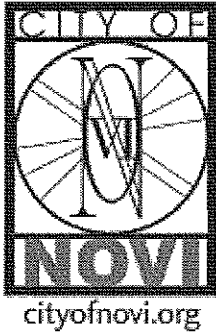


# MEMORANDUM



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

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

**SUBJECT:** SP07-45 BECK NORTH CORPORATE PARK UNIT 9  
EXTENSION OF PRELIMINARY SITE PLAN APPROVAL  
(PLANNING COMMISSION MEETING DATE: 09/30/09)

**DATE:** SEPTEMBER 17, 2009

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The subject property is approximately 2.39 acres and the applicant is proposing to construct a 31,156 square foot speculative industrial building in the Beck North Corporate Park. The proposed building will be approximately 30% office use, with the remainder being warehouse use.

Approvals for the project proceeded as follows:

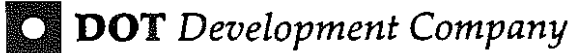
- The Planning Commission granted Stormwater Management Plan approval and Preliminary Site Plan approval, subject to conditions on November 7, 2007.
- The Planning Commission granted an extension of the Preliminary Site Plan on October 8, 2008.

The applicant has now requested a second 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 already received one extension.

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 Preliminary Site Plan.

**LETTER FROM APPLICANT REQUESTING EXTENSION**



1000 East Mandoline  
Madison Heights, Michigan 48071

Tel: (248) 588-4350  
Fax: (248) 588-4353

June 19, 2009

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

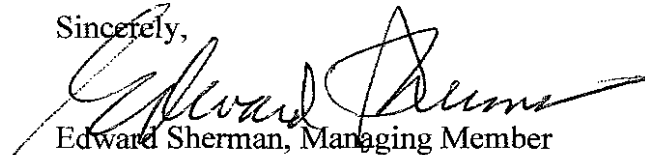
**RE: BECK NORTH CORPORATE PARK UNIT 9, SP07-45**

Dear Ms. Pawlowski:

The purpose of this letter is to request an extension of the site plan for the above captioned project. It is my understanding that the current approval is due to expire on November 7, 2009. Due to the sluggish economy in Michigan we cannot proceed as quickly as we would like. However, we totally intent to proceed after completion of our project on Unit 31.

Please present this request to the Planning Commission. We would like to thank you as well as the Planning Commission for your assistance and understanding.

Sincerely,



Edward Sherman, Managing Member  
Dot Development Company, LLC

**PLANNING COMMISSION MINUTES  
PRELIMINARY SITE PLAN APPROVAL  
STORMWATER MANAGEMENT PLAN APPROVAL  
NOVEMBER 7, 2007**



cityofnovi.org

## PLANNING COMMISSION

### CITY OF NOVI Regular Meeting

Wednesday, November 7, 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 7:07 PM.

#### ROLL CALL

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

**Also Present:** Steve Rumple, Community Development Director; Barbara McBeth, Deputy Director of Community Development; Karen Reinowski, Planner; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Ben Croy, Civil Engineer; Al Hall, Façade Consultant; Kristin Kolb, City Attorney

#### PLEDGE OF ALLEGIANCE

Deputy Director of Community Development Barbara McBeth led the meeting in the recitation of the Pledge of Allegiance.

#### APPROVAL OF AGENDA

Moved by Member Avdoulos, seconded by Member Pehrson:

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

**Motion to approve the November 17, 2007 Agenda. Motion carried 8-0.**

#### 1. BECK NORTH CORPORATE PARK UNIT 9, SP07-45

Consideration of the request of DOT Development Company LLC, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 4, at the northeast corner of Hudson Drive and DeSoto Court in the Beck North Corporate Park. The subject property is approximately 2.39 acres and the Applicant is proposing to construct a 31,156 square foot speculative industrial building.

Planner Kristen Kapelanski described the project. The site is bordered by vacant sites to the north, east and south, and an office/warehouse use to the west. The area is zoned Light Industrial and master planned for Light Industrial. There are no natural features on the site.

The Planning Review indicates the plan is generally in compliance with the Ordinance. There are minor items to be addressed at the time of Stamping Set submittal. The Landscape Review recommends approval, with two Landscape Waivers required for the right-of-way berms along Hudson Drive and DeSoto Court, in light of the existing utility easements in those locations. A Façade Waiver is requested for the use of C-brick and overages of the allowable percentages. The Façade Consultant recommends approval of this waiver as the building will be in context with the surrounding buildings. The Traffic Review, Engineering Review and Fire Department Review all noted minor items to be addressed at the time of Stamping Set submittal.

Al Valentine from GAV represented the Applicant. He said that oftentimes when the architect tries to meet the façade material percentages outlined in the Ordinance, a third material has to be introduced, making the building's appearance look a bit random. Keeping the design more uniform works better in this corporate park.

Member Avdoulos approved of the waiver requests. He confirmed with the Applicant that the utility easements in the way of the berm area are for the water and the sewer lines. Member Avdoulos liked that the building was pulled to the corner of the lot because now the foundation plantings, grass and trees will work in place of the berm. Member Avdoulos said that the C-brick is one of the materials proposed to be added to the Façade Ordinance.

The building has been broken up with steps and setbacks, the vertical fins and the landscape.

Moved by Member Avdoulos, seconded by Member Burke:

**ROLL CALL VOTE ON BECK NORTH UNIT 9, SP07-45, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER BURKE:**

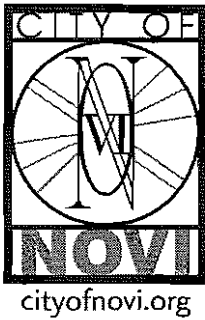
**In the matter of Beck North Corporate Park, Unit 9, SP07-45, motion to approve the Preliminary Site Plan subject to: 1) A Planning Commission Waiver for the berm requirement along the Hudson Drive right-of-way; 2) A Planning Commission Waiver for the berm requirement along the DeSoto Drive right-of-way; 3) A Planning Commission Section 9 Façade Waiver for the use of C-brick and the overages of allowable percentages; and 4) The conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reason the plan meets the intent of the Zoning Ordinance. *Motion carried 8-0.***

Moved by Member Avdoulos, seconded by Member Burke:

**ROLL CALL VOTE ON BECK NORTH UNIT 9, SP07-45, STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER BURKE:**

**In the matter of Beck North Corporate Park, Unit 9, SP07-45, 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 reason 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.***

**PLANNING COMMISSION MINUTES  
PRELIMINARY SITE PLAN EXTENSION  
OCTOBER 8, 2008**



# PLANNING COMMISSION

*Approved*

CITY OF NOVI  
Regular Meeting

**Wednesday, October 8, 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, Brian Larson, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel

**Also Present:** Barbara McBeth, Deputy Director of Community Development; David Beschke, Landscape Architect, Ben Croy, Civil Engineer; Martha Holzheuer, Woodland Consultant; Kristin Kolb, City Attorney

## PLEDGE OF ALLEGIANCE

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

## APPROVAL OF AGENDA

Moved by Member Gutman, seconded by Member Wrobel:

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

**Motion to approve the October 8, 2008 Agenda. *Motion carried 9-0.***

## CONSENT AGENDA - REMOVALS AND APPROVAL

### 1. FIFTH THIRD BANK, SP06-32

Consideration of the request of K-4 Architecture for a one-year Final Site Plan extension. The subject property is located in Section 4, west of Beck Road, south of Pontiac Trail, in the B-3, General Business District. The subject property is approximately 1.64 acres and the Applicant is proposing a 4,100 square foot, one-story bank branch with four drive-through lanes.

### 2. BECK NORTH CORPORATE PARK UNIT 9, SP07-45

Consideration of the request of Dot Development for a one-year Preliminary Site Plan extension. The subject property is located in Section 4, at the northeast corner of Hudson Drive and DeSoto Court in the Beck North Corporate Park development. The subject property is approximately 2.39 acres and the Applicant is proposing to construct a 31,156 square foot speculative industrial building.

Moved by Member Wrobel, seconded by Member Gutman:

**VOICE VOTE ON CONSENT AGENDA MOTION MADE BY MEMBER WROBEL AND SECONDED BY MEMBER GUTMAN:**

**Motion to approve the Consent Agenda of October 8, 2008. *Motion carried 9-0.***



**REDUCED COPY OF APPROVED PRELIMINARY SITE PLAN**



**NOWAK & FRAUS**  
Consulting Engineers  
Land Surveyors  
Land Planners

1810 N. State Street, Brighton  
Highland Park, MI 48071-1596  
Tel. (248) 555-1005  
Fax. (248) 555-0005



**LT Industrial Building**  
Unit 9

DOT Development  
1000 E. Mack Centre  
Madison Heights, MI 48071  
Tel: (248) 588-4330  
Fax: (248) 588-4333  
Contact: Mr. Joe Hebar

"Rock North Corporate  
Park" Part 18 (the  
SW 1/4 Section 4,  
Town 1 N., Range 8 E.,  
City of Novi,  
Oakland County, MI

General Plan  
Beverly Hills

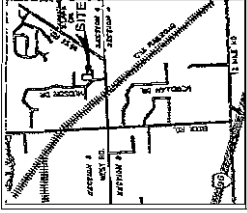


APPROVED FOR THE CITY OF NOVI  
BY THE CITY ENGINEER  
DATE: 10/20/2010  
BY: [Signature]

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BY THE CITY ENGINEER  
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BY: [Signature]

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BY THE CITY ENGINEER  
DATE: 10/20/2010  
BY: [Signature]



Location Map

**SITE PLAN NOTES**

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHOWN ON THIS PLAN ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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**SOILS NOTE**

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**SITE DATA**

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**PAVING LEGEND**

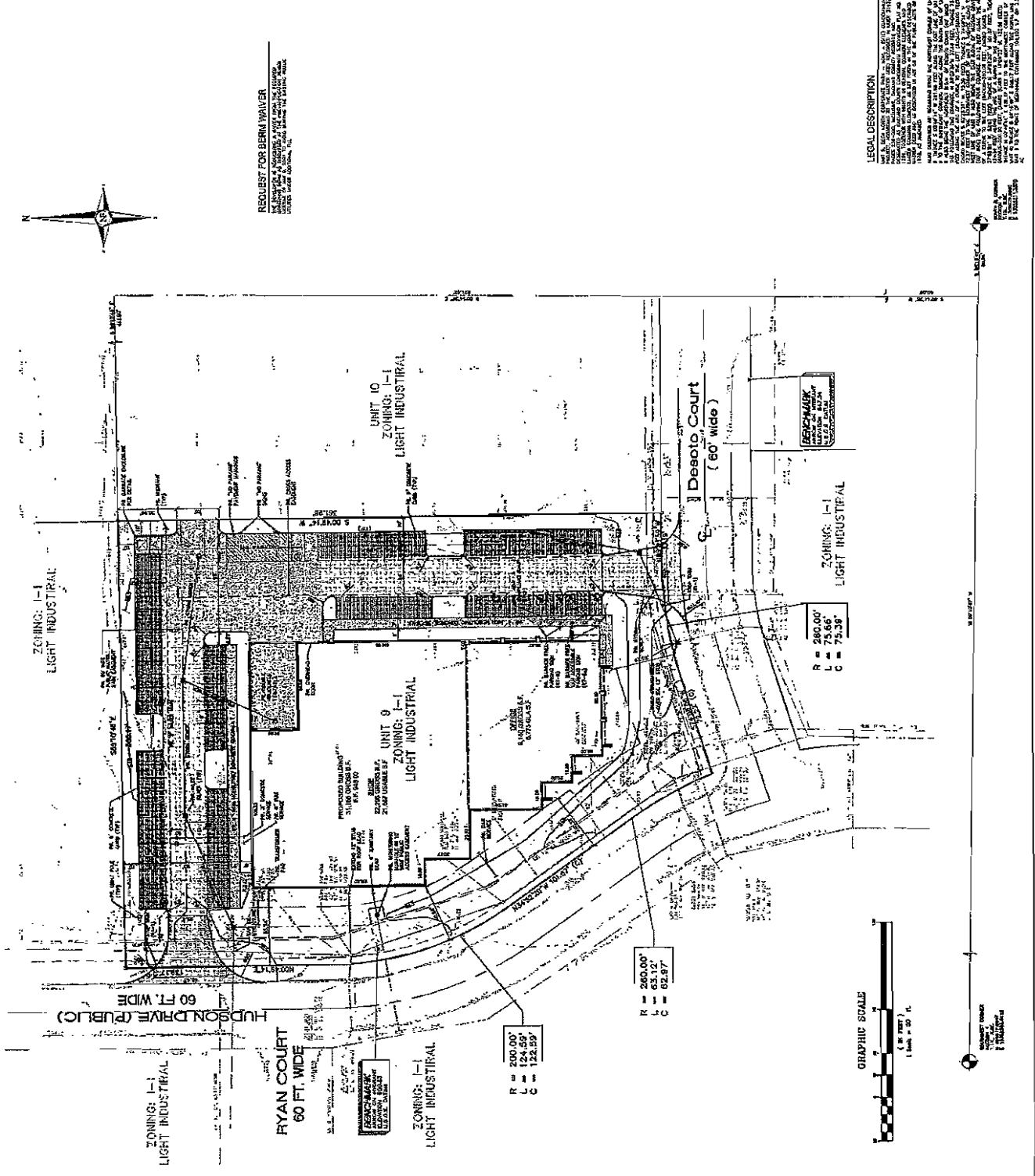
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**LEGEND**

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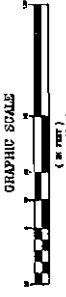
**LEGAL DESCRIPTION**

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**REQUEST FOR BERM WAIVER**

REQUEST FOR BERM WAIVER  
REQUEST FOR BERM WAIVER  
REQUEST FOR BERM WAIVER



GRAPHIC SCALE  
1" = 30' FT.

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1" = 30' FT.