

**DRAFT  
MARCH 2, 2023  
COMMITTEE MEETING MINUTES**



# MASTER PLAN STEERING COMMITTEE MINUTES

CITY OF NOVI

**March 2, 2023 6:00 PM**

Gateway Quarter, Parks and Recreation  
45175 Ten Mile Road, Novi, MI 48375  
(248) 347-0475

## 1. Roll Call

<b>Members Present:</b>	<i>Planning Commission:</i> John Avdoulos (Chair), Ramesh Verma <i>Council:</i> Mayor Pro-Tem Dave Staudt <i>Staff:</i> Lindsay Bell, Victor Cardenas, Barb McBeth, Mike McCready
<b>Members Absent:</b>	Ben Croy, David Dismondy, Rick Meader, Ed Roney
<b>Support/As Needed:</b>	Charles Boulard, Jeff Muck, Beth Saarela
<b>Consultants:</b>	John locoangeli (Planner), Lia Michaels (Engineer)

## 2. Approval of Agenda

The March 2, 2023 agenda was unanimously approved.

## 3. Approval of the January 26, 2023 Committee Meeting Minutes

The January 26, 2023 minutes were unanimously approved.

## 4. Discussion Items

### A. Parkland Update

Jeff Muck, Director of Parks, Recreation and Cultural Services, referenced the memo and map in the packet that provides details on park properties. Since the last Future Land Use Map update in 2017, we have acquired 73 acres of parkland, an additional 40 acres are currently under lease agreements both with Novi Community Schools and a private entity, for a total of 113 acres of added park land.

The park properties were acquired through several methods. Some were acquired through the Michigan Natural Resources Trust Funds Grants, which is a great opportunity when we are looking at acquiring parkland because typically it only requires a 30 percent match, with 70 percent matched by the state. We have acquired some through development agreements with Terra and Beacon Hill, as well as some through outright purchase as dictated by City Council.

It's been a pleasure to be able to acquire that much property as a lot of communities cannot do that, especially in a City like Novi that is growing so rapidly. The map included in the packet was put together by our GIS team. It outlines what is currently considered as park properties and public facilities used for recreation and includes the pack acreage.

Member McBeth added that we will incorporate this into the Future Land Use Map.

Chair Avdoulos added that it is very impressive that we have the 600-acre Lakeshore Park within the boundaries of the city and appreciates that the map shows the acreage.

### B. Open House Update

John locoangeli relayed that there was a good turn out at the Open House on Saturday, February 25<sup>th</sup>. The update does not include the tabulation of the boards where people were asked to vote

on opportunity areas, or the suggestions for the Twelve Oaks Mall as part of that scenario planning but does include the sticky notes from the challenges/issues board at the Saturday Open House.

On Saturday, several people expressed their concerns about the expansion of Beck Road and the proposed multi-family project on the corner of M-5 and Fourteen Mile Road. In addition, under the challenges, people wanted the city to manage growth, protect the natural resources, specifically woodlands and wetlands, and balance development with traffic to not add congestion in the community.

There was also discussion regarding the addition of trails and non-motorized facilities which then parlayed off the non-motorized section of the Open House which Carolyn was overseeing, and people were concerned with the loss of woodlands and wetlands in the community.

Based on the input received at the Open House held today from 4:00-6:00 PM, Mr. locoangeli will transcribe the new sticky notes on the challenges/issues board and tabulate the other exercises. He plans to have a compiled report of both Open Houses along with the results obtained from the residents' survey at the end of the month.

#### C. Consultant Update

Mr. locoangeli relayed that he will have a draft plan in the June timeframe. It will include the results from the transportation component, which is currently in process in March, April, and part of May. He is starting to pull everything together and projects at the April meeting, he will be presenting the Future Land Use map and a draft zoning plan for discussion.

#### D. Discussion on transportation concerns

Mr. locoangeli inquired on behalf of Lia Michaels at HRC whether the Steering Committee has any areas of concern, in the broadest sense, that Lia needs to look at as part of her assessment of the transportation system that may have not already been uncovered as the existing conditions.

City Planner McBeth relayed that the updated Capital Improvement Program recently adopted by the Planning Commission will have up to date construction projects planned out into the future. She will send the link for Ms. Michaels to review the document.

### 5. Next Steps

#### A. Transportation Modeling

Ms. Michaels relayed she will review the Capital Improvement Plan that City Planner McBeth referenced.

One of the items she is still looking to model is the extension of Taft Road as previously discussed. This will be put into the regional model to see how it affects the neighboring roads.

Mr. locoangeli relayed that he and Ms. Michaels have had a discussion based on the information received at the Open House regarding how to transform the Twelve Oaks Mall property. They will assign generic land uses for Ms. Michaels to generate the trip generation for any new uses on the property, that would then get input into the transportation model to determine what those impacts will be.

Member Verma inquired as to the extension of Taft Road. Mr. locoangeli relayed the proposed plan is to extend Taft Road from Grand River to Twelve Mile, over the expressway. If it makes it into the future land use map and becomes a future project, it will involve state funding. The reason for looking at it is that it would distribute some of the traffic using Beck Road and Novi Road, modeling to see what impact that has on the overall city.

#### B. Coordination with findings of Non-Motorized Master Plan

Senior Planner Lindsay Bell relayed the next step is the coordination between the two consultant groups to share results and findings.

Mr. locoangeli relayed his plan to incorporate into the Master Plan the Non-Motorized findings as part of the overall system.

C. Future Land Use Map

Mr. locoangeli is working on having this ready for review by the Committee.

D. Zoning Plan

Mr. locoangeli is working in collaboration with City Planner McBeth, Senior Planner Bell and the City Attorney to put together the framework for the Committee to review.

### **Audience Participation and Correspondence**

Chair Avdoulos read a letter from Haverhill HOA regarding concern with a possible multi-family development at M-5 and Fourteen Mile as indicated to the Homeowner's Association. Concerns were stated regarding the possible zoning change to RM-1 for multi-family, traffic issues, environmental concerns, light and sound issues, and possible impact on security and value of homes.

Chair Avdoulos relayed the correspondence will be part of the record, however he has not seen this come before the Planning Commission yet.

Chair Avdoulos invited members of the audience to address the Master Plan Steering Committee.

Steve Gabel, with the Haverhill HOA, relayed the HOA put together a committee to discuss the proposed development. They are not against development but want what makes sense and is harmonious for the area. They believe the current zoning is correct and should stay that way.

Andrew Mutch, 24740 Taft Road, relayed he served 16 years on the City Council, prior to that he served over 3 years on the Planning Commission including working on the 1999 Master Plan, and is a lifelong resident of Novi. Mr. Mutch feels he comes from an informed perspective and had a hand in planning policies that are reflected in the Master Plan and Zoning Ordinance. He reviewed information shared in prior meetings involving discussion consolidating zoning districts and sees challenges where the Land Use Map consolidates districts. For example, industrial uses in the city range from I-2 heavy industrial uses such as cement plants and storage yards to I-1 Light Industrial uses of pure office to 24-hour manufacturing operations. These have different impacts particularly where they abut residential areas, which has been a source of conflict over the years. Local commercial use has a very different impact on adjacent residential areas than fast food use. If they are all designated commercial use, how do we differentiate. If we go too far down the path to streamline, we lose the details and the rationale that we don't want high density multi-family next to single family residential or we don't want heavy industrial or 24-hour operations next to residential. There is merit to working to streamline but we need to be mindful of details. Lastly, Mr. Mutch relayed a lot of discussion in the minutes is focused on the perspective of developers and property owner's needs, which he would not discount, but the other big audience for the Master Plan are the residents who should also be considered and who need to live with the decisions that are made.

Jacqui Gretzinger, 31180 Kingswood Boulevard, relayed a possible rezoning at M-5 and Fourteen Mile affects her as it is in her backyard. She has lived in Novi for 18 years and picked the Haverhill sub and surrounding area for its natural setting and beauty. Recognizing the survey comments reflecting traffic congestion, loss of natural features, and health and safety, putting in 125 multi-family units will only add to these challenges.

Brian Granowicz, 40624 Paisley Circle, relayed that if anyone on the Committee had made a large investment in their home, they would not want the proposed development next to them and request to stay with the original zoning plan. When the Hubers sold the Haverhill property for the subdivision, their intention was that the development would be kept as natural as possible which may not be the intention of the multi-family developer.

Farah Kavarana, 40507 Paisley Circle, lives directly next to the proposed development. She and her friends walk frequently to appreciate the beauty of the area and do not want to lose that. Apartments would not be good for the wildlife in the area.

Anahita Kavarana, 40507 Paisley Circle in Haverhill subdivision, relayed that she is the mother of Farah and wanted the Committee to know that while Farah has so much homework to do, it was very important to her to come to express her thoughts.

Dan Klein, 40832 Kingsley Lane, expressed safety is a concern as one of his close friends who is an ER physician at Botsford relays how dangerous the M-5 and Fourteen Mile intersection is. The proposed number of residents would add to the traffic congestion. Another concern is the added stress on the schools with additional residents. He appreciates the opportunity to comment. As Mr. Mutch relayed, so much was well thought out and well-conceived and Mr. Klein would like to enhance and build upon what's here in a way that makes sense, which should not be driven by a developer who got a good deal on a property.

Linda Wash, 40499 Paisley Circle, appreciates the opportunity for input, and agrees with her neighbors' comments. Ms. Wash would like to continue to be involved in the process and request that residents are kept informed. The residents would like to protect their investment, protect Haverhill. Traffic, safety and security is a concern.

James Bishop, 40791 Kingsley Lane, relayed he is an ER doctor works at Providence Novi. The intersection of M-5 and Fourteen Mile is one of the most dangerous intersections in Oakland County. Adding more residents at the intersection will add to the dangerous traffic congestion.

Sahesh Patel, Kingswood Boulevard, relayed that the wildlife in the community is enjoyed by his children and asks that the Committee please consider this.

Chair Avdoulos relayed that this has not reached the Planning Commission yet, but the residents' comments here are bringing this to light, which is appropriate. While the Master Plan Steering Committee recognizes this must go through the normal rezoning process, this Committee would consider whether there would be a change to the Future Land Use map. If this comes before the Planning Commission, there will be an opportunity for public comment in that forum as well.

## **6. Adjourn**

The meeting adjourned at 6:52 PM.