



PROPOSED AGENDA
REGULAR MEETING OF THE CHARLOTTE PLANNING COMMISSION
111 E. Lawrence Ave. Charlotte, MI 48813
7:00 P.M. Tuesday, April 6, 2021

PER PA 254 OF 2020 AND THE MICHIGAN OPEN MEETINGS ACT,
THIS MEETING WILL BE HELD ELECTRONICALLY

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**
 - a. Approval of March 2, 2021 – 7:00pm meeting minutes
5. **Approval of Agenda**
6. **Early Public Comment** - Limit presentation to five (5) minutes
7. **New Business**
 - a. Lot Split – 3572 E. Daryl’s Way
 - b. Lot Split – 3526 E. Daryl’s Way
 - c. Rezone – 121 W. Seminary St.
 - d. Rezone – W. Lawrence Ave.
8. **Reports, Comments and Correspondence**
 - a. Safe Routes to School
9. **Public Comment**
10. **Adjourn**

~Mikayla Densmore, Deputy City Clerk

ADDRESSING THE PLANNING COMMISSION

1. *Comments shall be made only during times set aside for that purpose.*
2. *Each citizen may speak for up to 5 minutes during each public hearing and comments period.*
3. *Comments made during public hearings shall be relevant to the subject of the public hearing.*
4. *Speakers shall begin by stating their name and address.*
5. *Speakers shall refrain from using vulgarity, hate speech or “fighting words.”*

Website: <https://us02web.zoom.us/j/85667124286>
Meeting ID: 856 6712 4286 Or Call in by telephone:
Phone number: (646) 558-8656 Webinar ID: 856 6712 4286

PLANNING COMMISSION MINUTES

Regular Meeting

February 2, 2021

CALL TO ORDER: The meeting was called to order by Chairman Brummette at 7:00 P.M.

PRESENT: Chairman Brummette, Commissioners Clarke, Duweck, Gonzales-Pennington, Snyder; Also present: Community Development Director Myrkle, City Manager LaPere, Mayor Armitage, City Clerk Tidwell, all present in the City of Charlotte, Eaton County, Michigan. Commissioner McRae present in the Village of Saranac in Ionia County Michigan.

ABSENT: Commissioners Bly, Snyder, Hoy

Commissioners cited the Pledge of Allegiance.

APPROVAL OF MINUTES:

Motion by Commissioner Snyder, second by Clarke to approve the minutes of February 2, 2020 with corrections. Carried. 6 Yes. 0 No

APPROVAL OF AGENDA:

Motion by Commissioner Snyder, second by McRae to approve the agenda with the addition of Election of Officers. Motion carried. 6 Yes. 0 No.

EARLY PUBLIC COMMENT:

No public comment.

OLD BUSINESS:

REVISED 2021 PLANNING COMMISSION MEETING DATES:

Motion by McRae, support by Snyder to approve the revised 2021 Planning Commission Meeting schedule as presented. Motion carried.

6 Yes. 0 No.

LOT SPLIT – 3498 DARYL’S WAY:

Myrkle confirmed that the area that was believed to be a common area is not a common area according to the plat and the lot split application was a legal and appropriate request.

Gonzales-Pennington stated that representatives from the home association are working with the developers regarding common areas.

Snyder inquired about the common area.

Myrkle clarified the boundary request and the common areas.

McRae explained his previous motion to table and saw no problems with approving the request.

Motion by McRae to approve the lot split request, support by Snyder. Motion carried. 6 Yes. 0 No.

NEW BUSINESS:

TNT FIREWORKS TEMPORARY USE REQUEST:

Myrkle explained the temporary use request and clarified the number of findings: The principle use was granted site plan approval and is in compliance with any and all zoning regulations; the temporary use does not create a public safety problem as determined by the police department; the temporary use cannot exceed 30 days; any lawn use should be restored; adequate parking needs to remain available for the principal use; the zoning officer has determined the application does not impair the health and safety of the general public; the principal use must be in a B3 district; and the temporary use must bear a reasonable relationship with the primary use.

Chuck, with TNT Fireworks, announced his present to the Commission if the commission had any questions.

Nicole G. stated she had comments regarding the East Daryl’s way property and inquired if other lot owners needed to get their property lines adjusted to the water line.

Brummette asked Nicole to raise the concern during the public comment period.

Caleb, with New Hope Community Church, stated he is part of the fundraising group for the fireworks sales.

Motion by Commissioner Clarke, support by Gonzales-Pennington to approve the temporary use request by TNT.

Snyder inquired about the volume of product.

McRae inquired about the rationale for selling in only one location.

Chuck stated that the product volume would be increased at the one location and only one location of sales was being held due to staff and product shortages.

Motion carried with roll call vote; 6 yes. 0 No.

REPORTS, COMMENTS AND CORRESPONDENCE

Myrkle stated that there will be an April meeting with rezoning requests and informed commissioners of the Code Enforcement Ad Hoc Committee.

Snyder inquired about the sign ordinance. Myrkle stated that there had been no progress made but that he will discuss with the City Manager.

McRae inquired about the status of the application for the old Junior High School. Myrkle anticipated information coming in May.

Brummette informed the commissioners about the Safe Way to Schools program. Myrkle state that he will assist in getting information about the project to the commission. Snyder also expressed interest in participating in the project.

LATE PUBLIC COMMENT:

Nicole thanked the commissioners for approving the Daryl's way application and inquired about other properties in the area wanting the same approval. Myrkle explained the application process.

There being no further business, Commissioner Snyder, supported by Clarke moved to adjourn at 8:48 p.m.



TO: City of Charlotte Planning Commission
FROM: Bryan Myrkle, Community Development Director
SUBJECT: Daryl's Way boundary adjustments
DATE: APRIL 1, 2021

On your Planning Commission agenda for this coming Tuesday's meeting are two boundary adjustments intended to wrap-up the effort to create waterfront lots in Sanstone Estates that we have been working on for the past two months.

As previously discussed, the developer of Sanstone Estates has agreed to extend the property lines of two more parcels to secure water access for those residents. While these narrow water access areas create lot extensions and parcel shapes that are not common elsewhere in the City, this style or lot shape is in keeping with properties found throughout the state along water frontage. Furthermore, I do not believe these violate the standards for property size and shape found in the City Code.

While the Code does discourage excessively long or narrow lots, and calls for side lot lines that are at a right angle to the street (or at least having a radial relationship to the street), it also indicates that lot size and shape for residential uses should "be appropriate to the location and type of development contemplated." Because, the original plat for these parcels does strictly adhere to our standards, as does the balance of these individual properties; and because these extensions are intended to provide access to the nearby water resource for the residents, it is my opinion that these boundary adjustments are indeed appropriate for the location and type of development.



city of CHARLOTTE

Date 3-8-2021

2011 LOT SPLIT REQUEST FORM

Applicant Name Rebecca Behm

Applicant Address 6440 HIGHLAND RIDGE DR.
EAST LANSING, MI, 48823

Applicant Telephone (231) 420-6500

Property Address 3572 E DARVLS WAY, CHARLOTTE,
MI, 48813

State Parcel Identification Description Numbers of all affected properties (may be obtained from the Assessor's Office) 200-079-000-640-00

Legal Description of Property (may be obtained from the Assessor's Office, attach if necessary)

LOT 64. SANSTONE ESTATES NO. 3, NW 1/4 OF SEC 9,
T2N, R4W, CITY OF CHARLOTTE SPLIT ON 01/15/2002
FROM 200-009-100-050-00 AND -014-00- AND -040-00.

Note: If legal description is not provided, the application will be considered incomplete.

Current Zoning RESIDENTIAL Rezoning Needed Yes ☐ No ☒

A survey or drawing showing the dimensions and layout of the proposed split must be attached. The survey/drawing should indicate the distance of all buildings from the lot lines and should show the nearest streets.

What is the reason for the lot split? LAND OWNERS WOULD LIKE THE
ABILITY TO SELL THEIR LOT AS A WATERFRONT

PROPERTY. OWNERS HAVE HAD TROUBLE SELLING IT AS IS,
DEVELOPER AGREES TO SPLIT OFF A PORTION OF HIS LAND TO

Please have all parties involved sign below indicating their approval of the proposed lot split ACCOMPLISH
as described in this application: THIS.

Nicole Ligon

Real Estate Agent

Authentisign

Troy Jamieson

Crandell Enterprises Inc

Authentisign

Rebecca Behm

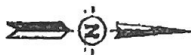
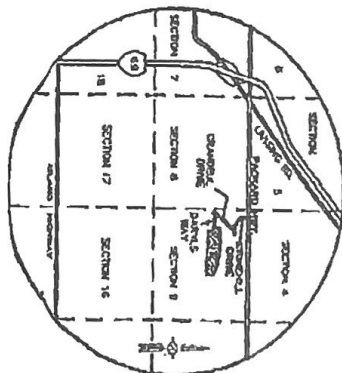
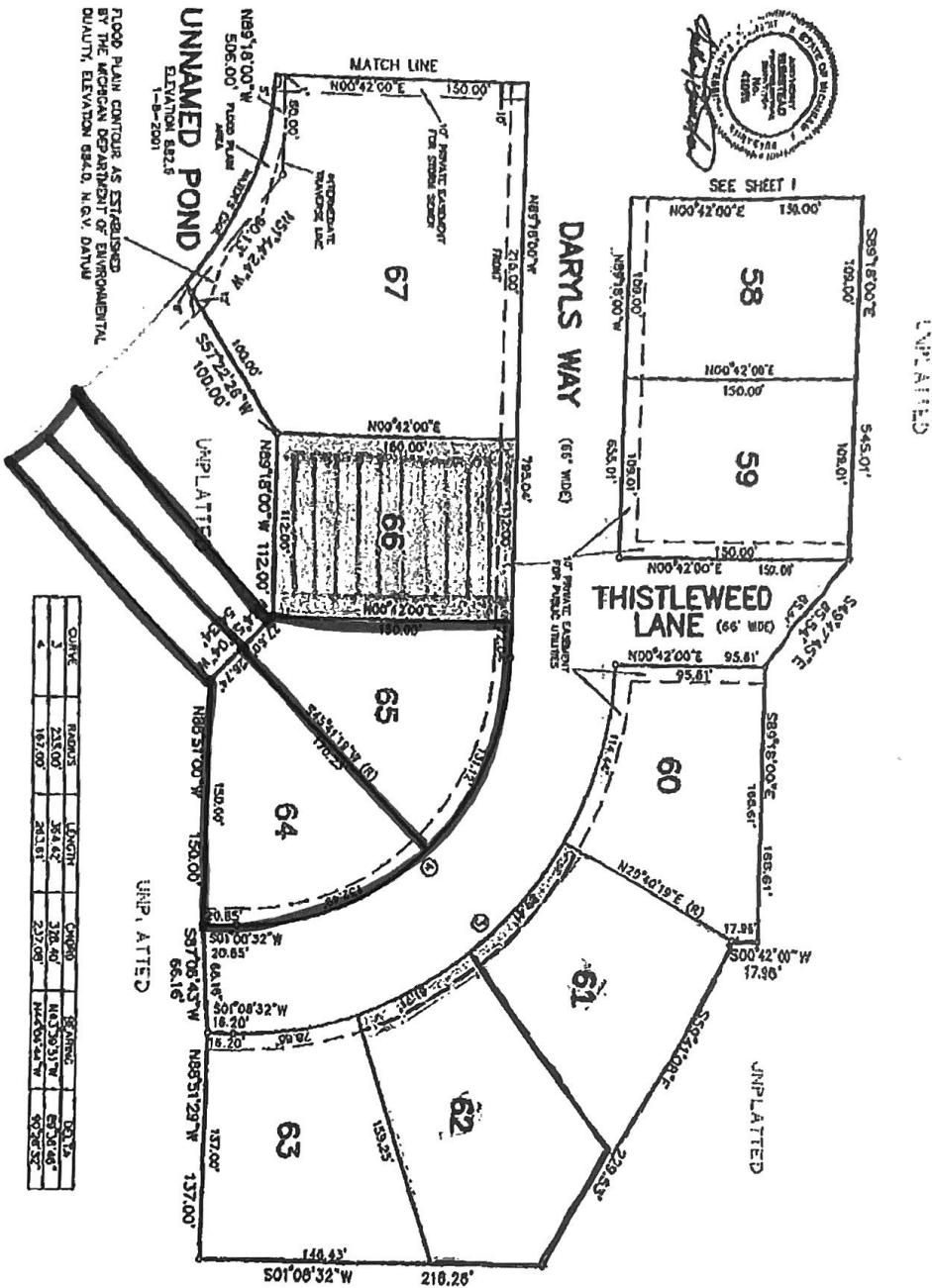
Power of Attorney

The Zoning Official will review this application and will then forward it to the Planning Commission for action. Planning Commission meets the first Tuesday of the month at 7:00 pm, unless otherwise noticed.

111 East Lawrence Avenue, Charlotte, Michigan 48813
517-543-2750 (voice) 517-543-8845 (fax) www.charlottemi.org

THIS PLAN IS SUBJECT TO RESTRICTIONS AS
REQUIRED BY ACT 206 OF 1927, AS AMENDED,
CERTAIN LOTS WITH RESPECT TO THE RECORDING
OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL
QUALITY AND/OR THE MICHIGAN DEPARTMENT OF
PUBLIC HEALTH, WHICH ARE RECORDED IN LIBER
1732, PAGE 518-570 OF RECORDS OF THIS COUNTY.

SANSTONE ESTATES NO. 3 A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 9, T2N, R4W, CITY OF CHARLOTTE, EATON COUNTY, MICHIGAN



UNPLATTED

66420



TO: City of Charlotte Planning Commission
FROM: Bryan Myrkle, Community Development Director
SUBJECT: Daryl's Way boundary adjustments
DATE: APRIL 1, 2021

On your Planning Commission agenda for this coming Tuesday's meeting are two boundary adjustments intended to wrap-up the effort to create waterfront lots in Sanstone Estates that we have been working on for the past two months.

As previously discussed, the developer of Sanstone Estates has agreed to extend the property lines of two more parcels to secure water access for those residents. While these narrow water access areas create lot extensions and parcel shapes that are not common elsewhere in the City, this style or lot shape is in keeping with properties found throughout the state along water frontage. Furthermore, I do not believe these violate the standards for property size and shape found in the City Code.

While the Code does discourage excessively long or narrow lots, and calls for side lot lines that are at a right angle to the street (or at least having a radial relationship to the street), it also indicates that lot size and shape for residential uses should "be appropriate to the location and type of development contemplated." Because, the original plat for these parcels does strictly adhere to our standards, as does the balance of these individual properties; and because these extensions are intended to provide access to the nearby water resource for the residents, it is my opinion that these boundary adjustments are indeed appropriate for the location and type of development.

CHARLOTTE

Date 3 / 14 / 21

2011 LOT SPLIT REQUEST FORM

Applicant Name Nicole Gignere (Agent) ^{OWNERS:} STEVEN & CORINA WEIGER

Applicant Address 3526 E DARYLS WAY, CHARLOTTE, MI, 48813

Applicant Telephone 517-242-0619

Property Address 3526 E DARYLS WAY, CHARLOTTE, MI, 48813

State Parcel Identification Description Numbers of all affected properties (may be obtained from the Assessor's Office) 200-079-0000-650-00

Legal Description of Property (may be obtained from the Assessor's Office, attach if necessary)

LOT 65, SANDSTONE ESTATES NO. 3, NW 1/4 OF SEC. 9, T2N, R4W, CITY OF CHARLOTTE SPLIT ON 01/15/2002 FROM 200-009-100-050-00 AND -014-00.

Note: If legal description is not provided, the application will be considered incomplete.

Current Zoning RESIDENTIAL Rezoning Needed Yes No ☒ X

A survey or drawing showing the dimensions and layout of the proposed split must be attached. The survey/drawing should indicate the distance of all buildings from the lot lines and should show the nearest streets.

What is the reason for the lot split? Current land owner would like the ability for waterfront property. Developer has agreed to sell it to them in private transaction.

Please have all parties involved sign below indicating their approval of the proposed lot split as described in this application:

Nicole Gignere

Authentisign
Troy Jamieson
3/15/2021 11:43:27 AM EDT

The Zoning Official will review this application and will then forward it to the Planning Commission for action. Planning Commission meets the first Tuesday of the month at 7:00 pm, unless otherwise noticed.

THIS PLAN IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 206 OF 1937, AS AMENDED, CONCERNING CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY AND/OR THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH, WHICH ARE RECORDED IN LIBER 1732, PAGE 518-570 OF RECORDS OF THIS COUNTY.

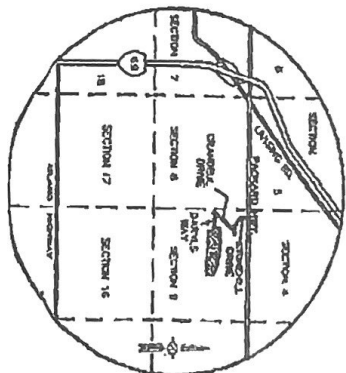
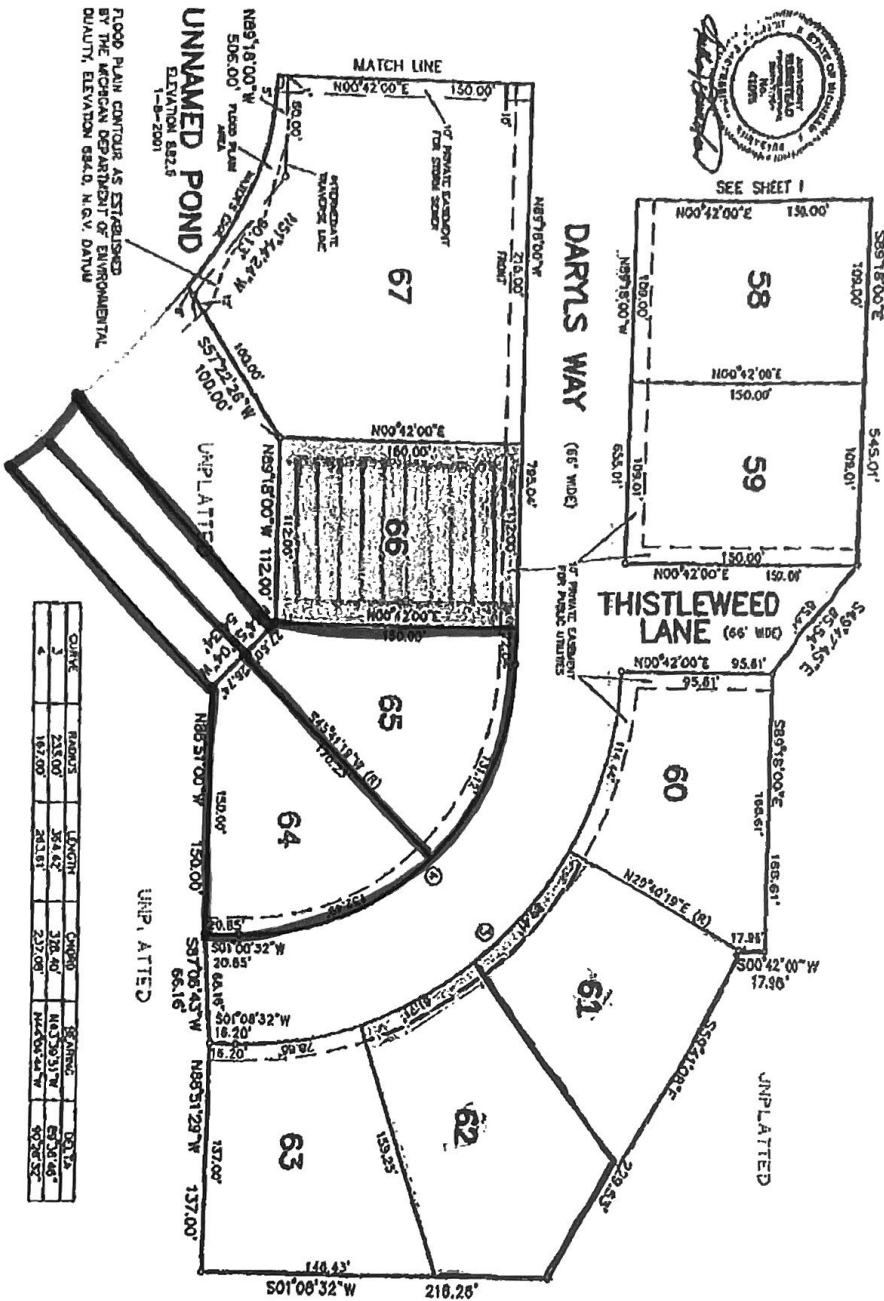
SANSTONE ESTATES NO. 3 **A SUBDIVISION OF PART OF THE NORTHWEST** **1/4 OF SECTION 9, T2N, R4W, CITY OF** **CHARLOTTE, EATON COUNTY, MICHIGAN**

SHEET 2 OF 4

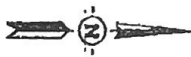


SEE SHEET 1

UNPLATTED



UNPLATTED



UNPLATTED

LEGEND:

- 1) ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2) STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "C".
- 3) STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "C".
- 4) LOT CORNERS HAVE BEEN MARKED WITH STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER WITH A PLASTIC CAP MARKED "C" 3600 STICK 41083.
- 5) ALL CURVE DIMENSIONS ARE AS INDICATED.
- 6) ALL BEARINGS ARE DERIVED FROM THE NORTH LINE OF SECTION 9 WHICH IS RECORDED IN LIBER 1732, PAGE 518-570 OF RECORDS OF THIS COUNTY.
- 7) "P" INDICATES RADIAL LOT LINE, "W" INDICATES NON-RADIAL LOT LINE.
- 8) LOT LINES EXTEND TO THE WATER'S EDGE.

66420



TO: City of Charlotte Planning Commission
FROM: Bryan Myrkle, Community Development Director
SUBJECT: 121 West Seminary rezone request
DATE: APRIL 1, 2021

On your Planning commission agenda for Tuesday, April 6 is a request to consider the rezoning of 121 West Seminary Street from B-1 Local Business District to RT - Two Family Residential.

While it is currently zoned for business, the property is nonconforming — it is a house, and its current and historic use is residential. The house was recently purchased, and the new owner would like to change it from a single family home to a two-family home, with an upstairs apartment. Currently, the only options are to maintain it as a single-family home (grandfathered), or use it for business.

At one time, this property was attached to an adjacent parcel to the south, 326 Cochran Avenue, currently occupied by the Cork & Bottle convenience store, which may explain why it is zoned for commercial use.

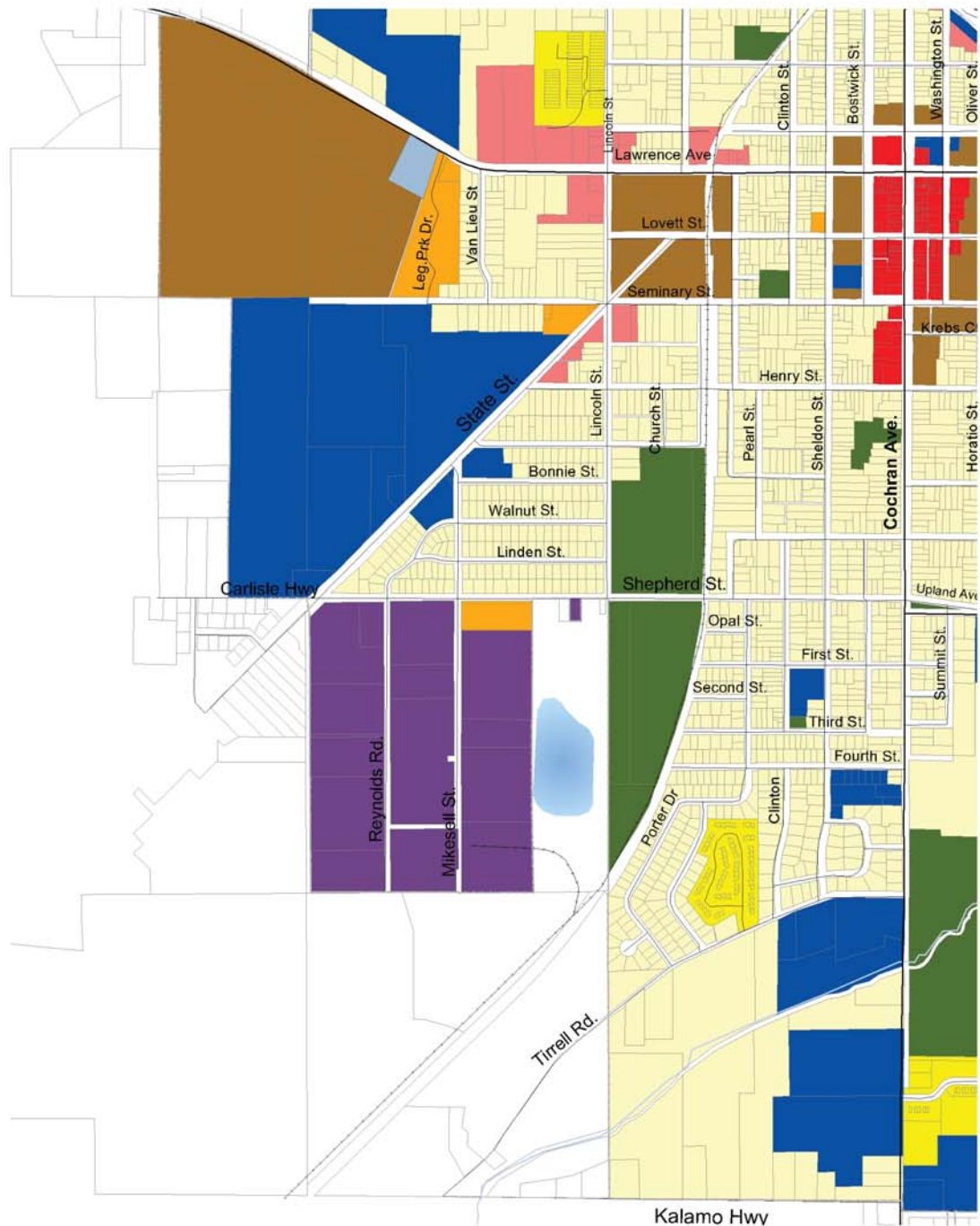
This residential property is located on the border of the B-1 and RT district and could easily be rezoned without creating any issues related to spot zoning or neighborhood compatibility. Similarly, the Future Land Use Map calls for it to be residential. Rezoning to RT would also eliminate a nonconforming condition, which can be very helpful to the property owner if they later need to sell or refinance.

As in other requests for rezoning, the Planning Commission is charged with conducting the necessary public hearing on the matter and making a recommendation on the request back to the City Council for final determination.

121 West Seminary Street



MAP 10.4 Future Land Use Map - Southwest Quad



CITY OF CHARLOTTE
Future Land Use -SW

- City Boundary
- Railroad
- Primary Roads
- Unpaved Roads
- State/Interstate Highway

Future Land Use Key

- Single Family (Low Density)
- Single Family (Medium Density)
- Multiple Family Residential (High Density)
- Mixed Use
- Neighborhood Commercial
- Central Business District
- Corridor Commercial
- Office and Research
- Manufacturing and Industrial
- Public and Institutional
- Park and Open Space

0 0.08 0.12 0.16 0.24 0.32 Miles



TO: City of Charlotte Planning Commission
FROM: Bryan Myrkle, Community Development Director
SUBJECT: West Lawrence rezone request
DATE: APRIL 1, 2021

On the Planning Commission agenda for Tuesday, April 6 is a request from Fleet Services to consider a rezoning action for an 8.38 acre parcel on the south side of West Lawrence Avenue between South Wheaton Road and Legacy Drive. The parcel is undeveloped and does not have a street address assigned.

The property is currently used for agriculture, but is zoned B-3, and is Master Planned as 'mixed use.'

These designations are a reflection of a specific development proposal from the early 2000s, which has since been abandoned. That proposal included this parcel, as well as the surrounding undeveloped acreage.

At the time, the property owners discussed using the larger site for a housing development with a mix of densities, both single and multi-family, with future commercial use proposed along Lawrence Avenue. This proposal resulted in the current designations on the Master Plan and Zoning Map.

After approximately 15 years, the owners have now sold most of the property to a local farmer, who intends to continue using the site for agriculture indefinitely. There are two remaining parcels for sale on West Lawrence, one of which is the subject of this rezoning request.

Fleet Services is a heavy vehicle repair business that has occupied at least two different properties in the City, and is currently located at 201 S. Lincoln Street. The business continues to grow and they have need for a larger space. The owner, Dan Bryan, has spent a lot of time looking for an appropriate location for this business, and would like to purchase this site on West Lawrence for a new development.



As in all cases where there is a request for rezoning, the Planning Commission is charged with conducting the required public hearing and making a recommendation back to the City Council for a final decision.

In this case, the Planning Commission should also consider the surrounding properties, and how they are shown on the Future Land Use Map (Master Plan). They are currently shown as mixed use (see exhibit), which indicates a mixture of commercial and residential uses sharing space. If the Planning Commission determines that this proposal for rezoning the site for industrial use is a good one, it should consider whether similar, compatible uses should be planned for the balance of this area and the Future Land Use Map adjusted accordingly. I have included the relevant portion of the map in your packet for reference.

The Planning Commission will need to consider several items in order to make a recommendation:

- What effect this proposal may have on neighboring properties.
- Whether the previous planning for these sites remains relevant when the project it was based on is no longer viable
- Whether making allowance for a different type of use in that area is a worthwhile consideration.

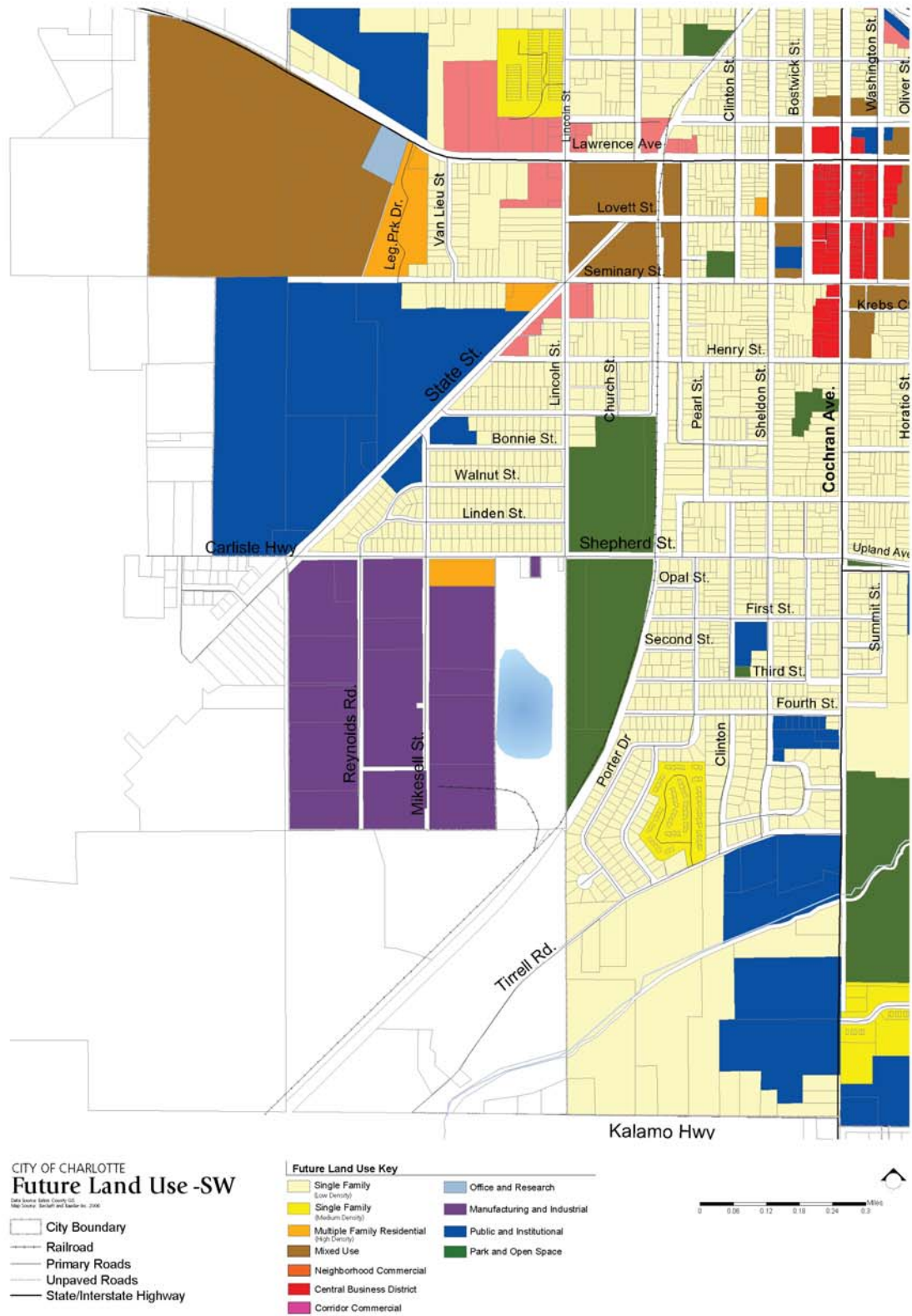
While an expansive mixed-use housing development would no doubt be welcome in Charlotte, it is no longer on the table. It also seems possible that a mix of light-industrial and office park use gradually replacing agriculture use in that location would also be productive and desirable. I believe these are open questions that may have more than one reasonable answer.

If there is support at the Planning Commission and City Council for making this rezoning change, we will also need to make appropriate updates to the Future Land Use Map for this site and those nearby parcels that might benefit from a planning update. That would require additional public input and action by the Planning Commission and Council, and this would need to be done in the very near future, as we do not want to have long-term conflicts between our zoning and future land use maps.

West Lawrence Avenue site



MAP 10.4 Future Land Use Map - Southwest Quad



Memo

To: Planning Commission
From: Amy E. Gilson, P.E., Director of Public Works
Date: March 25, 2021
Re: Safe Routes to School Project

It has come to my attention that members of the Planning Commission would like more information on the above mentioned project. I am happy to provide the following overview.

Safe Routes to School (SRTS) is an international movement—and now a federal program—to make it safe, convenient and fun for children to bicycle and walk to school. When routes are safe, walking or biking to and from school is an easy way to get the regular physical activity children need for good health. Safe Routes to School initiatives also help ease traffic jams and air pollution, unite neighborhoods and contribute to students' readiness to learn in school.

The project is started and spearheaded by the schools. Charlotte Public Schools along with St. Mary School started the grant process back in 2017. Their work included mapping the locations of students, performing walking audits to identify obstacles for students to walk to school, surveys of parents and students, holding public input sessions, and partnering with the Michigan Fitness Foundation, Sparrow Eaton Hospital, CanDo!'s Step by Step Committee, and the City of Charlotte to complete the grant application.

There are several aspects to the grant program including education for children about safe biking and walking to school, proper respect for railroads, and neighborhood "Eyes & Ears" watch programs. The infrastructure portion of the project is to build sidewalks and crossings where it would benefit the children the most.

Once the school has completed the Action Plan, they engaged the City of Charlotte as an Act 51 road agency to administer the grant and facilitate the construction of the improvements. The improvements are federally funded and run through the Michigan Department of Transportation (MDOT).

At this point, the schools have received a conditional award of the grant. With that, the design of the infrastructure will be completed. If all the conditions are met, and the project reaches a grade inspection with MDOT, consideration will be given for the actual grant award. It is anticipated that design will be complete in the summer of 2021 with construction beginning in 2022. There are twenty-eight different projects around town that will be constructed. All sidewalks will have ADA accessible ramps at the intersections. All in all, this grant represents over \$1.3 million of investment into our children's safety.

This memo is not meant to be all encompassing, but an overview of the project. There are many people involved in the process, many moving parts, and a lot of effort has gone into providing a safe option for our children to walk or bike to school.

Please let me know if you have any questions.

M:\Memo\2021\planning commission memo regarding SRTS.doc



PROJECT G-1:

E. Seminary Street

Prairie Street to Johnson Street



E. HENRY STREET

WING COURT

WARREN STREET

PROJECT G-3:

Merritt Street

E. Henry Street to Warren Street



PROJECT W-1:

Amity Street

Forest Street to North Sheldon Street



FOOTE STREET

W. STODDARD STREET

W. HARRIS STREET

PROJECT W-2:

High Street

W. Harris Street to Foote Street



AMITY STREET

PROJECT W-3:

High Street

440 High Street to Amity Street



PROJECT W-4:

Foote Street

High Street to 509 Foote Street



BEECH STREET

BEECH STREET

AMITY STREET

PROJECT W-10:

High Street

Amity Street to Beech Street



PROJECT P-1:
Remote Drop off
Church to Parkview School

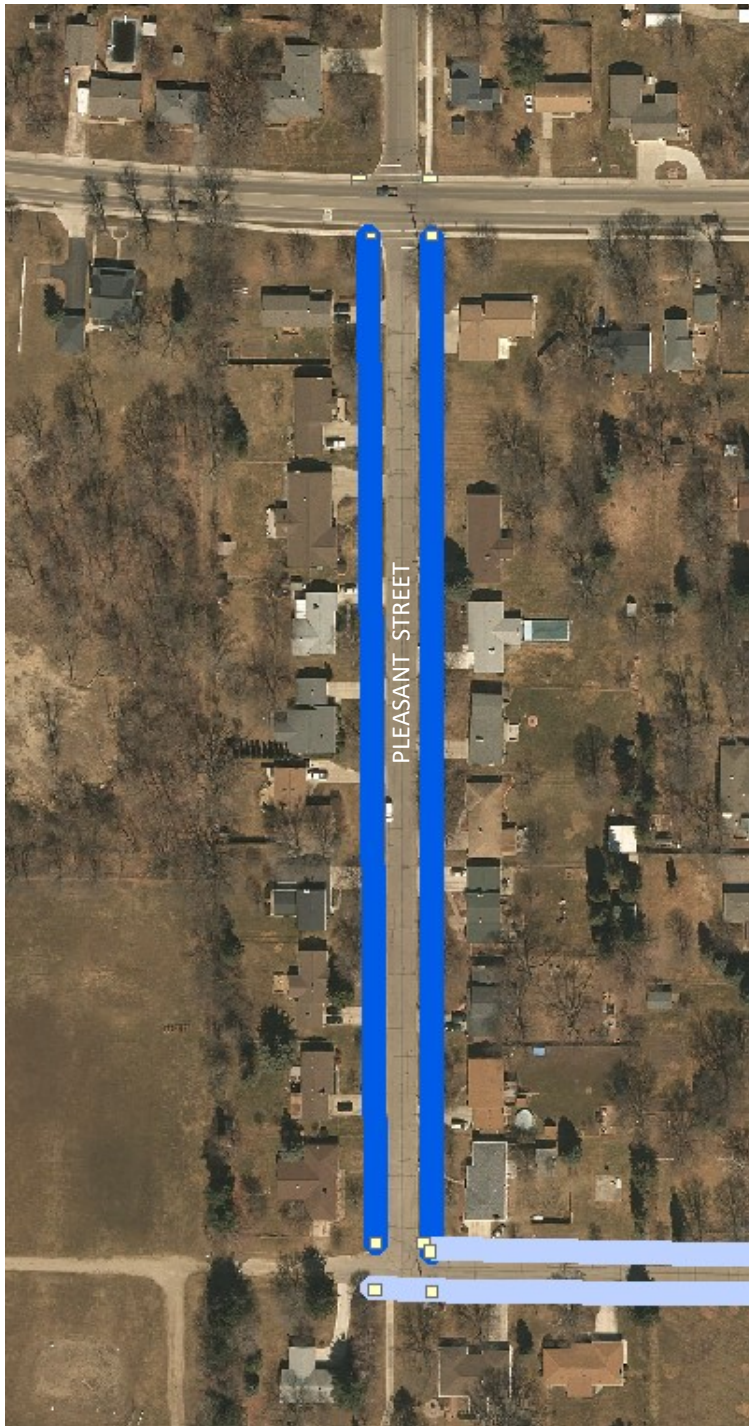


EAST SHEPHERD STREET

PROJECT SM-1:

St. Mary Boulevard

East Shepherd Street to 550 St. Mary Blvd.



EAST SHEPHERD STREET (M-50)

PLEASANT STREET

PROJECT SM-2:

Pleasant Street

East Shepherd Street to East Third Street



PROJECT SM-3:

East Third Street

Dead End to St. Mary Blvd.



PROJECT SM-7:

East Shepherd Street

East and West of St. Mary Blvd.

ST. MARY BLVD.

NOTE: PEDESTRIAN CROSSING SIGNS SHALL BE RECTANGULAR RAPID FLASH BEACONS (RRFB) THAT MEET FHWA AND MDOT STANDARDS.



NOTE: SIDEWALK TO END 8 FT. FROM END OF RAILROAD TIES. NO FURTHER THAN 16 FT. FROM THE END OF THE RAILROAD TIES, PLACE 24" WIDE ADA TRUNCATED DOMES ACROSS THE FULL WIDTH OF THE SIDEWALKS.

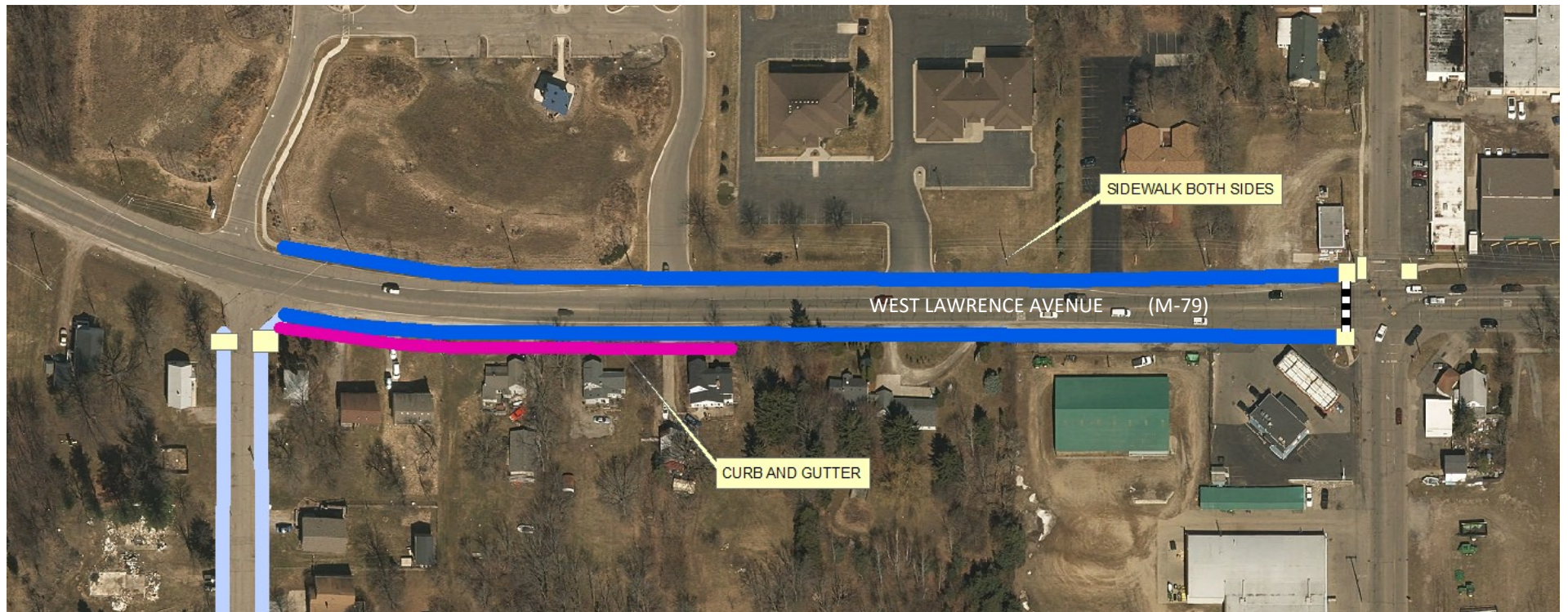
PROJECT MS-1 Revised:
West Henry Street
Pearl Street to Lincoln Street



WEST LAWRENCE AVENUE

PROJECT MS-2:
Van Lieu Street
W. Seminary Street to W. Lawrence Avenue

WEST SEMINARY STREET



VAN LIEU STREET

LINCOLN STREET

PROJECT MS-3 REVISED:
West Lawrence Avenue
Van Lieu Street to Lincoln Street



PROJECT MS-4:

West Seminary Street

752 W. Seminary Street to Van Lieu Street



WEST HENRY STREET

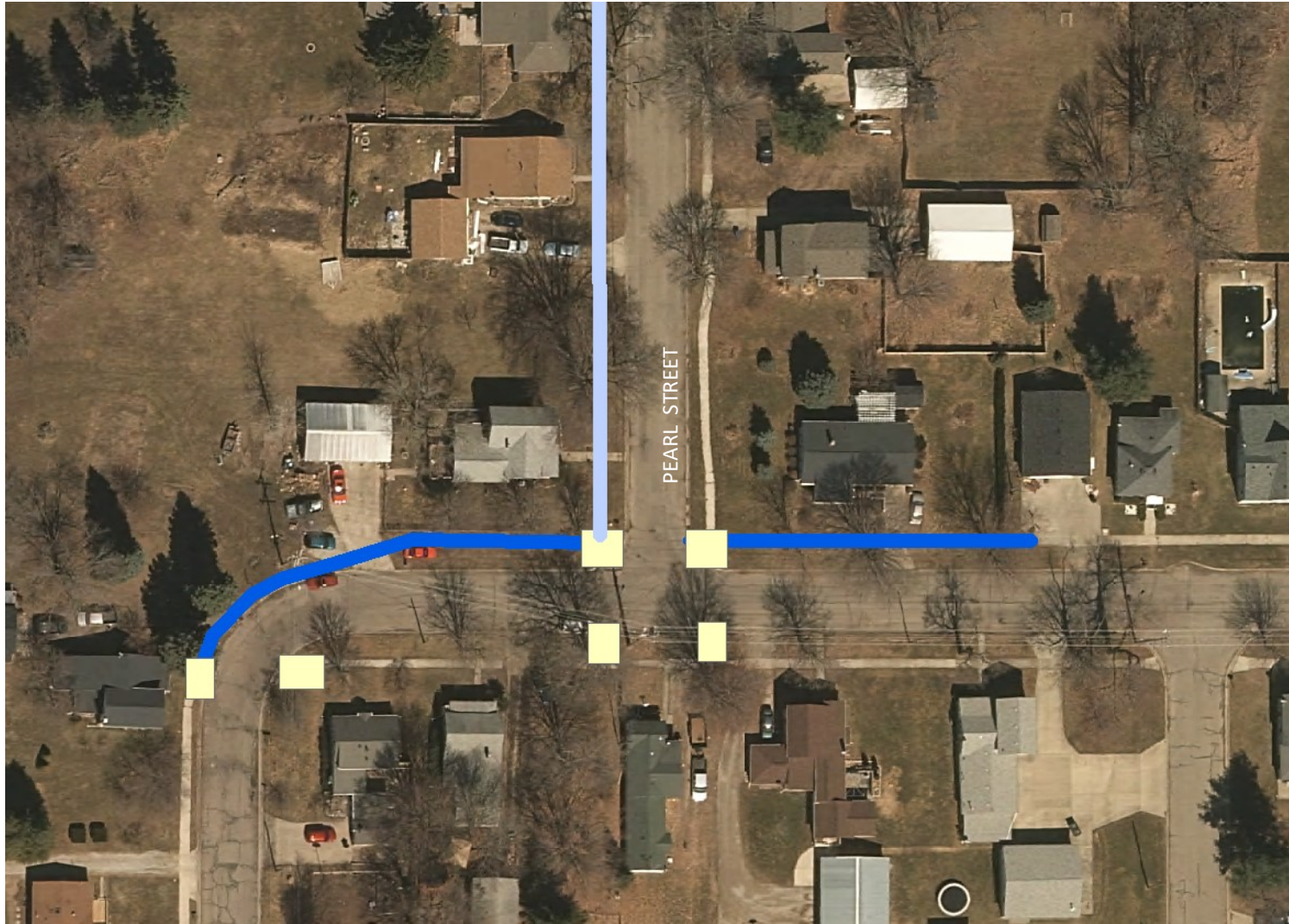
JOHN STREET

WEST SHAW STREET

PROJECT MS-5:

Pearl Street

W. Henry Street to Shaw Street



PEARL STREET

WEST SHAW STREET

PROJECT MS-6:
West Shaw Street
Pearl Street to 318 W. Shaw Street



LINCOLN STREET

PROJECT MS-7 Revised:

West Seminary Street

600 W. Seminary Street to State Street



WEST LOVETT STREET

WEST SEMINARY STREET

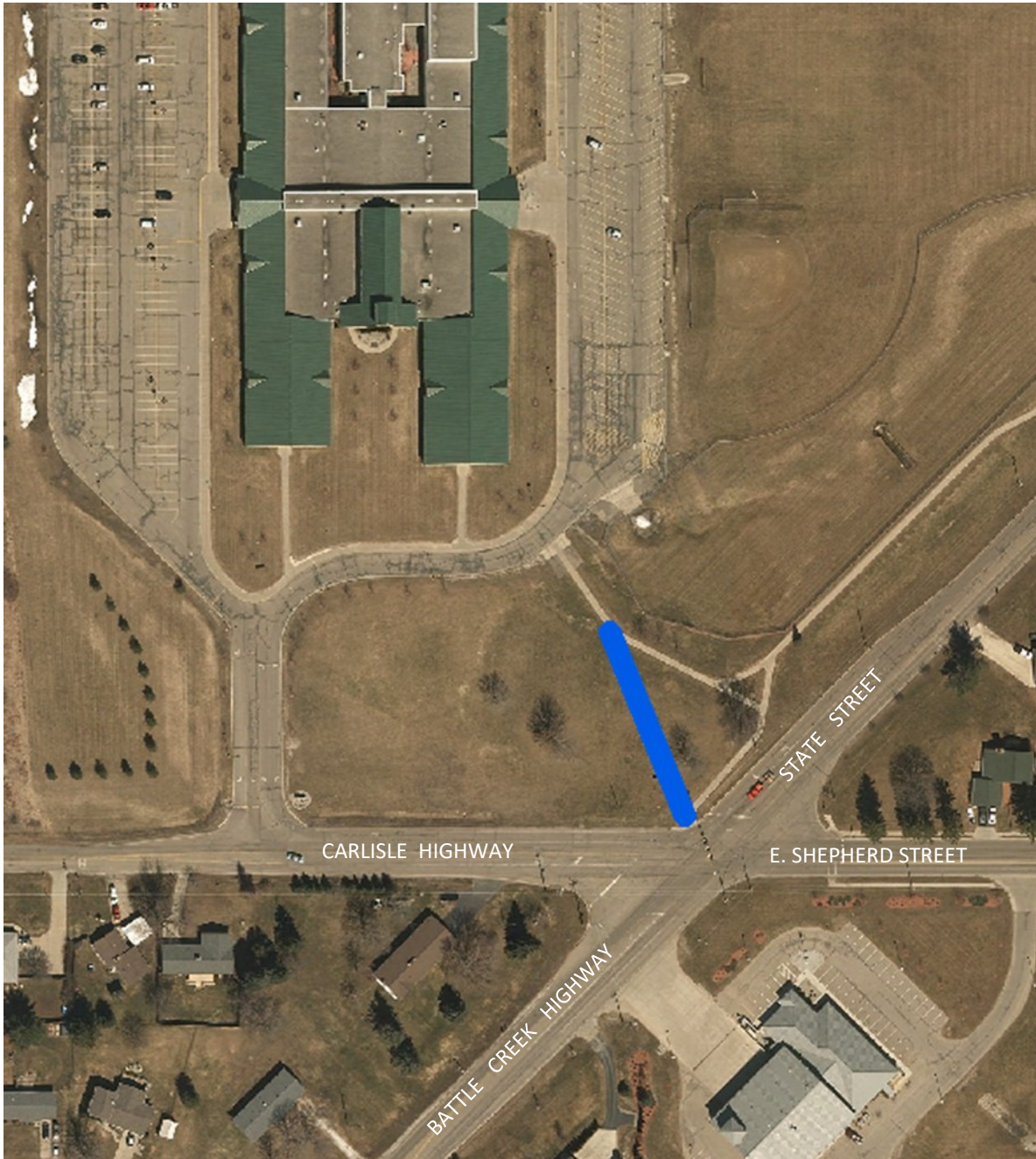
PROJECT MS-8 Revised:

State Street

W. Seminary Street to W. Lovett Street



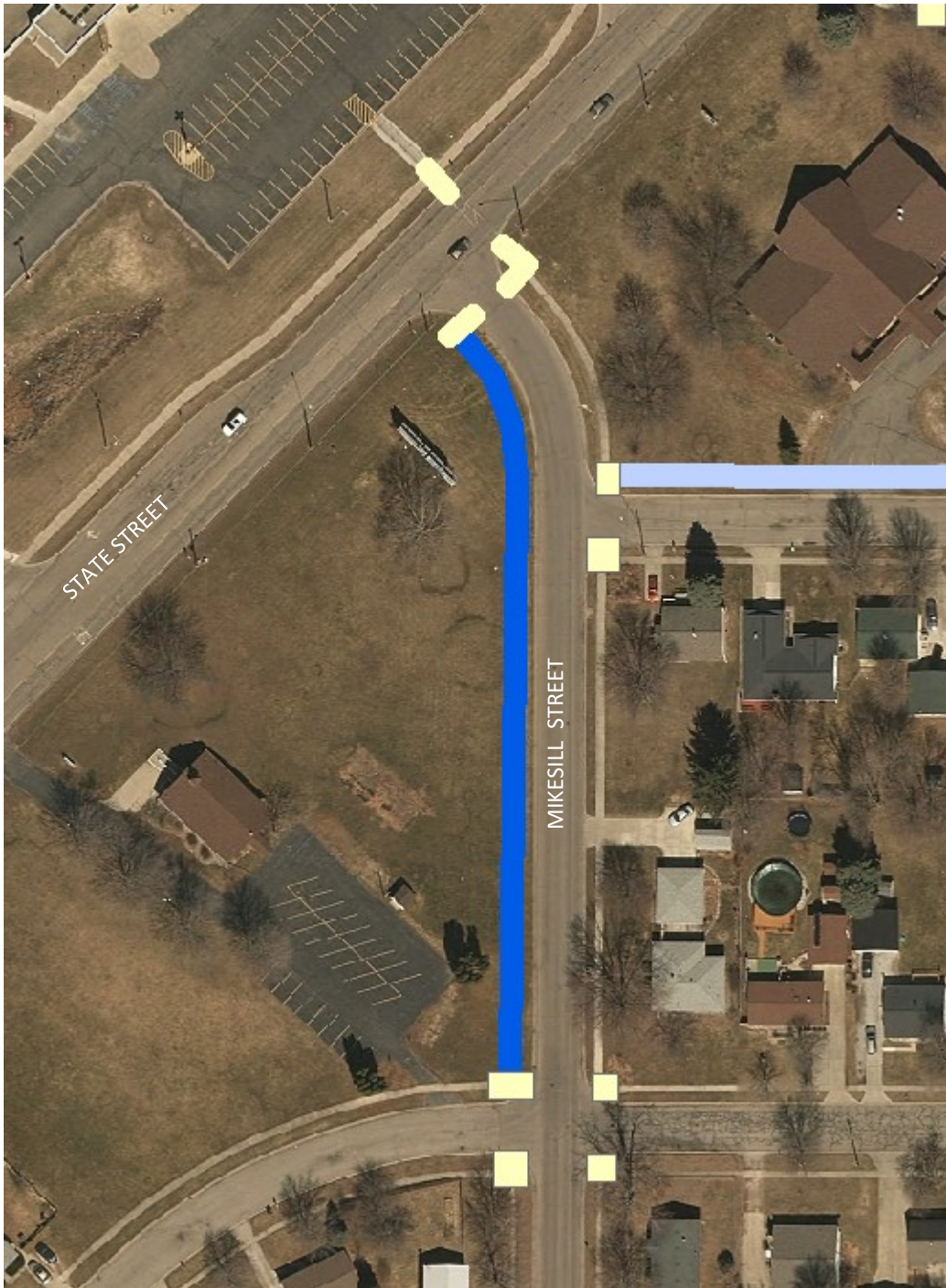
PROJECT MS-10:
West Henry Street
Lincoln Street to State Street



PROJECT UE-1:

Direct Sidewalk

Shepherd/ State Streets to CUE/
Middle School



BONNIE STREET

PROJECT UE-2:
Mikesell Street
State Street to Walnut Street

WALNUT STREET



MIKESELL STREET

PROJECT UE-3:

Bonnie Street

Mikesell Street to 757 Bonnie Street



PROJECT UE-4:

Walnut Street

Lincoln Street to 711 Walnut Street

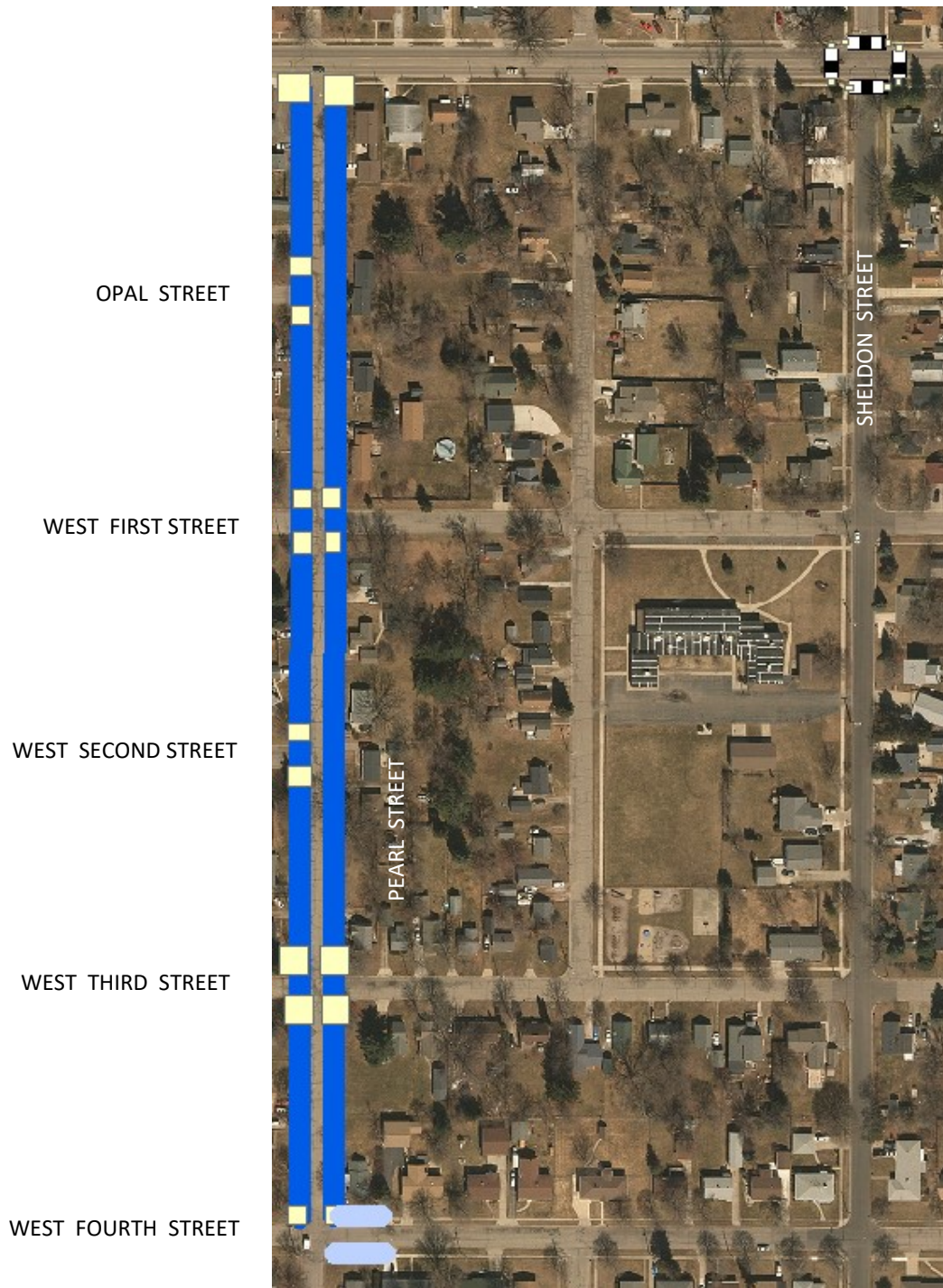


LINCOLN STREET

PROJECT UE-5:

Cherry Street

State Street to Lincoln Street



WEST SHEPHERD STREET

PROJECT UE-6 Revised:

Pearl Street

W. Shepherd Street to
West Fourth Street

Crosswalks at W. Shepherd and
Sheldon Streets



PROJECT UE-7:

West Fourth Street

Pearl Street to 404/407 W. Fourth
Street