

VIA E-MAIL

July 23, 2020

Planning Commission  
City of Northville  
215 West Main Street  
Northville, MI 48167

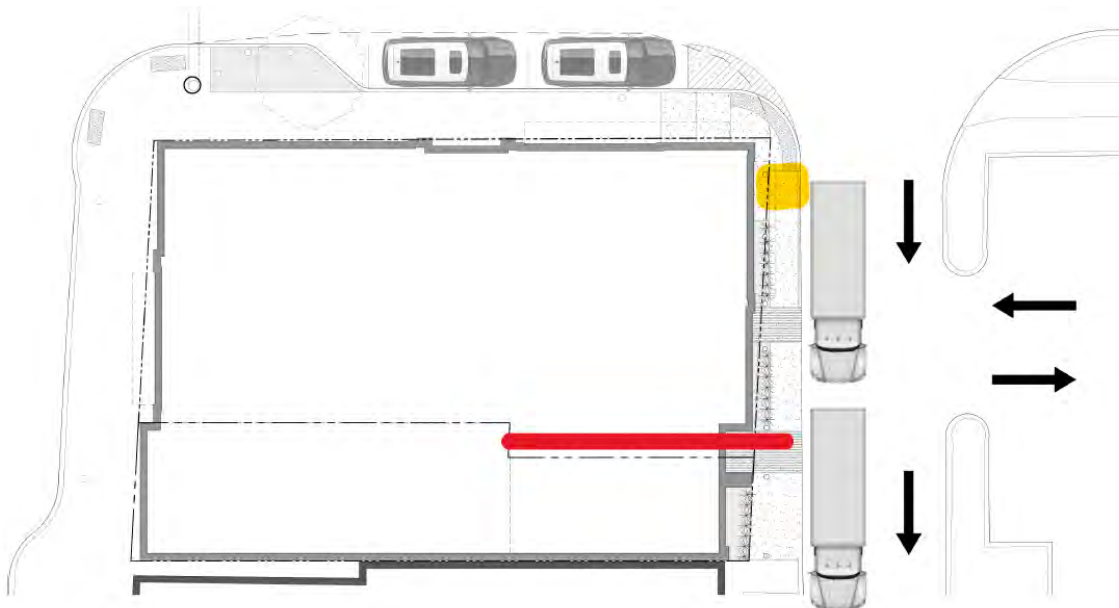
**RE: 150 – 156 N. Center Street New Building and Addition  
Site Plan – Loading/ Unloading Review**

Dear Commissioners:

Fleis & VandenBrink (F&V) staff was asked for input regarding the loading and unloading operations proposed as part of the site plan submitted for the redevelopment of 150 – 156 N. Center Street. Our review is based on the plans received by F&V on July 10, 2020.

As shown below, the developer is proposing to reconfigure the existing walls and stairs along the back of the building to install a ramp for loading and unloading purposes. The landing for the ramp is highlighted in yellow below.

In this scenario, trucks would be parked in the driving lane and the developer is requesting that the parking lot be reconfigured to a one-way traffic pattern. We do not support this layout as it would require a study of the entire parking lot to convert it into a one-way flow, likely requiring angled parking, and would impact all surrounding businesses.



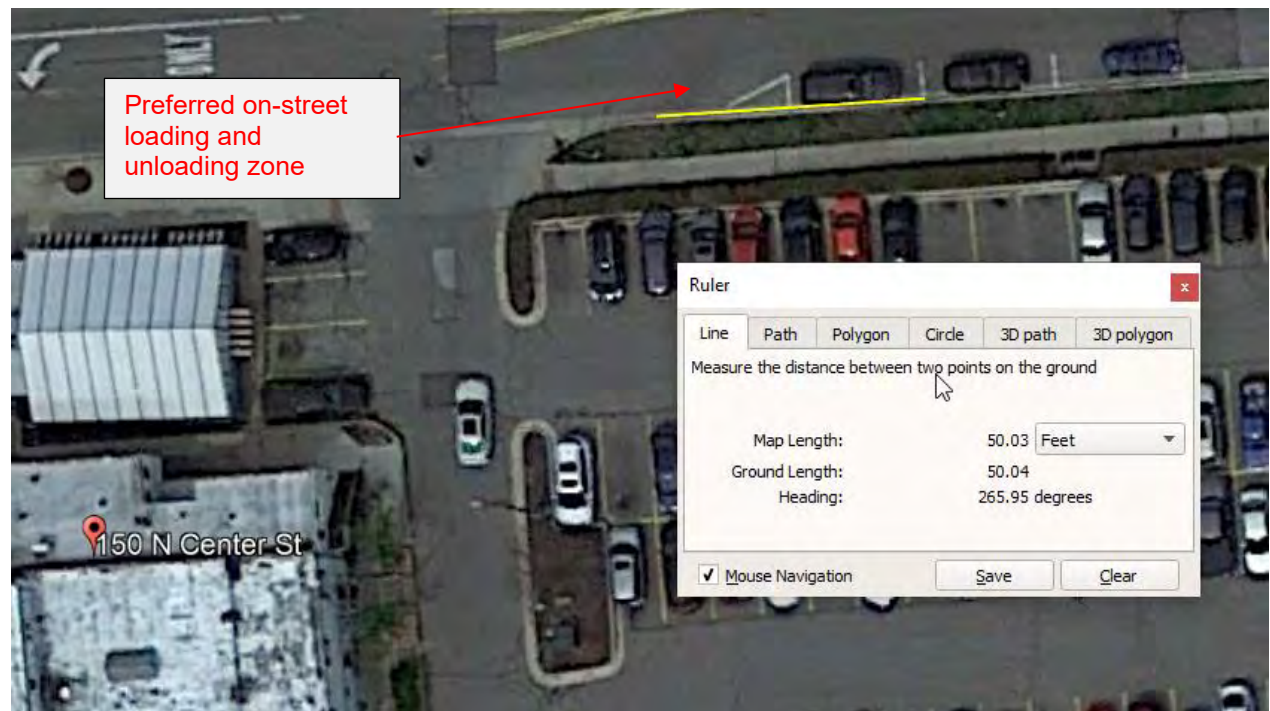
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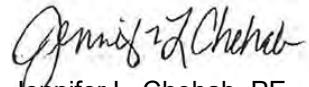
Based on the fact that the landing area for the proposed loading and unloading ramp will end up in the location shown in yellow below, we recommend that the loading/unloading area be located on E. Dunlap Street, just east of the site driveway. The first parking space to the east can be signed for no parking before 10:00 AM. This is more consistent with other loading and unloading areas throughout the downtown and will eliminate the conflict between parking lot use and loading/unloading operations. A google image marked with a yellow line has been provided below for demonstration purposes, but the site design engineer should verify the dimensions based on field measurements and modify the plans accordingly.



If you have any questions or need any additional information, please contact me at (248) 215-0696 or via email at [jchehab@fveng.com](mailto:jchehab@fveng.com).

Sincerely,

FLEIS & VANDENBRINK



Jennifer L. Chehab, PE  
Senior Project Engineer

JLC:djc

cc: Loyd Cureton, DPW Director (via e-mail)