

Summary

This item was remanded back to the Planning Commission at the October 6th City Council Meeting. The City Council is requesting that the distance be modified from 75' as discussed at the September Planning Commission meeting to 50' as they discussed at their Work Session on August 25th.

At the City Council work session on August 25th, the City Council asked to discuss driveway pavement requirements in relation to the disallowance of gravel as an accepted surfacing material. After discussion, the council came up with the following requirements for where gravel surfacing should be allowed in the city.

This would replace the language in Section 7.04 Parking Lot Design, A. General Standards, Item 6. *“All parking areas and driveways shall be surfaced with a permanent bituminous or portland cement concrete pavement meeting the standards and specifications of the City of Lansing, except that the Director of Public Works may approve alternate surfaces that demonstrate superior stormwater management performance and sufficient durability and long-term maintenance is demonstrated.”* With the following Items:

6. In areas zoned other than A-1, R-1, or R-2, all parking areas and driveways shall be surfaced with a permanent bituminous or portland cement concrete pavement meeting the standards and specifications of the City of Lansing.
7. In areas zoned A-1, R-1, or R-2, and not a part of a platted subdivision, all parking areas and driveways shall be surfaced with one of the following options:
 - a. A permanent bituminous or portland cement concrete pavement meeting the standards and specifications of the City of Lansing.
 - b. Not less than a 4-inch-thick layer of compacted rock or gravel, however the first 50' adjacent to any public roadway is required to be surfaced with a permanent bituminous or portland cement concrete pavement, and all areas must meet the standards and specifications of the City of Lansing.
8. The Director of Public Works may approve alternate surfaces that demonstrate superior stormwater management performance, sufficient durability, and long-term maintenance is demonstrated, for any area of the city.

Acknowledgments

The following City of Lansing staff members reviewed this project and provided input for this report:

- Matthew R. Schmitz, M.P.A. – Director, Community & Economic Development
- Michael W. Spickelmier, P.E. – City Engineer / Director, Public Works
- Tim Vandall, M.P.A. – City Administrator

Recommendation

This topic was brought forward by the City Council for discussion at the August Work Session, and staff is supportive of Council's guidance and direction on this topic. Staff recommends that the Planning Commission recommend approval of this item to the City Council.