

**From:** [J. Dean Grob](#)  
**To:** [John Shutak](#)  
**Cc:** [Dan Warner](#); "[Paul Oehlert](#)"; "[Rodger Henry](#)"  
**Subject:** RE: SP-12-82-11 - Raco  
**Date:** Tuesday, January 24, 2012 1:58:21 PM

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John,

From the attached email you provided, I would affirm that the term premises is still in question, and thus requiring separate services for an existing property/business based on the assumption that maybe possibly the property could be divided in the future is just wrong. Again, if the stance of the utilities department is that separate services will be required, I will propose to the owner to take it before the City Commission.

Dean

J. Dean Grob, PE  
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**From:** John Shutak [<mailto:jshutak@lawrenceks.org>]  
**Sent:** Tuesday, January 24, 2012 1:36 PM  
**To:** 'J. Dean Grob'  
**Cc:** Dan Warner; 'Paul Oehlert'; 'Rodger Henry'  
**Subject:** RE: SP-12-82-11 - Raco

Dean,

I have already clarified this through the City Attorney's Office, per the attached email.

Thanks,

**John D. Shutak, P.E., CFM, Utilities Engineer -**  
[jshutak@lawrenceks.org](mailto:jshutak@lawrenceks.org)  
Department of Utilities | [City of Lawrence, KS](#)  
PO Box 708, Lawrence, KS 66044  
office (785)-832-7801 | fax (785)-832-7897

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**From:** J. Dean Grob [<mailto:jdgrob@grobengineering.com>]  
**Sent:** Tuesday, January 24, 2012 1:31 PM  
**To:** John Shutak  
**Cc:** Dan Warner; 'Paul Oehlert'; 'Rodger Henry'  
**Subject:** RE: SP-12-82-11 - Raco

John,

I am sorry but I believe in my opinion that you are interpreting the code incorrectly. I will need to

request a clarification from legal staff. If you are in fact correct, then what has been done over the last 20+ years has gone against code. At that point, I intend to request a variance from the City Commission.

I would be happy to discuss this further.

Dean

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**From:** John Shutak [mailto:[jshutak@lawrenceks.org](mailto:jshutak@lawrenceks.org)]  
**Sent:** Tuesday, January 24, 2012 1:16 PM  
**To:** 'J. Dean Grob'  
**Cc:** Dan Warner; Paul Oehlert; Rodger Henry  
**Subject:** RE: SP-12-82-11 - Raco

Dean,

City Code 19-112 states that "Separate premises shall have separate pipe installations and shall be separately metered (Code 1979, 19-112)". This project contains separate premises with the existing automotive detailing shop and proposed light maintenance shop. 19-214(C) is referenced because the premises are required to be separately metered and thus be provided separate sanitary sewer service. City Code does require separate water and sanitary sewer service be provided as part of this project.

Please revise the site plan to show the location and sizing of the water and sanitary sewer service connections for both premises as originally requested.

Thanks,

**John D. Shutak, P.E., CFM, Utilities Engineer -**  
[jshutak@lawrenceks.org](mailto:jshutak@lawrenceks.org)  
Department of Utilities | [City of Lawrence, KS](http://www.cityoflawrenceks.org)  
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**From:** J. Dean Grob [mailto:[jdgrob@grobengineering.com](mailto:jdgrob@grobengineering.com)]  
**Sent:** Thursday, January 19, 2012 9:08 AM  
**To:** John Shutak  
**Cc:** Dan Warner; Paul Oehlert; Rodger Henry  
**Subject:** FW: SP-12-82-11 - Raco

John,

This email is referencing your Site Plan comments for the Raco Carwash project. I understand the requirement for Code 19-508, for an oil/sand separator based on the proposed use and don't disagree with it. I am unclear on your reference to City Code 19-112, in that the project is one premises and under one ownership. Section 19-214 (C) indicates that *"A private sanitary sewer service line shall only serve one residential dwelling unit or a single commercial or industrial establishment"*. This project is one commercial establishment. The code does not require that each building within that establishment have separate water and sewer service.

We will not be proposing an additional water meter or sewer service connection. We will include an oil/sand separator with the redevelopment.

Please call or email if you have other questions or comments.

Thanks,  
Dean

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**From:** Dan Warner [mailto:[dwarner@lawrenceks.org](mailto:dwarner@lawrenceks.org)]  
**Sent:** Tuesday, January 17, 2012 2:00 PM  
**To:** [jdgrob@grobengineering.com](mailto:jdgrob@grobengineering.com)  
**Subject:** SP-12-82-11 - Raco

Dean,

Regarding John Shutak's comments regarding separate water and sewer lines/meters for the two structures, John says that is a City Code issue and it will have to be complied with. You may consider contacting John - 785-832-7801 or [Jshutak@lawrenceks.org](mailto:Jshutak@lawrenceks.org)

Regarding Dave Woosley's comments about the 15' turn radii, I talked to Sheila about that one and since 23<sup>rd</sup> Street is such a busy street she thinks the drives should be made 15' radii (per Woosley's direction) to provide a safer entrance to and exist from the property. It may be worth contacting Dave Woosley – 785-832-3034 [dwoosley@lawrenceks.org](mailto:dwoosley@lawrenceks.org)

If you make any headway on any of those issues, please keep me in the loop.

Let me know if you have any questions or concerns.

Thanks.

**Dan Warner**, *Long-Range Planner, AICP* - [dwarner@lawrenceks.org](mailto:dwarner@lawrenceks.org)  
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