Street Naming Committee, Community Development mailed letters to the owners and occupants of the properties in question to solicit any comments or concerns for renaming both portions of Grand River Avenue. The letter invited the property owners and building occupants to attend a Committee meeting held on September 11, 2009. A letter was also sent to the Novi Post Office. To date, no concerns or responses have been received from the property owners, occupants or the Novi Post Office. Another letter was sent regarding tonight's meeting.

Street names may be changed by resolution of City Council pursuant to Section 31-53 of the City Code. Pursuant to Section 31-51 of the City Code, this road name change has been approved by the Street Naming Committee (see Angela Pawlowski letter dated September 18, 2009).

RECOMMENDED ACTION: Adoption of resolution to rename two portions of Grand River Avenue to Old Grand River East and Old Grand River West for the two access roads located on either side of the CSX railroad tracks, on the south side of Grand River Avenue, west of Novi Road in Section 15.

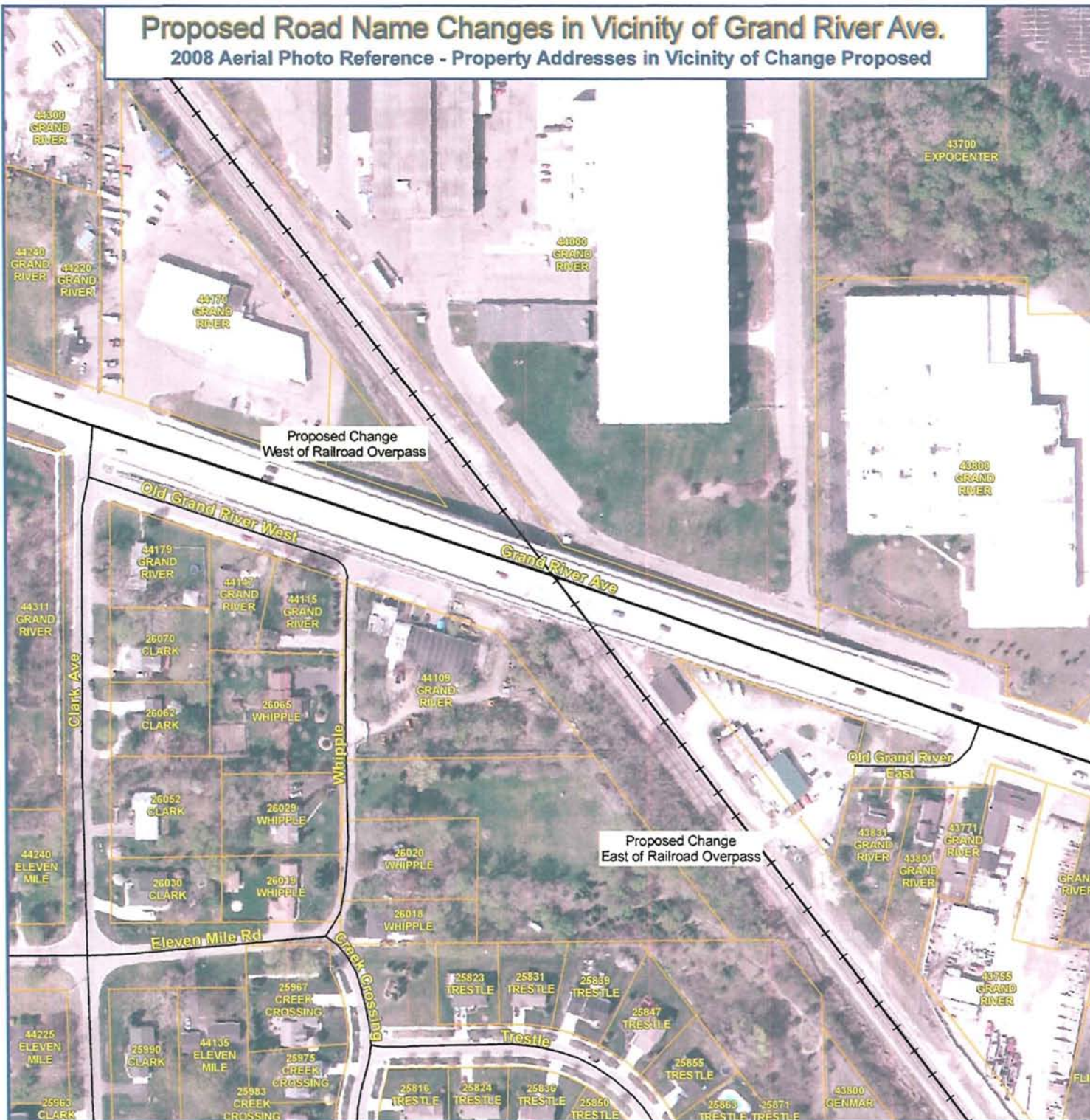
	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

MAP

Proposed Road Name Changes in Vicinity of Grand River Ave.

2008 Aerial Photo Reference - Property Addresses in Vicinity of Change Proposed



Map Legend

-  Minor Streets
-  Major Streets
-  Railroad
-  Tax Parcels



1 inch = 200 feet



City of Novi

Geographic Information Services
 Information Technology Dept
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org

Map Author: Christopher Blough, GIS Manager
 Date: October 16, 2009
 Project: Old Grand River Proposed Name Changes
 Version #: 1.1

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

SUGGESTED RESOLUTION

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

RESOLUTION TO CHANGE STREET NAME
A PORTION OF GRAND RIVER AVENUE TO
OLD GRAND RIVER EAST AND
OLD GRAND RIVER WEST
IN THE CITY OF NOVI

Minutes of a _____ Meeting of the City Council of the City of Novi, Oakland County, Michigan, held on the ____ day of _____, 2009, at the City Hall, 45175 West Ten Mile Road, Novi, Michigan 48375.

The following resolution was offered by _____ and supported by _____.

WHEREAS, City staff have been working to clarify the street name for eight properties located along the south side of Grand River Avenue, west of Novi Road, and located on the east and west sides of the CSX railroad tracks, as described on the attached and incorporated Exhibit A; and.

WHEREAS, the eight properties under consideration are not accessed directly from Grand River Avenue, but from access roads that run parallel to Grand River Avenue and that are separated by a change in grade from the traveling lanes of Grand River Avenue; and

WHEREAS, the City of Novi GIS system labels the access roads “Old Grand River Avenue”, the Act 51 maps dated 7/1/08 show the road west of the railroad tracks as “Whipple”, and the Novi Post Office show all the properties addressed from “Grand River Avenue”; and

WHEREAS, the use of different names for the same road causes difficulties for Emergency Dispatch Services to create a reliable record and to identify a property in the case of an emergency; and.

WHEREAS, the City’s Street and Project Naming Committee met on several occasions to discuss this matter, and has recommended naming the two sections of the access roads on either side of the railroad tracks as “Old Grand River East”, and “Old Grand River West”, while maintaining the street numbers as currently used; and

WHEREAS, the property owners and occupants of the eight affected parcels and the Novi Post Office were notified of the recommended street name designation and were offered an opportunity to attend the Street and Project Naming Committee meeting or otherwise provide comment, but none of the property owners or occupants attended the meeting and no written or verbal comments were received; and

WHEREAS, Chapter 31, Article V of the City Code allows public and private street names to be changed by resolution of the City Council following review and approval by the City’s Street Naming Committee;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Novi City Council that the properties be identified as “Old Grand River East” and “Old Grand River West” as shown on the attached location map.

AYES:
NAYS:
ABSTENTIONS:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, MARYANNE CORNELIUS, the duly-qualified Clerk of the City of Novi, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at a duly-called meeting held on the ___ day of _____, 2009, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this ____ day of _____, 2009.

MARYANNE CORNELIUS
Clerk, City of Novi

EXHIBIT A

The Project and Street Naming Committee has reviewed and **approved** the request for a recommendation to City Council for the renaming of several properties on the south side of Grand River Avenue and on either side of the railroad bridge to include the addresses 43771, 43801, 43831, 43963, 44109, 44115, 44147 and 44179 Grand River Avenue.

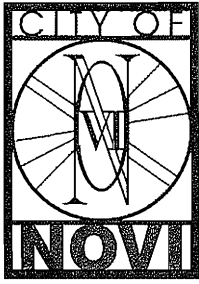
The following addresses will keep the numerical portion of the address the same but the street name will change to Old Grand River East:

43771
43801
43831
43963

The following addresses will keep the numerical portion of the address the same but the street name will change to Old Grand River West:

44109
44115
44147
44179

PROJECT AND STREET NAMING COMMITTEE APPROVAL LETTER



Date: September 18, 2009
To: Charles Boulard, Barb McBeth, Andy Gerecke
From: Angela Pawlowski, Community Development Planning Division
Subject: Project and Street Naming Committee Meeting September 11, 2009

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Brian Burke

City Manager
Clay J. Pearson

City Clerk
Maryanne Cornelius

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The following addresses will keep the numerical portion of the address the same but the street name will change to Old Grand River East:

43771
43801
43831
43963

The following addresses will keep the numerical portion of the address the same but the street name will change to Old Grand River West:

44109
44115
44147
44179

This letter shall serve as your record for the Project and Street Naming Committee's approval. Should you have any questions please contact me.

Thank you,

Angela Pawlowski
Planning Assistant
Community Development Department
City of Novi

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

C: Project and Street Name Committee

LETTER SENT TO PROPERTY OWNERS



August 26, 2009

Grand River Realty Company
41931 Ridge Road E
Novi, MI 48375

Re: Address at 44179, 44147, 44115, 44109, 43963, 43831, 43801 and 43771 Grand River Avenue

Dear Grand River Realty Company:

The Community Development Department is writing to you on behalf of the City's Project and Street Naming Committee following a request to change the street name for a section of Grand River Avenue, including the addresses noted above. The Committee is considering a recommendation to modify the street name from Grand River Avenue to Old Grand River Avenue East (or West) for several properties on the south side of the Grand River Avenue and on either side of the railroad bridge (see attached map). The street numbers will remain the same.

These changes are proposed to assist emergency services in being able to quickly locate your property in case of an emergency. We note that the street configuration is unusual in that there is a change in grade between Grand River Avenue and the service roads due to the railroad bridge. Additionally, on the west side of the tracks, access to the drive from Grand River Avenue is not directly from Grand River Avenue, but from Clark Street. The designation Old Grand River Avenue also respects the long-standing nature of the homes and businesses in this area.

We invite you to provide any comments you have about this street name change to our attention so we can forward those comments to the Project and Street Naming Committee. We have provided the attached form for you to use. You may return it to the city personally, by mail, fax, or email to my address below before September 11, 2009.

You may also attend the meeting of the Committee to participate and hear the discussion on this matter. The Committee meeting is scheduled for September 11th at 2:30 P.M. in the Mayor's Conference Room at the City offices. We will share any written comments we receive with the Committee at that time. Following the meeting and formulation of a recommendation by the Project and Street Naming Committee, the matter will be forwarded to the City Council for consideration of the street name change.

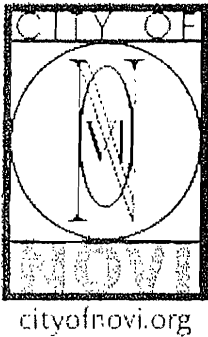
If you have any questions, feel free to contact me at 248-347-0475. My email address is apawlowski@cityofnovi.org.

Sincerely,

Angela Pawlowski
Community Development Department

C Clay Pearson, City Manager
Charles Boulard, Community Development Director
Barbara McBeth, Community Development Deputy Director
Project and Street Naming Committee
Postmaster, Novi Post Office

MEMORANDUM



TO: ROB HAYES, DIRECTOR OF DEPT OF PUBLIC SERVICES/CITY ENGINEER

FROM: CHRIS BLOUGH, GIS MANAGER
MATT WIKTOROWSKI, FIELD OPERATIONS SENIOR MANAGER

SUBJECT: STREET NAME CLARIFICATION – GRAND RIVER / CLARK AVENUE VICINITY

DATE: APRIL 23, 2009

On April 6th, the GIS office received a request from the Novi Emergency Services Dispatch Center, to verify a street name in the vicinity of Clark and Grand River Avenue(s). Upon review, there is uncertainty behind the official name of the street running parallel to Grand River Avenue. The parallel street has four addressed structures as demonstrated by the enclosed map exhibit, and appears to be a remnant of Grand River Ave after the widening and elevating over the existing roadway over CSX railroad tracks.

The City GIS road layer illustrates the street as Old Grand River Avenue. The Act 51 Map dated 7/01/2008 shows the street to be named Whipple, and submitted for such reporting in April of 1997. The United States Post Office shows the attached properties to be addressed to Grand River Ave. The use of different references to the same physical street complicates the ability for Emergency Dispatch Services to record a consistent name into the City's dispatch system. It also creates difficulty for emergency services personnel to quickly locate these properties since there is one road name sign serving both road segments called Grand River Ave.

We believe it is advisable for the City to rename the "old" portion of Grand River Ave, which is currently accessed from Clark Ave to a new name. This name would be presented to the City's Street Naming Committee and then submitted to City Council per section 31-53 of Article IV of the City of Novi Code of Ordinances which states, ***"The names of public streets may be changed by resolution of the council, after review and approval by the street name review committee in the same manner as provided in section 31-51."*** The name change would not require a change of address numbers and would be designed to limit inconvenience for residents currently located at:

44179 Grand River
44147 Grand River
44115 Grand River
44109 Grand River

The odd range of address numbers on the south side of Grand River ranging between 44109 and 44179 would be renamed to a different street name (e.g. Old Grand River Ave).

We would recommend your assistance in speaking with Chief Molloy about supporting a road name change for the old segment of Grand River Ave, so the street can be uniquely identified.

Please let us know if you would like any further background information about this matter.