



50555 Pontiac Trail ■ Wixom, MI 48393 ■ Ph: (248) 669-8800 ■ Fax: (248) 669-0850 ■ www.schonsheck.com

November 11, 2010

City of Novi
Planning Department
45175 W. 10 Mile Road
Novi, Michigan 48375-3024

Attn: Kristen Kapelanski, AICP, Planner

Re: Jo Drive Renovations
Letter Summarizing Request for
Special Use Approval & Zoning
Board of Appeals

Dear Mrs. Kapelanski,

We are submitting this project for consideration of Special Use Approval and Zoning Board of Appeals Approval. This letter will summarize the request for each and the history behind the business operation that has brought us to this point.

When the HUMMER line was canceled, the owners accepted the Cadillac franchise from GM. It has since risen to one of the largest volume Cadillac retailers in the country. This success has brought greater customer demand to the Cadillac of Novi site and it is rapidly reaching capacity. To relieve this constraint, the owners purchased the subject Jo Drive property.

In the short term, it will be used to relieve the new car delivery pressure which is currently affecting the service department. The plan is to use the building for non-customer related activities such as vehicle prep and pre-delivery. Accomplishing this will allow the main dealership to continue to focus on direct customer related services. As the demands on the dealership continue to expand, the owners will need Jo Drive to be flexible to accommodate a variety of services.

This brings us to the first request, Special Use Approval. The owner is seeking approval to be able to perform minor vehicle repair within the facility. This use is allowed in the I-1 zoning district, with Special Use Approval. General Motors has specific service bay requirements for Cadillac, which are different than the requirements for HUMMER. These new requirements can be achieved by utilizing the Jo Drive building. There will be plans submitted in the near future regarding the renovations to the existing dealership to accommodate the balance of GM's new requirements. They are under review at General Motors at this time and the owners simply cannot wait for review and approval by GM and Novi before making the necessary adjustments to maintain quality customer service. Having the flexibility to provide service functions at Jo Drive will relieve all that pressure during the planning and construction of the dealership, and into the future.

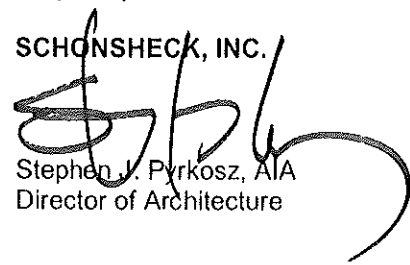
The second request is for Zoning Board of Appeals Approval to allow outdoor parking of vehicles in the existing parking lot. Given the site constraints at the existing dealership, specifically the regulated wetlands, there are not enough parking spaces to satisfy GM's minimum requirements for Cadillac. What was adequate for a HUMMER dealership turns out to be insufficient for a Cadillac dealership. This was impossible to foresee when the property was originally purchased.

The intent is to have the ability to park additional Cadillac vehicles in the existing parking lot of Jo Drive. Because the unlicensed cars may be stationary for more than 24 hours, the Novi Ordinance considers this "Outdoor Storage", which requires a variance. If these cars were employee or visitor cars, there would not be an ordinance restriction. By granting a variance for this property, the car carriers that currently cause traffic congestion on Grand River and Meadowbrook Road and within the main dealership will be rerouted to Jo Drive. This will relieve onsite pressure, and improve the dealership image on a primary corner of the Novi Town Center Gateway District. The ability to store vehicles at Jo Drive will not deter from the surrounding properties, in fact it will compliment the neighbors. A vacant building will be transformed into a thriving business in an otherwise tucked away corner of the community.

We ask for your consideration and support in helping a successful business in Novi continue to provide exceptional service to the residents of Novi, and the surrounding communities. The Special Use Approval and Variance will promote the flexibility and expansion necessary to allow for a successful business operation. We look forward to addressing additional concerns at public hearing and municipal meetings necessary to work through these requested approvals.

Very Truly Yours

SCHONSHECK, INC.



Stephen J. Pyrkosz, AIA
Director of Architecture

Cc: Mr. Gary Wood, Gardan LLC

SJP:kb

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FEB 17 2011

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OF COUNSEL:
CHARLES Y. COOPER
ARNOLD J. SHIFMAN

CITY OF NOVI
COMMUNITY DEVELOPMENT

REPLY TO ROYAL OAK OFFICE

February 16, 2011

City of Novi
Zoning Board of Appeals
45175 West Ten Mile Road
Novi, MI 48375-3024

RE: Supplemental Information for Case No. 10-061 41107 Jo Drive

Dear Members of the City of Novi Zoning Board of Appeals:

Please be advised that the undersigned represents Gardan, LLC and I hereby submit the information contained in this correspondence to supplement the Application for Variance submitted by Schonscheck, Inc. on behalf of our mutual client. Our client is also owner of the real estate where the existing Cadillac of Novi dealership is located. Please refer to Exhibit 1. Parcel A is the Cadillac dealership and Parcel B is the subject of this variance. Please note that Parcel B was purchased by the owners of the Cadillac dealership to store 100 vehicles inside for vehicle preparation for sale. As you can see by the road network, it is a very short drive between the two parcels and this was the only location for the Cadillac dealership to locate this service building because the size of the dealership parcel is not large enough to accommodate the number of vehicles that are required by General Motors to be available for sale by a Cadillac dealership.

This additional building was not necessary when this dealership opened in 2004. At that time it was the original Hummer dealer and it existed that way until February of 2010 when the dealership was converted to Cadillac. At that time, the client was in a predicament. It needed to purchase an additional building and parcel to maintain the additional cars that were required by General Motors. Unfortunately, the only place where outside storage of vehicles is allowed by ordinance is within the heavy industrial districts. If you look at a Novi Zoning Map you will see that there is very little heavy industrial zoning that exists in Novi and currently none of it is available. The outside storage of vehicles is important because the building purchased by my client can only house the 100 vehicles as previously indicated. The client still needs an additional 60 vehicles to be parked outside and, these vehicles must be immediately available to the Cadillac dealership.

By allowing the variance for outside parking of vehicles, none of the surrounding property owners will be affected. Please refer to attached Exhibit 2. The property at 41107 Jo Drive is at the end of Jo Drive. You can see that the surrounding property, even though it is also classified as light industrial, has many aspects of heavy industrial. Area 1 shows the outside storage of a multitude of trucks and other vehicles. Area 2 also shows the parking of trucks and other vehicles at its east boundary line. Within Area 3 you will also

note multiple outside storage of tanker trucks. Area 5 is, of course, seven extremely large gas/oil storage facilities. Area 4 is the U-Haul Company and as you can see in this item, there are multiple vehicles stored outside. Therefore, my client is not setting any precedent in this area. We will be showing photos of the site during the hearing. Also, my client is only going to store new vehicles on this site which will look no different than if there were 60 employee vehicles parked on this site at any one time. Exhibit 3 gives you a closer view of areas 1 and 2 that were originally referenced in Exhibit 2 to demonstrate the outside storage of vehicles and trucks. It must also be noted that my client is not adding additional parking to what already existed for this building. Please refer to the Site Plan (Exhibit 4), this has already been approved and you will note that the "existing parking spaces" identified therein exist along the south and east boundaries of the property as well as a few interior parking areas. These are the parking spots that will be used to store the new vehicles as referenced. My client will not be storing cars all over this property.

The City of Novi promotes itself as a business-friendly community and has many websites that promote the invitation of businesses to come into the City. The owners of the original Hummer dealership placed their faith and confidence in the City of Novi with the location of their original business. Now, with the improvement of the business to a Cadillac dealership, they need the business-friendly attitude of the City once again. As a result of requirements that are beyond their control, i.e. the requirements of General Motors to have this dealership have available to their site a specific number of vehicle units and, as a result of the City of Novi's limiting outdoor storage to heavy industrial sites, my client is left in a perplexing dilemma. The client purchased a vacant building on Jo Drive and made it viable. The purpose of this building was to assist the main Cadillac parcel. The strict application of the regulations would result in a peculiar or exceptional practical difficulty to my client and could result in an exceptional undue hardship without this relief. They could lose the Cadillac dealership if they would have to move it entirely to another location at a tremendous cost. Their request can be granted without substantial detriment to the public good and it will not substantially impair the intent or purpose of the Ordinance. This variance request will not impair the adequate supply of light and air to adjacent properties, it will not unreasonably increase the congestion on public streets, it will not increase the danger of fire or endanger the safety of the public, it will not impair the established property values within the surrounding area and it is just the right thing to do!

My client proposes that if the Zoning Board of Appeals wants to limit the outdoor storage of vehicles to the number of 60, that would be acceptable.

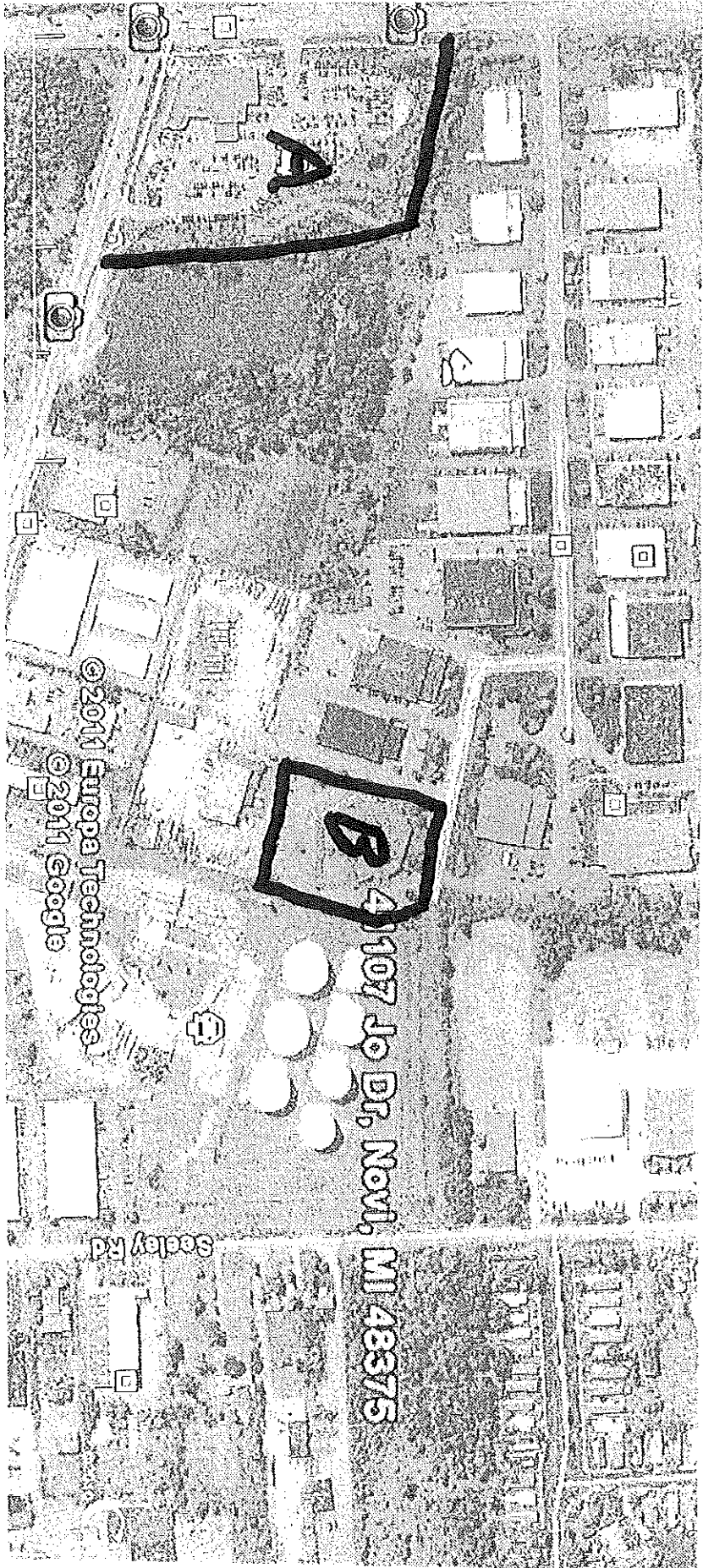
Respectfully submitted,

GABE, QUINN & SEYMOUR



Matthew C. Quinn
Attorney for Gardan, LLC

"Ex 1"



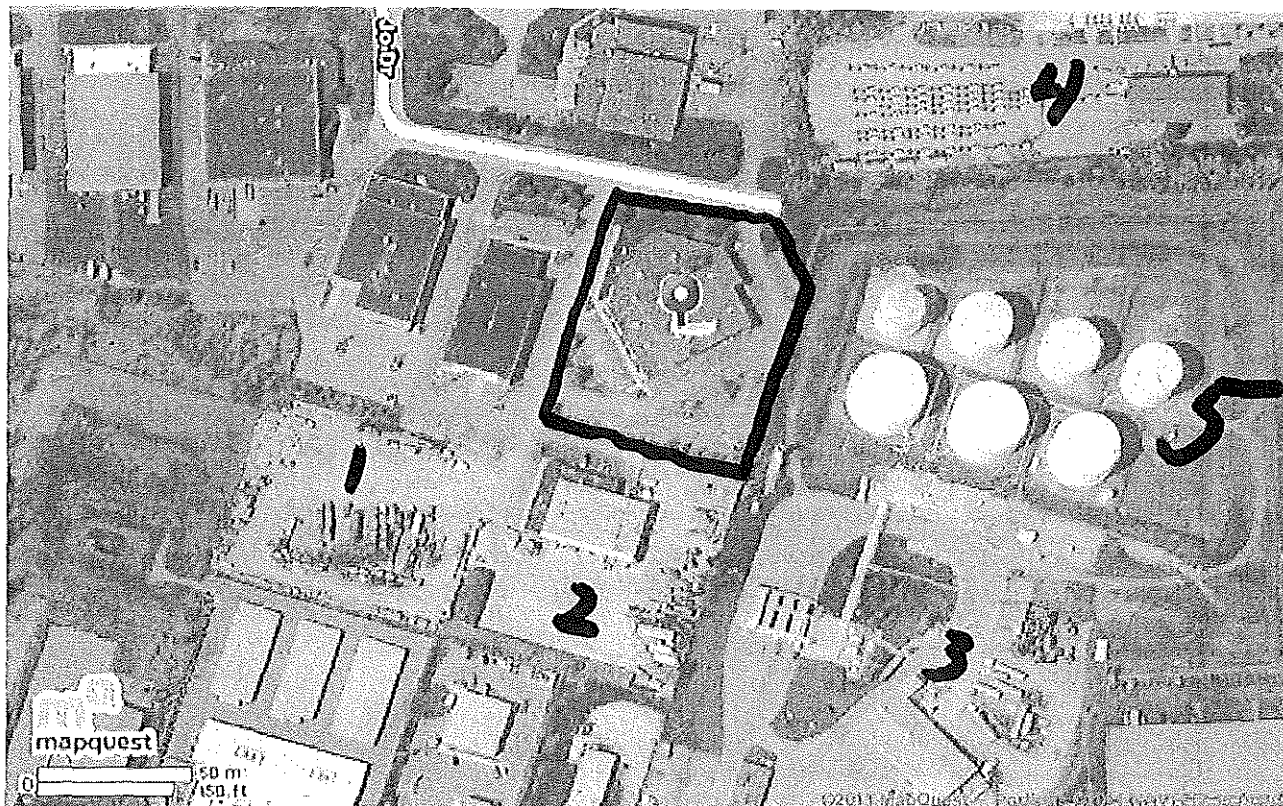
41107 Jo Dr, Novi, MI 48375

mapquest

Notes
"Ex 2"

Map of:

41107 Jo Dr
Novi, MI 48375-1920



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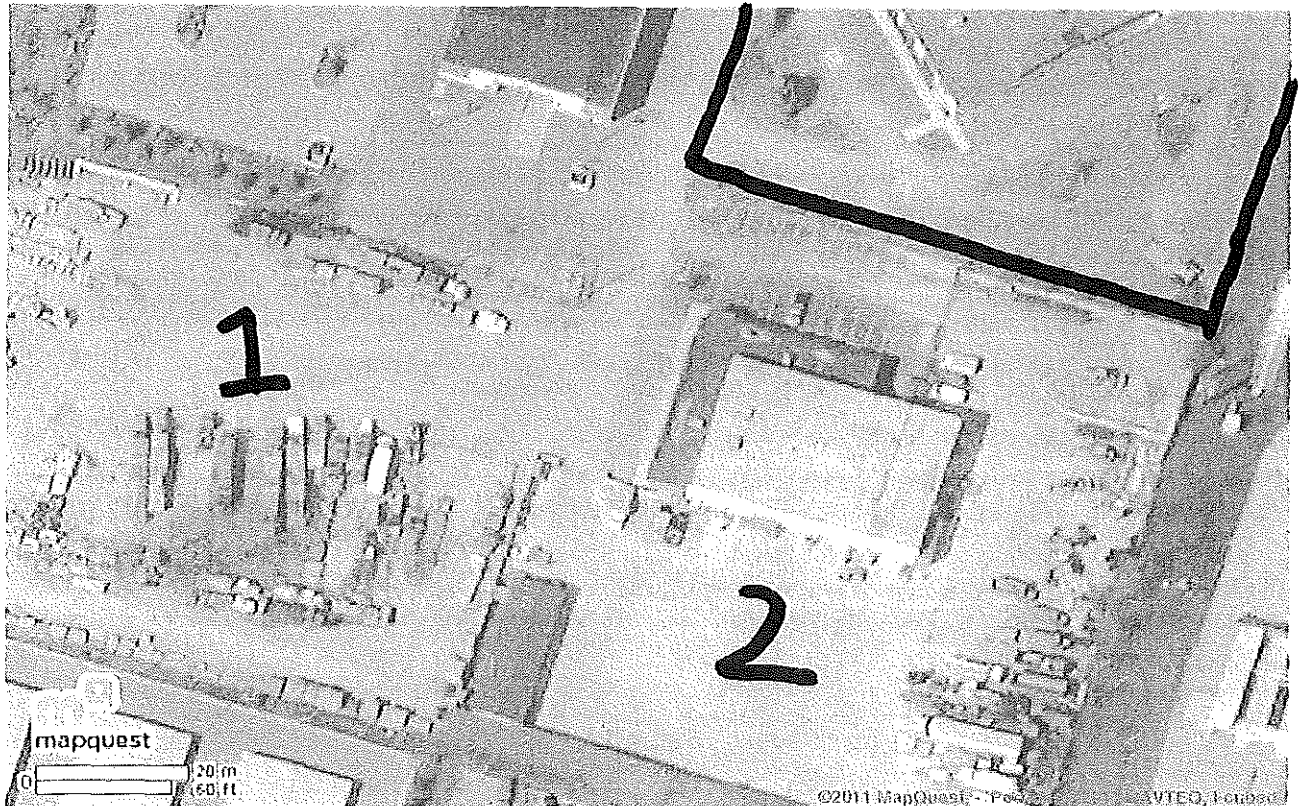
mapquest

Notes

"Ex 3"

Map of:

41107 Jo Dr
Novi, MI 48375-1920



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"Ex 4"



SCHONSHECK, INC.

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 PHONE: 248-330-7100 FAX: 248-330-7101
 WWW.SCHONSHECK.COM

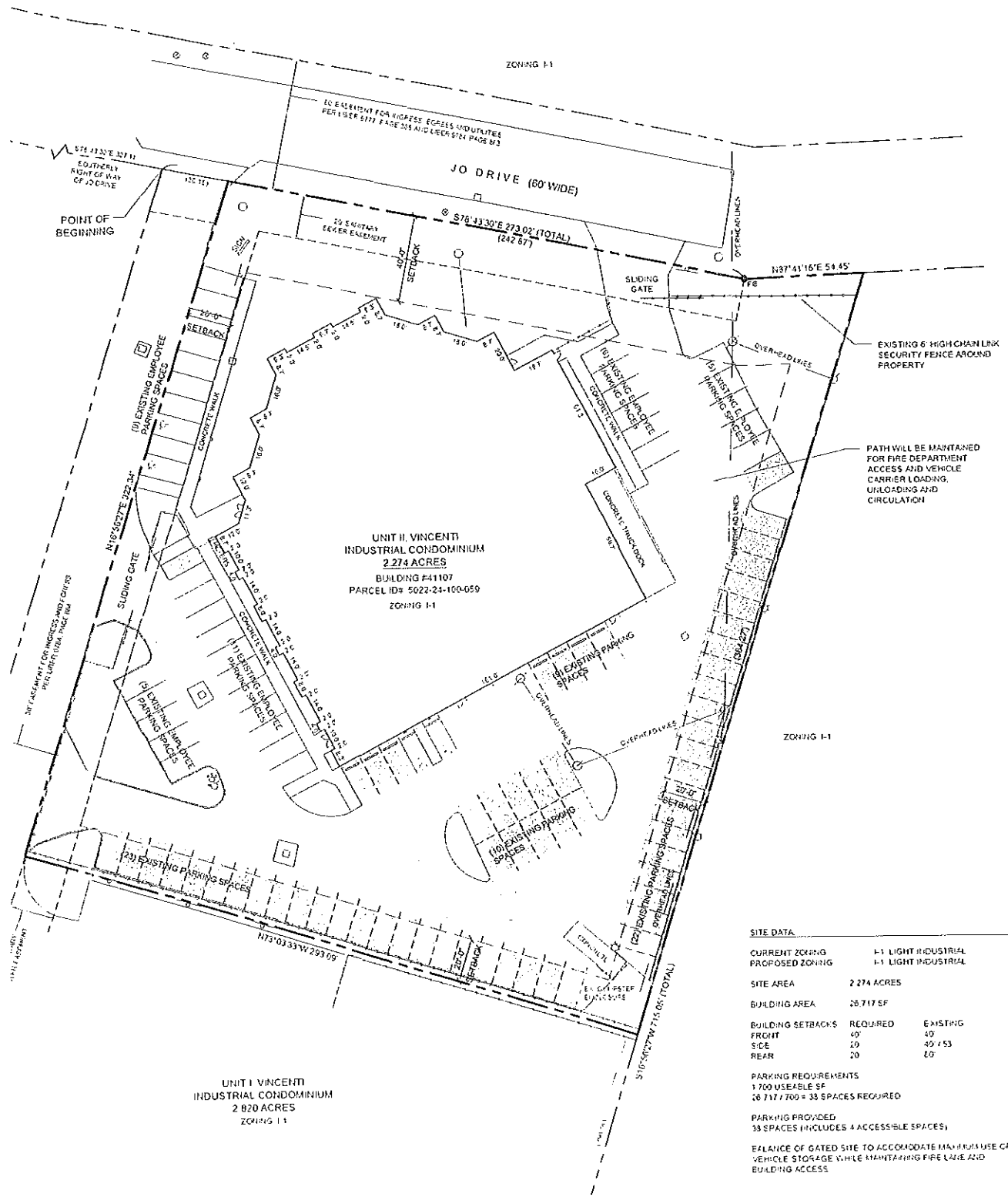
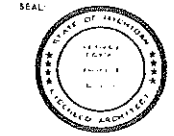
CONSULTANT:

SHEET: PROJECT:

Architectural Site Plan
 Jo Drive Building Renovation
 41107 Jo Drive, Novi, Michigan 48375

ISSUE DATES

| | |
|----------|---------------|
| 11-11-10 | SLU & Vignone |
| 12-15-10 | Stamping Set |
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SITE DATA

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| CURRENT ZONING | I-1 LIGHT INDUSTRIAL |
| PROPOSED ZONING | I-1 LIGHT INDUSTRIAL |
| SITE AREA | 2.274 ACRES |
| BUILDING AREA | 20,717 SF |
| BUILDING SETBACKS | REQUIRED EXISTING |
| FRONT | 40' 40' |
| SIDE | 20' 40' / 53' |
| REAR | 20' 40' |
| PARKING REQUIREMENTS | 1,700 USEABLE SF |
| | 16,717 / 1,700 = 33 SPACES REQUIRED |
| PARKING PROVIDED | 33 SPACES (INCLUDES 4 ACCESSIBLE SPACES) |
| BALANCE OF GATED SITE TO ACCOMMODATE MAXIMUM USE OF VEHICLE STORAGE WHILE MAINTAINING FIRE LANE AND BUILDING ACCESS. | |

Architectural Site Plan
 SCALE 1" = 30' - 0"

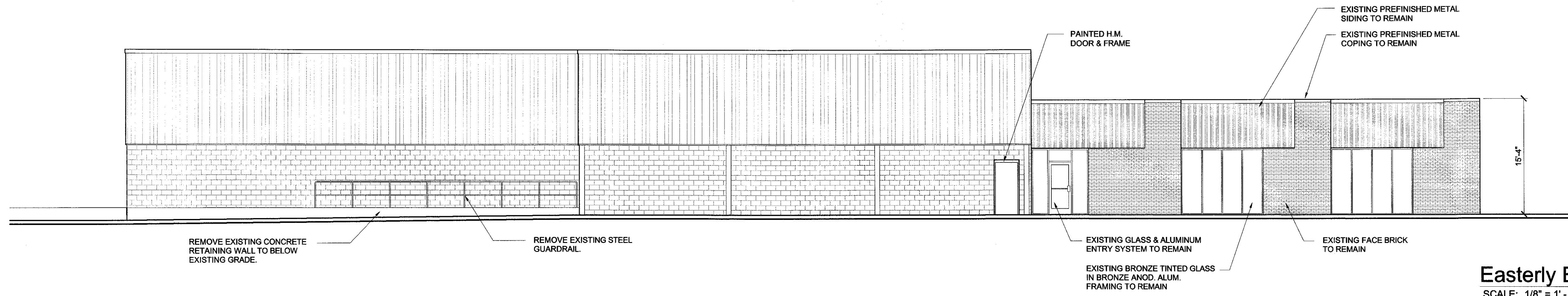
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| 110 | 110 |
| JOB NO | APPROVED |
| 10-014 | 10-014 |
| DRAWING NO | |
| AS-100 | |



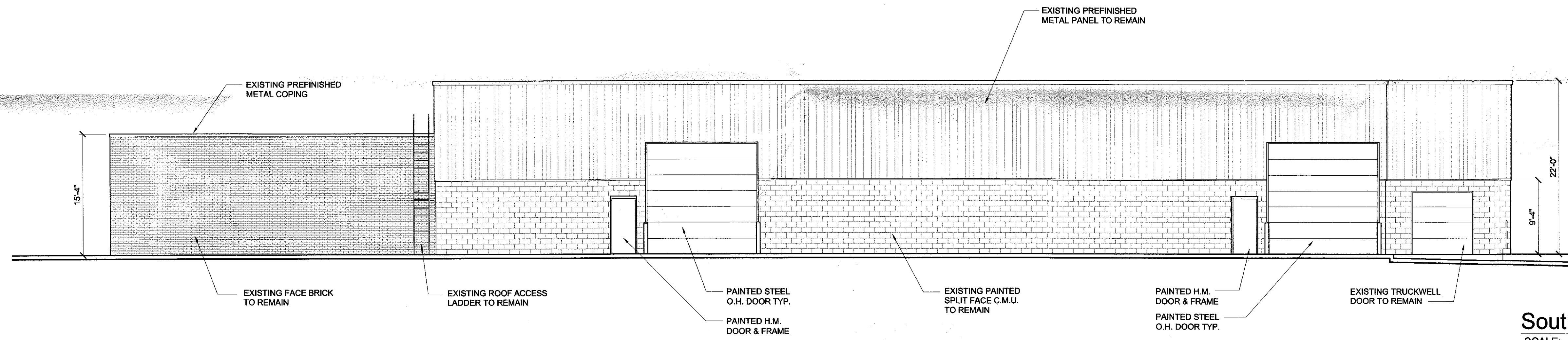
SCHONSHECK, INC.

DESIGNERS · BUILDERS · DEVELOPERS
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P(248) 868-8800 F(248) 868-0850
WWW.SCHONSHECK.COM

CONSULTANT:



Easterly Elevation
SCALE: 1/8" = 1' - 0"



Southerly Elevation
SCALE: 1/8" = 1' - 0"

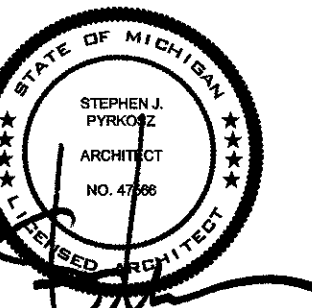
SHEET: PROJECT:

Exterior Elevations
Jo Drive Building Renovation
41.107 Jo Drive, Novi, Michigan 48375

ISSUE DATES

| |
|--------------------|
| 8-27-10 |
| Permit Submittals |
| 9-2-10 |
| Pricing |
| 9-28-10 |
| Owner Review |
| 10-1-10 |
| Permit Resubmittal |
| 11-4-10 |
| Amended Permit |
| 11-11-10 |
| SLU & Variance |

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| DRAWING NO. | |

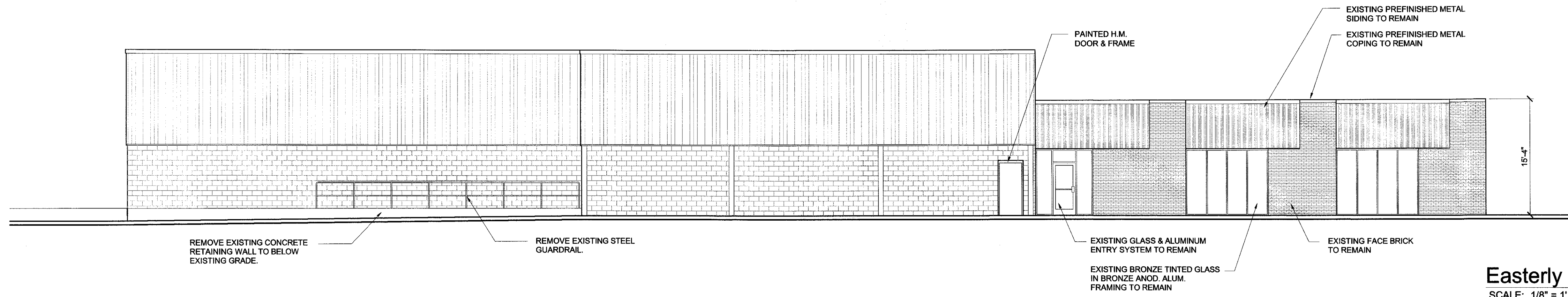
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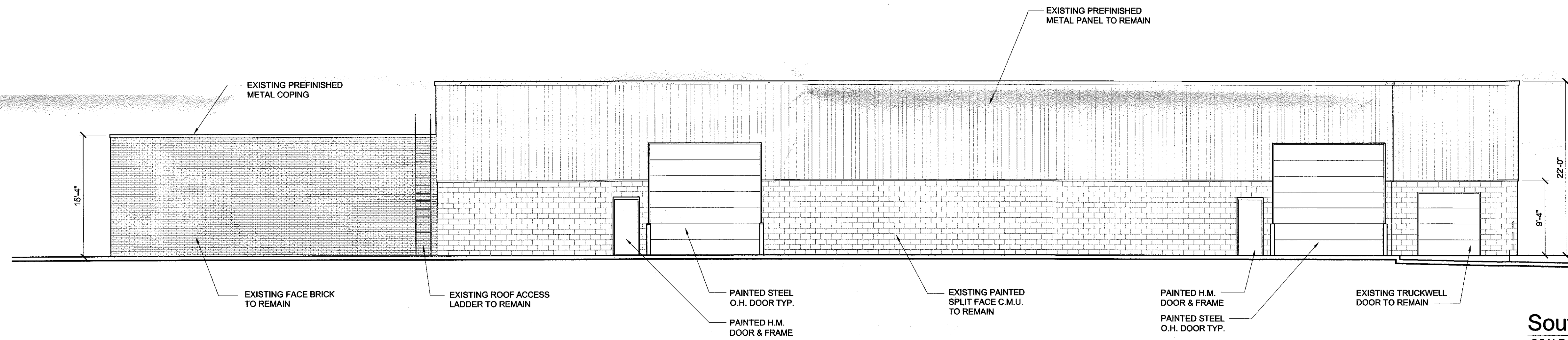
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CONSULTANT:



Easterly Elevation
SCALE: 1/8" = 1' - 0"



Southerly Elevation
SCALE: 1/8" = 1' - 0"

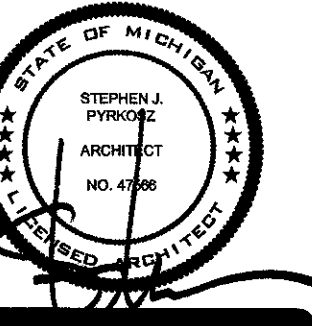
SHEET: PROJECT:

Exterior Elevations
Jo Drive Building Renovation
41.107 Jo Drive, Novi, Michigan 48375

ISSUE DATES

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| 8-27-10 |
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| 9-28-10 |
| Owner Review |
| 10-1-10 |
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| SLU & Variance |

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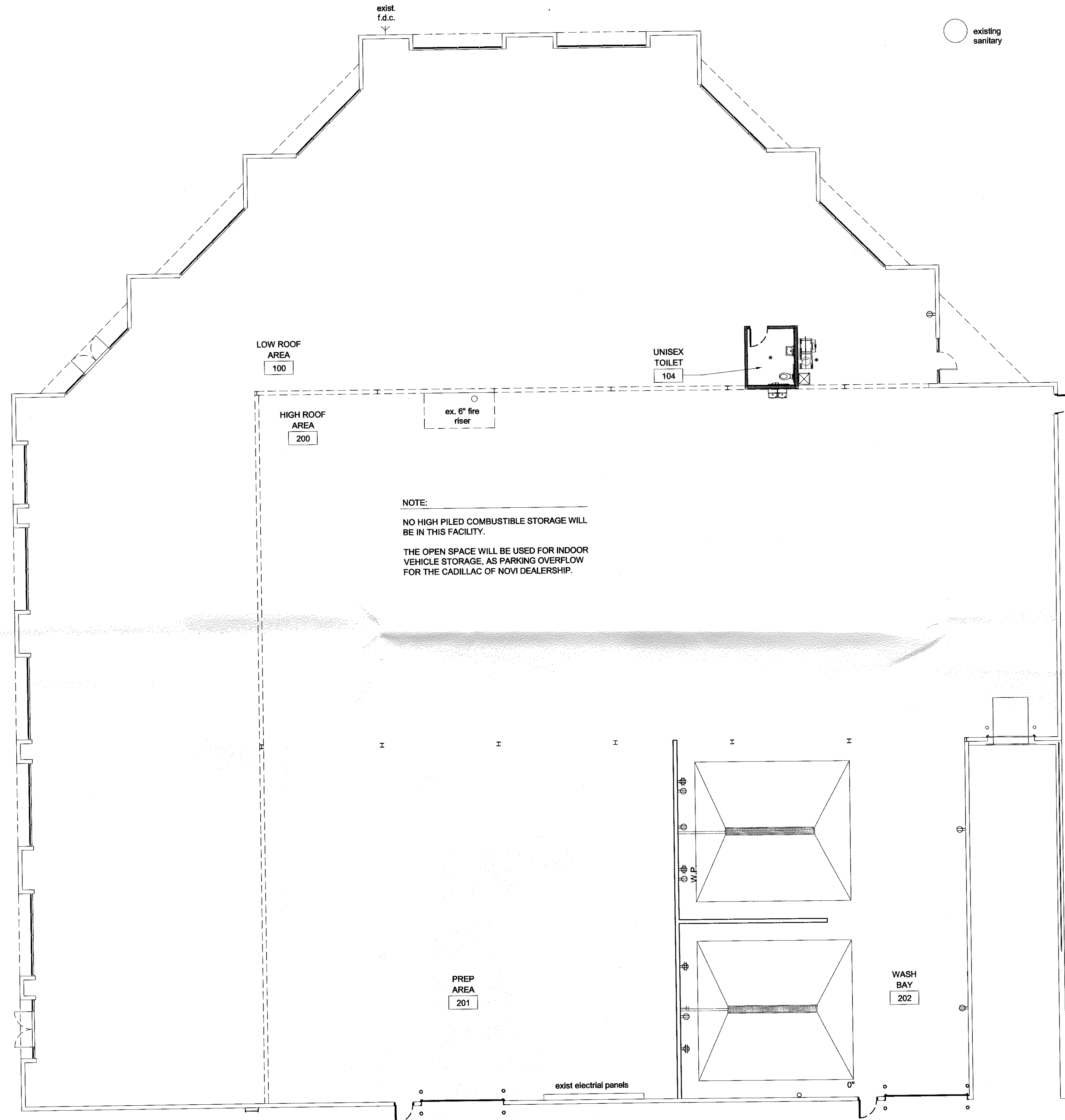
A-300



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CONSULTANT:



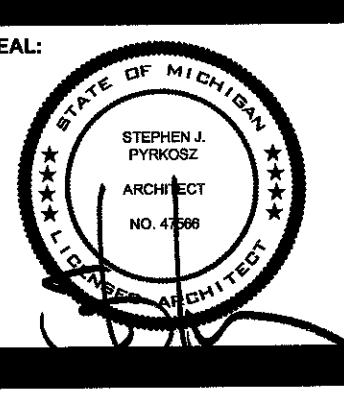
SHEET: PROJECT:

Existing Floor Plan

Jo Drive Building Renovation
41107 Jo Drive, Novi, Michigan 48375

ISSUE DATES

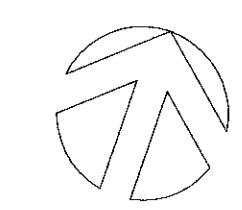
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| 8-18-10 |
| OWNER REVIEW |
| 8-27-10 |
| Permit Submittal |
| 9-1-10 |
| Owner Revisions |
| 9-2-10 |
| Pricing |
| 9-29-10 |
| Owner Revisions |
| 9-28-10 |
| Owner Review |
| 10-1-10 |
| Permit Resubmittal |
| 11-4-10 |
| Amended Permit |
| 11-11-10 |
| SLU & Variance |



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| JOB NO. | APPROVED |
| 10-014 | |
| DRAWING NO. | |

A-200



Existing Floor Plan
SCALE: 3/32" = 1' - 0"



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WWW.SCHONSHECK.COM

CONSULTANT:

SHEET: PROJECT:

Architectural Site Plan
Jo Drive Building Renovation
41107 Jo Drive, Novi, Michigan 48375

ISSUE DATES

11-11-10
SLU & Variance

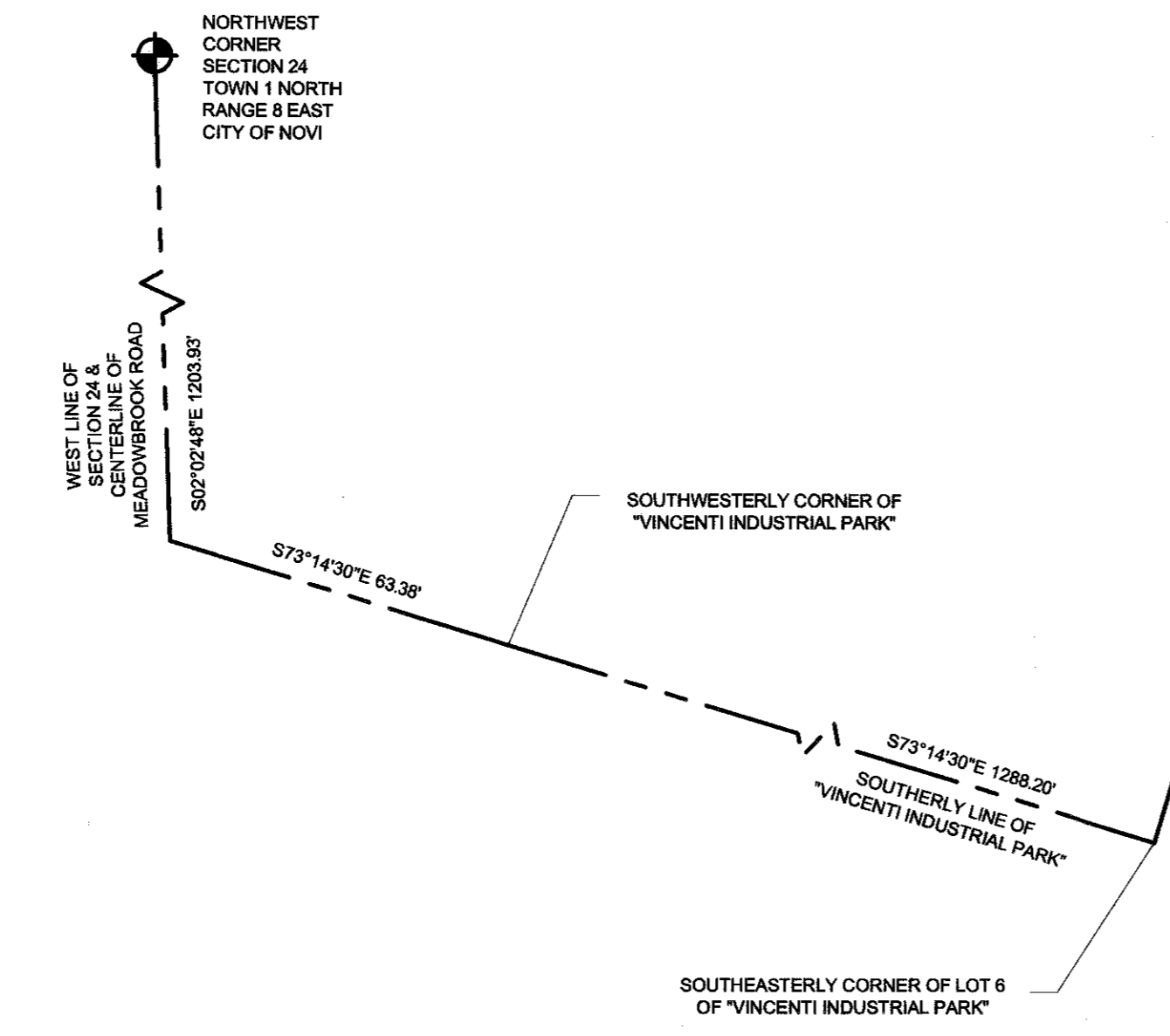
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JOB NO.: APPROVED
10-014
DRAWING NO.

AS-100



LEGAL DESCRIPTION PER TITLE COMMITMENT NO. 459095:
THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

UNIT 2, VINCENTI INDUSTRIAL CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE MASTER DEED THEREOF RECORDED IN LIBER 10299, PAGE 496 AND AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 11080, PAGE 581, OAKLAND COUNTY RECORDS, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 529, AND ANY AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN SAID MASTER DEED AND ANY AMENDMENTS THERETO, AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED.

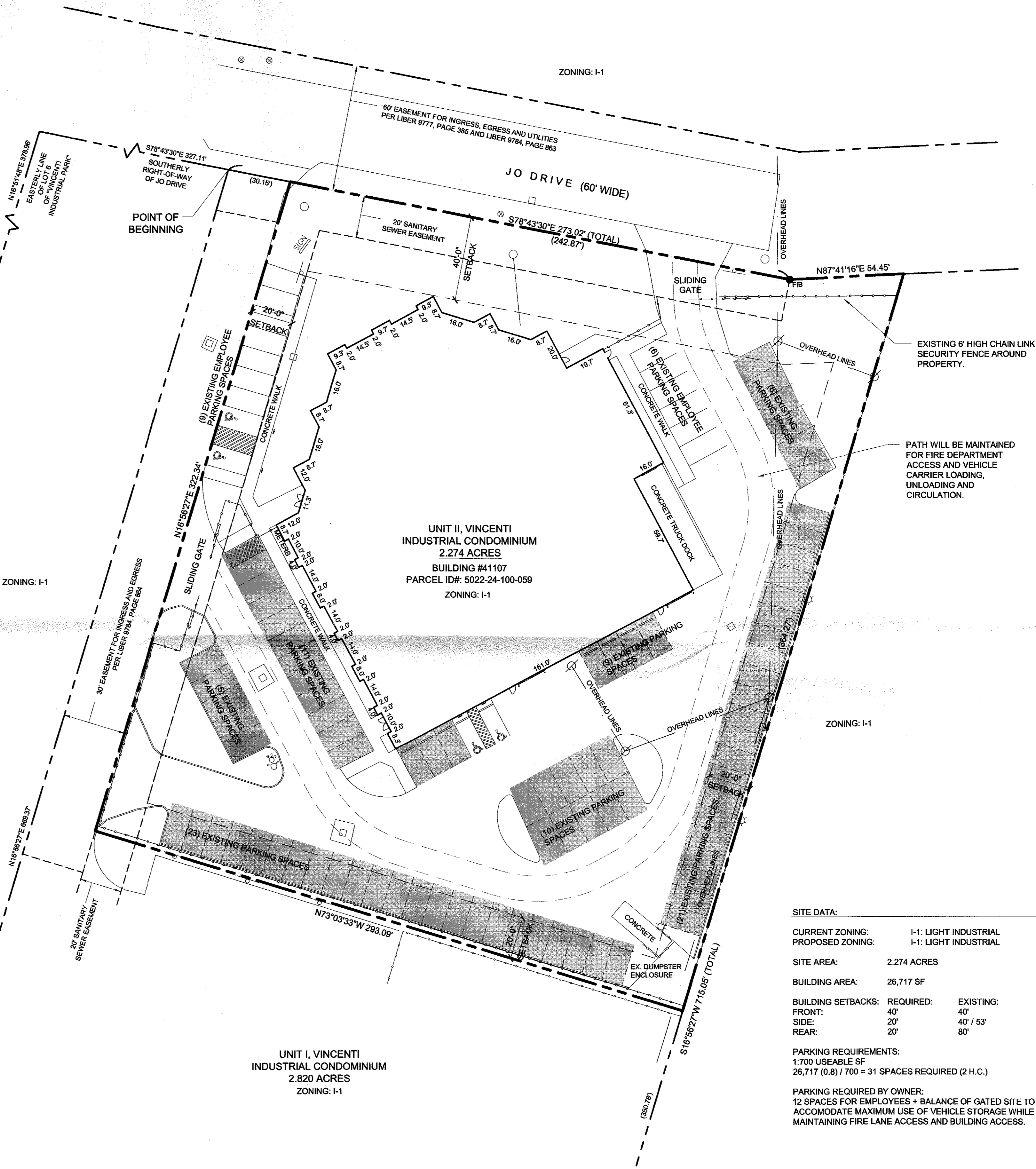
TAX ITEM NO. 22-24-100-059

NOTES:

1. THE PROPERTY AS SHOWN AND DESCRIBED HEREON IS THE SAME PROPERTY AS DESCRIBED IN COMMITMENT NO. 459095, DATED JULY 7, 2010, REVISION A DATE PRINTED JULY 21, 2010, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

2. SCHEDULE B - SECTION II - SPECIFIC EXCEPTIONS AS PLOTTED HEREON:

(1) EASEMENTS, RESTRICTIONS AND OTHER TERMS, COVENANTS AND CONDITIONS SET FORTH IN THE MASTER DEED AND EXHIBITS THERETO RECORDED IN LIBER 10299, PAGE 496, AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 11080, PAGE 581, OAKLAND COUNTY RECORDS, THE RIGHTS OF CO-OWNERS AND THE ADMINISTERING BODY AS SET FORTH IN THE MASTER DEED AND ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED.



SITE DATA:

| | |
|---|-----------------------|
| CURRENT ZONING: | I-1: LIGHT INDUSTRIAL |
| PROPOSED ZONING: | I-1: LIGHT INDUSTRIAL |
| SITE AREA: | 2.274 ACRES |
| BUILDING AREA: | 26,717 SF |
| BUILDING SETBACKS: | REQUIRED: EXISTING: |
| FRONT: | 40' 40' |
| SIDE: | 20' 40' / 53' |
| REAR: | 20' 80' |
| PARKING REQUIREMENTS: | |
| 1700 USEABLE SF | |
| 26,717 (0.8) / 700 = 31 SPACES REQUIRED (2 H.C.) | |
| PARKING REQUIRED BY OWNER: | |
| 12 SPACES FOR EMPLOYEES + BALANCE OF GATED SITE TO ACCOMMODATE MAXIMUM USE OF VEHICLE STORAGE WHILE MAINTAINING FIRE LANE ACCESS AND BUILDING ACCESS. | |

Architectural Site Plan
SCALE: 1" = 30' - 0"