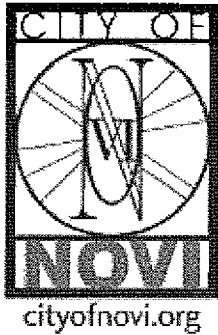


MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KRISTEN KAPELANSKI *Kristen*
THRU: BARBARA MCBETH, COMMUNITY DEVELOPMENT
DEPARTMENT DEPUTY DIRECTOR
SUBJECT: EXTENSION OF FINAL SITE PLAN: MILLENNIUM
TECHNOLOGY CENTER, SP 03-08D (PLANNING COMMISSION
MEETING DATE: 02/25/09)
DATE: FEBRUARY 12, 2009

Millennium Technology Center, Site Plan 03-08D, is the request of Schonsheck, Inc. The plan is for a speculative office building, located on the west side of Haggerty Road, south of Thirteen Mile Road, in the OST, Office Service Technology Zoning District. The Planning Commission reviewed the Preliminary Site Plan on April 16, 2003 and approved the plans, subject to a number of conditions. The Community Development Department issued final approval of the plans on March 15, 2005. Revised plans were brought back to the Planning Commission on January 11, 2006, after the applicant made substantial changes to the plans. The Planning Commission approved those plans, subject to a number of conditions.

The applicant requests a one-year extension for the approved final site plan in a letter dated January 24, 2009 (see attached). This is the third and final extension request for the subject property. The first one-year extension was granted by the Planning Commission on February 14, 2007. The second one-year extension was granted by the Planning Commission on February 13, 2008. To date, the Community Development Department is not aware of any ordinance changes or other issues that would warrant denying the extension request. **The Community Development Department recommends approval of the Final Site Plan extension.**

If you have any questions prior to Wednesday's meeting, do not hesitate to contact me at (248) 347-0586.

**LETTER FROM APPLICANT
REQUESTING SITE PLAN EXTENSION**

January 24, 2009

City of Novi
45175 W. Ten Mile
Novi, MI 48375

Att: Ms. Angela Pawlowski

Re: SP03-08
Millennium Technology Center

Dear Ms. Pawlowski:

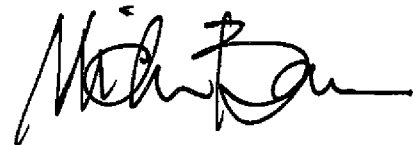
In response to your letter dated January 20, 2009, I would like to request a Final Site Plan extension for this project.

The developer of this project has decided, due to continuing poor economic conditions in this area, to delay the start of construction of the building until such time as viable tenants have been secured. We will keep the city informed as to the status of construction and projected start date.

If you have any questions, please call me at 248 669-8800 or e-mail me at baker@schonscheck.com

Very truly yours,

SCHONSHECK, INC.



Mike Baker
Director of Architecture

MB/vr

cc: Ian Schonscheck
Brent Beshears

**PLANNING COMMISSION MINUTES
EXCERPT JANUARY 11, 2006
(DISCUSSION OF REVISED SITE PLAN)**



APPROVED

PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 11, 2006 7:30 P.M.
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:30 p.m.

ROLL CALL

Present: Members John Avdoulos, Victor Cassis, Andrew Gutman, Lynn Kocan, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel

Absent: David Lipski (excused)

Also Present: Barbara McBeth, Director of Planning; Tim Schmitt, Planner; Jason Myers, Planner; Mark Spencer, Planner; Lance Shipman, Landscape Architect; Ben Croy, Civil Engineer; David Gillam, City Attorney

Chair Cassis welcomed Mr. Michael Lynch to the Planning Commission.

PLEDGE OF ALLEGIANCE

Member Lynch led the Planning Commission and the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Kocan, seconded by Member Pehrson:

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

Motion to approve the Agenda of January 11, 2006. Motion carried 8-0.

MATTERS FOR CONSIDERATION

1. MILLENNIUM TECHNOLOGY CENTER, SITE PLAN NUMBER 03-08D

Consideration on the request of Schonsheck, Inc., for approval to modify the previously approved site plans. The subject property is located in Section 12, south of Thirteen Mile, between Haggerty Road and Cabot Drive, in the OST, Office Service Technology District. The subject property is 9.68 acres and the Applicant is proposing to build a three-story building and also modify the parking lot.

Planner Tim Schmitt described the project, which has come before the Planning Commission several times over the past few years. The site is two parcels of land that front Haggerty and Cabot Drive, just south of Thirteen Mile. Directly south is Eberspaecher. Further south is Lewis Medical Office and Lewis Technology Center on Lewis Drive. The subject property is zoned OST and master planned for Office, as are all of the surrounding properties. The land is currently vacant.

There is a wetland on the property that has already been reviewed and approved previously. Permits have been issued. There are no remaining woodlands on the site. The property has shared access with Eberspaecher onto Cabot Drive. The majority of the building will be located on the eastern side of the site. In 2001 the plan included two identically shaped buildings, similar to Novi Research property south of Twelve Mile. The Applicant modified the plans in 2003, proposing a two-story building similar to what is on the plan before the Planning Commission at this meeting.

The building was located in the same place, but was wider north to south. The Applicant asked the Planning Department in early 2005 about modifying the plan to a three-story building, due to changing market conditions. This concept was previously discussed with the Applicant, but they submitted a two-story building for approval. This three-story building has about the same square footage as the two-story proposed earlier. Additional parking has been added to the plan. A single-loaded parking bay was changed to a double-loaded bay.

There are some minor landscaping items that can be addressed at the time of Final Site Plan submittal. All other disciplines approved of the plan, with minor items to be addressed. The Planning Commission previously granted a waiver for the loading zone location. As is the case with all OST buildings that are not u-shaped, a waiver for the

loading zone screening is required – per the specific language in Article 23. In this case the screening has gotten better. The Planning Commission is asked to reaffirm the conditions continue to exist for the screening waiver. The Applicant has indicated that they have no concerns with any of the comments that were put forward in the review letters. They will be able to address the two main landscaping concerns and therefore they do not need a waiver.

Steve Perkos of Schonscheck represented the Applicant, Brent Besheiers. The market condition has changed such that the Applicant is targeting smaller clients. This requires the building to be a bit narrower. The square footage is within 500 square feet of the previous proposal. Some architectural changes are proposed, which they feel are an improvement. Landscaping has been increased. Circulation in front of the building has improved. This building will be multi-tenant, housing clients in 1,200-1,500 square foot offices.

Member Avdoulos asked Landscape Architect Lance Shipman about the parking lot trees and the perimeter landscaping requirement. Member Avdoulos noted that eleven additional parking lot trees are necessary, and Member Avdoulos wondered if clarification was needed on the deficiency. Mr. Shipman responded that there are two types of standards – one is quantitative based on the parking lot square footage calculation. The other type is a design requirement – the perimeter has to have a tree every 35 linear feet. Some of these eleven trees can be used for this requirement. Mr. Shipman recommended that the statement about adhering to the comments in the review letters should also be included in this motion.

Member Avdoulos thought the proposal was nice. The Planning Commission looked at the sample board.

Moved by Member Avdoulos, seconded by Member Pehrson:

In the matter of Millennium Technology Center, SP03-08D, motion to approve the revised Final Site Plan, subject to: 1) The addition of eleven additional parking lot canopy trees to meet requirements; 2) Planning Commission confirmation that conditions still exist for previously granted waiver of loading zone location because the design and intent of the loading zone has not changed; and 3) The comments on the attached review letters being addressed at the time of the Stamping Set submittal; for the reason that the revised design meets the intent of the Zoning Ordinance.

DISCUSSION

Member Kocan assumed that the loading area was full entrance on the west side of the building. She asked if the Applicant anticipated that area being blocked because of loading. Mr. Schmitt agreed that there was an entrance to the building, but in light of their proposed vestibules, it did not appear that this entrance would function as a main entrance. The size of the loading zone is 850 square feet, which is substantial. Normally, the requirement would be 360 square feet. To block this area would take a fairly large effort. Mr. Schmitt said that this building wouldn't typically see tractor-trailer deliveries. There are no overhead doors. Deliveries would be more like UPS or a bank truck. The Planning Department did not foresee any problems.

Member Kocan said that the northerly cross access is still on the plan. She asked whether this third access was no longer required. Mr. Schmitt responded that he was surprised that the Applicant left that note on the plan. This was a difficult issue. The original architect misunderstood the problem in 2003 when he said he would supply that access. Once it was part of Millennium's conditions of approval, the northerly neighbor would not negotiate with them. The Planning Commission denied removal of this stipulation. The ZBA granted the removal upon the advice of the Planning Department and the City Attorney. A third point of access is never a requirement. Through no fault of this Applicant, the third access did not come to pass. Mr. Schmitt did not recommend the Planning Commission making it a condition of this approval. Mr. Schmitt said that the northerly parcel had the option of stubbing to the north or to the east. When this stub fell through, that landowner stubbed to the east with Caring Nurses. Mr. Schmitt strongly recommended that the Applicant remove the note from their plans.

Member Kocan asked about the handicapped ramp's location near the storm sewer. The Applicant responded that they did not see a need for a change. Civil Engineer Ben Croy said that this issue was still being discussed; either the sidewalk or the manhole should be moved. The moving of the sidewalk is the preferred choice.

Chair Cassis noted that there is an occasional problem with an Applicant providing dual access because of the negotiations necessary between adjacent landowners. Mr. Schmitt confirmed that a vast majority of this area was under the ownership of Northern Equities. They did not control these parcels or the four parcels that front on Thirteen Mile. Mr. Schmitt said that this really was the only case of two parties not being able to come to a dual access agreement.

Chair Cassis asked whether the dual access agreements could be provided for in the master deed on full tracts of land, e.g., Beck West Corporate Park. City Attorney David Gillam said that the City only looks at whether the resulting parcels comply with the applicable Ordinance requirements. The responsibility of meeting the Ordinance requirements belongs to each parcel owner. Whether it is required pursuant to the property transfer or not, it is still required by the Ordinance. Mr. Gillam did not know what would be gained by asking for more from the full tract owner. Chair Cassis felt that it would be reasonable to require this by the landowner. Mr. Gillam said that the City could make a case for condominium, but if the parcels are made by an actual split there would not be an avenue with which to make this request. The City cannot dictate the exact location of the cross access, but it can make suggestions for the locations.

ROLL CALL VOTE ON MILLENNIUM TECHNOLOGY, SP03-08D, FINAL SITE PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER PEHRSON:

In the matter of Millennium Technology Center, SP03-08D, motion to approve the revised Final Site Plan, subject to: 1) The addition of eleven additional parking lot canopy trees to meet requirements; 2) Planning Commission confirmation that conditions still exist for previously granted waiver of loading zone location because the design and intent of the loading zone has not changed; and 3) The comments on the attached review letters being addressed at the time of the Stamping Set submittal; for the reason that the revised design meets the intent of the Zoning Ordinance. *Motion carried 8-0.*

**PLANNING COMMISSION MINUTES
EXCERPT FEBRUARY 14, 2007
(FIRST SITE PLAN EXTENSION)**



AMENDED

PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, FEBRUARY 14, 2007 7:00 PM
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(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, Andrew Gutman, Michael Lynch, Michael Meyer, Mark Pehrson,

Absent: Members David Lipski (excused), Wayne Wrobel (excused)

Also Present: Barbara McBeth, Director of Planning; Tim Schmitt, Planner; Mark Spencer, Planner; Kristen Kapelanski, Planner; Ben Croy, Engineer; David Beschke, Landscape Architect; Tom Schultz, City Attorney; John Freeland, Wetland Consultant

PLEDGE OF ALLEGIANCE

Member Pehrson led the meeting in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Pehrson, seconded by Member Gutman:

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

Motion to approve the Agenda of February 14, 2007. Motion carried 7-0.

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

CORRESPONDENCE

There was no correspondence to share.

COMMITTEE REPORTS

There were no Committee Reports.

PLANNING DIRECTOR REPORT

Deputy Director of Community Development Barbara McBeth told the Planning Commission that previous to this meeting, she met with the CIP (Capital Improvement Program) Committee. She said that the Committee will likely meet a second time in the next week or so.

Ms. McBeth told the Planning Commission that the Zoning Ordinances in their packet are fresh and up-to-date; they could replace their old copies with this Ordinance.

CONSENT AGENDA - REMOVALS AND APPROVAL

1. MILLENNIUM TECHNOLOGY CENTER, SP03-08D

Consideration of the request of Mike Baker of Schonsheck, Inc. for a one year Final Site Plan extension. The subject property is located in Section 12, south of Thirteen Mile, west of Haggerty Road in the OST, Office Service Technology District. The subject property is 9.67 acres.

2. PINEBROOK PROFESSIONAL PLAZA, SP05-21D

Consideration of the request of Rino Soave of Soave Corporation, for a one year Preliminary Site Plan extension. The subject property is located in Section 24, at the southeast corner of Grand River Avenue and Joseph Drive in the NCC, Non-Center Commercial District. The subject property is 1.2 acres and the Applicant is proposing to build two 3,850 square foot one-story office buildings.

3. KARIM BOULEVARD OFFICE BUILDING, SP04-21A

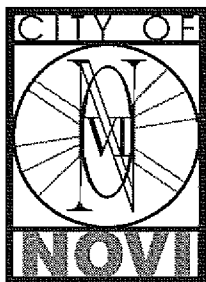
Consideration of the request of Ted C. Minasian of Minasian Development Corporation for a one year Final Site Plan extension. The subject property is located in Section 24, west of Karim Boulevard, south of Grand River Avenue in the OS-1, Office Service District. The subject property is approximately 2.99 acres.

Moved by Member Pehrson, seconded by Member Meyer:

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

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

**PLANNING COMMISSION MINUTES
EXCERPT FEBRUARY 13, 2008
(SECOND SITE PLAN EXTENSION)**



cityofnovi.org

PLANNING COMMISSION

CITY OF NOVI

Regular Meeting

Wednesday, February 13, 2008 | 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, David Greco, Andrew Gutman, Michael Lynch, Michael Meyer, Wayne Wrobel

Absent: Mark Pehrson (Excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Karen Reinowski, Planner; David Beschke, Landscape Architect; Lindon Ivezaj, Civil Engineer; Tom Schultz, City Attorney

PLEDGE OF ALLEGIANCE

Member Burke led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Member Wrobel suggested that the Master Plan Public Hearing be placed after the Matter for Consideration.

Moved by Member Wrobel, seconded by Member Avdoulos:

VOICE VOTE ON APPROVAL OF AMENDED AGENDA MOTION MADE BY MEMBER WROBEL AND SECONDED BY MEMBER AVDOULOS:

Motion to approve the Agenda of February 13, 2008 as amended. Motion carried 8-0.

CONSENT AGENDA - REMOVALS AND APPROVAL

1. BECK NORTH CORPORATE PARK PHASE 2, LOTS 12 & 13, SP06-47

Consideration of the request of Amson Dembs Development for a one-year Preliminary Site Plan extension. The subject property is located in Section 4, at the northwest corner of Cartier and Hudson Drive, in the I-1, Light Industrial District. The subject property is approximately 2.77 acres and the applicant is proposing a 40,013 sq. ft. speculative light industrial warehouse building.

2. MILLENNIUM TECHNOLOGY CENTER, SP03-08

Consideration of the request of Schonscheck, Inc., for a one-year Final Site Plan extension. The subject property is located in Section 12, south of Thirteen Mile, west of Haggerty Road in the OST, Planned Office Service Technology District. The subject property is approximately 9.67 acres.

Moved by Member Avdoulos, seconded by Member Gutman:

ROLL CALL VOTE ON CONSENT AGENDA MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GUTMAN:

Motion to approve the February 13, 2008 Consent Agenda. Motion carried 8-0.

SITE PLAN

