

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

September 14, 2016

Proceedings taken in the matter of the PLANNING  
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,  
Michigan, on Wednesday, September 14, 2016

BOARD MEMBERS

Mark Pehrson, Chairperson

David Baratta

Michael Lynch

Robert Giacometti

Ted Zuchlewski

Tony Anthony

David Greco

ALSO PRESENT: Barbara McBeth, Director of Community Development  
Rick Meader, Landscape Architect, Adrianna Jordan, Planner, Beth  
Saarela, City Attorney, Jeremy Miller, Staff Engineer

Certified Shorthand Reporter: Jennifer L. Wall

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Novi, Michigan.  
Wednesday, September 14, 2016  
7:00 p.m.

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CHAIRPERSON PEHRSON: I'd like to  
call to order the Planning Commission Regular  
meeting for September 14th, 2016.

Adriana.

MS. JORDAN: Commissioner  
Anthony?

MR. ANTHONY: Here.

MS. JORDAN: Commissioner  
Baratta?

MR. BARATTA: Here.

MS. JORDAN: Commissioner  
Giacopetti?

MR. GIACOPETTI: Here.

MS. JORDAN: Commissioner Greco?

MR. GRECO: Here.

MS. JORDAN: Commissioner Lynch?

MR. LYNCH: Here.

MS. JORDAN: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.

MS. JORDAN: Commissioner  
Zuchlewski?

1 MR. ZUCHLEWSKI: Here.

2 CHAIRPERSON PEHRSON: With that,  
3 if we could rise for the Pledge of  
4 Allegiance.

5 (Pledge recited.)

6 CHAIRPERSON PEHRSON: Looking for  
7 a motion to approve the agenda.

8 MR. ZUCHLEWSKI: Motion to  
9 approve.

10 MR. GRECO: Second.

11 MS. JORDAN: Motion and a second.  
12 All in favor.

13 THE BOARD: Aye.

14 CHAIRPERSON PEHRSON: We have an  
15 agenda.

16 Presentations?

17 MS. MCBETH: None.

18 CHAIRPERSON PEHRSON: Audience  
19 participation.

20 Is there anyone in the  
21 audience who wishes to address the Planning  
22 Commission on something other the two public  
23 hearings, please step forward.

24 If you could state your name  
25 and address, please.

1 MR. DOE: Sure, thank you very  
2 much for the opportunity. My name is Derick  
3 Doe, and the address -- business address  
4 would be 48600 Grand River Avenue, Novi.

5 So thank you for the  
6 opportunity to speak and be here this  
7 evening.

8 I wanted to express my  
9 support of the initiative that will be put on  
10 the agenda this evening to approve the B3  
11 amendment, the text amendment for B3 and  
12 day-care centers to be added to the B3, as a  
13 principle planned use.

14 So I am working with my team  
15 right now. We are actually working on the  
16 initiative and doing some preliminary  
17 planning right now, and we are working to  
18 submit for permanent plan approval and that  
19 will be submitted on Monday.

20 So thank you for an  
21 opportunity. I hope to be here next -- in  
22 October on the 26th meeting to discuss  
23 further some of the details on that  
24 initiative and just thank you for the  
25 opportunity to be here this evening.

1 CHAIRPERSON PEHRSON: Thank you,  
2 sir. Anyone else?

3 (No audible responses.)

4 CHAIRPERSON PEHRSON: Will close  
5 the first audience participation.

6 Any correspondence?

7 MR. LYNCH: Negative.

8 CHAIRPERSON PEHRSON: Committee  
9 reports? City planner reports? Ms. McBeth.

10 MS. MCBETH: Good evening. We  
11 did put a couple of things on your table this  
12 evening. Some additional reading materials.

13 First of all, this is an  
14 article from the Novi News reprinted here  
15 regarding the Thoroughfare Fair Master plan,  
16 it provides some of the details regarding  
17 that plan.

18 As you recall, that ran  
19 alongside the master plan and land use. And  
20 we expect there will be a public hearing for  
21 the adoption of that plan along with the  
22 master plan at the next Planning Commission  
23 meeting.

24 And speaking of that, there  
25 is also a letter from Oakland County.

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Chair Pehrson and I went to an Oakland County meeting yesterday, of the Oakland County coordinating zoning committee to hear their thoughts about the draft master plan for the City of Novi. And they said a lot of nice things, as you can tell from this letter, written by a very fine planner that we all know.

They found that there is nothing inconsistent with their recommendations or any of surrounding communities.

So again that was presented for public hearing at the last Planning Commission.

Thank you, Mr. Chair.

CHAIRPERSON PEHRSON: Thank you, Ms. McBeth.

We come to the first item. The consent agenda. We have two items, ATI Land Holdings, LLC JSP14-40 and the second is Grand River Soccer Park, JSP16-20.

MR. LYNCH: Motion to approve.

MR. BARATTA: Second.

CHAIRPERSON PEHRSON: We have a

1 motion by Member Lynch, second by Member  
2 Baratta. Any other comments?

3 MS. MELLEEM: Member Baratta?

4 MR. BARATTA: Yes.

5 MS. MELLEEM: Member Giacobetti?

6 MR. GIACOPEPPI: Yes.

7 MS. MELLEEM: Member Greco?

8 MR. GRECO: Yes.

9 MS. MELLEEM: Member Lynch?

10 MR. LYNCH: Yes.

11 MS. MELLEEM: Chair Pehrson?

12 CHAIRPERSON PEHRSON: Yes.

13 MS. MCBETH: Member Zuchlewski?

14 MR. ZUCHLEWSKI: Yes.

15 MS. MCBETH: Member Anthony?

16 MR. ANTHONY: Yes.

17 MS. MELLEEM: Motion passes.

18 CHAIRPERSON PEHRSON: Thank you

19 very much. We come down to our public  
20 hearings.

21 The first public hearing is  
22 Speedway at Fourteen Mile and Haggerty,  
23 JSP16-13, with rezoning 18.714. Public  
24 hearing at the request of McBride Dale  
25 Clarion for Planning Commission's

1 recommendation to City Council to rezone the  
2 property in Section 1 located at the  
3 southwest corner of Fourteen Mile and  
4 Haggerty Road from B3 general business and  
5 OST, office service technology to B3, general  
6 business with a planned rezoning overlay PRO  
7 concept plan.

8 The subject property is  
9 approximately 2.03 acres. The applicant is  
10 proposing to raise the existing fuel station  
11 and construct a new 14,000 square foot  
12 convenience store and 4,500 square foot fuel  
13 canopy over eight double sided full  
14 dispensers.

15 MS. MELLEEM: So the subject  
16 property is 2.03 acres with approximately  
17 1.33 acres which are being requested for  
18 rezoning, which is the L shaped parcel behind  
19 the current square shaped parcel that the  
20 Speedway is on.

21 The current zoning is OST  
22 for the L shaped parcel and B3 for the square  
23 parcel.

24 The future land use map  
25 indicates office R and D technology for both



1 parcels, and the surrounding parcels in that  
2 area.

3 The natural features, there  
4 are no regulated woodlands or wetlands on the  
5 site.

6 So for this project, the  
7 applicant is requesting rezoning using a PRO,  
8 planned rezoning overlay option. The  
9 applicant has proposed to raise the existing  
10 24/7 square foot building and six double  
11 sided fuel dispensers and replace it with a  
12 4,000 square foot convenience store and 5,400  
13 square feet fuel canopy over eight  
14 double-sided fuel dispensers.

15 As part of the  
16 redevelopment, existing driveways will be  
17 shifted away from the intersection and  
18 aligned with the driveway across Fourteen  
19 Mile and Haggerty.

20 The applicant is proposing  
21 as the public benefit dedication of  
22 approximately 10 feet of right-of-way along  
23 Fourteen Mile Road to the RCOC. Installation  
24 of a welcome to Novi sign at the intersection  
25 and improved pedestrian access and safety to

1 the site.

2 All reviewers are  
3 recommending approval of the request.  
4 Planning recommends because of rezoning  
5 request fulfills two objectives of the master  
6 plan for land use. One fostering a favorable  
7 business climate and strengthening the  
8 existing business. The rebuild and expansion  
9 of the site provides an update to the visual  
10 esthetic of an entryway to the city, modern  
11 fuel dispensers and a convenience store and  
12 replacement of the underground storage tanks.

13 The plan also improves on  
14 existing non-conformities, we would have  
15 minimum site acreage will be increased to two  
16 acres, and will feature the driveways away  
17 from the intersection and also upgraded  
18 stormwater management.

19 Traffic states that the  
20 initial trip generation estimate does not  
21 warrant a rezoning traffic impact study for  
22 this expansion and the applicant should seek  
23 a waiver.

24 Traffic supports the  
25 driveway spacing waivers which will increase

1 safety by moving the drives away from the  
2 intersection and align with the opposite side  
3 driveways along Fourteen Mile and Haggerty.

4 Facade recommends a Section  
5 9 facade waiver which will be addressed in  
6 the PRO agreement for the underage of brick,  
7 overage of flat metal and overage of asphalt  
8 shingles.

9 Engineering states that  
10 there will be no negligible impacts on  
11 utilities with this rezoning. However at the  
12 time of the concept plan review, at the time  
13 of these motion sheets, engineering was not  
14 recommending approval. All of those issues  
15 have been resolved. Engineering, they have  
16 submitted new driveway grading plans that  
17 will meet our ordinance, and then additional  
18 items on the stormwater management plan will  
19 be addressed with the next submittal.

20 The Planning Commission is  
21 asked tonight to consider the PRO rezoning  
22 request, with the recommendation to City  
23 Council. The applicant and I are here to  
24 answer any questions you may have.

25 CHAIRPERSON PEHRSON: Thank you,

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Kirsten.

Does the applicant wish to address the Planning Commission at this time?

MR. SWEET: Good evening. My name is Rob Sweet, with McBride Dale Clarion. My address is 5721 Dragon Way, Suite 220, Cincinnati, Ohio 45227.

Here tonight on behalf of Speedway. Before I get started, I'd like to thank staff.

It took us a while to get to where we are here today. We met with staff originally back in February, and met with them, revised the drawings, brought this back, met with them again, revised the drawings again, did our land use committee meeting and then we are here tonight requesting approval.

I don't think I could say it any better than Kirsten did. We are proposing to basically raise the site, redevelop it with a 4,000 square foot convenience store, 5,400 square foot fuel canopy, eight double sided dispensers, 21 parking spaces, relocated driveways and

1 updated landscape and architectural features.

2 We are asking for the  
3 rezoning with the PRO. I think the biggest  
4 change in this plan that you will see is that  
5 the driveways are now aligning and they now  
6 have put a bad position better, if you will.

7 We are now aligning across  
8 the street. You know, it took us a while to  
9 get there, but we made it work.

10 See what else is here. We  
11 feel that this is a great investment for us.  
12 Speedway is not just somebody that just goes  
13 around and rebuilds sites. The site has  
14 performed well for us. We want to reward  
15 that with a brand new store. We are making,  
16 you know, the pedestrian connections, the  
17 bicycle improvements.

18 Basically we're scraping it  
19 and rebuilding it. And as part of the  
20 request, you know, the welcome signage, it's  
21 our understanding there is about three or  
22 four jurisdictions in this area. We really  
23 want to put on a good face for Novi.

24 I'm here to answer any  
25 questions you may have.

1 CHAIRPERSON PEHRSON: Thank you,  
2 sir.

3 This is a public hearing.  
4 Is there anyone in the audience that wishes  
5 to address the Planning Commission on this  
6 matter, please step forward.

7 (No audible responses.)

8 CHAIRPERSON PEHRSON: Seeing no  
9 one in the audience, any correspondence?

10 MR. LYNCH: No correspondence.

11 CHAIRPERSON PEHRSON: Close the  
12 public hearing.

13 Open it up to the Planning  
14 Commission for their consideration. Member  
15 Zuchlewski.

16 MR. ZUCHLEWSKI: I have a few  
17 questions for Ross (sic), if I may.

18 Ross, looking in the site  
19 plan, if we could go back to that, looking at  
20 the number of MPDs that you have, how many  
21 MPDs are on site that exist currently?

22 MR. SWEET: We have six. MPDs,  
23 you mean the fuel dispensers?

24 MR. ZUCHLEWSKI: Yes. I think  
25 that's traditionally what they are called.

1 MR. SWEET: I believe so. We  
2 have six on-site. And those are what we call  
3 stacked position. We are now doing that. We  
4 are now moving those to eight. We are adding  
5 two, and we configuring the canopy to  
6 increase site visibility.

7 MR. ZUCHLEWSKI: Okay. My  
8 concern is the eighth MPD or the MPD to the  
9 south. All right. Which is closest to the  
10 tanks, this is the storage tanks.

11 I am just looking there, and  
12 I was looking at the turning radius of the  
13 vehicles coming in your tanker to discharge,  
14 it looks like it's coming in off Fourteen  
15 Mile discharging, off onto Haggerty.

16 At the point that -- those  
17 tanks are being filled, we lose all  
18 circulation around that site, all right.

19 And so I am wondering what  
20 the potential is to give up that last MPD  
21 short of the canopy or take it and rotate the  
22 storage tanks, so that they are parallel with  
23 the south of the property line.

24 Has there been any  
25 discussion on that with engineering or any

1 concerns about traffic flow and fire  
2 department and moving around?

3 If there is a fire there,  
4 there is no way to get into there, to, you  
5 know -- I know you have got all the safety  
6 controls and all that sort of stuff. I'm  
7 just wondering about traffic flow around that  
8 site, and even getting into the site, off of  
9 Haggerty Road, you come in and you're facing  
10 automatically all of those MPDs and a canopy,  
11 if there is a truck there.

12 So how do you plan on  
13 addressing that? I mean, it's going to be a  
14 concern.

15 MR. SWEET: Sure. And typically,  
16 it all comes down to the timing of the  
17 fueling drops, if you will.

18 The reason the tanks are set  
19 up the way they are is we off-load on the  
20 passenger side. So that has to be that way  
21 and we do that as a safety precaution for  
22 Speedway. The deliveries we probably  
23 anticipate in the morning before the peak  
24 hours, so I believe that that's the right way  
25 to go with that, is that they will be early



1 in the morning before we hit our seven to  
2 nine rush.

3 And again, having it  
4 reconfigured that helps provide better  
5 visibility. Right now you have a similar  
6 situation on-site as it is. And by  
7 reconfiguring that and adding more space in  
8 there, it doesn't seem like a lot, but it is  
9 a lot. It's a lot more than what we have  
10 there now.

11 MR. ZUCHLEWSKI: What do you mean  
12 it's a lot more than you have now?

13 MR. SWEET: Right now I believe  
14 the fuel tanker off loads and goes underneath  
15 the fuel canopy and it creates an unsafe  
16 advantage or unfair -- I wouldn't say unsafe  
17 but --

18 MR. ZUCHLEWSKI: It puts the  
19 canopy at risk.

20 MR. SWEET: Correct. So right  
21 now, by changing that we now minimize that  
22 risk of tankers going underneath it. With  
23 the traffic flow and the timing we have fuel  
24 deliveries, that should minimize the risk of  
25 having somebody parked on that dispenser

1 fueling.

2 MR. ZUCHLEWSKI: Do you know how  
3 many gallons of fuel are being sold annually  
4 there?

5 MR. SWEET: Don't know the  
6 annual.

7 MR. ZUCHLEWSKI: Approximately.  
8 Do you know what the increase is expected to  
9 be? Do we know that.

10 UNKNOWN AUDIENCE MEMBER: I think  
11 it's about 340,000.

12 MR. ZUCHLEWSKI: That is a month?

13 MR. SWEET: That's monthly.

14 MR. ZUCHLEWSKI: Do we know the  
15 increase -- so almost 4 million gallons a  
16 year roughly?

17 MR. SWEET: Right. That's at the  
18 old store. The new store would double that.

19 UNKNOWN AUDIENCE MEMBER: No,  
20 it's not going to double.

21 MR. SWEET: I will just take a  
22 look at that.

23 MR. ZUCHLEWSKI: That was my only  
24 concern if engineering or fire marshals don't  
25 have a problem and the fire department

1 doesn't have a problem with it. I just see,  
2 you know, it could be catastrophic, all those  
3 MPDs so close to when they are getting  
4 filled, and the overhead canopy is like  
5 20-foot in height.

6 MR. SWEET: It's 16.5 to the  
7 bottom deck.

8 MR. ZUCHLEWSKI: 16.5 to the  
9 underside, okay.

10 All right, and then traffic  
11 flow around the site, you're saying seven to  
12 nine would be --

13 MR. SWEET: That's the typical  
14 peak.

15 MR. ZUCHLEWSKI: Any time before  
16 or after that --

17 MR. SWEET: Before or after that.

18 MR. ZUCHLEWSKI: All right.

19 CHAIRPERSON PEHRSON: Thank you,  
20 Mr. Zuchlewski.

21 Member Baratta.

22 MR. BARATTA: Thank you,  
23 Mr. Chairman.

24 Jeremy, maybe you can help  
25 me on this. And Mr. Zuchlewski made some

1 interesting comments.

2 The turning radius, has that  
3 been looked at, is that an issue? Is that an  
4 issue from our perspective?

5 MR. MILLER: No, it's not. The  
6 turning radius has been reviewed by traffic  
7 and fire at this point and hopefully -- if  
8 they have any comments?

9 MS. MELLEEM: No.

10 MR. BARATTA: How about the  
11 height -- excuse me, the length of the  
12 vehicle, how it's going to dispense the fuel,  
13 is that issue -- does it get close to the  
14 entrance to Haggerty Road at that point?  
15 Does anybody know?

16 MR. SWEET: I believe we have got  
17 a CR plan.

18 MR. ZUCHLEWSKI: Ross, you don't  
19 have that --

20 MR. SWEET: It's Rob.

21 MS. MELLEEM: It's on page 54 in  
22 the packet.

23 MR. LYNCH: Let me go to page 54.

24 MR. BARATTA: What is the height  
25 of the vehicle, the tanker?

1 MR. SWEET: Nineteen feet.

2 MR. BARATTA: Is there a  
3 difference in grade elevation -- probably --  
4 little bit of concrete curved --

5 MR. SWEET: Right.

6 MR. BARATTA: So it would fit  
7 under that crown of the canopy --

8 MR. SWEET: Plus it's rounded at  
9 the top, so --

10 MR. BARATTA: And you're not  
11 going to have a license for alcohol or  
12 anything with this facility?

13 MR. SWEET: No, sir.

14 MR. BARATTA: Thank you very  
15 much.

16 CHAIRPERSON PEHRSON: Thank you,  
17 Member Baratta.

18 Anyone else? Member Greco.

19 MR. GRECO: I'd like to make a  
20 motion in the matter of the request of  
21 McBride Dale Clarion for Speedway, Fourteen  
22 Mile and Haggerty, JSP16-30, with a zoning  
23 map amendment 18.714, motion to recommend  
24 approval to City Council to rezone the  
25 subject property from B3 general business, to

1 OST, office service technology, to B3 general  
2 business with a planned rezoning overlay.

3 The recommendations shall  
4 include the following ordinance deviations  
5 for consideration by City Council set forth  
6 in A through F of the motion sheet, and if  
7 the City Council approves the rezoning, the  
8 Planning Commission recommends the following  
9 conditions be required of the planned  
10 rezoning overlay agreement as set forth in A  
11 through E of the motion, and this motion is  
12 made because the master plan for land use  
13 objective to foster a favorable business  
14 climate is fulfilled by allowing an existing  
15 business to expand and five more jobs to \$235  
16 million in sales tax and 3.1 million in  
17 investment.

18 The master plan for land use  
19 objective to support and strengthen the  
20 existing businesses is fulfilled by allowing  
21 an existing business to expand and develop a  
22 vacant parcel.

23 The concept plan improves  
24 the existing non-conformities, minimum site  
25 size of .7 acres to 2.03 acres, location of

1 the driveways, away from intersections and  
2 upgrade of the stormwater management.

3 There is a negligible impact  
4 on the utilities due to the expected utility  
5 demand to reduce from four residential  
6 equivalent units to three. Minimal impact on  
7 available water capacity, pressure and flow,  
8 and no apparent impact on the downstream  
9 sanity sewer. And the rebuild expansion of  
10 the site provides an update to the visual  
11 esthetic at an entryway to the city modern  
12 fuel dispensers and a convenience store and  
13 replacement of underground storage tanks.

14 MR. LYNCH: Second.

15 MR. BARATTA: Can I ask for a  
16 clarification.

17 CHAIRPERSON PEHRSON: Motion by  
18 Member Greco, second by Member Lynch.

19 Member Baratta?

20 MR. BARATTA: In the motion you  
21 say about \$235 million in sales tax. Is that  
22 an accurate number or is that 2 million less  
23 than that. I don't have -- what is the  
24 number there?

25 MS. MCBETH: Through the Chair, I

1 think the applicant has provided the numbers  
2 that were in the report.

3 MR. BARATTA: Can we have motion  
4 to correct the number then.

5 MR. SWEET: 235 million, that's  
6 quite a number of gas that we are providing  
7 there. I think we are improving it, but, you  
8 know --

9 MR. GRECO: That's why I made the  
10 motion.

11 MR. SWEET: Let me pull that up.  
12 It should be 235,000.

13 MR. GRECO: I accept the  
14 amendment.

15 CHAIRPERSON PEHRSON: Thank you.

16 MR. BARATTA: I'm sorry -- okay.

17 CHAIRPERSON PEHRSON: Any other  
18 comments?

19 (No audible responses.)

20 CHAIRPERSON PEHRSON: Call the  
21 roll, please.

22 MS. JORDAN: Commissioner  
23 Zuchlewski?

24 MR. ZUCHLEWSKI: Yes.

25 MS. JORDAN: Commissioner



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Anthony?

MR. ANTHONY: Yes.

MS. JORDAN: Commissioner

Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Commissioner

Giacopetti?

MR. GIACOPEPPI: Yes.

MS. JORDAN: Commissioner Greco?

MR. GRECO: Yes.

MS. JORDAN: Commissioner Lynch?

MR. LYNCH: Yes.

MS. JORDAN: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. JORDAN: Motion carries.

CHAIRPERSON PEHRSON: Thank you.

Good luck.

MR. SWEET: Thank you all very  
much. We appreciate it.

CHAIRPERSON PEHRSON: Next on the  
agenda is Feldman Automotive, JSP16-31,  
rezoning 18.731.

It's a public hearing at the  
request of Feldman Automotive to the Planning  
Commission, recommendation to City Council

1 for rezoning of the property Section 23  
2 located on the south side of Grand River  
3 Avenue, between Novi Road and Meadowbrook  
4 Road, from RM1 low density multiple, to P1,  
5 vehicular parking.

6 The subject property is  
7 approximately 1.67 acres with 0.9 acres  
8 requested to be rezoned.

9 MS. MELLEM: Thank you. So the  
10 subject property 1.67 acres gross, with  
11 approximately 0.9 acres requested for  
12 rezoning. The parcel is located on the south  
13 side of Grand River between Novi Road and  
14 Meadowbrook Road in Section 23.

15 The current zoning is split  
16 between RM1 on the south and B3 on the north.  
17 The future land use map indicates TC gateway  
18 for the subject property, multiple family to  
19 the south, TC gateway to the east and north  
20 of Grand River, and TC commercial to the  
21 west.

22 The subject property has  
23 0.07 acres of wetlands and approximately 87  
24 regulated woodland trees on-site.

25 The applicant submitted a

1 request for rezoning from RM1 low density,  
2 multiple family to P1, vehicular parking.  
3 This is not a PRO, therefore, the applicant  
4 is not bound to develop a specific plan after  
5 rezoning has been approved.

6 However, the P1 zoning  
7 district limits the permitted use to only  
8 off-street vehicular parking, and as a  
9 special land use, parking for sale of new  
10 unlicensed motor vehicles and parking of  
11 licensed rental and vehicles.

12 Planning, engineering and  
13 traffic recommend approval of the request.  
14 Planning recommends because of the rezoning  
15 request fills two objectives of the master  
16 plan for land use, by fostering a favorable  
17 business climate and strengthening an  
18 existing business.

19 The rezoning is a reasonable  
20 alternative to the recommended land use and  
21 will be consistent with the zoning to the  
22 east.

23 The rezoning provides an  
24 opportunity for longstanding business to  
25 expand the current location and put to use a

1 vacant parcel.

2 Engineering states that  
3 there will be no negative impact on public  
4 utilities with this rezoning. Traffic states  
5 that the requested rezoning will not create  
6 additional trips because of parking spaces  
7 will be used for inventory, and suggests that  
8 the applicant request a waiver for the  
9 rezoning traffic impact study requirement.

10 The Planning Commission is  
11 asked tonight to consider the rezoning  
12 request with a recommendation to City  
13 Council.

14 The applicant and I are here  
15 as always to answer any questions you may  
16 have.

17 CHAIRPERSON PEHRSON: Thank you  
18 very much. Does the applicant wish to  
19 address the Planning Commission at this time?

20 MR. GIZONI: Good evening, Todd  
21 Gizoni. Also here tonight is Jay Feldman,  
22 the president and CEO of Feldman Automotive.

23 We are here tonight to  
24 respectfully request a recommendation for  
25 approval for rezoning. Feldman Automotive

1 has been in business in Novi since 1981.  
2 This gives them a great opportunity to expand  
3 their business. The sight, the rezoning  
4 would be consistent with the existing zoning  
5 to the east.

6 I don't really have much  
7 more to add. We can try to answer any  
8 questions you have.

9 CHAIRPERSON PEHRSON: Thank you,  
10 sir. Appreciate it.

11 This is a public hearing.  
12 If there is anyone in the audience that  
13 wishes to address the Planning Commission at  
14 this time, please step forward.

15 MR. DAVIS: My name is Steve  
16 Davis. I represent Fountain Park Apartments.  
17 We butt up against south end of the proposed  
18 site. We just have a couple of concerns.

19 First of all, we're  
20 neighbors with Feldman Chevrolet. They have  
21 been great neighbors and we don't object to  
22 their use of this area. We are just --  
23 because we have an apartment building that  
24 butts up right against the borderline -- just  
25 want to make sure that we have a berm there

1 to minimize the noise and possibly headlights  
2 shining into, you know, possibly some of our  
3 resident's, you know, apartments. Any light  
4 fixtures that might be there, take into  
5 consideration that, you know, the light  
6 output doesn't adversely affect the residents  
7 living there. Other than that, we have no  
8 objections, really.

9 CHAIRPERSON PEHRSON: Thank you,  
10 Mr. Davis. Anyone else in the audience wish  
11 to address the Planning Commission at this  
12 time?

13 (No audible responses.)

14 CHAIRPERSON PEHRSON: Seeing no  
15 one else, any correspondence?

16 MR. LYNCH: No.

17 CHAIRPERSON PEHRSON: Close the  
18 public hearing, turn it over to the Planning  
19 Commission for their consideration.

20 Member Zuchlewski.

21 MR. ZUCHLEWSKI: I'd like to make  
22 a couple of comments. The gentleman who came  
23 up before, just prior, had indicated, I would  
24 think zero lot lighting. I think we have got  
25 that covered, right, that's not an issue? So

1 that the light isn't spreading off the  
2 property line and it's contained on the  
3 storage area?

4 MR. GIZONI: Yes,  
5 (unintelligible) will be provided.

6 MR. ZUCHLEWSKI: I saw you were  
7 in agreement with the berm. I didn't get a  
8 chance to look at the landscaping plan, but  
9 the landscaping plan doesn't shield. Is a  
10 fence of some kind required also along --

11 MS. MCBETH: Mr. Chair, before  
12 Rick answers that question, I wanted to point  
13 out again, this is really just an  
14 old-fashioned rezoning request, where no site  
15 plan is being considered at this time. So  
16 the lighting will be considered at the time  
17 of the preliminary site plan as well as the  
18 landscape plan.

19 But I think that Rick can  
20 maybe offer some comments on the landscape.

21 MR. ZUCHLEWSKI: So we are going  
22 to see this again?

23 MS. MCBETH: Yes. This is a  
24 recommendation to counsel and --

25 MR. MEADER: The plans are for a

1           berm, which they have to have.

2                           MR. ZUCHLEWSKI: Thank you.

3                           CHAIRPERSON PEHRSON: Anyone  
4 else? Member Greco.

5                           MR. GRECO: I'd like to make a  
6 motion.

7   In the matter of the request  
8 of Feldman Automotive, JSP16-31, with zoning  
9 map amendment 18.714, motion to recommend  
10 approval to City Council to rezone the  
11 subject property from RM1 low density,  
12 multiple family to P1, vehicular parking, for  
13 the following reasons.

14   The master plan land use  
15 objective to foster a favorably business  
16 climate is fulfilled by allowing an existing  
17 business to expand. The master plan for land  
18 use objective to support and strengthen  
19 existing businesses is fulfilled by allowing  
20 an existing business to expand and develop  
21 into a vacant parcel.

22   This is a reasonable  
23 alternative to the recommended land use and  
24 will be consistent with zoning to the east.  
25 There is no negative impact expected on



1 public utilities as stated in the engineering  
2 memo, and it provides an opportunity for a  
3 longstanding business to expand at their  
4 current location.

5 MR. LYNCH: Second.

6 CHAIRPERSON PEHRSON: Motion by  
7 Member Greco, second by Member Lynch.

8 Please call the roll.

9 MS. JORDAN: Commissioner  
10 Anthony?

11 MR. ANTHONY: Yes.

12 MS. JORDAN: Commissioner  
13 Baratta?

14 MR. BARATTA: Yes.

15 MS. JORDAN: Commissioner  
16 Giacopetti?

17 MR. GIACOPEPETTI: Yes.

18 MS. JORDAN: Commissioner Greco?

19 MR. GRECO: Yes.

20 MS. JORDAN: Commissioner Lynch?

21 MR. LYNCH: Yes.

22 MS. JORDAN: Chair Pehrson?

23 CHAIRPERSON PEHRSON: Yes.

24 MS. JORDAN: Commissioner  
25 Zuchlewski?

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MR. ZUCHLEWSKI: Yes.

MS. JORDAN: Motion passes.

MR. GRECO: I'd like to make another motion, in the matter of the request, the Feldman Automotive JSP16-31 with the zoning map amendment, 18.714, motion to approve the rezoning traffic impact study waiver as the proposed rezoning is not expected to result in additional trips and this motion is made because as otherwise complies with Article 3 of the --

MS. MCBETH: That's correct. I may as well, it's a recommendation for City Council to approve.

MR. GRECO: Yes, to recommend.

MR. LYNCH: Second.

CHAIRPERSON PEHRSON: Motion by Member Greco, second by Member Lynch, any other comments? Please call the roll.

MS. JORDAN: Commissioner Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Commissioner Giacobetti?

MR. GIACOPETTI: Yes.

1 MS. JORDAN: Commissioner Greco?

2 MR. GRECO: Yes.

3 MS. JORDAN: Commissioner Lynch?

4 MR. LYNCH: Yes.

5 MS. JORDAN: Chair Pehrson?

6 CHAIRPERSON PEHRSON: Yes.

7 MS. JORDAN: Commissioner

8 Zuchlewski?

9 MR. ZUCHLEWSKI: Yes.

10 MS. JORDAN: Commissioner

11 Anthony?

12 MR. ANTHONY: Yes.

13 MS. JORDAN: Motion carries.

14 CHAIRPERSON PEHRSON: All set.

15 Next on the agenda is  
16 matters for consideration, introduce zoning  
17 text amendments.

18 MS. JORDAN: This evening we are  
19 presenting a number of proposed text  
20 amendments to the zoning ordinance for your  
21 initial review.

22 Most are intended to fix  
23 recently found inconsistencies and  
24 anachronistic language in the text body of  
25 the ordinance. However, one set of

1 amendments regarding pet boarding and  
2 training facilities entails new substantive  
3 changes.

4 The proposed pet board and  
5 training text amendments are intended to make  
6 Novi's ordinance more consistent with similar  
7 ordinances and surrounding communities. They  
8 would also provide relief to applicants  
9 regarding the ordinance restrictions on where  
10 pet boarding facilities can locate while  
11 concurrently adding language to address  
12 potential pet waste disposal and noise  
13 issues.

14 The other text amendments,  
15 as I mentioned, with inconsistencies between  
16 the former version of the zoning ordinance  
17 and the new clear zoning ordinance.

18 Planning staff and the city  
19 attorney's office provide further review of  
20 these standards as the ordinance amendments  
21 are brought forward for public hearing.

22 The Planning Commission is  
23 asked to review the proposed amendments, and  
24 if acceptable, set a public hearing for the  
25 proposed text amendment at a later meeting.

1                   At that time, the Planning  
2                   Commission may make a recommendation to the  
3                   City Council who will ultimately approve or  
4                   deny the amendment and may propose  
5                   alterations as well.

6                   As always, planning staff  
7                   are here to answer any questions about the  
8                   proposed amendments.

9                   CHAIRPERSON PEHRSON: Thank you.  
10                  Anybody want to make a motion?

11                  MR. GIACOPETTI: I'll make a  
12                  motion to set the public hearing for the  
13                  proposed text amendments.

14                  MR. GRECO: Second.

15                  CHAIRPERSON PEHRSON: Motion by  
16                  Member Giacometti, second by Member Greco.

17                  Are you going to bring these  
18                  any given date and time?

19                  MS. MCBETH: We don't have that  
20                  date right now.

21                  We are going take a quick  
22                  look at these, then we will put those out for  
23                  public hearing as soon as possible.

24                  CHAIRPERSON PEHRSON: Would you  
25                  call the roll, please.

1 MS. MELLEEM: Member Lynch?  
2 MR. LYNCH: Yes.  
3 MS. MELLEEM: Chair Pehrson?  
4 CHAIRPERSON PEHRSON: Yes.  
5 MS. MELLEEM: Member Zuchlewski?  
6 MR. ZUCHLEWSKI: Yes.  
7 MS. MELLEEM: Member Anthony?  
8 MR. ANTHONY: Yes.  
9 MS. MELLEEM: Member Baratta?  
10 MR. BARATTA: Yes.  
11 MS. MELLEEM: And Member Greco?  
12 MR. GRECO: Yes.  
13 MS. MELLEEM: Member Giacobetti?  
14 MR. LYNCH: Yes.  
15 MS. MELLEEM: Motion passes.  
16 CHAIRPERSON PEHRSON: Thank you.  
17 Next Planning Commission calendar for 2017.  
18 Barb.  
19 MS. MCBETH: Thank you, again,  
20 every year about this time community  
21 relations division asks the various  
22 departments that have important meetings to  
23 come up on the 2017 -- next year's calendar  
24 to be approved by the various boards and  
25 commissions and departments as we see fit.

1                   And so we have got a  
2 preliminary calendar prepared for  
3 consideration.

4                   The proposed Planning  
5 Commission dates are highlighted in blue,  
6 city recognized holidays are indicated in  
7 yellow, then we have the library board likes  
8 to use this meeting space as well, council  
9 chambers, for their monthly meetings, which  
10 are typically scheduled for the third  
11 Wednesday evening each month.

12                   So for the most part we are  
13 suggesting the second and fourth Wednesdays  
14 for the Planning Commission meetings with a  
15 couple of exceptions, notably in November and  
16 December are just one meeting per month, as  
17 we have done for the last several years. We  
18 are suggesting the meeting start time to be  
19 7:00 p.m.

20                   CHAIRPERSON PEHRSON: Very good.  
21 Any comments?

22                   MR. GIACOPETTI: My only question  
23 was the November, December, two meetings? Is  
24 that -- we have typically done that, just  
25 two?

1 CHAIRPERSON PEHRSON: You have  
2 holiday things.

3 MR. LYNCH: People are in  
4 Florida.

5 CHAIRPERSON PEHRSON: Barb --

6 MS. MCBETH: I think for the  
7 approval, the other thing about that is we  
8 have noted, committee meetings are typically  
9 held certain days, that is included in the  
10 memo. So yes a vote, I think a voice vote.

11 CHAIRPERSON PEHRSON: All those  
12 in favor?

13 THE BOARD: Aye.

14 CHAIRPERSON PEHRSON: Any  
15 opposed?

16 Very good.

17 Next election of officers.

18 MS. MCBETH: This again is  
19 something, an annual event where the Planning  
20 Commission rules indicates that after the  
21 reappointments occur in July or soon  
22 thereafter as possible. The Planning  
23 Commission elects officers. That's the  
24 chairperson, vice chairperson and secretary.  
25 Additional, following that usually the



1 committee assignments are made and we did  
2 have -- ask everybody to take a look at the  
3 committee assignments they currently have and  
4 indicate whether preferences would be  
5 requested and that's on the table in front of  
6 you with a nice breakdown, so you've got  
7 those in front of you.

8 Usually the two are taken  
9 separately, the officer first then the  
10 committee selections.

11 CHAIRPERSON PEHRSON: Nominations  
12 for chair.

13 MR. GRECO: I'd like to nominate  
14 Chair Pehrson to continue as chair.

15 MR. ANTHONY: Second that.

16 CHAIRPERSON PEHRSON: Any other  
17 recommendation? Voice vote. All those in  
18 favor.

19 THE BOARD: Aye.

20 CHAIRPERSON PEHRSON: Vice chair?

21 MR. LYNCH: Greco.

22 MR. BARATTA: Second.

23 CHAIRPERSON PEHRSON: Unanimous  
24 for Greco. All those in favor.

25 THE BOARD: Aye.

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CHAIRPERSON PEHRSON: Then  
secretary.

MR. BARATTA: Mr. Lynch.

MR. LYNCH: Member Lynch has been  
nominated. Any other comments? All those in  
favor.

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Then our  
committees. Any changes to anyone for  
committees? Anybody have a change to move  
around?

MR. LYNCH: Wait a minute. What  
would give Baratta a chance at the master  
planning zoning thing. He hasn't been on it.  
I will just back off. Be an alternate.

MR. GIACOPETTI: You would only  
be on one committee.

MR. LYNCH: That's a good thing.  
I don't want to hold anybody back. He really  
wants to do it.

MR. GRECO: That's fine. We will  
take that.

MR. LYNCH: I want to give him  
the opportunity.

CHAIRPERSON PEHRSON: Mr. Baratta

1 moves to master plan and zoning. Any other  
2 changes. All those in favor of the current  
3 plan?

4 THE BOARD: Aye.

5 CHAIRPERSON PEHRSON: Nice job.

6 Next on the agenda is the  
7 approval of the June 22nd, 2016 Planning  
8 Commission minutes. Any objections,  
9 modifications, or a motion?

10 MR. ZUCHLEWSKI: Motion to  
11 approve.

12 MR. GIACOPETTI: Second.

13 CHAIRPERSON PEHRSON: Motion and  
14 a second, all those in favor.

15 THE BOARD: Aye.

16 CHAIRPERSON PEHRSON: We are  
17 going to do it one more time.

18 Approval of July 13, 2016  
19 Planning Commission minutes, any  
20 modifications, changes?

21 MR. ZUCHLEWSKI: Motion to  
22 approve.

23 MR. ANTHONY: Second.

24 CHAIRPERSON PEHRSON: I have a  
25 motion and a second, all those in favor?

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THE BOARD: Aye.

CHAIRPERSON PEHRSON: Matters for discussion.

Any supplemental issues?

Last audience participation. Anyone in the audience wishes to address the Planning Commission? Step forward now.

(No audible responses.)

CHAIRPERSON PEHRSON: Close the audience participation.

Look for a motion to adjourn.

MR. LYNCH: Motion to adjourn.

THE BOARD: Aye.

(The meeting was adjourned at 7:45 p.m.)

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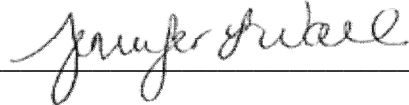
STATE OF MICHIGAN )  
 )  
COUNTY OF OAKLAND )

ss.

I, Jennifer L. Wall, Notary Public within and for the County of Oakland, State of Michigan, do hereby certify that the proceedings taken were stenographically recorded in the presence of myself and afterward transcribed by computer under my personal supervision, and that the said proceedings are a full, true and correct transcript.

I further certify that I am not connected by blood or marriage with any of the parties.

IN WITNESS THEREOF, I have hereunto set my hand at the City of Walled Lake, County of Oakland, State of Michigan, this 28th day of September 2016.



\_\_\_\_\_  
Jennifer L. Wall CSR-4183  
Oakland County, Michigan  
My Commission Expires 11/12/16