

TAB 8

Parking Plan Proposal

Additions & Changes to Existing Site Plan for Beach I/Clubhouse Area

Issue:

There are often comments from members that during the beach season there are not always adequate parking spaces. Members who trailer their boats to the lake boat ramp say there is not adequate parking for their trucks and trailers.

Background:

When MPC was working on the Beach I site plan several years ago, we ended up asking Greenway to put in about 30 new parking spaces as close as possible to the beach. Those spaces became part of the original site plan and were surveyed and stormwater management was determined for those spaces.

The community has continued to expand and we now have over 950 homes. The parking at the clubhouse was designed and implemented back when the clubhouse was finished at least a decade ago. We also have added food trucks to the community and a pub and grill is being considered. There has not been adequate parking for boat trailers.

Several members of MPC (Pat Majewski, Darrell Melcher, Robert Middleton, Derrick Charles) met with Mike Goodwin, discussed then plotted out additional potential parking spaces.

The plan was presented at MPC in September and unanimously approved.

The plan includes the following: (Included as attachment is site plan with additional spaces)

- Remove 5 spaces from Greenway's plan (already surveyed and platted) that involved removing several large trees. These 5 spaces faced away from playground.
- This leaves 25 new spaces already on Greenway site plan. (Fencing considered to prevent kids from running between cars; perhaps around playground with path to beach)
- Retain new driveway on site plan that goes down to far side of beach with additional handicapped spots near the beach.
- On exit driveway by tennis and basketball courts add 10-15 new slanted spaces backing up to existing slanted spaces (from near clubhouse going up to Lakeview Dr).

- On same driveway on opposite side add parallel parking spots for boat trailer parking only. Add signs.
- Off of Lakeview on large grassy area west of clubhouse with berm: level berm, gravel area and add spaces for boat trailer parking only plus signs.
- Remove tennis court sign and create area for one to two food trucks to park.
- On side of clubhouse across driveway from where trash dumpster located: create area for mobile kitchen or food truck parking. Trees would have to be removed. There is electrical pole on that side of driveway.
- Add 3 handicapped spaces behind clubhouse near existing ADA space.
- Put signs up indicating right side of road up from marina is for boat trailers only.

This adds up to potentially 34-40 more parking spaces near the clubhouse depending on the creation of a new site plan and what engineers calculate can be done. The revision process could take 6-9 months to get finalized and approved by the county. The plan would be to get this project completed (implementation of new parking spaces) before next summer's beach/lake season.

Recommendations:

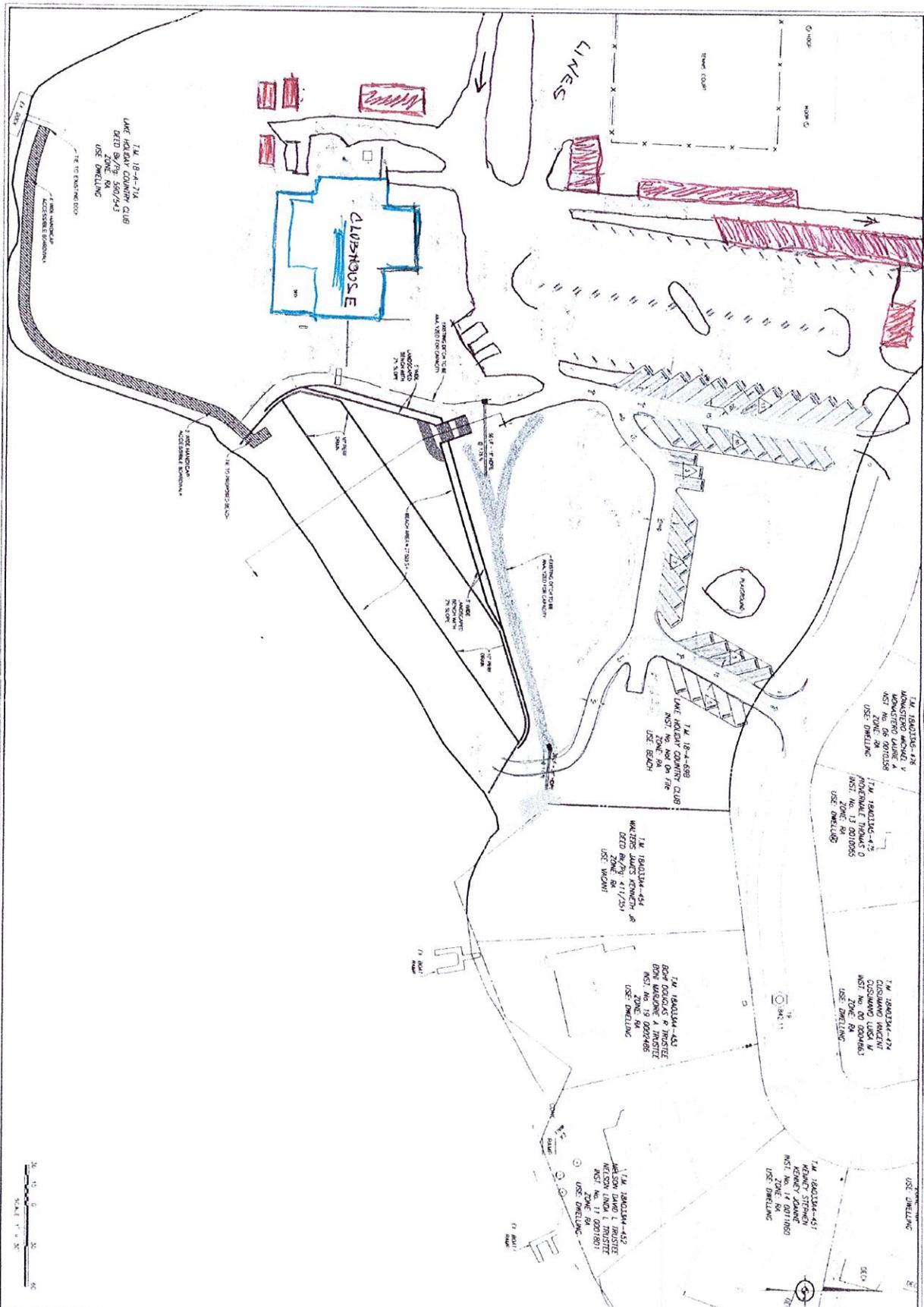
1. Having Greenway Revise their existing site plan, getting it approved by the county and doing the project all at one time will save money.
2. Use undesignated funds to pay for revision of site plan.

Motion:

Approve having Greenway revise existing site plan to include additional asphalted parking spaces in clubhouse parking lot and use undesignated funds to pay for the revision.

Pat Majewski, Chair Master Planning

September 28, 2021



DATE: 10/20/11	SCALE: 1" = 40'	DESIGNED BY: J. W. WILSON	DRAWN BY: J. W. WILSON

SITE PLAN
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