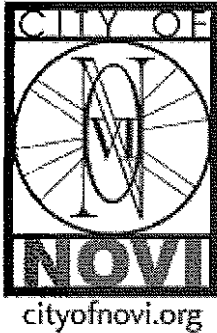


# MEMORANDUM



**TO:** BARBARA MCBETH, COMMUNITY DEVELOPMENT DEPUTY  
DIRECTOR

**FROM:** KRISTEN KAPELANSKI, PLANNER *Kristen*

**SUBJECT:** SP08-25 MACKENZIE NORTH TECHNOLOGY CENTRE  
EXTENSION OF PRELIMINARY SITE PLAN APPROVAL FOR  
MAY 20, 2009 PLANNING COMMISSION MEETING

**DATE:** MAY 8, 2009

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The subject property is approximately 6.1 acres and the applicant is proposing to construct a speculative 55,187 square foot one-story general office building at the northwest corner of Mackenzie Drive and Haggerty Road, north of 13 Mile Road.

Approvals for the project proceeded as follows:

- The Planning Commission granted Stormwater Management Plan approval and Preliminary Site Plan approval subject to conditions on July 16, 2008.
- Final Site Plan approval was granted administratively on September 16, 2008.

The applicant has now requested an extension of the Preliminary Site Plan approval. The Zoning ordinance allows for up to three one-year extensions of Preliminary and Final Site Plan approval. The applicant has not requested or received any preliminary site plan extensions prior to this request.

The Community Development Department is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. Approval of the extension of the Preliminary Site Plan approval is recommended.

Please refer to the attached letter, which requests the extension of the Preliminary Site Plan approval. Also attached are minutes from pertinent Planning Commission meetings, and a reduced copy of the approved site plan.

**LETTER FROM APPLICANT REQUESTING EXTENSION**

VIA E-MAIL AND US MAIL

April 20, 2009

Ms. Angela Pawlowski  
Planning Assistant  
City of Novi  
45175 W. Ten Mile Road  
Novi, MI 48375

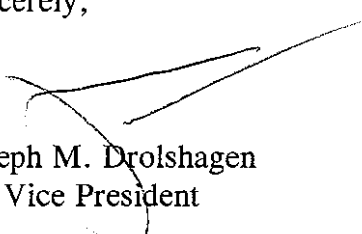
Re: SP08-25 MacKenzie North Technology Centre  
Request for Preliminary Site Plan Extension

Dear Angela,

Due to the current market conditions, we would like to request an extension of MacKenzie North Technology Centre's Preliminary Site Plan.

If you have any questions or require additional information, please contact me at (248) 848-6400.

Sincerely,

  
Joseph M. Drolshagen  
Sr. Vice President

JMD/jc

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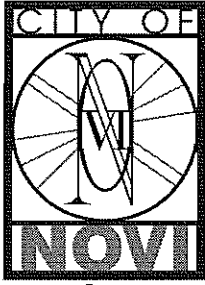
NORTHERN  
EQUITIES  
GROUP

39000 COUNTRY CLUB DRIVE  
FARMINGTON HILLS, MI 48331  
(248) 848-6400 FAX (248) 848-6700  
www.noreq.com

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REAL ESTATE DEVELOPMENT,  
CONSTRUCTION AND INVESTMENT

**PLANNING COMMISSION MINUTES - EXCERPT**  
**JULY 16, 2008**



cityofnovi.org

# PLANNING COMMISSION

APPROVED

CITY OF NOVI

Regular Meeting

**Wednesday, July 16, 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 Brian Burke, Victor Cassis, David Greco, Andrew Gutman, Brain Larson, Michael Lynch (7:35 PM), Michael Meyer, Mark Pehrson, Wayne Wrobel

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Mark Spencer, Planner; David Beschke, Landscape Architect; Lindon Ivezaj, Civil Engineer; Steve Dearing, Traffic Consultant; Kristin Kolb, City Attorney

## PLEDGE OF ALLEGIANCE

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

Chair Cassis welcomed Brian Larson to the Planning Commission.

## APPROVAL OF AGENDA

Moved by Member Pehrson, seconded by Member Burke:

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

**Motion to approve the July 16, 2008 Planning Commission Agenda. *Motion carried 8-0.***

## MATTERS FOR CONSIDERATION

### 1. MACKENZIE NORTH TECHNOLOGY CENTRE, SP08-25

Consideration of the request of Northern Equities Group for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 1, at the northwest corner of MacKenzie Drive and Haggerty Road, north of Thirteen Mile, in the OST, Planned Office Service Technology District. The subject property is approximately 6.09 acres and the Applicant is proposing to construct a speculative 55,187 square foot one-story general office building.

Planner Kristen Kapelanski described the project. This speculative building will be bordered by vacant land to the north, west and south – all land within the Haggerty Corporate Corridor Park, Phase 2. McKenzie South will be located on the southwest corner of MacKenzie and Haggerty. The site and its surrounds are zoned OST. Across Haggerty in Farmington Hills is the RP-2, Planned Residential District. The Future Land Use Map indicates Office uses for this and the surrounding sites. There are no existing regulated woodlands on the site. The reviews all noted minor items to be addressed at the time of Final Site Plan submittal. The plan is in substantial compliance with the Ordinance.

Joe Drolshagen represented the Applicant. He mentioned the activity occurring within this industrial park. Harman Becker has just announced their relocation into the LaSalle South building. The new Cabot Drive is completed. He offered to answer any questions.

Member Pehrson thought the reviews noted all the positives of the design.

Moved by Member Pehrson, seconded by Member Burke:

**In the matter of Mackenzie North Technology Centre, SP08-25, motion to approve the Preliminary Site**

**Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.**

**DISCUSSION**

Chair Cassis confirmed that the parking count inconsistency is not a lingering issue. Ms. Kapelanski said the problem is more of a typographical nature than a parking problem.

**ROLL CALL VOTE ON MACKENZIE NORTH, SP08-25, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER BURKE:**

**In the matter of Mackenzie North Technology Centre, SP08-25, motion to approve the Preliminary Site Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 8-0.***

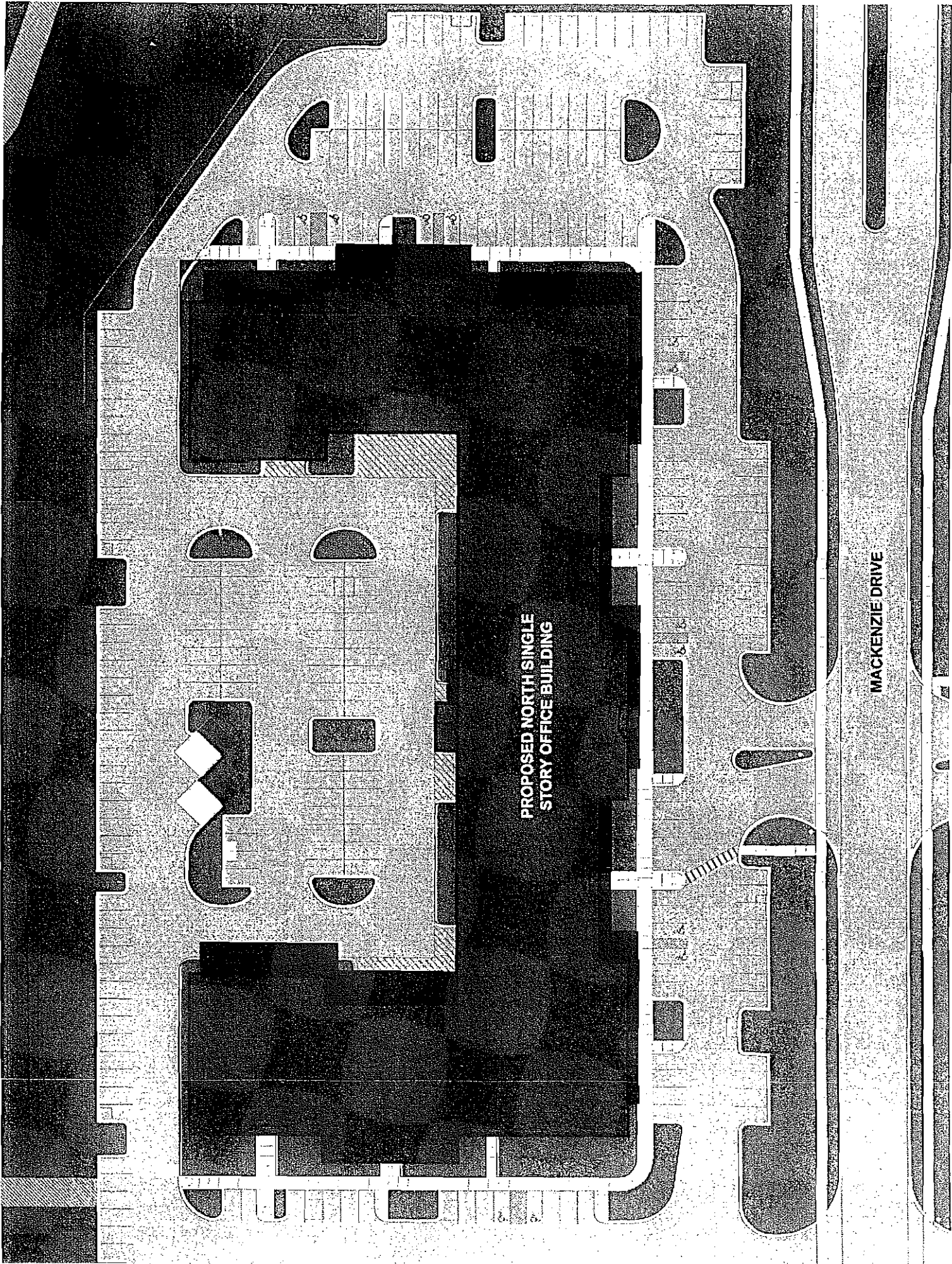
Moved by Member Pehrson, seconded by Member Burke:

**ROLL CALL VOTE ON MACKENZIE NORTH, SP08-25, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER BURKE:**

**In the matter of Mackenzie North Technology Centre, SP08-25, motion to approve the Stormwater Management Plan subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan, for the reasons that the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.***

**REDUCED COPY OF APPROVED SITE PLAN**

HAGGERTY ROAD



PROPOSED NORTH SINGLE  
STORY OFFICE BUILDING

MACKENZIE DRIVE



MACKENZIE NORTH TECHNOLOGY CENTRE



Plans available for viewing at the  
Community Development Department.