

**CITY of NOVI CITY COUNCIL**

**Agenda Item H  
July 28, 2008**

**SUBJECT:** Approval of request by E&M, Inc. (Society Hill) for one-year extension, to October 9, 2009, of site plan approval for a 312-unit apartment project developed as a PD-1 option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

**SUBMITTING DEPARTMENT:** Community Development Department - Planning *Baub*

**CITY MANAGER APPROVAL** *[Signature]*

**BACKGROUND INFORMATION:**

Attached is the request from E & M, Inc. for a one-year extension of Society Hill, along with a copy of the general plan. Last year, the City Council approved a one-year extension to October 9, 2008. The City Council also approved a one-year extension the prior year. The applicant is now requesting another one-year extension of the site plan approval.

**RECOMMENDED ACTION:** Approval of request by E&M, Inc. (Society Hill) for one-year extension, to October 9, 2009, of site plan approval for a 312-unit apartment project developed as a PD-1 option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Crawford				
Council Member Gatt				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**LETTER FROM APPLICANT  
JULY 9, 2008**

E & M

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32605 West Twelve Mile Road, Suite 290  
Farmington Hills, Michigan 48334  
Telephone (248) 553-9225  
Facsimile (248) 553-9594

July 9, 2008

Honorable David Landry, Mayor and Members of the City Council  
c/o Barbara McBeth, Community Development Department  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375


Re: Extension of Society Hill (E&M Inc.) Final Site Plan Approval

Dear Mayor Landry and Members of the City Council:

Due to the continuing market conditions, we write to request a one (1) year extension of the final site plan approval for the Society Hill project, which will be expiring October 9, 2008. This request is made in accordance with Paragraph 9.B of the Consent Judgement entered October 9, 2001 in the *City of Novi vs. Toltec Structures and E&M, Inc.* (Oakland Circuit Court No. 95-502489-CC) and follows a subsequent one (1) extension approved by City Council at the July 23, 2007 City Council Meeting (excerpt from minutes attached). I enclose a copy of the Consent Judgement along with prior correspondence sent to the City at the time of our last request for extension which provides some historical background of Society Hill and the Consent Judgement.

E&M asks that the City Council place this request on its agenda. Please let us know the date this request will be heard. Your time in this matter is much appreciated. Should you require any additional information, I can be reached at 248.553.9225 ext. 123.

Sincerely,



Mary Ann Szwabowski

Enclosures

cc Mr. Clay Pearson, City Manager

**EXCERPT FROM  
JULY 23, 2007  
CITY COUNCIL MINUTES**

***Excerpt From:***

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, JULY 23, 2007 AT 7:00 P.M.  
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

Mayor Landry called the meeting to order at 7:00 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Landry, Mayor Pro Tem Capello-absent/excused, Council Members Gatt, Margolis, Mutch, Nagy, Paul-absent\*

Member Paul arrived at 7:02 P.M.

**CONSENT AGENDA REMOVALS AND APPROVALS (See items A-P)**

Member Paul removed Item K from the Consent Agenda.

**CM-07-07-242 Moved by Gatt, seconded by Margolis; CARRIED  
UNANIMOUSLY: To approve the Consent Agenda as amended. Voice vote**

A. Approve Minutes of:

1. July 2, 2007 – Regular meeting

B. Approval of request by E&M, Inc. (Society Hill) for one-year extension, to October 9, 2008, of site plan approval for a 312-unit apartment project developed as a PD-1 option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

**EXCERPT FROM  
JULY 10, 2006  
CITY COUNCIL MINUTES**

*Excerpt from*

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, JULY 10, 2006 AT 7:00 P.M.  
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

**ROLL CALL:** Mayor Landry, Mayor Pro Tem Capello, Council Members Gatt, Margolis, Mutch, Nagy, Paul

**CONSENT AGENDA (Approval/Removals)**

**CM-06-07-176 Moved by Margolis, seconded by Capello; CARRIED UNANIMOUSLY: To approve the Consent Agenda as presented.**

**Roll call vote on CM-06-07-176 Yeas: Gatt, Margolis, Mutch, Nagy, Paul, Landry, Capello. Nays: None**

P. Approval of request by E&M, Inc. (Society Hill) for one-year extension, to October 9, 2007, of site plan approval for a 294-unit apartment project developed as a PD-1 option in a multi-family (RM-1) district, located at the southwest corner of Novi Road and 12 ½ Mile Road, previously extended under a consent judgment and subject to annual extension reviews.

**GENERAL PLAN  
SOCIETY HILL**



