

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

January 27, 2016

Proceedings taken in the matter of the PLANNING
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,
Michigan, on Wednesday, January 27, 2016

BOARD MEMBERS

Mark Pehrson, Chairperson

Sri Komaragiri, Planner

Michael Lynch

David Baratta

Ted Zuchlewski

David Greco

Tony Anthony

Robert Giacobetti

ALSO PRESENT: Barbara McBeth, Director of Community Development

David Gillam, City Attorney Rick Meader, Landscape Architect

Jeremy Miller, Staff Engineer Kirsten Mellem, Temporary Planner

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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Novi, Michigan.

Wednesday, January 27, 2016

7:00 p.m.

** ** *

CHAIRPERSON PEHRSON: Like to call to order the regular Planning Commission Meeting of January 27, 2016.

Sri, can you call the roll.

MS. KOMARAGIRI: Thank you.

Good evening everybody.

Member Anthony?

MR. ANTHONY: Here.

MS. KOMARAGIRI: Member

Baratta?

MR. BARATTA: Here.

MS. KOMARAGIRI: Member

Giacopetti?

MR. GIACOPETTI: Here.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Here.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MS. KOMARAGIRI: Chairperson?

CHAIRPERSON PEHRSON: Here.

MS. KOMARAGIRI: Member

1 Zuchlewski?

2 MR. ZUCHLEWSKI: Here.

3 CHAIRPERSON PEHRSON: If we
4 could stand for the Pledge of Allegiance.
5 Member Baratta, could you lead us, please.

6 MR. BARATTA: Certainly.

7 (Pledge recited.)

8 CHAIRPERSON PEHRSON: Looking
9 for a motion to approve the agenda or
10 modifications.

11 MR. LYNCH: So moved.

12 MR. GRECO: Second.

13 CHAIRPERSON PEHRSON: There is
14 a motion and second. All those in favor?

15 THE BOARD: Aye.

16 CHAIRPERSON PEHRSON: Any
17 opposed?

18 (No audible responses.)

19 CHAIRPERSON PEHRSON: Seeing
20 none, we have an agenda.

21 Come to our first audience
22 participation. Is there anyone in the
23 audience that wishes to address to the
24 Planning Commission other than public hearing
25 in front of us tonight, please step forward

1 at this time.

2 Seeing no one in the
3 audience wishing to participate, close that.

4 Correspondence?

5 MR. LYNCH: Nothing.

6 CHAIRPERSON PEHRSON: Reading
7 reports? Community Development?

8 MS. MCBETH: Good evening. I
9 have a couple of introductions to make. Two
10 people sitting to the left of me.

11 First of all, I want to
12 introduce an attorney this evening,
13 Dave Gillam, he's representing our City
14 Attorney's office. Dave works closely with
15 Tom Schultz and with Gary Doprin (ph) in the
16 law firm of Johnson, Rosati, Schultz &
17 Joppich.

18 You may remember,
19 Chairperson, we met in 2005 or 2006, Dave had
20 also previously served with the Planning
21 Department and the Planning Commission. So
22 we welcome him back.

23 Also, I'd like to introduce
24 Kirsten Mellem. She is our new temporary
25 planner that we have hired to assist us while

1 Sri is on maternity leave, so she will be
2 with us for a few months.

3 Kirsten has a variety of a
4 prior planning experience, mostly recently as
5 a transportation planner with McHenry County
6 in Northern Illinois. Prior to that, Kirsten
7 worked with the Village of Carpenterville,
8 where she assisted with permit review,
9 ordinance and plans, fieldwork and customer
10 service.

11 She also worked for the
12 public -- private sector for two and a half
13 years as higher education facility campus,
14 master planning consultant.

15 So I know you want to know
16 where she went to school. She has her
17 masters degree, master of science in historic
18 preservation and planning from Eastern
19 Michigan University.

20 Her undergraduate degree,
21 bachelor of science in urban and mutual
22 planning with honors from Michigan State
23 University.

24 MR. LYNCH: Perfect.

25 CHAIRPERSON PEHRSON: Welcome.

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MS. MCBETH: Also, one more thing, this evening we have a court reporter, so if people from the audience come to speak, we would ask that they say their name and spell their name so we can get that correctly prefaced in the record.

CHAIRPERSON PEHRSON:

Thank you.

We come to our first public hearing.

Item No. 1 is Arkin Building for Martin Technologies, states JSP15-74. It's a public hearing to request the building of Arkin, LLC on behalf of the current occupant, Martin Technologies, for approval of a preliminary site plan, special land use permit, for a building for Martin Technologist JSC15-74.

The subject property is currently zoned I1, light industrial, is located in Section 26, east of Novi Road and north of Nine Mile Road.

The applicant is requesting a special land use permit for the proposed outside storage bin that is related to the

1 current use of the existing building on-site.
2 No additional improvements for the site are
3 being proposed.

4 Sri, good evening.

5 MS. KOMARAGIRI: Good evening,
6 again. The subject property is located in
7 the northeast corner of Nine Mile Road and
8 Novi Road in Section 26. It is located next
9 to Shiro restaurant and south of Saddle Creek
10 Apartments. It is zoned I1, light industrial
11 with RM-1 low density, multiple family on the
12 north side and I-1 light industrial on all
13 other sides.

14 The future land use map
15 indicates industrial research development and
16 technology for the subject property, and the
17 surrounding properties on east, west and
18 south, with multiple family on the north.

19 There are no existing
20 natural features on the subject property.

21 The applicant, Irwin J.
22 Arkin, LLC, was issued a temporary special
23 land use for the subject property for outside
24 storage, when new unlicensed operable
25 vehicles, which expires on November 14 of

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2016.

Historically outdoor storage has not been allowed in I-1 districts in the city. In early 2015, the applicant proposed a text amendment that would allow outdoor storage on I-1 properties through a special land use.

After public hearing, Planning Commission recommended to the City Council for consideration. On September 28 of 2015, council has approved the zoning board text amendment to amend the zoning ordinance in Article 3, Section 3.14, I-1 district of required conditions, in order to allow for access of the outside storage, as a special land use, in the light industrial district under certain conditions as detailed in the planning review letter.

The applicant is now currently requesting a full non-temporary special land use permit approval for the existing use of the building and outside storage that is ongoing on subject property.

This is for the current occupant of the building, Martin

1 Technologies. They perform various
2 engineering and assembly services on both
3 reproduction and production vehicles, which
4 include assembly installation or replacement
5 of prototype parts on customer owned
6 vehicles. Outside storage of up the 200
7 vehicles of various volumes and types is
8 expected at the site.

9 The site plan is not
10 proposing any additional improvements to the
11 existing conditions on the site. While the
12 existing conditions were allowed as part of
13 the temporary special land use, they do not
14 meet the requirements with screening
15 according to the recent text amendment. The
16 ordinance requires that all storage should be
17 completely screened from all adjacent
18 properties, by appropriate structures,
19 fencing, conforming to the applicable
20 requirements in Section 5.11 or walls. The
21 current screening is not grandfathered and
22 additional screening will be required.

23 However, the ordinance
24 allows the Planning Commission to review the
25 application and allow modifications to the

1 screening requirements.

2 The applicant has provided
3 multiple pictures of existing trees
4 surrounding the site, which are shared with
5 the Commission. The subject property is
6 surrounded by multiple family rental
7 community on the north, a restaurant on the
8 west, and office uses on the other side.

9 The staff has selected a
10 few pictures, we'd like to get your focus on
11 that shows the adequate screening from the
12 adjacent properties.

13 As you can see from the
14 pictures, the majority of the plantings are
15 not located on the subject property, but are
16 on adjacent properties. The only screening
17 provided on the property is the chain link
18 fence and the retaining wall in certain
19 locations.

20 This is the picture taken
21 from the adjacent side of the apartment
22 complex looking at the subject property. The
23 outside regular storage is fairly visible.
24 The existing chain link fence does not
25 provide adequate screening. Landscaper

1 provided some suggestions in order to conform
2 to the requirements. Landscape architect
3 Rick Meader can explain on the topic, if
4 needed.

5 For the reasons stated
6 above, planning and landscape are not
7 recommending approvals at this time and
8 request the applicant to consider to provide
9 additional screening. Traffic, engineering
10 and fire also reviewed the application and
11 are recommending approval.

12 The applicant, Irwin Arkin,
13 is here tonight with his engineer,
14 Craig Bennett, and the presentation from
15 Martin Technologies, and they would like to
16 make a small presentation, further explaining
17 their application.

18 The Planning Commission is
19 asked today to review and discuss the
20 applicant's request. The Commission shall
21 consider the factors listed in Section
22 6.1.2.C of the zoning ordinance regarding the
23 special land use request. In addition, they
24 should also consider items listed in Section
25 3.14.1.B of the zoning ordinance with regard

1 to the new text amendment.

2 All always, I will be here
3 to answer any questions you may have. Thank
4 you.

5 CHAIRPERSON PEHRSON: Thank
6 you, Sri. Does the applicant wish to address
7 the Planning Commission?

8 MR. ARKIN: Good evening, I'm
9 Irwin Arkin of 43100 Nine Mile Road.

10 I arranged purchase of the
11 Nine Mile parcel in 1971. The Arkin building
12 was originally constructed in 1973 and we
13 occupied it in 1974. It included a masonry
14 wall and fence along the majority of the west
15 property line, with barbed wire fences along
16 the north and east property lines. At that
17 time, the property to the west had existing
18 houses, properties to the north and east were
19 undeveloped and vacant. The existing house
20 and property to the west were redeveloped
21 into a restaurant in 1980. Over the years
22 the house as a restaurant has had several
23 different operators.

24 While the land has remained
25 under the Arkin ownership, Shiro restaurant

1 has been in existence for over 15 years.
2 It's like a joint venture, my joint and their
3 venture.

4 In 1987 the land to the
5 east was developed as light industrial and is
6 currently known as Novi Commons. In 1989, we
7 expanded our building with an addition on the
8 north end. As a part of that expansion, we
9 extended the wall and fence along the west
10 property line. We extended the barbed wire
11 fence on the east property line.

12 Along the north property
13 line, we added the required landscaping which
14 included a masonry wall and barbed wire
15 fencing.

16 The Saddle Creek Apartment
17 complex was in the planning stage, and at
18 that time, not yet under construction.

19 Since the early 1990s our
20 light industrial building, Novi Commons, the
21 light industrial building to the east, the
22 restaurant sat to the west and the Saddle
23 Creek Apartment complex have existed in their
24 current state with masonry walls, barbed wire
25 fencing, landscaping new place.

1 For several years our
2 building sat mostly under used and vacant.
3 But in late 2014, we secured Martin
4 Technologies as a tenant. Martin's business
5 requires temporary parking of new cars and
6 trucks while they wait various scheduled
7 modifications inside the building.

8 Most vehicles are moved a
9 minimum of two times during the three to four
10 month average processing time before shipping
11 out.

12 We secured a temporary
13 special land use permit on Martin's behalf
14 which expired in November 2015 and recently
15 extended to November 2016.

16 Since outside storage was
17 not permitted in the light industrial
18 district over the past months, we have worked
19 closely with Novi officials while they
20 drafted an ordinance to amend and allow such
21 storage.

22 Various drafts were
23 provided for my comments. And I responded
24 that my primary concern was with provisions
25 for screening of adjacent properties for the

1 outdoor storage.

2 I felt provisions were too
3 restrictive and extensive especially when
4 adjacent to properties which are not zoned
5 for single family residential use.

6 The screening language was
7 essentially left in the ordinance. However,
8 during consideration of the zoning ordinance,
9 text amendment, Item M was made a part of the
10 final ordinance. That item read as follows.
11 "The Planning Commission may modify the
12 minimum standards of the subsection as listed
13 above. If it finds that the proposed use
14 will be compatible with will not have a
15 material negative impact on existing and
16 planning uses located on the adjacent and
17 surrounding properties, taking into
18 consideration the size and configuration of
19 the site and any other relevant aspects of
20 the site provided, however, that the Planning
21 Commission shall not have the authority to
22 approve a storage area closer than 150 feet
23 to any single family residential zoning
24 district, as required under subsection F."

25 I'd like to point out that

1 Saddle Creek is not single family, but
2 apartments. Ordinance No. 18.275 was adopted
3 by City Council on September 28, 2015.

4 That brings us to the point
5 where we have submitted the accessory outside
6 storage planning before you.

7 We also have available a
8 series of photographs of our building and the
9 surrounding properties for your review. Some
10 of these photographs are aerial views.

11 With me tonight is our land
12 development consultant, Duane Bennett. His
13 department has prepared a plan before you.

14 I would like with your
15 permission at this time to have Duane give
16 you an overview of the plan and the site
17 photographs. Thank you.

18 MR. BENNETT: Good evening to
19 you all. My name is Duane Bennett and I'm
20 the project manager for Land Tech
21 Consultants. We prepared the plan and
22 compiled most of the photographs on
23 Mr. Arkin's behalf.

24 Can you get the plan up for
25 me on the screen.

1 The plan that we have
2 currently you can -- I will try to run
3 through this quickly, with your permission,
4 if we go over my time limit, Mr. Chairperson,
5 I would request that we can have a little
6 extra.

7 The plan shows the existing
8 Arkin building in the middle of the site.
9 You can see the grayish areas around the
10 perimeter are the existing asphalt, parking
11 lots around the building, they have got two
12 driveways that go out to Nine Mile Road. We
13 have shown the proposed outside storage areas
14 and we've sort of designated them as east,
15 west and north.

16 We have three storage areas
17 on the east side of the building. One runs
18 essentially along the frontage area here.

19 There is one in the back,
20 and there is the major one runs up and down
21 pretty much the easterly property line.

22 On the west side of the
23 building, we have three areas, two small
24 areas immediately adjacent to the building
25 here, and the majority, there is a big one

1 here, and another larger one along this area.

2 The W1, the one that's the
3 west side that's here in the front portion of
4 the building, we have it designated as a
5 double stack.

6 Essentially what happens
7 there, there is enough room between the fire
8 access road, which is the dotted line that
9 runs all the way around, there is enough room
10 between the fire access road to where
11 technically you could park a double row of
12 cars there.

13 One would be your normal
14 perpendicular parking and then adjacent to
15 those parking, you could do parallel -- you
16 could do parallel parking in front of those,
17 so that's the -- that's why the term double
18 stack is on there.

19 Double stack is also noted
20 just on a small area on the front of the
21 building in this area right in here.

22 Again, there is sufficient
23 room to pull cars forward into the building,
24 and then put another row behind them. There
25 is -- we have done some typical cross

1 sections with some typical vehicle heights.

2 There is -- the E3 cross
3 section is essentially right in this area
4 here, the W1 cross section is essentially
5 right in through here.

6 This is a good
7 visualization of how the double stack would
8 work, where you have the cars backed in and
9 then potentially you have another row of --
10 parked in front of them. All still -- all
11 without affecting the fire access road.

12 In the back, we have
13 storage area. There is N2 cross section.
14 Those are essentially a cross section against
15 that property line, our north property line,
16 where it abuts Saddle Creek.

17 Now, if I may, this is a
18 series of photographs -- I will -- Sri showed
19 a couple of them in her presentation. I have
20 quite a few of them. Some of it might seem a
21 little redundant. I will blow through them
22 very quickly, then if we want to come back
23 later, if that's okay with you.

24 So this is essentially
25 the -- along the west property line, the gate

1 that goes into the entrance at the building.

2 Again, this is the west
3 property line, you're seeing the -- this is
4 the Shiro restaurant here, here is where that
5 gate was, there is a wall along here. Again,
6 this is just the view down the west property
7 line, again, Shiro is up in here, you can see
8 some of the outside storage up against the
9 wall.

10 This is a view from the top
11 of our building looking into the west
12 property line, and this is the Shiro parking
13 lot adjacent to us.

14 Again, this is another view
15 for the building looking a little bit into
16 the northern portion of the west property
17 line.

18 Now we have moved to the
19 east side. This is the gate on the east side
20 entrance along east side of the building.

21 This is a view, the gate is
22 to the left there, the fence. And this is on
23 the -- to the east over here, this is Novi
24 Commons. This is the Novi Commons building
25 on the east side. This is their parking

1 edge, there is a little green belt there
2 between our fence and the property line, the
3 Novi Commons parking area.

4 These are again, the
5 photographs from our roof looking into the --
6 to the east, early to the north -- I'm sorry,
7 to the southeast. You can see the Novi
8 Commons building in the background. Their
9 parking area, one of the -- that area that
10 you're seeing with the cars backed in would
11 essentially equate to what we refer to as the
12 E3 storage area, the proposed E3 area.

13 From the roof looking
14 northeast, essentially the same view, same --
15 you can see the cars backed in. Another shot
16 of the parking lot for the Novi Commons
17 behind their building.

18 And this is a shot looking
19 from the northeast corner back to the south.
20 You can see where the parking area is and our
21 fence, the existing chain link fence.

22 This is pretty much the
23 northeastern corner of the property, where
24 the driveway starts to wrap around the
25 building.

1 And what this is is the
2 island that's at the very northeast corner,
3 the existing island. There are a few
4 evergreen trees that were planted originally.

5 This is one of the areas
6 where the wall ends, and the fence that runs
7 from here is running east and essentially the
8 northeast corner of the property is right
9 here.

10 This is just a detail, kind
11 of into that, off -- from the building corner
12 towards the rear, towards Saddle Creek.

13 This is a photo from the
14 roof looking at the north property line.

15 Again, you can see the cars
16 are backed into the wall, the fence, all the
17 existing landscaping, that's for Saddle Creek
18 with the heavy trees, et cetera.

19 This is another shot. You
20 can -- looking to the west. This is looking
21 across the back edge of the building from
22 east to west. You can see the -- our storage
23 area which we equate to what we refer to as
24 N2 right along the north property line. This
25 is a detail of one of the areas. There is a

1 fuel tank there. There is a hydrant there.

2 You can see the cars backed
3 up into the Saddle Creek landscaping, the
4 wall, the fence, ours, of course.

5 This is shot down the north
6 line looking to the west. Here is a view of
7 the rear of the property line essentially
8 looking from the northwest corner of the
9 building, along the back of the building.

10 There is -- you can see the
11 landscaping for Saddle Creek.

12 Now we are starting to make
13 the turn around the rear of the building, at
14 the northwest corner and sort of heading back
15 towards the front.

16 This is just a shot from
17 the end of our truck well. You can see here
18 is the building. This would equate to what
19 we were refer to as W -- storage area W3
20 and/or W1.

21 Again, you can see there is
22 a lot of room in between here, where the fire
23 access can still get in.

24 Again, this would be the
25 double stack area.

1 At the time we took the
2 photos, the car -- I'm sorry, the cars were
3 not parked in a double stack fashion, so I
4 don't really have one to show you for that.

5 Now we move into the back.
6 This is Saddle Creek. Essentially, looking
7 to the east, the drive -- rear driveway of
8 Saddle Creek.

9 These are a few shots from
10 the Saddle Creek development looking into the
11 back of our building. There is -- you can
12 see there is the rear of the building back
13 there. That's the N2 storage area with the
14 houses, backed in. You can see the trees
15 landscaping, the fencing.

16 This is one of the photos I
17 believe Sri showed. We refer to it as the
18 gap. This is the -- pretty much the only
19 section of Saddle Creek where the existing
20 plantings don't screen our proposed storage
21 areas from the Saddle Creek looking in from
22 their property.

23 This is shot from our roof,
24 from our roof, looking north into Saddle
25 Creek area. That's that same quote, unquote,

1 gap area where there is no existing
2 landscaping to help us screen.

3 This is another shot from
4 Saddle Creek looking into that same gap. And
5 these are just some shots along -- from
6 Saddle Creek looking into our building.

7 This is one -- one of the
8 buildings is relatively close to our north
9 property line. You can see the screening,
10 the existing plantings.

11 This is another one, kind
12 of down near the -- what would be the
13 northeast property corner looking back in
14 towards the site.

15 This is one along the north
16 property line from one of the existing Saddle
17 Creek buildings.

18 And I believe that's it.
19 So those are the photos.

20 With that, you know, we
21 would be happy, I know we have a public
22 hearing, any questions or comments, or we
23 are, of course, available and can respond and
24 can have any conversations you would like to
25 have.

1 CHAIRPERSON PEHRSON: Thank
2 you, sir. Appreciate it. That is the public
3 hearing.

4 If there is anyone in the
5 audience that wishes to address the Planning
6 Commission at this time, please step forward.

7 No one in the audience.

8 Do we have any
9 correspondence?

10 MR. LYNCH: Yes, we do. First
11 one is from Irwin Arkin, 43100 Nine Mile
12 Road, in support. "We as an occupant of the
13 building located at 43100 Nine Mile Road
14 familiar with the Martin Technologies usage
15 and recognize the open view, necessity for
16 security purposes. We adamantly support the
17 land use for Martin Technologies without the
18 need fro any additional screening. Thank
19 you."

20 The next one is also from
21 Irwin Arkin, property owner, of the vacant
22 land, northeast corner of Nine Mile and Novi
23 Road. This vacant land is -- in support.
24 "This vacant land starts 272 feet west of
25 43100 Nine Mile Property and continues 470

1 feet to the corner of Novi Road and Nine Mile
2 Road. We feel that the land use has not and
3 will not negatively impact any neighbor or
4 alter the character of the land. We support
5 the total approval of this special land use.
6 Thank you. "

7 In support, Eugene Newman
8 43155 Nine Mile Road.

9 The next one in support,
10 43180 Nine Mile Road, the Shiro restaurant is
11 adjacent to the west of the subject property.
12 We "have never experienced any adverse issue
13 with our neighbor to the east. We support
14 the special land use without any additional
15 screening. Thank you."

16 The final one is also in
17 support. From looks like Saddle Creek
18 Associates, James Bensis, 31731 Northwestern
19 Highway, Suite 250, Farmington Hills,
20 Michigan. In support. It is an appropriate
21 use for the property.

22 CHAIRPERSON PEHRSON: Thank
23 you, sir. Appreciate that. With that, we
24 close the public hearing on this particular
25 matter.

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Turning it over to the
Planning Commission for consideration.

Member Giacometti.

MR. GIACOPETTI: The applicant
or Mr. Bennett?

MR. BENNETT: We will try not
to tag team you.

MR. GIACOPETTI: Usually, when
we grant a waiver of provision in an
ordinance, as I believe, you're requesting of
us concerning screening adjacent properties.
We usually take into account some special
consideration. Logically it would make sense
for you to not -- you know, have a reason for
non-compliance.

Other than cost, is there
some particular reason for non-compliance
for -- because from your presentation, I
appreciate you walking us around the
property, but I didn't catch any reason why
it couldn't be screened other than security
concerns.

MR. BENNETT: Essentially,
this --

MR. GIACOPETTI: I'm sorry.

1 The issue is that it's adequately screened?

2 MR. BENNETT: In certain
3 areas, along the east and west property line,
4 where we have walls and existing fences,
5 between the Shiro restaurant and the Novi
6 Commons, essentially, when the building was
7 built, the walls and the fences were built
8 right on the property line.

9 So, like this is just an
10 example of the -- like I said, the Shiro, if
11 you can see the gap that's in here between
12 the wall and Shiro's parking lot. This is
13 not -- it's not our property to put screening
14 on.

15 MR. GIACOPETTI: I think we --
16 couldn't screening be placed where the chain
17 link fence is, wouldn't that be an
18 appropriate place for screening, so that
19 it's -- so that it's --

20 MR. BENNETT: I suppose. I
21 believe even the landscape plan might make
22 reference to it.

23 MR. GIACOPETTI: I think the
24 tradeoff the city is proposing, the way
25 ordinance was rewritten was, okay, makes

1 sense, to allow outdoor storage, but there is
2 a condition that it must be screened. And I
3 mean, other than expense, I'm not quite sure
4 I understand your case.

5 MR. BENNETT: I guess our
6 contention would be that along the east and
7 west property lines, because we have I-1
8 zoning next to us, we have the Shiro
9 restaurant on the west, we have the Novi
10 Commons on the east, their industrial
11 buildings that just essentially have parking
12 lots next to them.

13 I guess I will speak for
14 Mr. Arkin, if I'm wrong, he'll correct me.
15 But on those particular areas, we feel that
16 those areas are screened by the walls and by
17 the fences. There is not visual screening,
18 but the open space areas are, if you will,
19 protected from the adjacent property owners.

20 I know one of Mr. Arkin's
21 big issues is the concern about, you know, we
22 could potentially go in and put some plastic
23 fence -- instead of the broad -- sorry,
24 instead of the chain link, we could put up
25 some kind of plastic fencing that would

1 visually impair the view from the east and
2 the west.

3 Cost is an issue, and there
4 is some security concerns.

5 I should let Mr. Arkin tell
6 you. There is some security issues about not
7 being able to see into the site.

8 The storage outside, the
9 cars outside, if all these areas were
10 walled-off, if you will, visually walled off,
11 it would be difficult for security purposes.

12 There is some concerns
13 about people could get in there, you wouldn't
14 be able to see them, when they were walking
15 around.

16 So I guess our contention
17 would be, yes, we don't have visual landscape
18 screening along the east and west property
19 lines. We would ask that you allow it to
20 remain the way it is because of the
21 surrounding -- the existing conditions around
22 it, we don't really feel like planting a
23 whole row of trees or putting up a plastic
24 fencing to cut down the visual, we would
25 rather not -- we would -- don't want to do

1 that, and we don't really feel like we would
2 be comfortable with that from a security
3 standpoint.

4 MR. GIACOPETTI: Not even on
5 the north side?

6 MR. BENNETT: The north
7 side -- yes, the whole -- the north is a
8 whole different consideration.

9 Again, this is the -- I
10 guess our thought -- I know this goes
11 contrary to the landscaper view we talked
12 about.

13 I think our thought is the
14 existing vegetation that Saddle Creek planted
15 is significant. And again, the wall and the
16 fence are on our property lines, so there is
17 not an area back there where we could go in
18 and do some more plantings except on Saddle
19 Creek's property, which presents a whole
20 series of logistics issues.

21 But I think that our
22 feeling is that the existing screening and
23 plantings that are there are more than
24 sufficient to screen the residents of Saddle
25 Creek., be they single family houses or

1 apartments, that they can't really see into
2 the site.

3 MR. GIACOPETTI: Previously
4 though what they saw into the site wasn't
5 storage. It was just a building, parking
6 lot.

7 MR. BENNETT: Yes, I would
8 agree with that. I mean, I guess the only
9 thing we could say is that in the roughly,
10 it's a little less than a year and a half.
11 But in the year, Martin Technologies has been
12 in there doing these things for about a year
13 and a half.

14 To our knowledge, there has
15 never been any complaints from any of the
16 residents who live in Saddle Creek what about
17 noise or lights or any of that kind of a
18 situation.

19 And again, if this were
20 your standard light industrial building,
21 theoretically if we had a workforce that was
22 sufficient enough, they would be parking
23 during the day anyway, they would be parking
24 back there anyway.

25 MR. GIACOPETTI: I agree. But

1 not double, not with the additional parallel
2 parking.

3 MR. BENNETT: The north
4 property line, the north property line, there
5 are no double stacked areas along the north
6 property line.

7 What you see along the
8 north property line, you see -- there is only
9 one row of parking back there. Between
10 this -- this is the rear wall of the
11 building. This is the north property line.
12 You have got a single row of your traditional
13 perpendicular storage and then the rest of it
14 is fire lane. So there is no -- there would
15 be no double stacking along the north
16 property line whatsoever.

17 Those areas are limited to
18 the front of the west area exclusively.

19 So our feeling is with the
20 existing landscaping that Saddle Creek has in
21 place, except for the one little area that
22 granted we refer to as the gap. There is no
23 visual where the people from Saddle Creek can
24 see into the site at all currently.

25 MR. GIACOPETTI: Minimally?

1 MR. BENNETT: Yes, I will
2 accept that. Except for this one area.

3 Again, I don't -- we would
4 be open to suggestions.

5 We really can't -- again,
6 it's a logistics issue about it, we could
7 agree with Saddle Creek, we could go in there
8 and do some plantings along this area to
9 close off that gap, but I know Mr. Arkin
10 doesn't want to get involved in any fencing
11 you can't see through.

12 MR. GIACOPETTI: What about a
13 decorative fence that you could see through,
14 that was more esthetic than chain link with
15 barbed wire?

16 MR. BENNETT: I would have to
17 defer to Mr. Arkin.

18 MR. GIACOPETTI: I wasn't sure
19 if that was considered. I mean, that would
20 be see through and more sightly than what's
21 currently existing.

22 MR. BENNETT: I guess we
23 would --

24 MR. GIACOPETTI: I think that
25 would be a great expense than what the

1 landscape planning staff is asking, but just
2 a suggestion.

3 I don't see any -- there is
4 no -- usually when we get requests, there is
5 some sort of natural feature or some other
6 soil condition or some other reason other
7 than the nature of your request. That's all
8 my questions. Thank you, sir.

9 CHAIRPERSON PEHRSON: Member
10 Baratta.

11 MR. BARATTA: Mr. Bennett,
12 just a question. Would you have any -- back
13 to that picture.

14 Would you have an objection
15 to putting in a vinyl screening or vinyl
16 slats or something in that fencing in that
17 area there to screen from the apartments as
18 opposed to planting on somebody else's
19 property, or doing something like that or in
20 the alternative not having it as a park area?

21 MR. BENNETT: Well, I
22 believe -- I'm not sure what Mr. Arkin's
23 contractual obligations with Martin are, but
24 if we had to designate that area there you
25 can -- is only going to handle maximum six

1 cars.

2 If we remove that area from
3 consideration for outside storage, and left
4 it as it is, would the esthetic then be
5 acceptable?

6 MR. BARATTA: I guess,
7 standing in our shoes, I'd probably say, how
8 about if I just screened that area. It would
9 be a vinyl screen against the fence or what
10 have you, that's relatively inexpensive.

11 And frankly, I think with
12 the wall you are partially screened anyway.
13 So really what -- what I have gained from
14 this information is that basically screening
15 isn't high enough.

16 So if we could screen it a
17 little higher, you could keep the cyclone
18 fence. You know, obviously everybody has a
19 little different opinion of whether they like
20 barbed wire or cyclone, but if we could
21 screen it, where they don't see the cars, at
22 least of the top of the cars, maybe that
23 would be sufficient.

24 So would you have an
25 objection to something like that?

1 MR. ARKIN: I think we could
2 do either one. We could either do the vinyl
3 on that particular area.

4 I think Saddle Creek is a
5 good neighbor and they would probably welcome
6 us to come over there at our expense to put
7 some shrubbery there, that would solve the
8 whole thing.

9 Regarding fencing, 5.11.2
10 covers non-residential fencing to be
11 permitted, if you check that ordinance. I
12 think there is -- I think the other thing
13 that should be considered really is the
14 importance of security. Cameras can only
15 take pictures. They don't stop a thief.
16 Blocked views encourage thieves. Once in the
17 area, they have ample time to strategically
18 steal and make an easily timed getaway.
19 Visibility discourages.

20 One of the attractions of
21 our site to current and potential tenants is
22 the security offered by the way of the
23 enclosed fencing, locked gates, walls,
24 landscaping, and the ability to view into the
25 area from all four sides. Everything but a

1 mote. We have had tenants park cars and
2 trucks in our property for over 41 years.
3 Most of that time abutting residential
4 apartments to the rear, without ever having a
5 problem. If it isn't broken, why fix it.

6 Why I understand the
7 stringent requirements for the overall text
8 amendment, I appreciate the board's
9 recommendation that the Martin use of the
10 Arkin building at 43100 Nine Mile Road
11 located is one of uniformed, neatly
12 positioned vehicles scheduled to be
13 retrofitted, creating jobs, hardly one need
14 for the additional screening.

15 But we would be glad to do
16 one of the two things as you recommended
17 there.

18 MR. BARATTA: Thank you.
19 Rick, I have a couple of questions for you.

20 So based on the reading of
21 the information that you put together, and
22 listening to what Mr. Arkin has said about
23 his willingness to put in some landscaping,
24 or screening in that area, adjacent to the
25 apartments, would that solve some of the

1 issues?

2 MR. MEDER: It would certainly
3 solve most of the issues. That's the biggest
4 area of exposure.

5 You know, the wall doesn't
6 meet the current standard for height. But,
7 yes, that's obviously the biggest area for
8 visibilty from the residential side. I would
9 say, if you're satisfied with that, I think
10 that would solve most of the problem.

11 MR. BARATTA: Thank you very
12 much.

13 CHAIRPERSON PEHRSON: Member
14 Greco?

15 MR. GRECO: I was going to
16 recommend or indicate that, you, you know,
17 speak with the neighbors to the north to see
18 if we could do plantings there.

19 I like Member Baratta's
20 providing the alternatives, but I think do --
21 I would like the natural plantings that would
22 look better there, if you could work that out
23 with them.

24 The other question I have
25 is, with regards to the double stacking.

1 We don't have any pictures
2 of the double stacking. I understand what it
3 is from the renderings, but how often is that
4 necessary?

5 MR. ARKIN: We just wanted
6 to --

7 MR. GRECO: Is it possible to
8 do without it?

9 MR. ARKIN: Most of the time.

10 MR. GRECO: The reason why I
11 asked this, as I was looking at the site, and
12 thinking about the outdoor storage and what
13 we require and what the ordinance is, it also
14 depends on, at least in my mind, what I'm
15 looking at this, what exactly is being stored
16 outside. Here we have these are basically at
17 least to the naked eye complete vehicles,
18 correct?

19 MR. ARKIN: Cars and trucks.

20 MR. GRECO: Complete vehicles.
21 And so if your at the restaurant or if you're
22 at the neighboring, let's just say the
23 restaurant, that's where individuals will be
24 going in and out, it looks like a parking lot
25 with probably employees going there.

1 It may not look like
2 storage, but it's neatly -- you know, neatly
3 parked vehicles, all new, they all look like
4 nice vehicles.

5 But the double stacking
6 would change that because then it looks
7 like -- well, double stacking of vehicles
8 rather than a more -- I don't want to say
9 natural, but I guess, natural for us living
10 in modern society as far as cars being parked
11 and double stacking looking unnatural.

12 Would doing away with the
13 double stacking be okay?

14 MR. ARKIN: If that's the deal
15 breaker, yes. We could eliminate that.

16 I want to point out that
17 every person that used my building in the
18 past, the parking looked worse with the cars
19 and trucks that they had.

20 If you look at Novi
21 Commons, and their parking lot, it looks
22 worse.

23 What Martin does -- so the
24 cars are parked so neatly, they are looking
25 to save space, everything is so uniform. It

1 looks better than anything adjacent --

2 MR. GRECO: That's what I'm
3 saying, the nature of my comments, it looks,
4 you know, kind of together and neat, if
5 you're going into the restaurant and not
6 something that stands out rather than things
7 being stacked, you know, other materials, so
8 I think I would be inclined to support this
9 with the working out of putting in shrubs or
10 trees on the apartment complex property and
11 the elimination of the double stacking, which
12 I think is mostly on the west side of the
13 building.

14 MR. ARKIN: That's correct.

15 CHAIRPERSON PEHRSON: Thank
16 you. Any other comments?

17 What's the difference
18 between this particular application of
19 outside storage versus if this building were
20 occupied with some industrial something or
21 other commercial operations and those spaces
22 were filled with those actual people coming
23 into work every day? So that the look was
24 there, and had the same idea. I don't see --
25 I didn't see it in the ordinance, is that

1 something that is carried forth?

2 MS. MCBETH: So to answer your
3 question, how would it be different if it
4 were just vehicles parked in the business?

5 So the vehicles would only
6 be there certain hours of the day, most
7 likely, they wouldn't be double stacked, as
8 being proposed.

9 They might be -- completely
10 fill in the parking lot or they might be just
11 partially filling the parking lot. It's hard
12 to tell. They probably wouldn't be all brand
13 new vehicles, which is what we see out there
14 right now. But the difference would be the
15 people coming and going probably quite a bit
16 more.

17 CHAIRPERSON PEHRSON: Unless
18 it was a 24 hour operation.

19 MS. MCBETH: That's true.

20 CHAIRPERSON PEHRSON: I'm
21 trying to differentiate because the ordinance
22 talks about racks and things that are maybe a
23 little bit more of an eyesore than a 2015
24 Jeep sitting there, kind of thing.

25 I understand the spirit of

1 the ordinance, but in trying to work with the
2 applicant, given the things that worked -- or
3 have been built around him, I think the
4 suggestions that have been made relative to
5 the north side and the removal of the double
6 stacking makes sense, but there is also the
7 condition that if this were a fully occupied
8 building, working 24 hours day, this is what
9 it would look like.

10 So, I will wait to hear
11 anyone else's comments or see what we have.

12 MR. GIACOPETTI: I'm initially
13 not inclined to support this proposal, but I
14 think I would be if that section, that gap
15 was addressed with screening and/or
16 landscaping.

17 I don't know -- I guess
18 this is a question for staff, could the
19 special land use permit specify an exception
20 for vehicles as opposed to a broader set of
21 materials that can be stored outside
22 because -- you know, like I said, I agree, it
23 looks like a parking lot in these pictures,
24 to be double stacked, it would then start to
25 look like storage, but -- I'm okay with

1 double stacking, honestly, but as long as
2 it's all vehicles outside, not a mixture of
3 vehicles and equipment.

4 MS. MCBETH: Mr. Chair, I
5 think that was the intent of the ordinance as
6 well, to allow special land use for this
7 particular use.

8 If a different use comes
9 in, then we go back to square one, start over
10 if they wanted to have something stored
11 outside, they come back to Planning
12 Commission. It's a different use.

13 MR. GIACOPETTI: Can we
14 specify vehicles only?

15 MR. LYNCH: Passenger
16 vehicles.

17 MR. GIACOPETTI: If we could,
18 I would support the motion.

19 MR. GILLAM: I think as a
20 condition of the special land use approval,
21 you can certainly make that a condition, yes.

22 CHAIRPERSON PEHRSON:
23 Appreciate it.

24 MR. LYNCH: Just one thing,
25 these are going to be passenger vehicles,

1 right?

2 CHAIRPERSON PEHRSON: Yes.

3 MR. LYNCH: Not airplanes?

4 CHAIRPERSON PEHRSON: Yes.

5 MR. GRECO: I'm ready.

6 MR. BARATTA: One more thing.

7 If it were to change, the vehicles are you
8 saying they come back -- they come back to
9 the Commission or they would provide
10 screening?

11 CHAIRPERSON PEHRSON: If the
12 use the changes. If the use changes, they
13 have to come back to the Planning Commission.

14 MR. BENNETT: We would
15 certainly agree to that.

16 I mean, that's why we did
17 the plan the way we did, exclusively for cars
18 and some of the general notes on the plan now
19 talk about no outside storage and no -- stuff
20 like, so --

21 MR. ARKIN: Cars and trucks.

22 MR. BARATTA: I'm okay with
23 that.

24 CHAIRPERSON PEHRSON: Member
25 Greco.

1 MR. GRECO: I would like to
2 make a motion. I was working it out here.

3 In matter of the Arkin
4 Building for Martin Technologies, JSP155-84,
5 motion to approve the special land use
6 permit, based on the following findings: A,
7 the requested use will not cause an
8 detrimental impact on the existing
9 thoroughfares.

10 B, the proposed use will
11 not cause a detrimental impact on the
12 capabilities of public services and
13 facilities.

14 C, the proposed use is
15 compatible with the natural features and
16 characteristics of the land.

17 D, the proposed is
18 compatible with adjacent uses of land.

19 E, the proposed use is
20 consistent with the goals and objectives and
21 recommendations of the city master plan for
22 land use.

23 F, the proposed use will
24 promote the use of the land in a socially
25 economically desired manner.

1 G, the proposed use is one
2 listed among the provisions of use of the
3 special land use in harmony with the purposes
4 and conforms with the applicant's site --
5 uses set forth in various zoning districts in
6 this ordinance, and, two, is in harmony with
7 the purposes and conforms with the actual
8 site design, regulations in the zoning
9 district in which its located, and because
10 this is made -- otherwise complies with
11 Article 4.4, Article 4, Article 5, Article 6,
12 of the zoning ordinance and all other
13 applicable provisions of the ordinance.

14 And add the additional
15 conditions. Number one, that the special
16 land use be used for passenger cars only and
17 trucks.

18 Next, that the gap section
19 on the north section of the property, that
20 the applicant will work with the apartment
21 complex to the north to provide landscapes
22 for screening.

23 The next is to eliminate --
24 no double stacking of vehicles as described
25 in the application on the west side.

1 MR. BARATTA: Second.

2 CHAIRPERSON PEHRSON: We have
3 a motion by Member Greco and a second by
4 Member Baratta.

5 MR. GIACOPETTI: Friendly
6 amendment to clarify the addition of -- the
7 vehicle provision.

8 The motion should read
9 light duty -- up to light duty class three
10 vehicle, less than 14,000 pounds, so that
11 would be up to the size of a size of a 450 --
12 would be smaller than say a school bus, or a
13 large vehicle.

14 MR. GRECO: I will accept the
15 amendment.

16 MR. BARATTA: I would second.

17 CHAIRPERSON PEHRSON: Any
18 other comments?

19 (No audible responses.)

20 CHAIRPERSON PEHRSON: Sri,
21 will you call the roll.

22 MS. KOMARAGIRI: I have a
23 quick question to ask.

24 When you said no double
25 stacking on the west side, we're essentially

1 saying no double stacking anywhere on the
2 site or just limited to that?

3 CHAIRPERSON PEHRSON: No
4 double stacking on the site.

5 MS. KOMARAGIRI: Thank you.
6 Member Anthony?

7 MR. ANTHONY: Yes.

8 MS. KOMARAGIRI: Member
9 Baratta?

10 MR. BARATTA: Yes.

11 MS. KOMARAGIRI: Member
12 Giacopetti?

13 MR. GIACOPETTI: Yes.

14 MS. KOMARAGIRI: Member Greco?

15 MR. GRECO: Yes.

16 MS. KOMARAGIRI: Member Lynch?

17 MR. LYNCH: Yes.

18 MS. KOMARAGIRI: Chair

19 Pehrson?

20 CHAIRPERSON PEHRSON: Yes.

21 MS. KOMARAGIRI: Member

22 Zuchlewski?

23 MR. ZUCHLEWSKI: Yes.

24 MS. KOMARAGIRI: Motion passes
25 seven to zero.

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MR. ARKIN: Thank you.

CHAIRPERSON PEHRSON: One
more.

MR. GRECO: Next, in the
matter of Arkin Building for Martin
Technologies, JSP15-74 motion to approve a
preliminary site plan based on and subject to
the Planning Commission's approval of
modifications requested by the applicant to
permit the absence of adequate screening,
other than the conditions that we listed in
the motion for the special land use permit
for all adjacent properties, as listed in
Section 3.141B IV, given the Planning
Commission finds that the proposed use will
be compatible with and will not have a
material negative impact on existing land
uses located on adjacent and surrounding
properties, taking into consideration the
size and configuration of the site and any
other relevant aspects of the site, which are
hereby granted.

The findings of compliance
with ordinance standards and the stack of
(unintelligible) letters and conditions and

1 items listed in those letters being addressed
2 on the final site plan and this motion to
3 (unintelligible) otherwise in compliance with
4 Article 3, Article 4 and Article 5 of the
5 zoning ordinance and all those applicable
6 (unintelligible) of the ordinance.

7 MR. BARATTA: Just one
8 question. In that, are we modifying the site
9 plan as submitted, talking about the double
10 stacking in this?

11 If so, I think that
12 reference should be made in the motion.

13 MR. GRECO: Fair enough. I'll
14 accept that addition.

15 MR. BARATTA: Second.

16 CHAIRPERSON PEHRSON: Motion
17 made by Member Greco, seconded by Member
18 Baratta with that condition.

19 Any other comments?

20 (No audible responses.)

21 CHAIRPERSON PEHRSON: Sri,
22 call the roll.

23 MS. KOMARAGIRI: Member
24 Baratta?

25 MR. BARATTA: Yes.

1 MS. KOMARAGIRI: Member
2 Giacopetti?
3 MR. GIACOPETTI: Yes.
4 MS. KOMARAGIRI: Member Greco?
5 MR. GRECO: Yes.
6 MS. KOMARAGIRI: Member Lynch?
7 MR. LYNCH: Yes.
8 MS. KOMARAGIRI: Chair
9 Pehrson?
10 CHAIRPERSON PEHRSON: Yes.
11 MS. KOMARAGIRI: Member
12 Zuchlewski?
13 MR. ZUCHLEWSKI: Yes.
14 MS. KOMARAGIRI: Member
15 Anthony?
16 MR. ANTHONY: Yes.
17 MS. KOMARAGIRI: Motion passes
18 seven to zero.
19 MR. BENNETT: I'll address
20 this to Sri, I suppose. So should we revise
21 the plan and resubmit it for the record, so
22 there is a clean plan that reflects all of
23 this?
24 MS. KOMARAGIRI: Yes. With
25 you're being approved for the preliminary

1 site plan, you will be coming back to get
2 approval for final site plan. So all
3 modifications should be reflected in that.

4 MR. BENNETT: Thank you very
5 much.

6 CHAIRPERSON PEHRSON: Thank
7 you, gentlemen.

8 Next on the agenda is an
9 item for consideration, Pavilion Shore Park,
10 restroom shelter area, JSP60-02.

11 Consideration of -- request
12 to the City of Novi for approval for a
13 preliminary site plan for Section 9,
14 (unintelligible) waiver, storm water
15 management plan for Pavilion Shore Park,
16 restroom and shelter area.

17 The subject property is
18 located in Section 3, north of Thirteen Mile
19 Road and east of South Lake Drive.

20 The applicant is proposing
21 to construct approximately 1,870 square foot
22 building that will function as a rest area
23 and picnic shelter area for the Pavilion
24 Shore Park.

25 Sri?

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MS. KOMARAGIRI: Thank you.

The subject property is most popularly known as Pavilion Shore Park. It is located abutting Walled Lake on South Lake Drive at the northeast side of Thirteen Mile Road and Old Novi Road intersection.

It is zoned R4, one family residential with similar zoning on all sides and Walled Lake on the north.

The future land use map indicates public park use for the subject property and single family residential for surrounding properties.

There are no regulated woodlands or wetlands on the subject property.

The City of Novi Parks and Recreation is proposing to add a small service building to the existing park for the benefit of the park visitors. The proposed building will host public restrooms and picnic tables.

Planning, engineering landscaping and facade reviewed the preliminary site plan and are recommending

1 approval with additional comments to be
2 approved for the final site plan.

3 The plan is in general
4 conformance with the zoning code. However,
5 the legal descriptions denoting the road
6 right-of-way of South Lake Drive and the
7 actual park boundary are still being
8 formalized through the plat amendment
9 process.

10 Planning staff calculated
11 the required setbacks from the right-of-way
12 which is calculated at about 30 feet from the
13 center line of South Lake Drive.

14 Staff calculated that the
15 front and the side yard building setback does
16 not meet the minimum required of 75 feet for
17 non-residential buildings and is short by
18 approximately 10 feet.

19 Staff understands the
20 location is determined to avoid conflict with
21 the existing underground utilities and
22 supports the deviation.

23 In the past, Planning
24 Commission has approved similar deviations
25 supported by staff for city projects.

1 The architect has stated
2 that the design objective was to be
3 reminiscent of the Walled Lake casino that
4 once stood on the same side. Facade review
5 states that it has been accomplished in an
6 exemplary fashion. However, objective led to
7 certain deviations from facade ordinance.

8 The proposed building will
9 require a waiver to allow underage of brick,
10 overage on cementitious siding, overage of
11 wood trim, asphalt shingles on various sides
12 as listed in detail in the motion sheet.
13 Facade review suggests the deviations are
14 justified on the basis of the historical
15 context and that Section 9 wavier be granted.

16 The architect, Dan Durkee
17 is here tonight and would like to give a
18 brief presentation explaining the design
19 objective and the building program and answer
20 any other questions you may have.

21 We also have a Park and
22 Recreation and culture services department,
23 Jeff Monk representing the building project.

24 Our landscape architect,
25 Rick Meader, is here, created the landscape

1 plan for the proposed building.

2 Staff is on standby for any
3 questions you have for us.

4 The Planning Commission is
5 asked tonight to approve the preliminary site
6 plan for Section Nine facade waiver and storm
7 water management plan. Thank you.

8 CHAIRPERSON PEHRSON: Thank
9 you, Sri, appreciate it.

10 MR. DURKEE: Hi. My name is
11 Dan Durkee. I'm an architect with the
12 Michigan (unintelligible).

13 With me tonight, in
14 addition to Jeff, is Katarina Collier, who is
15 our civil engineer on the project, so we
16 wanted to make sure if there were questions
17 relating to the building or the site, we were
18 here to answer them.

19 So there is a short
20 presentation, and Sri, there is still the
21 photo of the previous applicant up.

22 I'm not sure how to -- I
23 don't want to make you move again.

24 CHAIRPERSON PEHRSON: Are you
25 going to double stack cars?

1 MR. DURKEE: No. Well, we
2 have been working with Jeff and his staff
3 here for the last -- well, couple of three
4 months, and as Sri had mentioned, the design
5 really prerogative and direction that we were
6 given was to really emulate what was the
7 structure originally on the site.

8 We have got a couple of
9 photos that show that.

10 Originally built in 1917
11 and then burned unfortunately five years
12 later in 1822, then was immediately rebuilt,
13 then burned yet again in 1965.

14 But the building on the
15 left and our design really takes on that sort
16 of arced, arched roof configuration and
17 motif. And the second building had a
18 clear -- added at the top along the ridge
19 line we thought added a certain feature as
20 well.

21 So, this is a shot from the
22 inside that shows the wood silk lamps that
23 they used. It's really a wonderful looking
24 space.

25 This then this is really a

1 view from what would be, as you enter the
2 parking area that is already been placed,
3 looking at the facility.

4 It really is -- it serves
5 two functions. It is both a restroom
6 facility to serve the needs of the park and
7 then also a picnic shelter or shelter area
8 that's really on the eastern end of the site.

9 We will go to the floor
10 plans. We can come back to these, if we need
11 to during discussion.

12 So you see there
13 essentially on the right-hand side the block
14 structures of the restrooms and then the
15 picnic or seating area in front of that.

16 We have also identified an
17 area in that wall that we would use for the
18 assembly of photographs to sort of pay amage
19 (ph) to the original building as well.

20 The site is a little bit
21 dark, but you can see there, how it's been
22 sited immediately north of the parking area
23 and at a convergence of the walkways.

24 This is the overall site
25 plan. It shows the entire footprint of the

1 concrete slab, and then there are eight foot
2 bays for the structure itself, which would be
3 a pre-engineered blue laminated structure
4 built in that arc.

5 Then the restroom structure
6 on the left, which has entry and exit from
7 the left side, what would be the west side.
8 Then screen walls that protect that visually
9 from people exiting or people just
10 surrounding the building.

11 This is the restroom block
12 itself, it has a total of five water closets
13 or fixtures. Two both the men and the women,
14 and then on the right-hand side, the lower
15 right-hand side is an additional family
16 single occupant restroom facility.

17 And then upper right is the
18 utility room to the utility room to house
19 slop sink and other equipment for cleaning
20 and possibly even public address system that
21 would be housed in there as well.

22 That's again that shot
23 from -- looking from the street towards
24 Walled Lake.

25 The other thing we have

1 here, I will jump around in front, maybe you
2 can see it from there. Our sample board that
3 I know is required as a part of this
4 submission.

5 It really identifies both
6 the wood, which be exposed for the structure,
7 the cementitious board, which really looks --
8 it's a ship lab board looks like a little
9 bit, somewhat marine and nautical in nature.
10 But it is not a vinyl. It's a hard pressed
11 product that really doesn't -- it withstands
12 the weather and any woodpeckers if they
13 approach it. It's actually a hard
14 cementitious board, works really well and
15 looks just like wood siding.

16 Then at the sill area, we
17 have got sill that happens at about two foot
18 above the finished floor, and then below that
19 is a cultured stone product that, again,
20 emulates the fireplace, some of the other
21 moments at the original Walled Lake casino.

22 That's pretty much it. I
23 don't know if you have more, Jeff, that you
24 wants to add at this point.

25 MR. MONK: I'd just like to

1 say it's been a pleasure to work with
2 Mr. Durkee and his team.

3 Again, members of Parks,
4 Recreation, Cultural Services, our
5 engineering department, our facility
6 department, have all met with Dan and his
7 team and that's how we became about with this
8 design.

9 Again, looking at very
10 vandal-resistant materials, doing something
11 very unique.

12 As you can see, this isn't
13 a cinder block, drop-in place, stone
14 structure. This is something that's really
15 been worked on hard, getting back to the
16 history of the site, being a fixture point
17 for the north end of Novi.

18 CHAIRPERSON PEHRSON: Very
19 nice.

20 That concludes that part of
21 the presentation. Turn it over to the
22 Planning Commission for consideration.

23 MR. BARATTA: Jeff, question,
24 if you wanted to expand this facility, the
25 utility room, could that be expanded into a

1 restroom and utility room constructed?

2 MR. MONK: Yes, it could be.

3 The plumbing would be in place for it. It's
4 one of those things, if it might want to
5 happen, we probably want to make sure that we
6 extend the drain, especially to the location
7 and cap it, but that would be a pretty simple
8 thing to do if that were to be converted in
9 an additional single occupant.

10 MR. BARATTA: Just a
11 suggestion, I think we talked about something
12 similar to that at walkable Novi, meaning,
13 but I would think at some point in the future
14 you may want to consider expansion. So you
15 want those utility lines to be in the right
16 spot. Thank you. That's all my comments.

17 CHAIRPERSON PEHRSON: Member
18 Zuchlewski.

19 MR. ZUCHLEWSKI: I have two
20 questions. We have bicycle racks
21 incorporated into --

22 MR. DURKEE: We do, yes. I'm
23 not sure that they show on the plan, but --

24 MR. MONK: I believe that's --
25 we have had those conversations with Sri and

1 that would be incorporated into that site
2 plan. And we haven't settled on final
3 fixtures underneath the building either, so
4 that would come in at a later stage.

5 MR. ZUCHLEWSKI: Light
6 fixtures you said?

7 MR. MONK: No. Tables,
8 seating areas.

9 MR. ZUCHLEWSKI: How about
10 lighting, what type of lighting? We didn't
11 see anything. I didn't see anything on
12 lighting.

13 MR. DURKEE: Our intent is to,
14 for the most part, light the underside of
15 that roof, and in fact, provide some glow for
16 the (unintelligible).

17 So that in an ideal world,
18 you seat lit surfaces rather than bulbs
19 themselves so that reduces the amount of
20 glare. That would be our intent. And the
21 internal lighting of the space and then that
22 would essentially spread out and provide
23 surrounding lighting as well.

24 So there really isn't
25 intended -- you can see that there is

1 lighting right there at the -- street
2 lighting, you can see one post there.

3 So there is something in
4 place there, but are intent is to have more a
5 less like a glow to the space, and then it
6 would be lit very softly.

7 MR. ZUCHLEWSKI: Okay. That's
8 it. Thank you.

9 MR. GIACOPETTI: Couple of
10 questions on the facade.

11 Did you consider alternate
12 materials to the asphalt singles, which takes
13 you about 6 percent of the facade?

14 MR. DURKEE: We looked at a
15 metal roof as a potential. The problem there
16 is, getting the arc in the metal is a very
17 difficult condition to achieve.

18 It would be costly, on the
19 order of four times the cost of the shingle
20 or asphalt single.

21 So outside of that, we
22 really didn't go beyond that. We sort of
23 settled on the asphalt in a reddish tone,
24 again, to emulate the original casino. It
25 fits well with the curve and linear nature of

1 the roof.

2 MR. GIACOPETTI: And the
3 siding, the continuous siding, is there a
4 reason why that's not brick, to be more
5 consistent with the facade ordinance?

6 MR. DURKEE: I think -- again,
7 it was, I think more in line with kind of
8 harkening back the original building, which
9 had that ship lap siding and really to
10 essentially try and emulate that.

11 MR. GIACOPETTI: The substance
12 of the past facade ordinance, you know --
13 because it's -- I appreciate the intent.

14 I don't feel like the city
15 is holding itself to the same standard that
16 it would expect of a developer.

17 So I cannot support this
18 part of the proposal.

19 CHAIRPERSON PEHRSON: Okay.
20 Any other questions?

21 (No audible responses.)

22 Member Greco.

23 MR. GRECO: In the matter of
24 the Pavilion Shore Park restrooms, slash,
25 shelter area, JSP16-02, motion to approve the

1 preliminary site plan and Section 9 waiver
2 based on subject two, the item listed on A
3 through C in the motion sheet and because
4 this motion and because of the plan is
5 otherwise in compliance with Article 3,
6 Article 4, Article 5 and Article 6 of the
7 zoning ordinance and all other applicable
8 provisions of the ordinance.

9 MR. BARATTA: Second.

10 CHAIRPERSON PEHRSON: Motion
11 by Member Greco, seconded by Member Baratta.

12 Any other comments?

13 (No audible responses.)

14 CHAIRPERSON PEHRSON: Sri,
15 will you please call the roll.

16 MS. KOMARAGIRI: Member
17 Giacopetti?

18 MR. GIACOPETTI: No.

19 MS. KOMARAGIRI: Member Greco?

20 MR. GRECO: Yes.

21 MS. KOMARAGIRI: Member Lynch?

22 MR. LYNCH: Yes.

23 MS. KOMARAGIRI: Chair
24 Pehrson?

25 CHAIRPERSON PEHRSON: Yes.

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MS. KOMARAGIRI: Member
Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member
Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member
Baratta?

MR. BARATTA: Yes.

MS. KOMARAGIRI: Motion passes
six to one.

MR. BARATTA:

MR. GRECO: In the matter of
Pavilion Shore Park, restroom slash shelter
area, JSP16-02, motion to approve the storm
water management plan, based on a subject two
finding of compliance of ordinance standards
and consultant review letters, and the
conditions and items listed in those letters
being addressed on the final site plan, and
because this motion is made because it is
otherwise in compliance with Chapter 11 of
the Code of Ordinances an all other
applicable provisions of the ordinance.

MR. BARATTA: Second.

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CHAIRPERSON PEHRSON: Motion
by Member Greco and seconded by Member
Baratta. Any other comments?

(No audible responses.)

CHAIRPERSON PEHRSON: Sri,
please call the roll.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair
Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member
Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member
Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member
Baratta?

MR. BARATTA: Yes.

MS. KOMARAGIRI: Member
Giacopetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

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MR. BARATTA:

MS. KOMARAGIRI: Motion passes
seven to zero.

CHAIRPERSON PEHRSON: All set,
gentlemen.

Next matter for discussion?
Any special matters, supplemental issues?

Audience participation?
There is one and only person in the audience
that doesn't want to say hello.

We will close the audience
participation and ask for a motion to
adjourn.

MR. LYNCH: Motion to adjourn.

MR. ZUCHLEWSKI: Second.

CHAIRPERSON PEHRSON: All in
favor.

THE BOARD: Aye.

(The meeting was adjourned at 8:10 p.m.)

** ** *

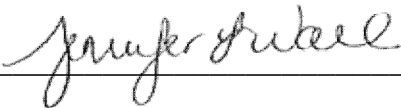
1 STATE OF MICHIGAN)
 2) ss.
 3 COUNTY OF OAKLAND)

4 I, Jennifer L. Wall, Notary Public within and for the
 5 County of Oakland, State of Michigan, do hereby certify that the
 6 witness whose attached minutes were taken before me in the above
 7 entitled matter was by me duly sworn at the aforementioned time
 8 and place; were stenographically recorded in the presence of said
 9 witnesses and afterward transcribed by computer under my personal
 10 supervision, and that the said deposition is a full, true and
 11 correct transcript of the proceedings.

12 I further certify that I am not connected by blood or
 13 marriage with any of the parties or their attorneys, and that I
 14 am not an employee of either of them, nor financially interested
 15 in the action.

16 IN WITNESS THEREOF, I have hereunto set my hand at the
 17 City of Walled Lake, County of Oakland, State of Michigan, this
 18 16th day of February 2016.

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 Jennifer L. Wall CSR-4183
 Oakland County, Michigan
 My Commission Expires 11/12/15