



**GJETO'S SALON AND SPA
REVISED FAÇADE -
ZCM 08-0018 (PART OF SP #07-48)**

GJETO'S SALON AND SPA REVISED FAÇADE, ZCM08-0018

Consideration of the request of Gjeto's Salon and Spa for revised façade approval. The subject property is located in Section 15, south of Twelve Mile, west of Novi Road, Twelve Mile Crossing at Fountain Walk shopping center, located in the R-C, Regional Center District.

Required Action

Approve/deny the Section 9 façade waiver

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	05/16/08	See Façade Consultant's review
Façade	Approval recommended	05/08/08	Revision of Section 9 waiver would be necessary for the western facade, based on modification of awning materials from metal to canvas

Recommended Motions

Approval – Section 9 Façade Waiver

In the matter of Gjeto's Salon and Spa Revised Facade, ZCM 08-0018, motion to **revise the Section 9 Façade Waiver approved** on November 28, 2007, in order to permit the proposed awnings to be constructed of canvas instead of metal, and to permit:

- a. the canvas awning to comprise a maximum of 18.6% of the western façade

and subject to the conditions and items listed in the staff and consultant review letters being addressed on the Stamping Sets; and (additional conditions here if any)

for the following reasons...(because it is otherwise in compliance with Article 17 and Section 2520 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance.)

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

May 16, 2008

Planning Review

Gjeto's Salon and Spa

(Modification of approved canopy material)

ZCM #08-18 (Part of SP07-48)

Petitioner

Marygrove Awnings (Igor Kacmarcik)

Review Type

Final Site Plan

Property Characteristics

- Site Location: South side of 12 Mile Road, west of Novi Road, Section 15
- Site Zoning: RC (Regional Center)
- Adjoining Zoning: North: OS-1; South: I-96 Freeway; East: RC; West: OST
- Site Use(s): Relocated Gjeto's Salon and Spa
- Adjoining Uses: North: Office; South: I-96; East and West: Commercial
- Site Size: 67.2 acres (Total acreage of 12 Mile Crossing at Fountainwalk)
- Building Size: 2,832 sf (Two tenant spaces – Units H181 & H183)
- Plan Date: 12.10.07

Project Summary

Gjeto's Salon and Spa is relocating their facility within Fountain Walk/Twelve Mile Crossing, from Unit E106 (1,515 sf) to Units H181&H183 (2,832 sf). In December 2007, they received Stamping Set approval (which included a Section 9 waiver) for their new façade. The approved canopies are now being modified from a burgundy metal material to a burgundy canvas material. The City's Façade Consultant reviewed the plan for conformance to the Zoning Ordinance standards.

Recommendation

Approval of the Final Site Plan is recommended, per securing a Section 9 waiver as discussed in the Façade Consultant's review letter.

Gjeto's Salon and Spa (Modification to approved awnings), ZCM 08-18
Final Site Plan
May 16, 2008

Stamping Set Approval

Stamping sets will be required for this project, once the Section 9 waiver is granted or the plans are redesigned to meet the Zoning Ordinance standard. The applicant should submit **4 copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval.

Karen F. Reinowski

Planning Review by Karen F. Reinowski, AICP, PCP 248.347.0484 or
kreinowski@cityofnovi.org

FAÇADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS, & SURVEYORS

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

May 8, 2008

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: FACADE ORDINANCE – Final Site Plan Review
Gjeto's Salon Spa, Twelve Mile crossing (REVISED)
SP-07-48 (ZCM08-18)
Façade Region 1, Zoning District RC, Build-out size: 2,832 sq.ft.

Dear Ms. McBeth:

The following is the Façade Review for Final Site Plan review regarding the drawings prepared by M. P. VanLoon Architects, dated 11-09-07 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials proposed are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column. No architectural rendering was submitted.

This project is remodel of an existing building as part of the Twelve Mile Crossing complex (formerly Fountain Walk). Only two façades (North and West) fall under the jurisdiction of the Façade Ordinance.

This review is a revision to amend our letter dated October 22, 2007, to change the metal material for the awnings to a canvas material having the same color.

Drawings Dated 11-09-07	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
NATURAL CLAY BRICK	15.9% X			31.6% ✓	100% (30% Min.)
SPLIT-FACED CMU	2.6% X			2.6% X	0%
CANVAS AWNING	6.2% ✓			18.6% X	10%
COLUMNS (MOLDED TRIM)	3.0% ✓			1.9% ✓	15%
E.I.F.S.	72.3% X			45.3% X	25%

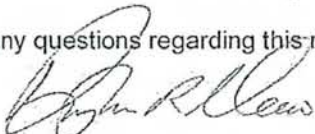
Recommendations:

1. The applicant previously obtained a Section 9 waiver for three existing materials – The use of existing split faced C.M.U., percentage overage for existing E.I.F.S. system and underage of brick material.
2. The applicant will be required to obtain a Section 9 waiver for the canvas material. The canvas material's percentage is over the maximum allowed on the West façade. This material is replacing the previously approved metal panels of the same color (burgundy) and is designed in such a way as to harmonize with the façades; therefore we believe that the design is consistent with the intent of the façade ordinance.

It is therefore our recommendation that the design meets the intent and purpose of the ordinance and a Section 9 Waiver to be granted.

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,



Douglas R. Necci AIA

**EXCERPT FROM PLANNING COMMISSION MEETING MINUTES
NOVEMBER 28, 2007
REVISED FAÇADE APPROVAL**

PLANNING COMMISSION
CITY OF NOVI
Regular Meeting
Wednesday, November 28, 2007 | 7 PM
Council Chambers | Novi Civic Center | 45175 W. Ten Mile
248.347.0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members John Avdoulos, Brian Burke, Victor Cassis, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel

Absent: Andrew Gutman (Excused)

APPROVAL OF AGENDA

Moved by Member Pehrson, seconded by Member Lynch:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER LYNCH:

Motion to approve the November 28, 2007 Planning Commission Agenda.

Motion carried 8-0.

CONSENT AGENDA - REMOVALS AND APPROVAL

1. GJETO'S SALON AND SPA, SP07-48

Consideration on the request of Gjeto's Salon and Spa for a Section 9 Façade Waiver. The subject property is located in Section 15, south of Twelve Mile Road, west of Novi Road, in the Twelve Mile Crossing at Fountain Walk shopping center. The applicant is proposing to relocate within the shopping center.

Moved by Member Pehrson, seconded by Member Meyer:

ROLL CALL VOTE ON CONSENT AGENDA MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER MEYER:

Motion to approve the Consent Agenda. *Motion carried 7-0.*

**EXCERPT FROM PLANNING COMMISSION MEETING OF NOVEMBER 17, 1999,
WITH MOTION TO GRANT SECTION 9 FAÇADE WAIVER FOR FOUNTAINWALK**

REGULAR MEETING OF THE NOVI PLANNING COMMISSION

WEDNESDAY, NOVEMBER 17, 1999 AT 7:30 P.M.

COUNCIL CHAMBERS - NOVI CIVIC CENTER - 45175 WEST TEN MILE ROAD

(248)-347-0475

MATTERS FOR CONSIDERATION

1. FOUNTAIN WALK SP 98-16 (AKA VILLAGE OAKS, NOVA, GALLERIA)

This project is located in Section 15, on the west side of Donelson between Twelve Mile and I-96. The 71.23 acre property is zoned Regional Center District (R-C). The applicant is seeking a recommendation of a Preliminary Site Plan to the City Council.

Mr. Sutcheck stated that he has already explained the changes in the plan. The modifications to the site plan meet all of the Zoning Ordinance requirements. A change was a minor modification to the location of the entry drive into the service port. The only alteration to the curb cuts onto a public road occurs to line up with the driveway. The theatre has been reduced by approximately one thousand (1,000) seats. The project is really the same and the changes have to do with the reduction in the seating.

Mr. Arroyo stated that her planning review letter of November 8 recommends approval of this Preliminary Site Plan subject to a number of items being addressed in the final site plan.

The traffic letter of November 10 also recommends approval and is subject to a number of comments. It is also subject to the road improvement package that the applicant has previously committed to that is included within the site plan approval package. It is scheduled to be addressed through the applicant's private funding or special assessment district. They have provided as part of the new site plan, since there is an increase in square footage, a revised trip generation analysis and an abbreviated traffic study. There are two (2) significant changes associated with the site plan. They are reduction in the number of seats in the theatre and an increase in floor area associated with the Home Furnishing Center. In comparison with the previously approved plans if the Home Furnishing Center is treated like a furniture store from a trip generation perspective this project is forecast to generate less traffic than the previous plan that had been approved. If it functions more like a traditional retail use, it would be found within a shopping center. The new plan will generate slightly more traffic than the original approval and the comparison would be a weekday, PM peak hour. Under the previous plan it would have twenty four hundred (2400) trips being generated by the development. There would be twenty five hundred twelve (2512) if it is treated as a shopping center or just under twenty two hundred (2200) hundred if it is treated as a furniture store. There is a similar comparison for Saturday, which he will not go into detail. The bottom line is that the traffic generation from this particular site plan in comparison with the previous one is going to be similar. The applicant has looked at two (2) of the critical intersections, Novi Road at the westbound off-ramps to I-96 and West Oaks Drive/Novi Road intersection. They added on the additional traffic that would be generated to determine that basically the same level of service that was going to be anticipated with the previous plan would be provided with this plan so there is no change in off-site level of service. As long as the improvements that are included within the site plan package and have been

previously discussed in detail are in fact put in place when this project opens then the level of service that are expected and forecasted in the traffic study should be a reality. Regarding the internal circulation, he only had one (1) significant comment that he is looking for. The drive that was shifted slightly to the south, there is a re-configuration of the parking aisle and he had attached to his letter a sketch plan of how it might be re-configured to better accommodate turning traffic in the area and reducing the number of conflicts. He would look to see this taken care of on the final site plan. He is recommending approval.

Mr. Bluhm stated that he also reviewed the revised plan for the project. The changes proposed are very minimal from an engineering perspective and therefore there are no significant changes from his comments that he had previously made in the original reviews. There are a couple of points that he would like to make. The applicant has proposed with the new plan to direct all of the sanitary sewer flows to Donelson Drive into the sewers that exist in that area. In the original application and plans he had indicated that based on the usage, the sewers were going to be insufficient. They had agreed to take some of the flows to Donelson and some to the other side of the site, the northwest side of the site into a sewer that is being proposed along Twelve Mile/new Street. The new street is the street that is extending on the west side of the site from Twelve Mile. He would like to remind the applicant that it would still be an issue. He has talked with the engineer and it does appear that it is probably just an oversight on their part. At the final site plan level, he will be expecting them to correct these deficiencies. At the south edge of the plan, there is a two staged water treatment detention area that is located off-site in the Detroit Edison Corridor that they are proposing to use. He has two (2) comments regarding easements. One is that they have to have easements to detain off-site similar to the project that the Commissioners saw before this. There is also an issue with the easements required for the New Street on the west side of the property. There is one (1) Design and Construction Standards variance required. The applicant is proposing that the public roadways be an easement in lieu of right-of-way, which is typically required. They will have to go to City Council to get it before the final site plan is approved. He feels that the plan continues to demonstrate feasibility and he is recommending approval. Mr. Fox will be reviewing the facades when the Commissioners get to that point.

Ms. Lemke stated that she is recommending approval. She will be looking at the changes in detail at final.

Chris Fox of JCK stated that he has come up with another Section Nine waiver recommendations. There has been a change in the Ordinance since the previous Section Nine waivers was granted but is affected in only two (2) areas. The percentage of the EIFS material per the Ordinance has gone down from seventy-five (75) percent to twenty-five (25) percent. The design of the building has not changed significantly since the original approval. He has recommended approval of the material because the buildings have not significantly changed. The same has occurred for the ceramic tile and again no significant changes to the buildings. The other change is the applicant has replaced split-face block inside the service courtyard with pre-cast concrete panels. Pre-cast panels are not allowed by the Ordinance. The type of panels that they are going to use has a very similar look to the original split-face block. It looks almost exactly the same. He has a condition that he must see an actual sample of that material as a contingency to his approval. He gives a recommendation for Section Nine waiver for both of the items.

James Wahl stated that the department's role in this project has been to provide a recommendation at the time of City Council review. He has been working on this project for over two (2) years since the site was rezoned to Regional Center in 1977. He would like to go through the history a little bit because he thinks that it is important to the consideration of the design of this project. There were older commercial centers to the east of this site and there was a large area that was planned for Office Service Technology to the west. There was a strong feeling at the time of the rezoning that some type of transitional project that brought a more contemporary, attractive transition between the older projects and the opportunities that there are to the west was what was being looked for. This project has no back door; there is a good front door to

existing developments, to Twelve Mile Road, the freeway, and to the areas to the west. One of the important considerations of his recommendation to City Council at that time was the design of this project is taking the Novi Town Center project and taking it to another level of improvement. He thinks that it has accomplished what the rezoning process started out as two (2) years ago. He did recommend to City Council when this project came through a year ago that it is approved and there is nothing in this re-submittal to change his overview. His job is to take all of the recommendations in total, look at how it fits into the city's Master Plan and land development policies, and make a recommendation of an overview of that conclusion. His opinion is the same as it was one (1) year ago. He worked with the Ramco Gershenson Company through the North Central Traffic Planning Committee to look at each and every intersection numerous times to design and develop a package that not only meets that immediate needs of this particular project but fits in with all of the major roadways in the section of the city. A number of changes were made throughout the planning process. The committee met on a monthly basis throughout the process. He thinks that it is important to note that the mitigation program which he did work with MDEQ and the Department of Public Services on he feels that it is a very innovative program. It is very complimentary of all of the city's goals and objectives to preserve and protect that particular portion of the community, which is a large area that is evolving into a nature preserve. He is taking an area that was considered to be almost unsalvageable in mitigating in an area where a superior environment can be designed. In conclusion, he feels that the changes that have been made are minor from the original approval and that the positive elements of this development for the community remain and he will be recommending approval of the site plan to City Council.

DISCUSSION

Member Koneda stated that two (2) variances were already granted by ZBA for the building height and for the driveway spacing for the restaurants. He asked if they carry over automatically or does the applicant have to go back to ZBA?

Mr. Weisberger stated that it depends on how the ZBA phrased their motion. His review of the minutes indicates that it was not site plan specific, that it runs with the land.

Member Koneda asked if the motion would have to include conditional upon?

Mr. Weisberger stated that he does not believe that they will have to go back to the ZBA.

Member Koneda stated that he had a question concerning the recommendation on the driveway entrance. He asked if the crook closes off the aisle way so that it does not conflict with the entrance?

Mr. Arroyo pointed to the board to explain.

Member Koneda asked if the City Council granted a Design and Construction waiver for the easement versus the right-of-way?

Mr. Weisberger stated that he believes that they did. In order for them to give Preliminary Site Plan approval, they would have had to grant the waivers.

Mr. Sutcheck stated that they did.

Mr. Weisberger stated that the minutes indicate that they did.

Member Richards pointed to an area on the map and asked about the island?

Mr. Arroyo stated that he thinks that it has been added for the purposes for providing for drop-off area. If there was not an island there, there would be a fairly large expansive pavement that would probably be more detrimental. With this alignment, the aisle aligns directly to channelize down another way to exit the property. If there were not island, particularly if you were coming inbound you would end up in a fairly large pavement area that he thinks could be confusing. This is primarily a service area, you can see a number of service bays and he does not think that it is going to be that popular in terms of location. There will be circulation around the property but it is not adjacent to a major entrance off the off-site system.

Member Richards asked if it would be one-way?

Mr. Arroyo pointed to the spot that would be one-way. He will take a closer look at final but he does not know that you would be able to make it a two-way.

Member Richards stated that if you build an establishment like this you have to take into account that people take one-day bus shopping trips. He asked if the project could take care of this type of event with buses maneuvering around the facility?

Mr. Arroyo stated that it lends itself well to having buses come in, drop off and then leave the site. The site is not intended for parking of buses unless the applicant plans to design something for it.

Mr. Sutcheck stated that this is not that type of a facility. It does not have the retailers that create the mega-regional draw similar to Great Lakes Crossing. This is a Detroit metropolitan area based market and he does not see daylong bus trips coming from outside the Detroit metropolitan area. This concept is not the same as Great Lakes Crossing from that standpoint. He sees very little demand for that kind of facility.

Member Richards stated that they do it now at Twelve Oaks and it is not a Great Lakes Crossing type of facility.

Mr. Sutcheck stated that Twelve Oaks is an enclosed mall and is entirely different venue, shopping destination. This is a combination entertainment/restaurant/retail center. There is not the amount of pure retail space that an enclosed mall has. There is plenty of room for buses to park on the site although there is not a designated space for it.

PM-99-11-263 TO SEND A POSITIVE RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF FOUNTAIN WALK SP 98-16 SUBJECT TO THE CONSULTANT'S RECOMMENDATIONS AND TO GRANT A SECTION NINE FAÇADE WAIVER

Moved by Canup, seconded by Richards, PASSES (6-1): To send a positive recommendation to City Council for approval of Fountain Walk SP 98-16 subject to the consultant's recommendations and to grant a Section Nine façade waiver.

DISCUSSION

Member Capello stated that in the original submittal, there was a phasing plan and he did not see any mention of the phasing plan in the revised. He asked if he is still planning on the same phasing plan?

Mr. Sutcheck stated that the project was never envisioned as being built in phases. There was not a phasing plan submitted with the first site plan application and there was not one submitted with the revised plan.

Member Capello stated that he thought that there was one for the restaurants.

Mr. Sutcheck stated that there are only two (2) stand alone restaurants at this location but again this project is not being put together and timed on a specified phasing schedule.

Member Mutch stated that he did not support this the first time around because he thinks that this is going to be the straw that breaks the camel's back when it comes to the Novi Road/I-96/Twelve Mile area. Obviously there are road improvements planned but he thinks that there is a limit to commercial development in Novi and this is over the limit. He also has some concerns on the site plan itself that there is a lack of adequate pedestrian access between the out lot restaurants to the retail development itself. If you go to the restaurant then you want to go shopping or vice versa then, you have to get in your car and find a new parking spot. From other locations it looks like there is quite a distance for people that are handicapped have to go to get to a main entrance. He thinks that it shows a lack of good planning in that area. Hopefully, some changes can be made if this is approved between preliminary and final site plan. He cannot support it because it is too much commercial in an area that cannot support it.

VOTE ON PM-99-11-263 PASSES

Yes: Piccinini, Richards, Canup, Capello, Churella, Koneda

No: Mutch

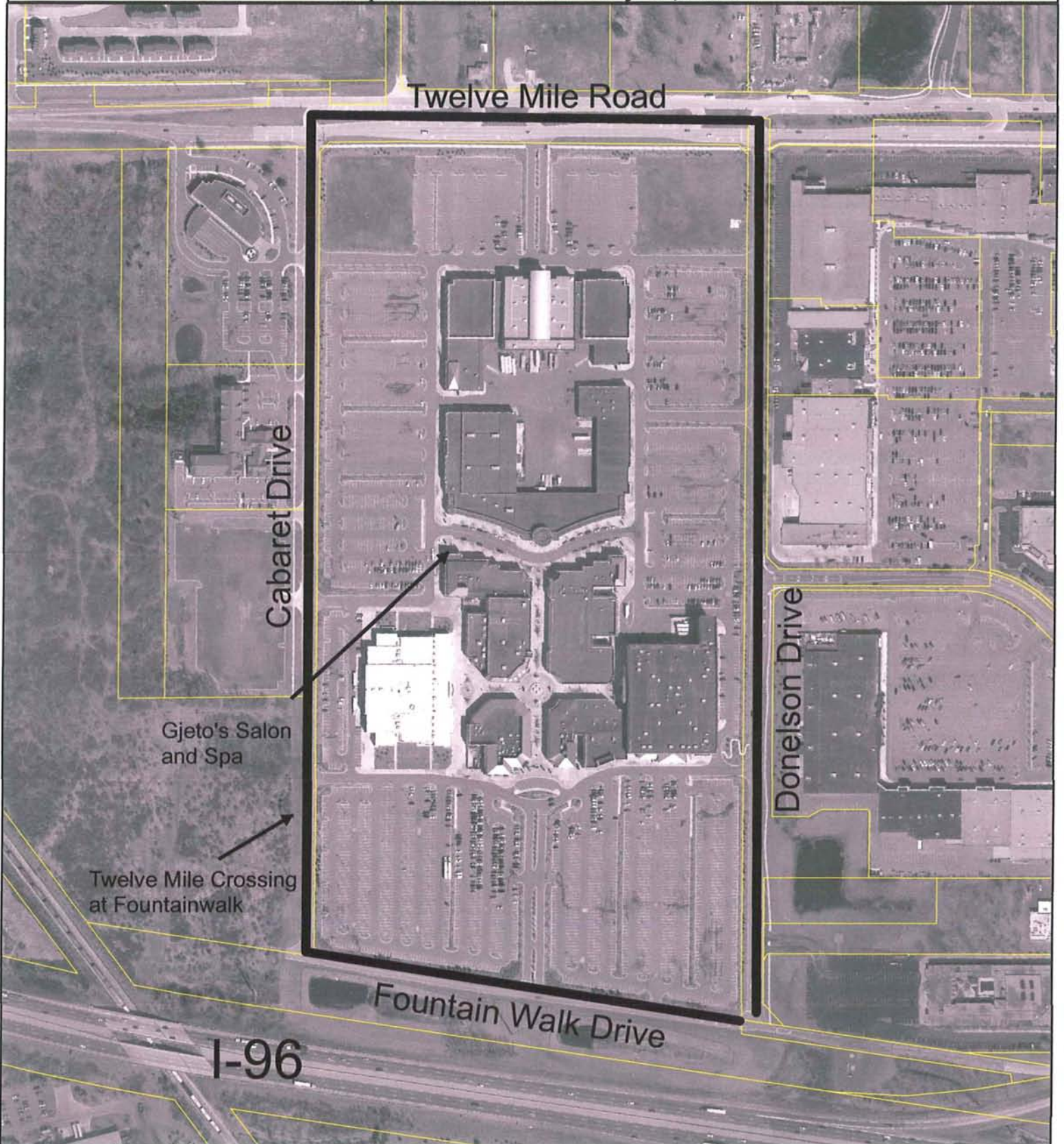
MAPS

**Location/Air Photo
Zoning
Future Land Use**

Gjeto's Salon and Spa (at Twelve Mile Crossing at Fountainwalk)

Location

Map Publication Date: May 21, 2008



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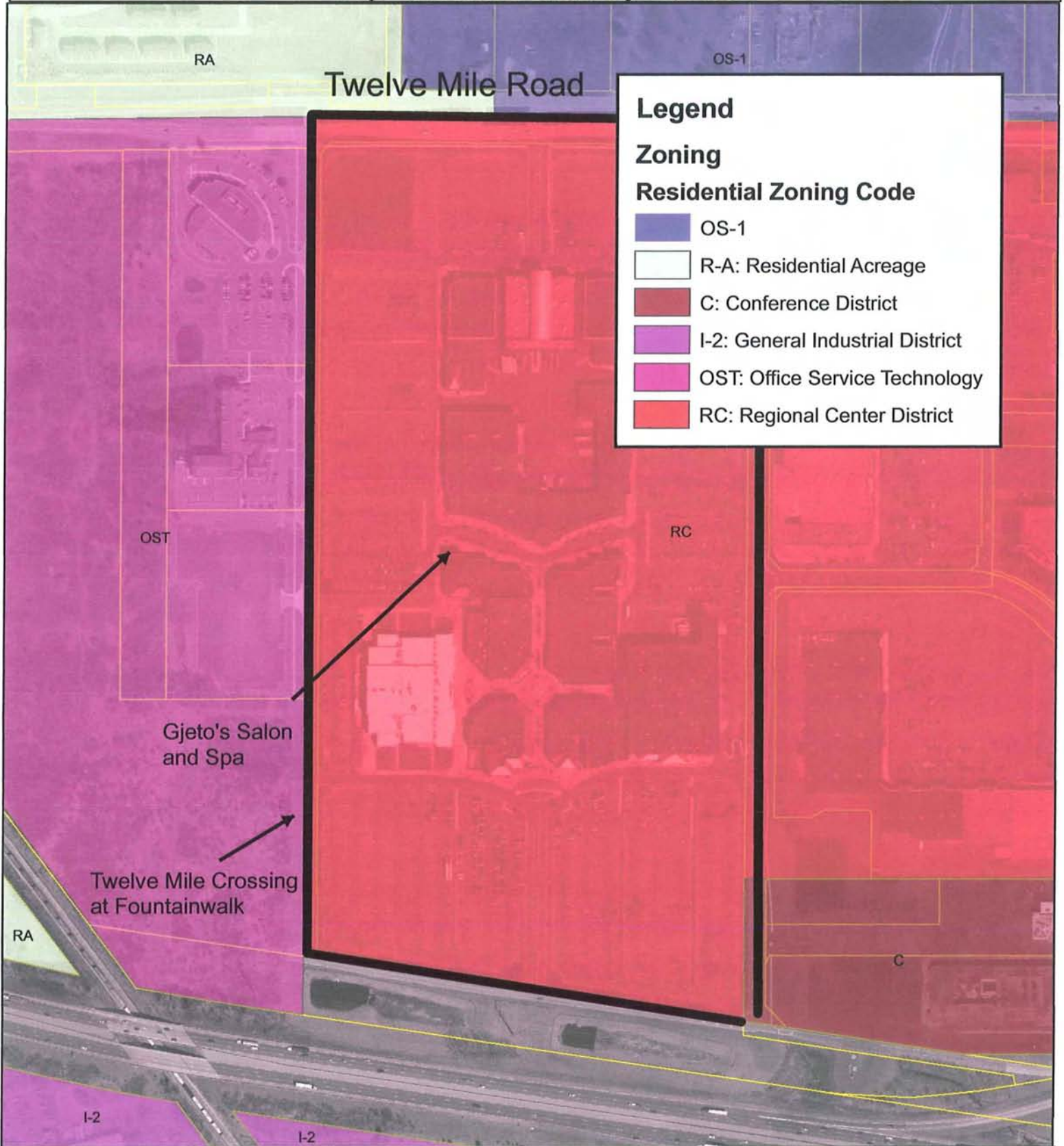


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Gjeto's Salon and Spa (at Twelve Mile Crossing at Fountainwalk)

Zoning

Map Publication Date: May 21, 2008



Legend

Zoning

Residential Zoning Code

-  OS-1
-  R-A: Residential Acreage
-  C: Conference District
-  I-2: General Industrial District
-  OST: Office Service Technology
-  RC: Regional Center District



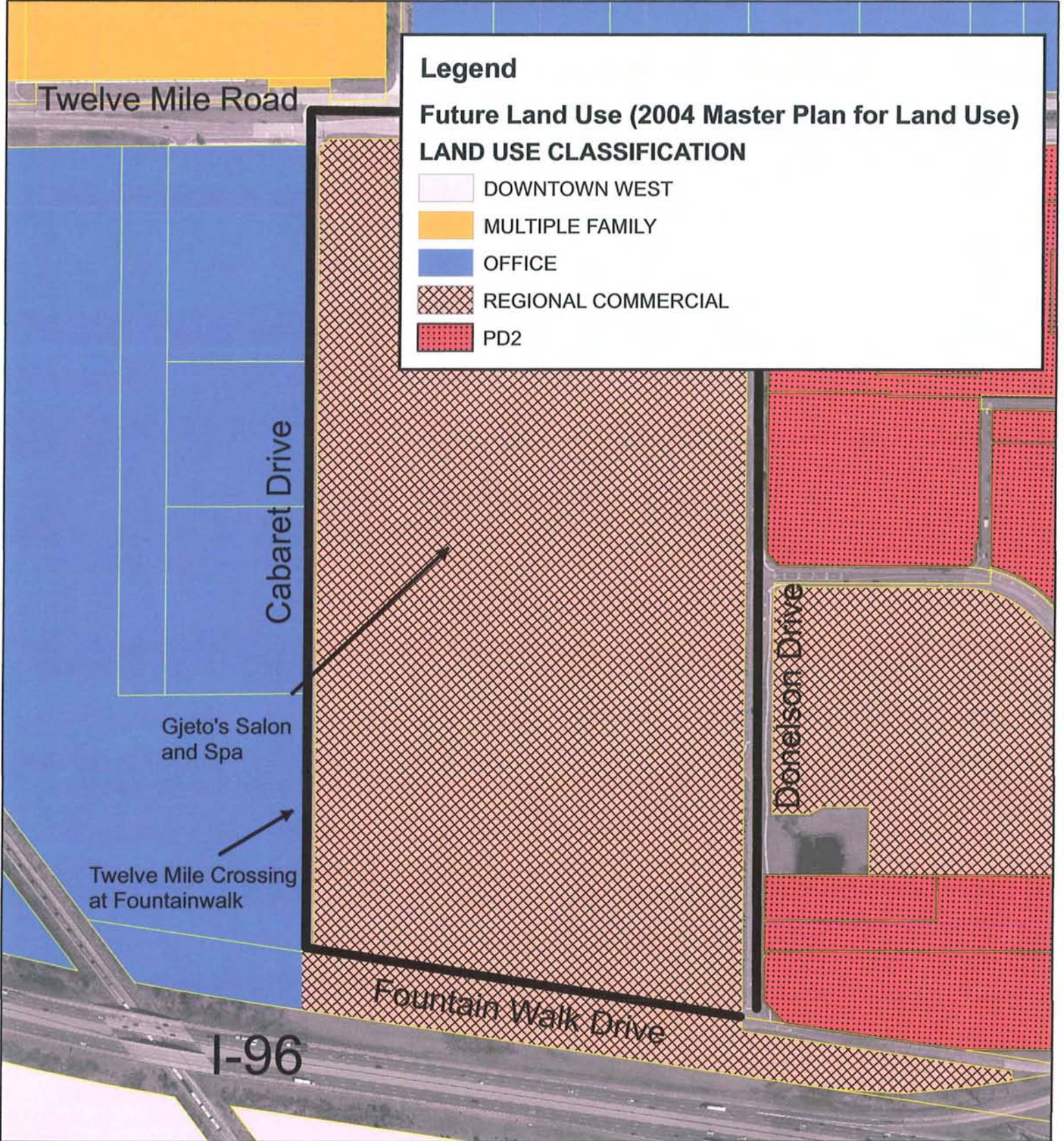
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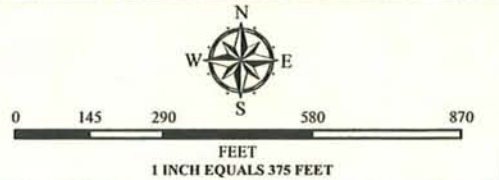
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Gjeto's Salon and Spa (at Twelve Mile Crossing at Fountainwalk)

Future Use
Map Publication Date: May 21, 2008



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REDUCED SITE PLAN

