



## CITY of NOVI CITY COUNCIL

Agenda Item 4  
December 7, 2009

**SUBJECT:** Adoption of resolution to rename one portion of Grand River Avenue to Old Grand River West for the access road located on the west 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, 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 initially proposed to rename the two road sections 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. No concerns or responses were received from the property owners, occupants or the Novi Post Office and the matter was placed on the October 26<sup>th</sup> Council Agenda. Another letter was sent regarding that meeting and four members of the audience spoke during audience participation in opposition to the renaming of the street. City Council postponed the matter for further review by staff.

Further Review and Discussion

On November 13<sup>th</sup>, the Project and Street Naming Committee met to discuss the public comments at the October 26<sup>th</sup> City Council meeting and to invite further comment from the property owners and tenants affected by the proposed changes. Property owners and tenant were again invited to the meeting, or to provide written comments. One letter was received prior to the meeting, from Mr. Mike Harris, proprietor of Novi Feed, indicating his opposition to the proposed street name change.

Mr. Harris attended the Committee meeting and indicated his reasons for objecting to the street name change on the east side of the railroad tracks: Novi Feed had been at that location for many years, and its location is well known by its name alone; the business is struggling already and does

not need any further difficulties at this time; the business is currently difficult to see from Grand River Avenue; changing the street name will require purchase of new business cards, letter head and other business forms; and a new tenant has just moved into the building and the address change would create further havoc for that tenant's customers. Further, Mr. Harris indicated he will be proposing a new sign for his business and he said he would be willing to put his address on the sign for better identification from the main road.

Two additional letters objecting to the street name change on the east side of the railroad tracks were received and read by the Committee.

The Committee discussed the matter at length, reiterating the intent and desire of the Committee to insure prompt emergency service today and in the future. Alternatives to the renaming of the street on the east side of the railroad tracks were discussed in order to increase awareness of these homes and businesses:

- Each address could be flagged in the 911 CAD computer dispatch system,
- DPS could be asked to post a sign at the right of way showing all four addresses,
- Mr. Harris should continue to offer to put the business address on his sign proposal,
- Addresses could be better delineated on these four buildings and mailboxes,
- If this issue continues to be a problem in the future, the Committee could still consider a recommendation to rename the road.

Updated Committee Recommendation

A vote was taken to that effect, thereby eliminating the Committee's recommendation to change the addresses on the east side of the railroad tracks to Old Grand River East.

The Committee continues to recommend renaming the road on the west side of the tracks to Old Grand River West, since this road prompted the initial review of the road names, and because there have been no concerns registered from the property owners or tenants, even with several notices sent.

An updated Suggested Resolution is attached for consideration by the City Council.

**RECOMMENDED ACTION:** Adoption of resolution to rename one portion of Grand River Avenue to Old Grand River West for the access road located on the west 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 Crawford				
Council Member Fischer				

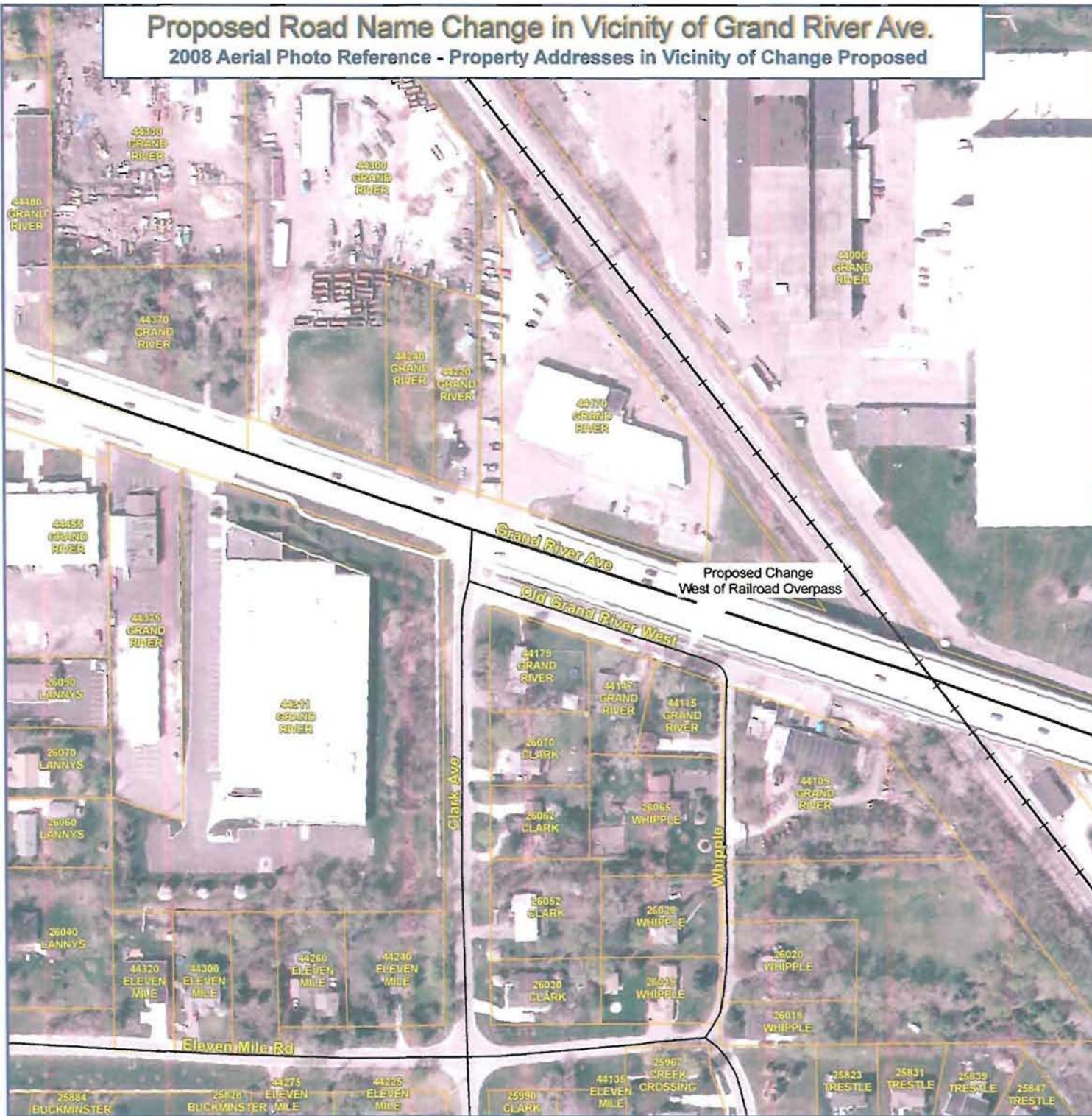
	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

MAP




# Proposed Road Name Change 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: November 24, 2009  
 Project: Old Grand River Proposed Name Changes  
 Version #: 1.2

### 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.

# MEMORANDUM



cityofnovi.org

TO: Clay Pearson, City Manager  
FROM: Barbara <sup>Barb</sup>McBeth, AICP, Community Development  
SUBJECT: Grand River Avenue Street Renaming  
DATE: November 23, 2009

11/25/09  
To: Mayor & City Council Members  
[Signature]

This memo is provided as an update to the recent issue brought to the City Council regarding the possible renaming of a portion of Grand River Avenue near the CSX railroad tracks.

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 initially proposed renaming the two road sections "Old Grand River East" and "Old Grand River West".

At the October 26<sup>th</sup> City Council meeting, four members of the audience spoke during audience participation in opposition to the renaming of the street. City Council postponed the matter for further review by staff.

### Further Review and Discussion

On November 13<sup>th</sup>, the Project and Street Naming Committee met to discuss the public comments at the October 26<sup>th</sup> City Council meeting and to invite further comment from the property owners and tenants affected by the proposed changes. One letter was received prior to the meeting, from Mr. Mike Harris, proprietor of Novi Feed, indicating his opposition to the proposed street name change.

Mr. Harris attended the Committee meeting and indicated his reasons for objecting to the street name change on the east side of the railroad tracks: Novi Feed had been at that location for many years, and its location is well known by its name alone; the business is struggling already and does not need any further difficulties at this time; the business is currently difficult to see from Grand River Avenue; changing the street name will require purchase of new business cards, letter head and other business forms; and a new tenant has just moved into the building and the address change would create further havoc for that tenant's customers. Further, Mr. Harris indicated he will be proposing a new sign for his business and he said he would be willing to put his address on the sign for better identification from the main road.

Two additional letters objecting to the street name change on the east side of the railroad tracks were received and read by the Committee.

The Committee discussed the matter at length, reiterating the intent and desire of the Committee to insure prompt emergency service today and in the future. Alternatives to the renaming of the street on the east side of the railroad tracks were discussed in order to increase awareness of these homes and businesses in this area:

- Each address could be flagged in the 911 CAD computer dispatch system,
- DPS could be asked to post a sign at the right of way showing all four addresses,
- Mr. Harris should continue to offer to put the business address on his sign proposal,
- Addresses could be better delineated on these four buildings and mailboxes,
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Updated Committee Recommendation

A vote was taken to that effect, thereby eliminating the Committee's recommendation to change the addresses on the east side of the railroad tracks to Old Grand River East.

The Committee continues to recommend renaming the road on the west side of the tracks to Old Grand River West, since this road prompted the initial review of the road names, and because there have been no concerns registered from the property owners or tenants, even with several notices sent.

Staff will request this matter be placed on an upcoming City Council agenda.

C Pam Antil, Assistant City Manager  
Charles Boulard, Community Development Director  
Project and Street Naming Committee  
Novi Postmaster



# 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.



Date: November 23, 2009  
To: Charles Boulard, Barb McBeth, Andy Gerecke  
From: Angela Pawlowski, Community Development Planning Division  
Subject: Project and Street Naming Committee Meeting November 13, 2009

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 on the west side of the railroad bridge which include the addresses 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 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,

A handwritten signature in cursive script that reads "Angela Pawlowski".

Angela Pawlowski  
Planning Assistant  
Community Development Department  
City of Novi

C: Project and Street Name Committee



**SUGGESTED RESOLUTION**

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

**RESOLUTION TO CHANGE STREET NAME**  
**A PORTION OF GRAND RIVER AVENUE TO**  
**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 four properties located along the south side of Grand River Avenue, west of Novi Road, and located on the west side of the CSX railroad tracks, as described on the attached and incorporated Exhibit A; and.

**WHEREAS**, the four 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 access road on the west side of the railroad tracks “Old Grand River West”, while maintaining the street numbers as currently used; and

**WHEREAS**, the property owners and occupants of the four 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 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 on the west side of the railroad bridge, which include the addresses 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 West:

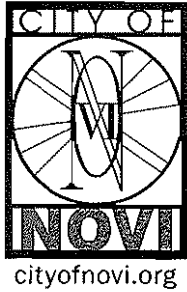
44109

44115

44147

44179

**PROJECT AND STREET NAMING COMMITTEE  
APPROVAL LETTER**



Date: November 23, 2009  
To: Charles Boulard, Barb McBeth, Andy Gerecke  
From: Angela Pawlowski, Community Development Planning Division  
Subject: Project and Street Naming Committee Meeting November 13, 2009

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 on the west side of the railroad bridge which include the addresses 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 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

C: Project and Street Name Committee



**LETTER SENT TO PROPERTY OWNERS**



November 3, 2009

Federal National Mortgage Association  
44179 Grand River Avenue  
Novi, MI 48375

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

Dear Federal National Mortgage Association:

This letter is a follow-up to a letter sent to property owners in August, and another letter sent in October. 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 address noted above. The Committee made a recommendation to the City Council 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.


While the City Council was scheduled to hear this request on October 26<sup>th</sup>, the City Council voted to postpone approval of it due to the comments of four members of the audience who spoke in opposition to the change during audience participation. The Mayor asked interested residents to contact the Clerk's Office after the meeting to discuss this matter with City Staff. We have received only one email from an affected property owner indicating his opposition to the street name change, so we are making another attempt to contact affected property owners regarding this proposed street name change before the matter returns to the City Council.

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 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 November 13, 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 November 13<sup>th</sup> at 3 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 again to the City Council for consideration of the street name change.

Thank you for your attention in this matter. If you have any questions, feel free to contact me at 248-347-0475. My email address is [apawlowski@cityofnovi.org](mailto:apawlowski@cityofnovi.org).

Sincerely,

A handwritten signature in cursive script that reads "Angela Pawlowski".

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





# **CITY OF NOVI RESPONSE FORM**

**\*\*\*IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE(S).\*\*\***

**REQUEST FOR: OLD GRAND RIVER EAST / OLD GRAND RIVER WEST**

### **YOUR COMMENTS:**

You are invited to attend the meeting and voice your support or objection. If you are unable to attend, you may use this form to reply by mail or fax. Returning this form by mail or fax has as much validity as verbal comments. Unsigned or anonymous comments WILL NOT be considered. Please return this form prior to 4:00 PM on the day of the meeting to:

Community Development Department  
Planning Division  
45175 W. Ten Mile, Novi, Michigan 48375  
248-347-0475 (Main)  
248-735-5633 (Fax)

**I (APPROVE/OBJECT) TO THE ABOVE REQUEST  
FOR THE FOLLOWING REASONS:**

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**SIGNATURE:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**DATE:** \_\_\_\_\_