



MASTER PLAN AND ZONING COMMITTEE
City of Novi Planning Commission
January 10, 2018 at 6:00 p.m.
Novi Civic Center – Mayor’s Conference Room
45175 W. Ten Mile, Novi, MI 48375
(248) 347-0475
AGENDA

Members: Anthony, Avdoulos, Pehrson

Staff Support: Barb McBeth, Sri Komaragiri, Tom Schultz

1. Roll Call

2. Approval of Agenda

3. Audience Participation and Correspondence

4. Discussion Items

A. Rezoning request from RA (Residential Acreage) to R-1 (One-Family Residential)

Review and provide comments on the rezoning request for a 51-acre property on the east side of Napier Road and north side of Nine Mile Road (Section 29, 30)

5. Adjourn



MEMORANDUM

TO: MASTER PLAN AND ZONING COMMITTEE
FROM: SRI RAVALI KOMARAGIRI, PLANNER
THRU: BARBARA MCBETH, *AICP*, CITY PLANNER
SUBJECT: CONSIDERATION OF REVISED PRO CONCEPT PLAN FOR
JSP 17-52 VILLA D'ESTE
DATE: JANUARY 04, 2018

The applicant is requesting a Zoning Map amendment for a 51.19-acre property on the east side of Napier Road and north side of Nine Mile Road (Section 29,30) from RA (Residential Acreage) to R-1 (One-Family Residential) utilizing the City's Planned Rezoning Overlay (PRO) option.

The Planning Commission held a public hearing on November 08, 2017 to consider the proposed empty-nester development. At that time, the applicant proposed a 56 unit development with a density of 1.43 units per acre. The applicant requested to rezone from Residential Acreage that allows 0.8 units per acre density to R-1 One-Family residential that allows up to 1.65 units per acre. The Planning Commission recommended denial to the City Council based on the following motion:

In the matter of Villa D'este JSP17-52 with rezoning 18.718, motion to recommend denial to the City Council to rezone the subject property from RA (Residential Acreage) to R-1 (One-Family Residential) with a Planned Rezoning Overlay Concept Plan, based on the following:

- a. The proposed rezoning is not consistent with the recommendations of 2016 Master Plan for Land Use.*

Following the Planning Commission's recommendation, the applicant has reconsidered the concept plan, and made modifications as detailed below. For this review, the applicant requested Planning staff's input as the changes mainly include reduction of density and changes to the layout. The proposed changes indicate lesser impacts to regulated natural features. Staff has not distributed the plans for review by all of the City's staff and consultants, but collected general input from everyone. A more detailed review by all of the staff and consultants will take place as the proposal moves forward.

Traffic and Engineering suggested proposing shared driveways for some units around the cul-de-sacs to reduce multiple curb cuts on the main drive. Landscape agreed as the having shared drives would provide more space for required street trees. Overall, the new drive layout and the radii have improved the sight distances throughout the site.

CHANGES PROPOSED WITH THE REVISED SUBMITTAL

The applicant has provided a revised conceptual layout with reduced density. The applicant requested the Master Planning and Zoning Committee's input prior to going to back to Planning Commission for reconsideration. The following changes have been made to the layout since Planning Commission last reviewed it:

1. Number of units is decreased from 56 to 44.
2. Proposed density is reduced from 1.43 to 1.12 dwelling units per acre.
3. The development proposes three unit types with different sizes as opposed to one. Width of units is increased from 45 feet to 60 with a minimum of 50 feet.
4. Changes are proposed to the road layout to improve sight distances and better turning radii.
5. An additional cul-de-sac is introduced to break the long length of the proposed internal road.
6. Three pocket parks are proposed for passive recreation.
7. Guest parking has been reduced from 20 spaces to 10 spaces.
8. Proposed land to be donated to the City has been increased from 18 acres to 20 acres.
9. It appears that the impacts to regulated woodlands have been reduced.
10. The revised concept plan overlays the revised plan in color over the previous layout. This helps us to assess how the revisions have reduced the impacts.
11. Minor changes have been to Public benefits, which require some clarification and co-ordination between staff and the applicant prior to Planning Commission meeting.

DEVIATIONS REQUESTED

The list of deviations sought with the current revised submittal is same as before. However, the extent of the deviations has been reduced; staff is in support of most of the deviations except the deviations sought with regards to woodland replacement plantings.

Planning Deviations:

The applicant is proposing a layout that does not meet the minimum dimensional standards for a single family development. Staff identified that deviations will be required for lot size, lot frontage, setbacks and lot coverage etc. It is hard to identify the deviations as they are not consistent throughout the site. The Planning Commission may choose to approve the concept plan as shown subject to following conditions:

1. The proposed unit boundary (building footprints) shown on the concept plan is to be considered the maximum allowable footprint. Any accessory uses such as hot tubs, patios, etc. will be provided within the footprint shown on the plan.
2. A minimum of 15 feet shall be maintained between two buildings.
3. A minimum of 30 feet is provided between the front façade and the back of the curb.

At one point, the applicant indicated that two of the units could be combined into one. Staff recommends getting a clear understanding that on the maximum unit size if that is a possibility. Currently, the maximum footprint proposed is 60 ft. x 100 ft. with 15 ft. deck.

Landscape Deviations:

In general, the landscape plan conforms to the requirements. There are a couple of deviations that staff recommends in order to protect the existing natural features. For example, a deviation to not provide street trees in front of the wetland, and a deviation to not provide the required buffer screening or berms within the wetland or wetland buffer, in order to not disturb the wetland.

Engineering Deviations:

- Absence of stub streets to the property boundary at intervals not to exceed 1,300 feet along the perimeter.
- Not providing non-paved eyebrows.
- Absence of sidewalk along the portion of the south side of Villa Drive and the east side of Villa D 'Este Blvd.
- Blocks longer than 1400 feet.

Traffic Deviations:

- The sidewalks should be located a minimum of 15 feet from the back of curb
- The applicant has horizontal curve radii throughout the site that fall below the minimum required horizontal curve radii. **The new alignment has improved the extent of the deviation.**

Woodland Deviations:

The applicant is seeking the following deviations to the Woodlands Replacement Ordinance. **Landscape Design Manual does not allow additional credits for upsizing the woodland replacement trees. Staff does not support this deviation.**

Tree Type	Credit requested	Credit allowed
6' - 8' Evergreens	1 Credit	0.67 credit
10' - 12' Evergreens	2 Credits	0.67 credit
4" Deciduous Trees	2 Credits	1 credit allowed for 2.5" or more deciduous
Subcanopy	1 Credit	1 credit allowed, if the replacement planting is from recommended list

- Allow offsite woodland replacement planting credits adjacent to Garfield Road, Nine Mile Road on ITC easements in the vicinity of the proposed project entrance and for screening on adjoining neighbor's property. Conditioned on approval by landowners. **Staff believes that it is not practical to propose woodlands replacement**

in off-site locations as proposed. An off-site conservation easement is required for any off-site woodland replacements. Staff does not support this deviation.

- Due to the ITC transmission lines, poles and screening for the existing homes on Nine Mile, a deviation from the woodland replacement diversity requirements is requested to allow a higher use of evergreens relative to species of impacted trees. **The current submittal did not include a tree survey. Without knowing the existing tree species or proposed tree replacement types, staff is unable to support this deviation. In addition, the landscape design manual recommends a similar proportion of woodland replacements to those removed by species. For example, if 20 percent of red maples are removed, the replacement should include a similar percentage of red maples. It is staff's understanding that there are not many existing evergreens that are being removed on site to justify the replacement evergreens proposed. Staff does not support this deviation.**

Facade Deviations:

The applicant is seeking a deviation from similar dissimilar facade ordinance allowing a minimum size of 2200 square feet. The applicant's intent is to include a certain set of architectural standards into Master Deed. Future residents will have the ability to choose from a variety of options to customize individual facades. The applicant would like to reserve the right to regulate the facade standards within the development.

The Similar / Dissimilar Ordinance requires a variation in appearance in the front elevations of adjacent homes (Sec. 3.7.2), and requires that homes within the larger development be consistent in design quality based on certain criteria; size (square footage), types of material, and overall architectural design character (Sec. 3.7.1).

Staff recommends a slight adjustment to area within which the square footages are compared. With respect to the square footage requirement of the Similar Dissimilar Ordinance, staff can take the measurements only within the proposed development boundary. This would exclude the larger homes nearby, and thereby allow the square footage that is currently being proposed. The measurements are typically taken outside of the project if it is a Site Condominium and within the project if it is a Platted Subdivision. This would be a minor deviation from this precedent, that staff believes would be consistent with the intent of the basic Ordinance. With respect to the requirement for dissimilarity in architectural, we believe the applicant intent is to comply.

COMMITTEES INPUT

With the current revised submittal, the applicant is requesting an increase of 0.32 Dwelling Units per acre (about 40 percent more) than the maximum allowed density for RA (0.8 DUA). The maximum density proposed is 32 percent less than the maximum allowed for R-1 (1.65 DUA). The applicant has made considerable changes to the layout which resulted in less denser development. Even though it is less dense, it is more than the maximum allowed by the Master Plan, but the design changes provide visual

relief and create an interest. Proposed density is reduced from 1.43 to 1.12 dwelling units per acre. Number of units is decreased from 56 to 44.

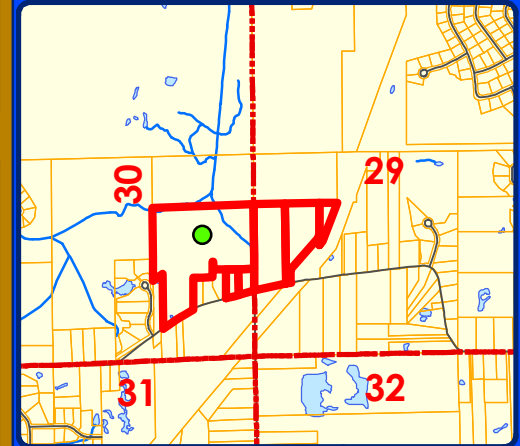
Staff is requesting the Committee to consider the applicant's request and provide input to direct staff with further reviews. The review letters from the last Concept Plan review are also attached to this memo for reference. Minutes from November 08, 2017 Planning Commission minutes are also attached.

Please do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org for any questions or clarifications.

MAPS
Location
Zoning
Future Landuse
Natural Features

VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Location



LEGEND

 Sections



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 10/30/17
Project: VILLA D'ESTE JSP17-52 WITH REZONING 18.718
Version #: 1

0 80 160 320 480
Feet

1 inch = 378 feet

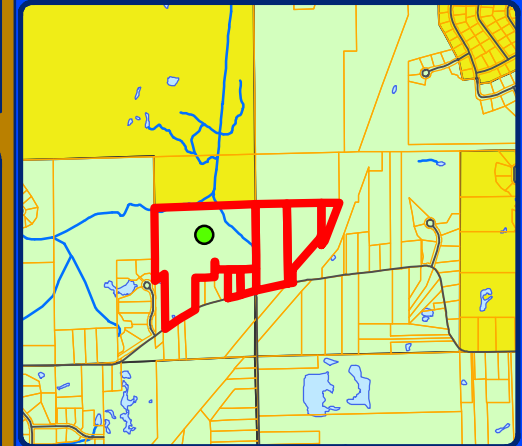
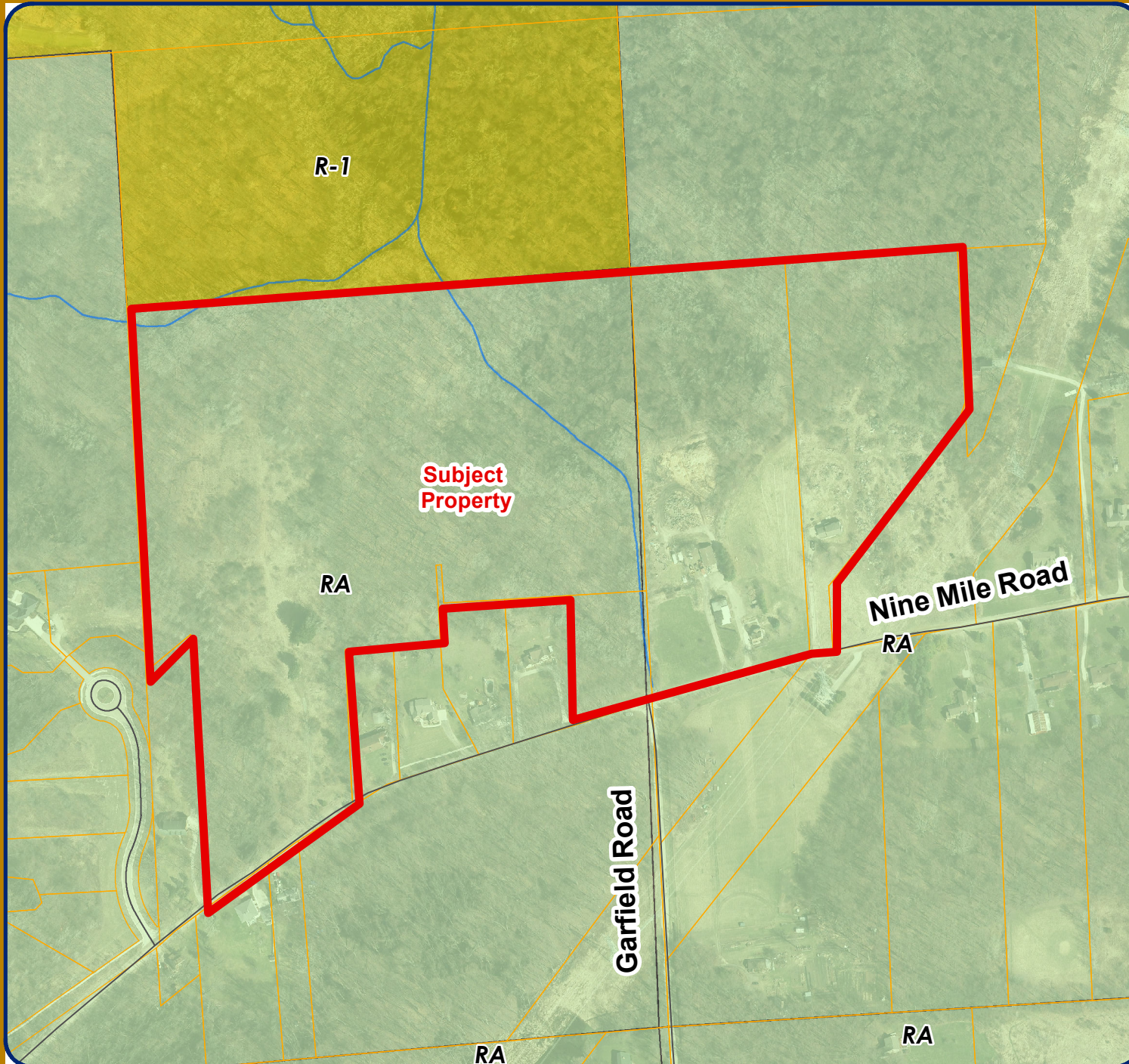


MAP INTERPRETATION NOTICE



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VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Zoning



LEGEND

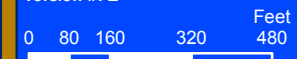
-  R-A: Residential Acreage
-  R-1: One-Family Residential District



City of Novi

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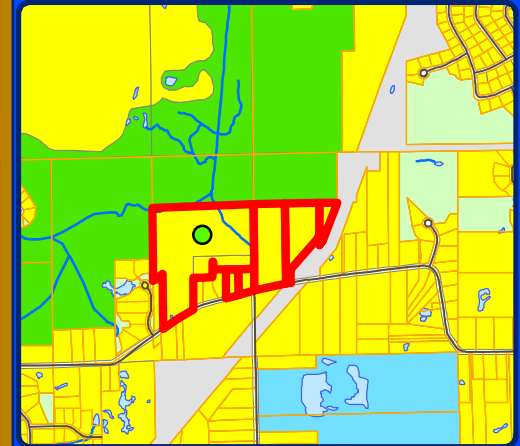
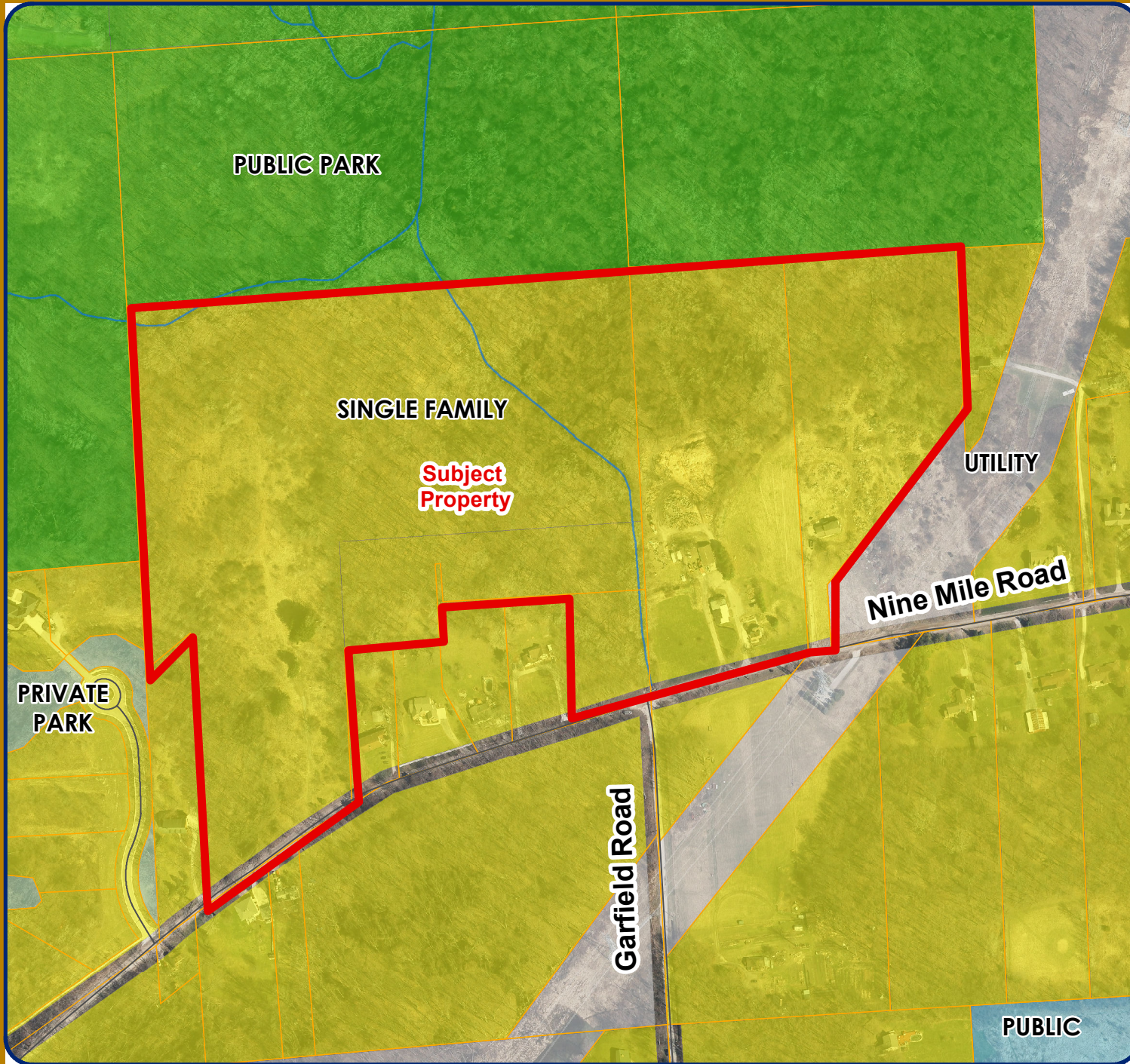


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

VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Future Land Use



LEGEND

FUTURE LAND USE

-  Single Family
-  Public
-  Public Park
-  Private Park
-  Utility



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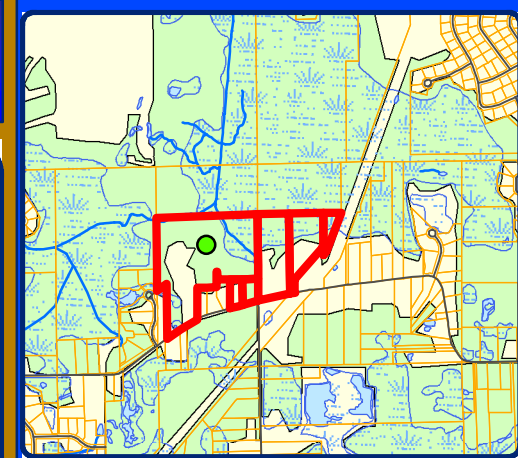


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VILLA D'ESTE JSP17-52 WITH REZONING 18.718

Natural Features



LEGEND

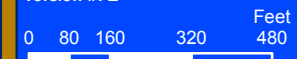
-  WETLANDS
-  WOODLANDS



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PRO CONCEPT PLAN (Current Revised)

(Full plan set available for viewing at the Community Development Department.)

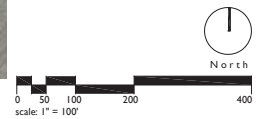


Concept Study Plan

Villa D' Este - Novi, Michigan

December 13, 2017

PRO CONCEPT PLAN
(From November 08, 2017 Planning Commission Meeting)



Proposed Site Plan

Villa D' Este - Novi, Michigan

October 16, 2017

APPLICANTS COVER LETTER



December 12, 2017

RECEIVED

DEC 13 2017

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

CITY OF NOVI
COMMUNITY DEVELOPMENT

RE: Villa D' Este

Dear Ms. McBeth and Ms. Komaragiri:

Attached is our revised site plan for Villa D' Este. We are requesting a pre-application meeting with the Master Plan and Zoning Sub-Committee for January 8th, 2018.

We have reduced the density by 12 units to a total of 44 units. The density has changed from 1.1 units per acre to .86 units per acre. This change preserves more open space and increases the amount of land donated to the City of Novi. We have increased the width of the units from 45' to 50'. Eight of the units we have increased the width to 60'. Minimum distance between the units remains the same at 15'.

The public benefits are significant.

- Donate approximately 20 acres of land to Novi for existing park system. This donation is conditional that Novi cannot sell parcel, or develop parcel, or the property reverts back to original owner.
- The Developer proposes to build a comfort station for ITC Trailhead (\$200,000.00 cap).
- Reduce cost for City of Novi to transport soils from installation of sanitary sewer on Nine Mile. Allow the City to place uncontaminated spoils on property at Garfield and Nine Mile Road.
- Remove debris and shut down wood chip operation on property and increase property values in the area.
- Increase tax base by \$40,000,000.00 dollars. Many Novi residents have children in Northville Public Schools. This project raises funding for schools and has no negative impact to the school system. Single Family homes would increase tax base by \$20,000.00 dollars and have an impact on school system.
- Provide an outstanding high quality development with extensive landscaping.

- Generate \$224,000.00 dollars in sanitary sewer tap fees to help pay for the new sanitary sewer.
- Property values near Cambridge Developments see significantly higher increases compared to other developments.
- Pave and upgrade the Nine Mile Road and Garfield Road intersection.

In conclusion, there are many benefits that support this development. There is a need for this housing type in the City of Novi. Empty nester housing makes sense on this site and we are offering significant community benefits. Villa D' Este is an eco-friendly development as it protects more wetlands and woodlands and creates more open space than conventional zoning. This will be a one of a kind development in the City of Novi, making this potentially award-winning development truly unique.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark F. Guidobono', with a long horizontal line extending to the right.

Mark F. Guidobono

REQUEST FOR DEVIATIONS

DEVIATION REQUESTS

- The site will be a true condo. The land will be a common element. There are no lots, only units. No front, rear or side setbacks, only unit setbacks (30' from curb, 15' between units). No % of lot coverage, no area requirements, and no depth to width ratios as there are no lots. **A deviation is requested for all units as one deviation due to the form of development compared to typical lots. The development pattern and condominium documents are to be considered as one deviation in whole.**
- No similar/dissimilar review needed, **a deviation from this requirement is requested. Talked to Doug and we could agree to Similar dissimilar with language allowing minimum size of 2200 square feet.**
- Stub streets are not provided due to environmental constraints. **A deviation from this requirement is requested.**
- With regard to placement of sidewalks through the roadway approach, **a deviation from this requirement is requested.**
- A sidewalk is not proposed on the south side of Villa D'Este Drive due to grading constraints and proposed screening with landscape materials at this location. A sidewalk is proposed on one side of Villa Boulevard in order to protect trees. Therefore, if required, **a deviation is requested.**
- General Traffic Flow (d) - **A deviation is requested** for the minimum radius requirement of 230' for internal roadways. The pavement radius in the vicinity of Unit 27 has been revised, as requested.
- Proposed deviations to the Woodlands Replacement Ordinance, **a deviation is requested.**
See below:
 - a. 6' - 8' Evergreens = 1 Credit
 - b. 10' - 12' Evergreens = 2 Credits
 - c. 4" Deciduous Trees = 2 Credits
 - d. Subcanopy = 1 Credit
- Allow offsite woodland replacement planting credits adjacent to Garfield Road, Nine Mile Road on ITC easements in the vicinity of the proposed project entrance and for screening on adjoining neighbor's property, **a deviation is requested.** Conditioned on approval by landowners.
- Due to the ITC transmission lines, poles and screening for the existing homes on Nine Mile, a deviation from the woodland replacement diversity requirements is requested to allow a higher use of evergreens relative to species of impacted trees, **a deviation is requested.**

RECEIVED

DEC 13 2017

- Allow the reduction of tree lawn minimum width for planting of large deciduous trees from 8' to 5'. We will need to be able to park a car between the sidewalk and the front of the home, **a deviation is requested.**
- No berm on westerly Nine Mile Road frontage – **a deviation is requested.**
- Defer tree survey to preliminary site plan submittal – **a deviation is requested.**
- 1400' block length, **a deviation is requested.**

*We believe this covers all of the requests for deviations that are in our response letter.

**Excerpts from DRAFT MINUTES
(November 08, 2017)**

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

November 8, 2017

Proceedings taken in the matter of the PLANNING COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Wednesday, November 8, 2017.

BOARD MEMBERS

Mark Pehrson, Chairperson

David Greco

Tony Anthony

John Avdoulos

Michael Lynch

Ted Zuchlewski

ALSO PRESENT:

Barbara, McBeth, City Planner

Elizabeth Saarela, City Attorney

Rick Meader, Landscape Architect

Sri Komaragiri, Planner

Darcy Rechten, Plan Review Engineer

Certified Shorthand Reporter, Diane Szach

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Novi, Michigan.
Wednesday, November 8, 2017
7:00 p.m.

** ** *

CHAIRPERSON PEHRSON: I'd like to call to order the regular Planning Commission meeting of November 8th 2017. Sri, can you call the roll, please.

MS. KOMARAGIRI: Good evening.
Member Anthony?

MR. ANTHONY: Here.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Here.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Here.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MS. KOMARAGIRI: Chair Pehrson?

CHAIR PEHRSON: Here.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Here.

CHAIR PEHRSON: With that, if we could rise for the Pledge of Allegiance.

(Pledge recited.)

CHAIR PEHRSON: Thank you. Look

1 for a motion to approve or amend the agenda.

2 MR. LYNCH: Motion to approve.

3 MR. ANTHONY: Second.

4 CHAIR PEHRSON: A motion and a
5 second. All those in favor?

6 THE BOARD: Aye.

7 CHAIR PEHRSON: Anyone opposed?

8 We have an agenda.

9 We have several audience
10 participations on the agenda today. We've come to the
11 first one. If you're here and wish to speak to the
12 Planning Commission on something other than one of the
13 matters for public hearing, please step forward at
14 this time.

15 Please come to the podium, state
16 your name and address, and you'll have three minutes
17 to be heard.

18 MR. MIGRIN: Good evening. My name
19 is Karl, K-a-r-l, last name Migrin, M-i-g-r-i-n. I
20 live at 49450 West Nine Mile Road, Novi, Michigan. I
21 just have a question more than anything. I noticed in
22 past public hearings when the residents submit their
23 comment sheets, the secretary doesn't always have the
24 time to read all the comments, and I can understand
25 for time sake that would take a lot of your time to

1 read all the comments. They are public records once
2 they are mailed to the Planning Commission and the
3 City. I'm wondering if there's any way that they
4 could be -- that the staff could scan in those
5 documents and put them as an attachment to the meeting
6 minutes, because when you read the meeting minutes,
7 there is no comments or no -- from any of the
8 residents on the response form, and it's pretty easy
9 just to scan them all in and put them as an attachment
10 to the meeting minutes.

11 CHAIR PEHRSON: Okay.

12 MR. MIGRIN: Thank you.

13 CHAIR PEHRSON: Ms. McBeth, can you
14 maybe enlighten us? Is that --

15 MS. MCBETH: We will look into
16 that. There are certain protocols for the minutes,
17 and so we will see what we can do to share that
18 information.

19 CHAIR PEHRSON: Thank you. Anyone
20 else?

21 With that we'll close the first
22 audience participation.

23 Correspondence?

24 MR. LYNCH: Just for the public
25 hearings.

1 deceleration lane as discussed in the review letter.

2 MR. LYNCH: Second.

3 CHAIR PEHRSON: We have a motion by
4 Member Anthony, second by Member Lynch.

5 Any other comments?

6 Sri, can you call the roll, please.

7 MS. KOMARAGIRI: Sure.

8 Member Zuchlewski?

9 MR. ZUCHLEWSKI: Yes.

10 MS. KOMARAGIRI: Member Anthony?

11 MR. ANTHONY: Yes.

12 MS. KOMARAGIRI: Member Avdoulos?

13 MR. AVDOULOS: Yes.

14 MS. KOMARAGIRI: Member Greco?

15 MR. GRECO: Yes.

16 MS. KOMARAGIRI: Member Lynch?

17 MR. LYNCH: Yes.

18 MS. KOMARAGIRI: Chair Pehrson?

19 CHAIR PEHRSON: Yes.

20 MS. KOMARAGIRI: Motion passes 6 to
21 0.

22 CHAIR PEHRSON: All set. Thank
23 you, sir.

24 MR. SWEET: Thank you all.

25 CHAIR PEHRSON: Next on the agenda

1 is Villa D'Este JSP17-52 with Rezoning 18.718. It's a
2 public hearing at the request of Cambridge of Novi,
3 L.L.C. for Planning Commission's recommendation to
4 City Council for a Planned Rezoning Overlay Concept
5 Plan associated with a Zoning Map amendment to rezone
6 from RA, Residential Acreage, to R-1, One-Family
7 Residential. The subject property is approximately 51
8 acres and is located east of Napier Road and on the
9 north side Nine Mile, Sections 29 and 30. The
10 applicant is proposing a 56 unit single-family housing
11 development for sale.

12 Sri, good evening.

13 MS. KOMARAGIRI: Thank you. The
14 subject property is located north of Nine Mile east
15 and west of Garfield. It is currently zoned
16 residential acreage and is surrounded by residential
17 acreage on all sides except for R1 on the north.

18 The Future Land Use Map indicates
19 single-family residential for the subject property and
20 the property surrounding it. The property to the
21 north is designated as public park.

22 The property has a significant
23 amount of natural regulated wetlands and woodlands on
24 the property.

25 The rezoning category requested by

1 applicant is currently not supported by the Future
2 Land Use Map because of which the plan was presented
3 before the Master Planning and Zoning Committee on
4 August 23rd for input. The plan received favorable
5 recommendations for the type of development from the
6 committee except for the density proposed. On
7 September 13, 2017, Planning Commission held a public
8 hearing and postponed the recommendation to allow the
9 applicant additional time to address the concerns
10 raised by the staff, public, and Planning Commission
11 at that time.

12 Since then, the applicant has
13 acquired a fifth parcel, the development area is now
14 measuring 51 acres. The number of units have been
15 increased from 53 to 56. The pool and other amenities
16 proposed earlier have been eliminated as they were
17 recommended -- based on the recommendations from their
18 market study. The applicant indicated that the
19 residents will have an option to add a loft space or
20 an attic, or an indoor pool in lieu of these site
21 amenities. The site entrance is moved further west to
22 align with Garfield Road. The applicant took a
23 suggestion from the last public hearing and held two
24 open houses to communicate with the neighbors. A
25 comparable plan developed at R1 density is overlaid on

1 the proposed concept plan to identify additional
2 woodland impacts. However, it did not compare
3 additional impacts to site and deviations from
4 development standards. The applicant mentioned they
5 he'll expand on these issues at the presentation
6 tonight.

7 The applicant is requesting an
8 increase of .63 dwelling units per acre, about 78
9 percent more) than the maximum permitted density for
10 RA, which is .8. It is 14 percent less than the
11 maximum allowed for R-1 which is at 1.65 dwelling
12 units per acre. Staff continues to request the
13 applicant to strongly consider reducing the density in
14 order to provide wider setbacks between the units.

15 The PRO Concept Plan shows two
16 on-site detention ponds in the northwest corner of the
17 site and on the eastern side. One boulevard access
18 point is proposed off of Nine Mile Road. An emergency
19 access road is proposed off of the proposed cul-de-sac
20 to Nine Mile Road. The development is proposed to be
21 built in two phases.

22 Impacts to the surrounding
23 properties as a result of the proposal would be
24 expected as part of the development of any residential
25 development.

1 The woodland study plan notes that
2 35.38 acres of the 51 acre development site is
3 existing tree canopy based on the City's Regulated
4 Woodlands Map. As such, the current plan notes that
5 10.51 acres, about 30 percent of the regulated
6 woodlands located on-site will be impacted. Proposed
7 impacts to individual trees have not been described or
8 quantified. The applicant is requesting multiple
9 deviations for woodland replacement plantings such as
10 off-site replacement, additional credits for upsizing,
11 and to waive the diversity requirement. A tree survey
12 is not included as the applicant is requesting to
13 defer the survey to the time of preliminary site plan
14 approval. Staff does not support the deviation at
15 this time without a tree survey and it's recommended
16 that the applicant provide one so that staff can make
17 an informed recommendation or the applicant can
18 conform to the requirements at the time of preliminary
19 site plan.

20 The current plan proposes a total
21 impact of .07 acres to the wetlands and .45 acre
22 impact to the buffers.

23 Proposed concept plan proposes to
24 connect to the City's sewer. City does not have a set
25 time line for the construction of this public sewer

1 line. In the event that the project, the City's sewer
2 project is not available prior to approval of final
3 site plan, the applicant is recommended to submit an
4 alternative plan for the full review process.

5 The City's traffic consultant,
6 Sterling Frazier, who is here today, has reviewed the
7 rezoning traffic impact study. The senior adult
8 housing under the PRO produces less trips than both
9 the 40 single-family homes development and the 32
10 single-family homes development for the AM peak hour
11 and the PM peak hour and daily trips. It does not
12 appear to impact traffic patterns in the surrounding
13 area. The applicant has now aligned the proposed
14 Villa D'Este Boulevard with Garfield Road.

15 The applicant is seeking a
16 deviation from similar/dissimilar facade ordinance.
17 Staff does not support waiving the requirement
18 altogether, but can support a slight adjustment to the
19 area within which the square footages are compared.
20 This would be a minor deviation from their precedent
21 that staff believes will be consistent. The applicant
22 agrees.

23 The applicant is proposing a layout
24 that does not meet the minimum dimensional standards
25 for a single-family development. Staff identified

1 that deviations will be required for lot size, lot
2 frontage, setbacks, lot coverage, but is currently
3 unable to identify the extent of deviations sought.
4 The Planning Commission may choose to approve the
5 concept plan as shown subject to conditions listed in
6 the letter.

7 The concept plan deviates from
8 engineering and landscape requirements as listed in
9 the motion sheet, which are supported by staff subject
10 to minor conditions.

11 The applicant has offered several
12 public benefits. Donation of approximately 18 acres
13 of land to the north is a significant one. He also
14 proposed to build a comfort station for ITC Trailhead
15 subject to them understanding scope of work or
16 contribute cash up to \$200,000 to the sanitary sewer
17 installation costs on Nine Mile, or Novi can allocate
18 funds per our discretion. Staff does not agree with
19 the rest of the benefits proposed, noting that the
20 above two mentioned are significant benefits.

21 All reviews except woodlands are
22 currently recommending approval. While the applicant
23 has addressed some of the concerns highlighted in the
24 staff and consultant letters, there are a number of
25 ongoing concerns by staff, primarily the density

1 proposed with the housing pattern so closely spaced,
2 the provision of a comparable plan as requested by the
3 Planning Commission, details of likely woodland
4 impacts, which the applicant wishes to address at the
5 time of preliminary site plan review, and the
6 deviations requested with regard to the woodland
7 ordinance.

8 The applicant Mark Guidobono is
9 here with his landscape architect and planner Steve
10 Deek, as is our wetland consultant Pete Hill and
11 traffic consultant Sterling Frazier and the rest of
12 the staff. Thank you.

13 CHAIR PEHRSON: Thank you. Does
14 the applicant wish to address the Planning Commission
15 at this time? You'll be allotted ten minutes for
16 presentation.

17 MR. GUIDOBONO: All right. I need
18 your help, Sri. Thank you.

19 Good evening everyone. My name is
20 Mark Guidobono, owner of Cambridge Homes. I've been a
21 Novi resident for 14 years, lived in this area for
22 about 30. I've been a builder developer for 37 years.
23 Some of the communities that you're probably familiar
24 with in the area that we've developed are Woods of
25 Edenderry in Northville Township. Bellagio and

1 Tuscan Reserve in Novi. We've also built custom
2 homes in Hilton Head, South Carolina. We've also done
3 about 30 commercial projects as a general contractor.

4 In 1998 I was president of the Home
5 Builders Association of Southeastern Michigan, and in
6 1999 Woods of Edenderry won Development of the Year in
7 southeastern Michigan, and in 2005 Bellagio won
8 Development of the Year in southeastern Michigan as
9 well.

10 Here we have the area concept plans
11 similar to what Sri showed. This is the 51 acres as
12 she mentioned surrounded with blue. We have frontage
13 on Nine Mile Road at two locations with four lots that
14 we surround that are on Nine Mile Road. We also added
15 this acre and a half right at the end of Garfield to
16 the north of Nine Mile that we thought enhanced this
17 development. Also we have the ITC tower lines, the
18 transmission lines abutting our property to the east.
19 You can see that in orange. Also you can see the
20 city-owned park land with our donation that will allow
21 the city to connect those two parcels of park land,
22 the 18 acre green area at the top of our site. The
23 yellow area is where we would be doing our development
24 at that location.

25 And here is a view from Nine Mile

1 Road looking north at that -- the view from the west
2 side of the property looking in. This is an area that
3 we'd like to leave natural. We would like to fill it
4 in with trees and vegetation. We will be putting in a
5 sidewalk along Nine Mile Road as required. We do not
6 want to put a berm at this location, we want to keep
7 it as natural as possible and keep zero visibility
8 from Nine Mile Road.

9 This is moving into the open area
10 farther north from that last picture. That's about
11 where our road would go with units on each side.

12 Here is an example of we'll call it
13 a lot, even though it's really not a lot, it's a unit
14 where a home would go, and you have the woodlands in
15 the perimeter. And most of those would be staying.
16 Most of these units would be backing up to woodlands.

17 Here is another view of another
18 site with the woodlands in the perimeter. Most of
19 these we would be attempting to save.

20 This is moving farther east. This
21 is the Lamp property off of Nine Mile Road more in the
22 center of the site. This is part of Phase 2. All of
23 Phase 2 is out in the open impacting very little
24 woodlands. Here is Mr. Lamp's home right here, and
25 some outbuildings that Mr. Lamp has behind a garage.

1 We'll be removing all this, all these things.

2 Also there is currently a wood chip
3 operation going on there, so we have trucks hauling in
4 wood and removing wood chips on a weekly basis at that
5 location.

6 This is farther east. This is the
7 home east of Mr. Lamp's property, a view from Nine
8 Mile Road. That is very close to where the road -- it
9 would be just on the other side of that home. So it
10 would be on the north side of that home.

11 Now we're moving farther east along
12 Nine Mile Road. This is the ITC transmission lines
13 that are directly to the east of our property that
14 butt our property at that location.

15 Now we're looking across Nine Mile
16 Road. This is an area along across the street on Nine
17 Mile that we would like to have vegetation to block
18 out the -- as best as possible the transmission lines.
19 We're not going to be able to totally block out the
20 towers. But the more vegetation that we can add,
21 evergreens and trees to enhance Nine Mile Road will be
22 a benefit and also block out the ITC lines. We don't
23 consider those an asset, so we would like to beautify
24 that area.

25 Here is a view from the Lamp

1 property looking towards Nine Mile and Garfield. The
2 intersection, that's an intersection we would like to
3 improve. We would like to pave it. We would like to
4 add landscaping in that area and upgrade the light
5 that was just placed there recently. So we would like
6 to upgrade that intersection.

7 Here is a view to the southwest
8 from Garfield looking down the ITC trail.

9 And -- oops, went one too far.
10 Here is a view to the northeast on Garfield looking
11 down the ITC corridor. Again we would like to add
12 some landscaping here. We do have lines that are in
13 the way, so we're thinking more ornamental type trees
14 at this location in the right of way again to distract
15 the eye to the beauty of the plantings versus
16 attracting your eye towards the ITC power lines is our
17 objective there. And then directly to the south of
18 that is the Michigan Flower Farm, a very nice place.
19 I get flowers from there for my wife all the time.

20 Villa D'Este is our plan. It's an
21 empty-nester, a gated empty-nester community. It is
22 -- I feel it could be a very special place. It's a
23 place where you could go and you would feel like
24 you're up north. You're surrounded by a woodland
25 area. And it's -- I'll admit it's a very sensitive

1 woodland and wetland area on this property. It's --
2 the 51 acres is really the last developable piece on
3 Nine Mile Road, and so it needs to be developed in a
4 way that we keep the environment in mind. And by
5 putting these homes closer together, you'll see that
6 it's saves a lot more trees than if we went with
7 single-family zoning. 57 percent on this site is
8 going to be preserved as open spaces. So that's all
9 those green areas, that's 57 percent of the site
10 that's going to be preserved.

11 We did move our entrance across
12 from north of Garfield. It's a better traffic detail.
13 Also by putting it in a woodland area there, we're
14 able to hide it, and that helps us give it a more
15 rural feeling to the development.

16 The other thing as mentioned
17 earlier, we removed the pool. Our market studies
18 showed us that the empty-nester here wasn't going to
19 use it. So it really turned out to be an amenity they
20 didn't care for. They preferred to keep their monthly
21 dues down, it was more important to them. Most of
22 them -- a lot of them will be retired or going into
23 retirement. A lot of them have second homes, and
24 they're more concerned with just keeping their costs
25 down and not having a pool and the cost to maintain

1 that at that location.

2 We did create three pocket parks,
3 one at each cul-de-sac, and one just to the left of
4 the T-intersection at our entrance road just to the
5 left of that. So we have benches, we've created dog
6 park areas there, and there is some additional parking
7 for the residents at three locations.

8 And this -- what makes it so
9 special, this plan, no one has that. No one has this
10 plan. This plan doesn't exist in Novi. Something
11 like this -- this doesn't exist in Oakland County. It
12 will be something that would be very unique to Novi.
13 It would be very special. You can't really compare it
14 to anything that I've seen in Oakland County. So it
15 would be a very, very special plan for the
16 empty-nester user and for a world-class community like
17 Novi.

18 It is an environmentally sensitive
19 site, so I kind of highlighted here the woodland study
20 plan. You can see the areas in white are pretty much
21 open field. To the east you can see, that's Phase 2,
22 that's pretty much all out in the open. There is a
23 little bit of woodland removal at that location. To
24 the west almost half of Phase 1 is out in the field
25 area. And the main woodland area that we have to

1 disturb is in the center. There is really no way to
2 develop this site because we have to get from the
3 right side to the left side, we have to put a road
4 through there. To do that we're going to have to
5 remove trees.

6 We do have a single-loaded road
7 here, and the difference between this and
8 single-family lot, we would be removing more trees
9 with single-family lots than we will with the
10 empty-nester project. So our main disturbance for the
11 woodlands will be right in that yellow-hatched area.

12 Here is the plan that was
13 previously submitted to the city. It never got to the
14 Planning Commission. It was reviewed by the staff by
15 the previous developer. We were discussing possibly
16 buying this from the previous developer. That deal
17 fell apart. When we came up with the idea of Villa
18 D'Este I did want to do it -- we did do an overlay
19 showing the differences between our plan and that
20 plan, and then also an RA zoned plan.

21 Our plan would be in the area of
22 the white. The Mercato plan would be removing
23 woodlands in the red areas. Those woodlands would all
24 be coming down. That has 40 half-acre sites. And if
25 we did go to one-acre sites, then we would --

1 obviously we wouldn't have 40 units, but as a
2 developer we'll try to use all the upland area, the
3 wooded upland area that we can, and that represents
4 all the candy-cane area that is marked on the plan.
5 Now, because of the shape and the wetlands, we
6 wouldn't be able to use all of that area in our design
7 for larger lots if that's the way the city decides
8 they want to go.

9 The tree canopy as mentioned was
10 35 acres. We're showing 24 acres of upland woodland
11 on the site right now. That previous Mercato plan was
12 almost removing 16 acres. Our plan is 10 acres. We
13 know we wouldn't remove all the upland area if we were
14 going to go in with one-acre sites, but -- and that's
15 8 acres of candy-cane we're talking about, but let's
16 say conservatively that we could use half of that area
17 for lots over and above what that -- if we went to
18 one-acre sites. That would be 20 acres of disturbed
19 woodland for large lot zoning compared to Villa D'Este
20 would be a half of what would be disturbed. And when
21 we do -- when we put in lots that are wooded, this is
22 an example of some lots in Tuscany that we developed,
23 and homeowners, single-family homeowners don't want
24 woods up to the back of their home, they want a clear
25 woods in these areas to make play areas for their

1 kids, for grass, they want to add pools, they want to
2 add a lanai or hot tub and things of this nature. Of
3 the 12 sites that were wooded in Tuscany, we cleared a
4 significant amount of trees for the consumer, they
5 paid the -- obviously the replacement tree costs. But
6 the single-family home really is best used in large
7 lots in cornfield areas on sites that are less
8 sensitive. Empty-nesters actually by putting these
9 homes closer together is a better way to save the
10 natural features of the site.

11 Here is -- we're going to move to
12 traffic now. We're showing average daily trips based
13 on the traffic study that was created. And you can
14 see the Mercato plan at 40 units had 378 trips per
15 day, 32 single-family units, which is near what the
16 current zoning would allow is 302 trips per day. And
17 then I showed a comparison of 56 empty-nester units
18 are 239 trips per day, and that's very comparable to
19 26 single-family homes just to look at it from a
20 traffic standpoint, because you know the empty-nester,
21 they don't have kids to run around, they don't have
22 to -- you know, a lot of them don't go to work, they
23 have homes in other locations, and all of these
24 reasons are why these traffic numbers are less for the
25 empty-nester. Also you can see here at peak hour that

1 for 40 units, at peak hour there's 30 trips going on
2 per hour, at 32 units it's 24, and we go all the way
3 down to the empty-nester at 56 units, there's 13 trips
4 per hour. The empty-nester avoids the high traffic
5 times to drive. They don't want to get caught in that
6 scenario.

7 We're getting a lot of feedback
8 from the homeowners that we've met with. One of the
9 important things for them is to keep the rural feel
10 that is currently at the Nine Mile location all the
11 way up and down Nine Mile. And originally we showed
12 this type of entrance for our subdivision, and this is
13 not keeping with the rural feel, so we decided to make
14 this adjustment. We eliminated this boulevard. This
15 is way too grand of an entrance for that location. It
16 doesn't meet the rural feeling that I think we all
17 want to see at that location. So what we're proposing
18 is something that is a lot quieter, that's hidden in
19 the woods now that lines up with Garfield Road, which
20 is a still very elegant feel if it's done right, and
21 it can come across as almost hidden, you drive right
22 by it and you wouldn't even know it's there is how
23 we're trying to set this up.

24 Here is the drawing of the
25 entrance. We are moving it as far to the east as we

1 can because Karl's property is just to the west of
2 this. So we're trying to preserve as much of the
3 woodland area as we can at this location. We're kind
4 of hugging the we'll call it the drain to the right,
5 but there is a lot of trees in that drain, and it's
6 acting as a buffer for us to hide the entrance way.

7 We have minimal impact to wetlands,
8 just a little bit right at our entrance and at the
9 road crossing up at the top of your screen. Those are
10 the only two places that we're impacting wetlands on
11 the entire site. Everywhere else we're not touching
12 them. There's a total wetland impact of .07, and
13 that's just for road crossing.

14 Okay. Here is the eastern part of
15 the site. You know, one of the reasons we're asking
16 for full credits on the evergreens and larger and
17 credits for going with larger trees, we're trying to
18 block out this view along those power lines. So we
19 want to create a berm, we want to load this up and
20 basically create a 4-acre woodland right there between
21 these units and the property to block out the ITC
22 trail. Also what it does, it encapsulates or encloses
23 these units so you don't have visibility from Nine
24 Mile Road. That is our objective that you can drive
25 right by this and not see the units. We want to keep

1 that rural feel.

2 Here, the western side, we met with
3 these residents as well. And we're trying to keep
4 this as natural as we can on this side, just putting
5 plantings where there is room to do it. We don't want
6 to just clear cut this area, we want to leave the
7 natural feel that this has, but we want to put
8 plantings here, especially evergreens so they help to
9 block the view when the leaves are down. We'd also
10 like the ability to plant on some of these homeowners'
11 sites at this location with evergreens where it might
12 be a little thin vegetation, because we don't want
13 them to see these units, we want their privacy
14 maintained as well. So we want them to feel
15 comfortable in their backyard that they don't have to
16 see anything and they still maintain their privacy.

17 Here is Kirkway Place. I put
18 this in there for a couple of reasons. One, it was a
19 site that was environmentally sensitive. There was
20 significant woodlands, wetlands on this site. This
21 proposal was brought to the city maybe 20 years ago
22 plus or minus, I don't know, staff would know, and it
23 was an empty-nester community, homes were put
24 together. We drive by it all the time on Ten Mile --
25 I mean on Beck between Ten and Eleven, and we never

1 notice it because it's just so quiet there because
2 it's empty-nesters, and we just don't have enough of
3 these communities in Novi. It's something the city
4 definitely needs.

5 I also show to give you an idea,
6 these units I think are mainly story and a half, they
7 are first floor masters, but there is a second floor
8 to this, it's just all under roof. It gives you an
9 idea of setback. I think ours are setback five foot
10 farther. These are side-entry garages like ours.
11 These have 15 feet between units, which we see no
12 issue with. It conserves land, it conserves
13 environmental features, and the people that are living
14 here don't want big yards. There is no need for it.

15 The other big difference here is
16 all these homes look the same. Our elevations are
17 going to look different. We're going to allow
18 different type of brick colors, we're going to add
19 stones in these elevations. These homes will be
20 unique, so you'll be able to personalize your interior
21 and your exterior, and that way you won't get confused
22 as to which house is yours on this type of site. So
23 it would be unique, and not a lot people would do it
24 that way, but we kind of like to be cutting edge on
25 these sorts of things and we'll create a new trend.

1 CHAIR PEHRSON: If you can
2 summarize, sir, please.

3 MR. GUIDOBONO: Are units as you
4 can see, very dramatic. Starting price 595. Very
5 open concepts here. You've got your porch. Here is
6 the master plan. We meet the master plan in so many
7 areas. Diverse housing site. You can see the check
8 marks, more open space, and in accordance with land
9 and in accordance with their character. Conserve
10 natural resources, all these things. Less traffic.
11 We don't meet density. What is density? We're at
12 1.1. Quail Hollow at Links of Novi was approved at
13 1.35 gross. We're comparing gross. Most people would
14 say this is the way to control the intensity of the
15 use at a location to reduce traffic, minimize noise,
16 preserve woodlands, wetlands, create open space,
17 prevent overcrowding. Our proposal addresses all
18 these.

19 Community benefits, I think that
20 we've gone over those. There is a lot of community
21 benefits here.

22 The benefit to the City of Novi, I
23 don't have time to go over those.

24 The Silver Tsunami report, we need
25 empty-nester housing for the City of Novi. That's in

1 the goals of the master plan. We just need to give
2 the city a mechanism to get this done.

3 In summary, there's a lot of
4 benefits as I've discussed, but I'll tell you this, I
5 came here 18 years ago with an idea, a creative idea
6 that required five variances from the City of Novi,
7 and the Planning Commission, City Council had enough
8 belief in Cambridge that they approved that
9 development, and that development today we know as
10 Bellagio, and we delivered on that. We'll deliver on
11 this. Villa D'Este, an empty-nester community in a
12 private, tranquil setting, this will be an
13 award-winning development.

14 I'd be happy to answer any
15 questions.

16 CHAIR PEHRSON: Thank you, sir.

17 This is a public hearing. If
18 there's anyone in the audience who wishes to address
19 the Planning Commission, please step forward at this
20 time, state your name and address. If there are a
21 number of you that wish to, kind of head over to that
22 side so we can keep people moving through. You'll
23 have three minutes to address the Planning Commission.

24 MR. REGGISH: Good evening, ladies
25 and gentlemen. My name is Gary Reggish. I'm the

1 owner of Remerica United Realty in Novi. We're a real
2 estate office that has existed in Novi for over 30
3 years. I'm an immediate past president of the
4 Michigan Association of Realtors and a liaison to the
5 president of the National Association of Realtors.

6 When I was first presented with
7 this project, I was asked if it made sense, if I liked
8 the project. My initial reaction was I thought it was
9 a great project. Now, but with that I'm very
10 analytical by nature, so what I did was I went back to
11 the chief economist of the National Association of
12 Realtors, and I met with him in Chicago last week, and
13 here's what we came up with, because I asked him, what
14 are the buying habits of the empty-nester. And, you
15 know, some things that I found was the empty-nester of
16 today is uniquely different than the empty-nester of
17 20 years ago or even ten years ago. I mean, largely
18 the empty-nesters of today are comprised of

19 baby-boomers, and here is what I found out. 84
20 percent of the baby-boomers and the empty-nesters are
21 looking for detached single-family residential homes.
22 Only 4 percent are looking for condominiums. They're
23 looking for first floor bedrooms and bathrooms, so
24 they're looking for ranches. More specifically, two
25 bedrooms with flex space, so a library, a study, or a

1 hobby room. Easy to maintain landscaping. They're
2 trading larger lawns for living patios such as lanais.
3 Subdivision setting and quality of neighborhood is
4 important. Empty-nesters, largely the boomers, are
5 interested in up and coming neighborhoods and are
6 interested in a more sophisticated style and luxury.
7 They're interested in more efficiency, better
8 lighting, bigger windows, top of the line amenities
9 and wireless home networks. They do not want to
10 renovate. 67 percent are looking for ranches between
11 2,000 and 3,000 square feet, and they like their green
12 space.

13 This project meets every single
14 bullet point. So I then went back and looked at the
15 market in Novi to see if there are any other solutions
16 that Novi currently offers. Here's what's
17 interesting. I found three in the last year. Not
18 three developments, three houses. In the last five
19 years, 18.

20 I speak in support of this project.
21 This is a void that this project fills. I thank you
22 for your time.

23 CHAIR PEHRSON: Thank you, sir.

24 MS. OHLGREN: My name is Theresa
25 Ohlgren. I've lived at 21666 Garfield Road for the

1 past 20 years. I'm opposed to the rezoning from RA to
2 R1 on Nine Mile Road north of Garfield for the
3 following reasons. The setbacks are too narrow in the
4 Villa D'Este plan, only 15 feet between the
5 structures. They are even less than the setbacks
6 required for R1. It reminds me of a trailer park. I
7 especially enjoy the setbacks of RA zoning with 150
8 feet of road frontage. I've lived most of my life in
9 a rural area. I bought into a rural area thinking the
10 City of Novi would protect this way of life since they
11 were denying variances at the time I bought, and all
12 the other developers had to adhere to the RA plan.

13 We are able to walk down the road
14 and ride our bikes. With the increased traffic we'd
15 be taking our life in our hands. Most of our streets
16 is now empty-nesters, and they still all work. So we
17 still have people going to work. There is not a
18 sidewalk on Garfield and there isn't any room for one.

19 There would be increased traffic,
20 litter, noise from vehicles all day long, not just
21 during peak hours, peak commuter times, since this is
22 an empty-nester community, not to mention the wear and
23 tear on the road that was never meant to last. Nine
24 Mile was chip paved the same the north end of Garfield
25 was approximately seven years ago. It lasted three

1 months. The north end of Garfield was rechipped a
2 year or two ago.

3 I see this rezoning as interfering
4 with the quality of life on Garfield Road. I'm not
5 opposed to development, just rezoning and
6 concentration of buildings in such a small buildable
7 space.

8 My husband has written something
9 that he wants me to read. Due to his illness he
10 cannot speak for himself. My husband is Kurt Ohlgren.
11 He lives at 21666 Garfield Road. I oppose the
12 proposed Villa D'Este JSP17-52 development and zoning
13 map amendment 18.718 for the following reasons.

14 I'm not opposed to development, I'm
15 opposed to the high-density development requested by
16 Cambridge Homes. One, current rezoning in RA includes
17 one-acre minimum lot size, 150 minimum width, and
18 setbacks of 45 foot front, 20 foot side, 50 foot
19 combined, and it's a 50 foot rear from the lot line.
20 Requested zoning change to R1 includes a half acre
21 minimum lot size, 120 feet minimum width, and setbacks
22 of 30 foot front, 15 foot side, 40 feet combined, and
23 35 feet rear from the lot line.

24 Cambridge Homes has requested a
25 deviation for every setback to maximize density beyond

1 that of R4 zoning. Cambridge is requesting to rebuild
2 100 by 45 foot on a 60 foot wide space. This is a 20
3 feet narrower than the current city of Novi R4 zoning,
4 detached condo units on common land. There is no
5 reason to have density greater than a '70 era trailer
6 park. Come to think of it, the layout does remind me
7 of a double-wide trailer park.

8 Two, the Novi residents living on
9 Garfield Road bought into RA zoning in the area to
10 raise our families. This development and the
11 requested zoning change compromises the rural
12 environment that we bought into. This development
13 also compromises the environment that Cambridge Homes
14 is using as a selling point for his own development.

15 Three, Mr. Guidobono stated in the
16 last public meeting that he has a rapport with the
17 Garfield Road neighbors. Yes, he does, but it's not a
18 good rapport. The people of Garfield Road often go
19 out as a group and as individuals to pick up all the
20 trash, fast food wrappers, construction debris, beer
21 and liquor bottles left behind by the workers from
22 Cambridge Homes. Not the kind of relationship I would
23 like to continue with Mr. Guidobono. Kurt Ohlgren.

24 CHAIR PEHRSON: Thank you.

25 MS. TEDESCO: Before I give my

1 comments, I just want to establish the relationship of
2 my parcel.

3 CHAIR PEHRSON: State your name,
4 please, and address.

5 MS. TEDESCO: My name is Sarah
6 Tedesco and I live 22830 Evergreen Court. It's this
7 parcel -- it's this parcel right back here, and it is
8 also the one where the water main connection is over
9 here, and the grinding station, which this development
10 may be using as a preliminary waste water hookup is
11 also located right here between myself and my neighbor
12 on the back of end of the court.

13 So Mark shares a story about
14 providing senior homes for our area. I would like to
15 share with you another story, one that the current
16 residents are likely to experience during the
17 development of this property. Currently there is low
18 traffic volume on our rural unpaved road with our
19 neighbors walking dogs along side joggers and bikers
20 all enjoying the natural beauty and relative safety.
21 With this plan there will now be the intrusion of
22 bulldozers, cement trucks and tractor trailers hauling
23 supplies in and debris out. Day in and day out for
24 several years the heavy traffic will continue to beat
25 upon are already rutted and relatively flooded dirt

1 turn can raise our own children in piece and solitude,
2 and so that they can also enjoy the experience of
3 nature that we had growing up.

4 Part of the locations appeal is
5 access to the city's water supply. Growing up along
6 Beck Road right across from Maybury I personally know
7 the inconveniences associated with a power outage on a
8 well and septic system. It happens. We chose our lot
9 for the city water access. We also knew when buying
10 it that it that came with a grinding station just
11 adjacent to our driveway on our front yard. We are
12 downwind from it, and at certain points in the summer,
13 we're reminded in a fragrant manner of its function.
14 We did not walk into this situation lightly. We know
15 it is a price that we pay for the privilege of our
16 city water services. We are fully expecting the
17 aromatic experience to increase as the rest of the
18 seven lots on our court are developed. However, we
19 are not looking forward to the 112 flushes every
20 morning and again every evening that will be processed
21 through our grinding station if this project gets
22 approved.

23 As of right now the gravity sewer
24 is planned for Nine Mile, but it's neither projected
25 in its time lines nor is it funded by the city. To me

1 with all my knowledge of how infrastructure projects
2 work, this looks like five to ten years until
3 fruition. If I were Cambridge Homes, I would not be
4 holding out for the city to place the sewer along Nine
5 Mile before I made accommodations for my customer's
6 waste water. If I were Cambridge, I would do exactly
7 as Mark has proposed, wisely connect to the Evergreen
8 Court grinding station off the western end upwind
9 portion of my property.

10 Since the grinding station is not
11 currently designed to handle the effluvia of 56
12 households, the station will have to be enlarged
13 including a larger holding tank, larger motor, pump
14 and grinder. The one we currently have already smells
15 like a latrine in the summer, and it sounds like a
16 semi tractor trailer starting up once a day for the
17 three houses already on our court. I leave it to your
18 imagination what kind of smells and sounds my family
19 will with our two small children, my son has severe
20 asthma I might add, we will be subjected to that with
21 the additional burden of the 56 two-person households
22 that Cambridge is proposing.

23 CHAIR PEHRSON: If you can
24 summarize, please.

25 MS. TEDESCO: Yes, I'm coming to my

1 conclusion. Thank you.

2 Will the Cambridge company be
3 paying for the additional upgrades to the grinding
4 station until the sewer project is installed along
5 Nine Mile. Will they also be paying for the projected
6 10 percent degradation in property value that my
7 family will personally experience on our hard-earned
8 investment, my increased asthma and noise on our front
9 lawn. Will Cambridge also be paying for the
10 remediation work necessary for a driveway and
11 landscape that will be associated with this upgrade?

12 Until this is settled, I cannot
13 approve of this development. Thank you.

14 CHAIR PEHRSON: Thank you.

15 MR. DAZY: Good evening, my name is
16 Mike Dazy. I live at 21791 Garfield Road about 4/10
17 of a mile to the south on the west side on what is
18 known as Garfield Pond, about an 8-acre pond that has
19 seen its history of the effects of dewatering on a
20 temporary basis and unknown effects of permanent
21 dewatering.

22 I don't know that we fully
23 understand that the densely populated 23 acres of
24 complete undrainable other than the advent of storm
25 sewers to alleviate ground water from that area, that

1 will have to be a permanent dewatering taking place
2 there on that concentrated 23 acres to my estimation,
3 which is going to basically make that a 23 acre dry
4 pond that will I believe dewater our pond on Garfield
5 Road in the long term.

6 Secondly, I disapprove of the
7 development from the standpoint of both asking for the
8 rezoning from RA to R1, and then asking for countless
9 deviations from that requested zoning.

10 The last thing I would like to talk
11 about is the increased traffic on Garfield Road. It
12 is a 25 mile per hour limit without sidewalks. There
13 is a lot of residents and nonresident visiting areas
14 walking dogs, and when we had the construction on Beck
15 Road recently, it was really pathetic what the speed
16 limits did. Even with the City of Novi there on an
17 hourly basis probably five, six hours a day, they
18 could no sooner write a ticket then turn around and
19 write another ticket, turn around and write another
20 ticket. And with the 56 units, it's going to see the
21 majority of the traffic. The would-be residents of
22 this subdivision are going to go to Northville in most
23 cases. They're entrance is going to be right at
24 Garfield Road. They're going to take the paved road
25 to Eight Mile. Our traffic is going to increase more

1 so than the traffic study alludes to in my opinion.

2 And I guess I would just like to
3 second every that Kurt and Terri Ohlgren said. I
4 agree and I'd like to go on record saying I agree with
5 everything they said so as not to burden this panel
6 with more testimony.

7 So in summary I disapprove of the
8 development.

9 CHAIR PEHRSON: Thank you, sir.

10 MR. MITTS: Good evening. My name
11 is Tim Mitts, 22125 Garfield. I was here at the first
12 meeting that you gentlemen held for this proposal.
13 After that Mark offered an informational meeting at
14 the library which I did attend. I was very pleased
15 when I left the meeting to hear so many of you talk
16 about the density count that realistically should be
17 26 homes on one acre, not 56. So I was relatively
18 pleased, okay, there is going to be something
19 corralled here and brought into real life, but I was
20 very, very disamazed to see the secondary plan with 56
21 homes instead of 53. As the meeting went on I found
22 Mark to become a little less informatory and a little
23 bit more insistent upon if I don't do this, I'm going
24 to rip out more trees. If I don't do this, this is
25 going to happen. I found it a little strange to use

1 the bullying tactic. Even though he was very polite
2 about it, he -- you know, it wasn't like it was a
3 knock-down, drag-out fight or anything like that, but
4 I looked at it is I really expected to come back and
5 instead of seeing 53 homes, something with maybe 38
6 homes or just something to knock it down, to bring it
7 down to within reason. Empty-nesters, whether it's an
8 empty-nester or single-family, something is going to
9 go in back there, but there should only be so much
10 allowed in there. RA is what I had to conform to and
11 all my neighbors had to conform to. I don't think
12 there should be much of an adjustment made up and
13 beyond that.

14 Tuscanly is a very nice place, the
15 rest of them are very nice, business is business, but
16 we have to take into consideration what everyone else
17 had to play with when they were building.

18 Also, as far as his road coming
19 directly out onto Garfield, it's not so much as
20 connecting to Garfield, it's just that it does give a
21 straight shot, it's going to give a straight shot for
22 construction trucks, and it's going to give a straight
23 shot for the construction. So I really think the
24 entrance where he used to have it makes more sense as
25 far as divvying up traffic and giving an alteration.

1 But I think something much more has to be done with
2 Nine Mile and Garfield as far as before we increase
3 that traffic any more. Thank you.

4 CHAIR PEHRSON: Thank you, sir.

5 MS. COOK: Hello. My name is
6 Colette Cook. I live on Milan Court in Bellagio. I'm
7 a current empty-nester looking for a down-sizeable
8 home, and I support this. I think to have Cambridge
9 in there and to have premier homes is a huge asset to
10 the community. I don't think this will look anything
11 like a trailer park. And I just basically want to say
12 that I highly support it and I would love to have a
13 unit in there. Thank you.

14 CHAIR PEHRSON: Thank you.

15 MS. CHEROSA (Ph): My name is
16 Alicia Cherosa, and I live in Bellagio on Florence
17 Drive. The developer has done an amazing job, trees,
18 beautiful. I mean, I'm so happy. Now I'm looking to
19 downsize. I've been looking since January for a
20 ranch. They don't exist, they're nowhere around. And
21 this is a great, great project. I would love to have
22 a home there, too.

23 CHAIR PEHRSON: Thank you.

24 MR. SHAGINE: Good evening. My
25 name is Dan Shagine. I live at 4900 West Nine Mile

1 Road. I've just moved here about a year ago. And the
2 first thing I'd like to say is that I'm really
3 empathize with everything I've heard people say to
4 today. I have the same concerns as everybody else
5 does that are in this room, and I'm addressing my
6 neighbors more than -- just as much as I'm addressing
7 the board where I say if it's up to me and nobody
8 wants to buy this property and not let it ever be
9 developed, I would choose that right now, and I would
10 never support Mr. Guidobono moving forward if you can
11 say that.

12 The reason that I'm, and I'll say
13 it up front, I do support this is for a couple of
14 reasons. It's the lesser of the two evils from what
15 I've seen. What we're looking is we're looking at
16 traffic on Garfield and traffic on Nine Mile, which
17 none of us like. What we're looking at is people
18 throwing stuff out the windows and going 40 miles an
19 hour in a 25, which we all hate. You know, we want
20 this to stay exactly how it is, but unfortunately
21 unless the City of Novi can come up with some money,
22 it's not going to happen. So what I'm looking at for
23 my neighbors and for the Board is to assess a few
24 things. Is this actually something that is going to
25 better for the people in five and ten years from now

1 than somebody else coming in, following the zoning,
2 and then having astronomical sized homes on large lots
3 and cutting down the woodlands and destroying the
4 wetlands.

5 When I look at this, I look at a
6 few things. I like the fact that they're preserving
7 more wetlands, they're preserving more woodlands,
8 they're giving back some acreage to the city, which we
9 can all use, which we know that most of us won't, but
10 we could if we wanted to. And I'm seeing that people
11 that are above the age of 55 hopefully will be more
12 courteous to their neighbors and who won't be doing 45
13 miles an hour down Garfield and won't be doing it down
14 Nine Mile. I mean, I'm right on Nine Mile, so I see a
15 lot of this traffic. And somebody mentioned when Beck
16 was closed it was a highway. It was horrifying.

17 But what is going to happen? What
18 is going to happen if the next guy comes in here or
19 the next lady comes in here and throws up 40 homes but
20 has an average of four cars in that -- on their
21 property or in their parking structure or parking
22 garage. I just moved from Farmington Hills where we
23 had a single-family, lived on good sized lots, and
24 I'll tell you what, it wasn't the 40, 50 and 60 year
25 old people that were flying down my street, it was the

1 16, 17 and 18 year olds.

2 So I'm not here to try and sway the
3 Board or sway the people, but be careful what you ask
4 for, folks, because if we get the single-family
5 development, it's might not be as great as you think
6 it is. And I don't know, Sarah, I looked at your
7 situation, I think somebody needs to help you out.
8 That is a really bad situation for them to be in right
9 next to the pump. But, folks, they're giving you more
10 land back, they're saving the wetlands, they're saving
11 the woodlands, and less traffic. Less traffic is what
12 I want.

13 So I'm going to support it unless
14 somebody can come in and offer something better. And
15 if it's the City of Novi saying that they're going to
16 buy it and keep it as is, I'll vote for you. But
17 until that, let's go with what is going to be best for
18 the people in the area. Thank you.

19 CHAIR PEHRSON: Thank you.

20 MR. SCOTT: Good evening. My name
21 is Richard Scott. I live at 49590 Deer Run right off
22 Garfield. I was at the first meeting when this was
23 presented, and just some comments I wanted to make
24 tonight. One thing I do like about the new
25 presentation is the rural entrance concept. I like

1 that quite well over what I saw last week. I don't
2 think this in general, though, addresses the
3 additional traffic on Garfield. Again, with no
4 sidewalks on that road, it's a little shaky road
5 already. I run and bike on that road all the time.
6 It's not too dangerous. Nine Mile is a disaster to do
7 any of that on. You can hardly get two lanes of
8 traffic going. I think it's a horrible area for this
9 kind of development just with the traffic in both
10 those roads. If you all have driven down it, you know
11 exactly what I'm saying.

12 I think -- I'm not opposed to the
13 development in general, but I think this is kind of an
14 overload for this area for -- it really will disrupt
15 the rural environment. Again, I like the new concept
16 at the entranceway, but I'm really very sympathetic
17 with all the Garfield Road residents and what this --
18 the change in what their life could be with this. And
19 not to mention the great variety of wildlife in this
20 area which I see all the time.

21 So lastly I think there are too
22 many deviations requested, and I do not support this.
23 I do not think it should be approved. Thank you.

24 CHAIR PEHRSON: Thank you, sir.

25 MS. HUDSON: Good evening. My name

1 is Suzanne Hudson. This is my husband, Michael
2 Hudson. This is a joint statement by us. We live at
3 22111 Garfield Road just down south of what this
4 proposed development is.

5 As with all developments, there are
6 pros and cons to each. There is lot of good things
7 that Mr. Guidobono is proposing. I don't have any
8 doubt that he would do a quality development.

9 However, after review of this proposal, we have
10 several concerns that have not been fully addressed.

11 Number one, the target population.
12 You're calling it empty-nesters. What exactly does
13 that mean? He's talked about the over 55 community.
14 However, the majority of people who are 55 are still
15 working until the normal retirement age of 66. So the
16 idea that they're all retired and they're not going
17 anywhere to work is a false statement. That's an
18 assumption. So what are the provisions in buying into
19 this community of empty-nesters. In the proposal it
20 says that 80 percent will be empty-nesters. So who is
21 going to be the other 20 percent that are going to
22 buying into this? Are there going to be any laws that
23 says, oh, my adult son or sons, a lot of us who are
24 empty-nesters have known about the returning of the
25 adult child to the home for a while. What is that

1 going to do that to community, and is there going to
2 be something, a police force to prevent them from
3 coming back. What happens if my daughter gets
4 divorced and comes back with her three kids if she's
5 got no place else to go. As her mother, I'm not going
6 to turn her out in the street. What is that going to
7 do to the traffic patterns? So how is this
8 empty-nester concept going to be enforced, controlled,
9 regulated.

10 Traffic studies. So this traffic
11 study was generated using the Institute of
12 Transportation Engineers senior adult housing. We
13 read through those studies and read up on some more.
14 A lot of that is aggregate data that is not just from
15 detached housing, but from senior communities. And so
16 they said, well, empty-nesters they don't have as many
17 cars, they're not going so many places. Well, let me
18 tell you about the senior housing population. As we
19 get older and we want to house in place, those people,
20 the affluent people who will be buying into this, what
21 are they going to do, they're going to hire homecare,
22 and they health aide to come in, my PT person to come
23 in, my homecare nurse to come in to visit me because I
24 can afford that if I'm living in this community. So
25 we're not talking about less trips up and down the

1 road, up and down into this community. So I think
2 that traffic study is partially based on assumptions
3 that are invalid.

4 MR. HUDSON: I would like to add to
5 that that in my research of the ITE Senior Adult
6 Housing, they make two major assumptions under that
7 code. The first is most of the people are retired.
8 The second is virtually none of these people have any
9 children of any age living with them. So when you
10 take that kind of aggregate data, it tells you, yeah,
11 the average couple there, they do a quarter trip every
12 morning. Yes, that's if you're not working. If you
13 change the code to condominium townhouse, the traffic
14 study would show that the numbers that we were
15 presented with would double.

16 MS. HUDSON: His development that
17 he's proposing --

18 CHAIR PEHRSON: If you could
19 summarize, please.

20 AUDIENCE PARTICIPANT:
21 Mr. Guidobono went 20 minutes over. I think we
22 deserve our time. This is affecting our road.

23 CHAIR PEHRSON: Excuse me, sir.
24 If you could summarize, please.

25 MS. HUDSON: I won't address the

1 impact to Nine Mile Road. Other people have addressed
2 that. I won't talk about the impact on Garfield Road,
3 other people have addressed that. But let's call this
4 development what it is. It's condominiums because
5 they are common areas, and they talked about the
6 setbacks which really aren't setbacks because it's all
7 common areas. So I do have concerns about calling it
8 what it actually is.

9 We talked about the woodlands
10 impact. They have not presented a woodlands study.
11 Before we ever could do anything, we had to get
12 somebody out there to say what trees we had, what were
13 being taken out, and that had to be done before we
14 could move forward with anything.

15 So he also talks about units being
16 combined into one unit. What does that mean? What is
17 the impact on the development if I want to buy two of
18 those units.

19 There are unanswered questions
20 here. The main thing with this is the area is
21 currently designated RA by the master plan. By your
22 Council it's RA. And I don't know what the
23 overwhelming reason is. He has a great concept here.
24 I don't disagree that we need that in Novi, just not
25 here. We're trying to put a square peg into a round

1 hole and with all these deviations. I really think
2 that needs to be relooked at. I would love
3 empty-nester housing as he defines it in the City of
4 Novi, I just don't think this is the best site for it.
5 Thank you.

6 MR. HUDSON: Thank you.

7 CHAIR PEHRSON: Thank you.

8 MS. HOGAN: Good evening. My name
9 is Lisa Hoag and I live at 21850 Garfield Road. First
10 I want to say that I am opposed to the rezoning change
11 for a couple of reasons. First, I applaud Sri and the
12 amount of deviations that she reported earlier that
13 this new development is seeking to have deviations
14 approved against.

15 This is zoned RA, and I'm not going
16 to talk about the marketing, I'm not going to talk
17 about the polls. That's not my area of expertise.
18 I'm sure that Mr. Guidobono has done his research
19 well. He knows this is going to be a viable prospect
20 for him as well as for his target of customers. What
21 I would like to talk about, though, is about what RA
22 means. In the options that we saw, RA is a minimum
23 one acre. I didn't see any options for anything
24 greater than one acre. You can still build beautiful
25 fall homes as demonstrated by Mr. Guidobono himself on

1 one acre and greater lots preserving the natural
2 beauty of the area. So I'd be welcome to see that as
3 part of the suggestion here.

4 Also I would like to see just an
5 explanation of the rural. I heard the selling pitch
6 about rural, the tranquility, the things you want to
7 keep. There's beautiful views when you look down Nine
8 Mile and across Nine Mile. I'd like to take you on a
9 journey down Garfield Road as you come from Eight
10 Mile. As you travel going south on Garfield Road you
11 see some beautiful houses to the left and the right.
12 You see smaller, quaint houses historic reminiscent of
13 the history of the area. You see beautiful homes that
14 are over 4,000 square feet. You see ponds, you see
15 wildlife, you see open spaces, you see horses. If you
16 continue down that road, you see more open spaces,
17 offset houses, houses close to the road, all with real
18 nice distances, some not, some that are closer
19 together, but it's a true community. You walk down or
20 you drive down or walk or ride at the very end of
21 Garfield Road, and you see this beautiful proposal for
22 a park to the left. You see beautiful woodlands. You
23 see the house on the right. It's a beautiful area,
24 it's tranquil, it's nature, it's community reminiscent
25 of days gone by when you were truly a rural community

1 working with each other, combining with each other,
2 collaborating, making sure everybody moved together in
3 the community in a healthy way.

4 If you now take the proposal, the
5 one view we didn't see was the view coming down
6 Garfield Road and looking straight into this gate, a
7 gate. Do not enter unless you know the code. That's
8 what I'm opposed to. I love my community because I
9 can reach out to all my neighbors and I can chat with
10 them. Nobody is putting a big sign up that says don't
11 come here, I'm unique. We're a community, we're there
12 for each other. That's what disappoints me in your
13 proposal. That's what I would like to see.

14 So I'm asking you to please oppose
15 the current proposal, stay true to your intent and
16 your outlook for an RA zoning to maintain that history
17 and that feeling in that area. There are not that
18 many areas in Novi that still have that. Thank you
19 for your time.

20 CHAIR PEHRSON: Thank you.

21 MR. ASHGARD (ph): My name is Bill
22 Ashgard. I live in 48923 Benito Drive. Currently I
23 live in one of Cambridge development community, and I
24 support the plan because Cambridge always put
25 community first and build a quality lifestyle and

1 makes our city more beautiful, organize the Nine Mile
2 stretch between Garfield and Beck Road. Cambridge is
3 all about preserving environment and keeping the eco
4 system in place. Thank you.

5 CHAIR PEHRSON: Thank you.

6 MS. MARCOTTE: Hi there. My name
7 is Robyn Marcotte, and I'm at 49425 Deer Run. I'm
8 right on the corner of Garfield and Deer Run, and I'm
9 just going to overall object or reject the proposal
10 for all the reasons all my neighbors have said, but I
11 just -- I suggest that you check into one data point,
12 and that is from a traffic standpoint it was an
13 absolute fact that while Beck Road was closed, our
14 street was a runway, and I don't think it was
15 17-year-old kids. I know for a fact, because my house
16 was the place where all the police pulled them over.
17 There was probably six to ten cars pulled over per
18 hour, and I think you can get that data from the
19 records associated with all the tickets given during
20 that time period. I just really think you should
21 check into the accuracy of the traffic pattern.
22 That's it.

23 CHAIR PEHRSON: Thank you.

24 AUDIENCE PARTICIPANT: They were
25 clocked at 65 miles an hour.

1 MR. HOAG: Hello. My name is Scott
2 Hoag. I live at 21850 Garfield Road. My background
3 is as an engineer, so I love data. So one of the
4 things I picked up on is the traffic count. I did my
5 own little uneducated but professional analysis. In
6 my analysis I would expect that a single-dwelling home
7 in an RA zoning would have about a 20 percent
8 reduction in traffic as opposed to the proposed
9 development that we see here. I am opposed to the
10 rezoning from RA to R1. It's inconsistent with the
11 community. It constitutes a spot zoning which is
12 inconsistent with how we are supposed to regulate the
13 areas in the communities as they are developed, as the
14 people who are property owners have complied with the
15 zoning and have invested in our community.

16 I am newcomer to the neighborhood
17 as opposed to most of the neighbors here. We've only
18 been here 20 years, but it has been maintained and
19 preserved that way for that period of time. And we're
20 asking that you support us consistent participating
21 members of the community that is part of the Novi
22 community. Thank you.

23 CHAIR PEHRSON: Thank you, sir.

24 MR. IORGA: Good evening everyone.
25 My name is Silviu Iorga. I live at 49450 Deer Run.

1 This is in the northwest corner of Garfield Road and
2 Deer Run. I am fortunate enough to have some
3 fantastic neighbors, and I know they very deeply care
4 about our community. So I take this opportunity to
5 express my opinion on this, and I too object to it,
6 and this is why I think we should not approve this.

7 This proposed rezoning, it's
8 basically a typical case for spot zoning which
9 normally is not allowed. This development will
10 contradict the character of the neighborhood and run
11 in the face of each one of its immediate neighbor
12 properties. If the city approves this spot zoning, it
13 will give an arbitrary, unpredictable, and
14 unreasonable special treatment for this parcel of land
15 which is at the expense of all the other parcels of
16 land in this area.

17 This proposed rezoning change will
18 kind of demolish the city master plan for this area
19 and pretty much make it obsolete for this specific
20 area, and we'll have to, you know, put it back forward
21 and carefully redo it. It's basically an attempt
22 to -- I mean, the development itself is an attempt to
23 increase the city population density in this area, and
24 of course is going to increase the tax paying revenue
25 of the city, which is good in itself, but the density

1 in itself for this area is not quite suitable.

2 From what I saw on the maps, this
3 proposed rezoning will create a future link between
4 properties located north of the property, of this area
5 which are R1 zones, and the Nine Mile Road itself. So
6 this will be an R1 corridor from north all the way
7 down to Nine Mile of R1 zoning, and what this is going
8 to do is going to make all the surrounding RA zoning
9 properties pretty much irrelevant and they'll grasp
10 for air. It will totally disrupt the rural
11 environment and the wildlife habitat. The size of the
12 project and the density is what makes the development
13 not suitable for this neighborhood.

14 The new development residents will
15 definitely have many visitors every day, friends,
16 friends of friends, relatives, caregivers, mail,
17 parcel delivery, landscape, maintenance equipment,
18 phone, cable, electricity, gas company vehicles and so
19 many more people will show up. This will definitely
20 translate in heavier traffic on Garfield Road, and
21 this road will pretty much become dangerous to walk or
22 cross as we currently saw, not that much safe for kids
23 waiting for the school bus. And you've we got to
24 remember there are no sidewalks.

25 To summarize it, I'm not that much

1 against the development itself, it's just too high
2 dense. And the rezoning, I don't think it's the right
3 way to do it here.

4 Lastly but not least, I will like
5 to remind the City Planning Commission as a taxpayer
6 and a resident of Novi, I pretty much want to be part
7 of this city and have my good wishes for the city
8 taking into consideration. Thank you very much and
9 have a beautiful day.

10 CHAIR PEHRSON: Thank you, sir.

11 MR. SARKAR: Good evening everyone.
12 My name is Shyamal Sarkar. I live at the property at
13 49500 Nine Mile Road in the City of Novi. I support
14 this development due to following. The first thing is
15 I'm sure like we are upgrading a plan to upgrade the
16 sewer system along the Nine Mile Road, and I'm sure
17 there must be a plan to pave Nine Mile. So for that
18 we need revenue. So revenue, this project will help
19 with a lot of those revenue.

20 Then there is a better use of the
21 land, and we are fortunate that we have a top line
22 developer like Cambridge Home. They've done fantastic
23 work, and I think as a city we should encourage the
24 top line developers.

25 Now, the project is very

1 interesting, it's for the home nester, for the home
2 empty-nester. Now the home empty-nester, a lot people
3 asked what does home empty-nester mean. I'm a typical
4 home empty-nester. I haven't been working maybe four
5 or five years. My daughters both graduated from Novi
6 school, and went to University of Michigan. Now they
7 are all gone away, they are working, and they visit me
8 maybe four or five days or six days in a year. So I
9 don't have a lot of traffic and I don't create a lot
10 of traffic. And so -- and since I'm in Novi for 26
11 years, a project like this with home-nesters is great
12 for not only me, people like me like who goes into
13 retirement or about to go into retirement, time to go,
14 I'm going to go and find a place like this, not with a
15 lot of land and backyard and others. And another
16 advantage, this one is not creating any pressure for
17 the school. With so many homes, there's no pressure
18 with the school, to increase the school. Just imagine
19 40 homes, 50 homes, there will be 100 kids or so many
20 more, you have to think about school, we have to
21 upgrade the schools.

22 And as empty-nesters like me, when
23 I'm not going to work, I don't travel. When I was
24 young of course I still go out four times, five time
25 with the kids, so many kids, so many cars.

1 And this type of project brings
2 prestige to Novi. Like Bellagio, the other great
3 projects, it brings prestige, and it helps other
4 people, affluent people or well-to-do people to come
5 to Novi, and they contribute because they got spending
6 power, they contribute to the business and the
7 business thrives. And just for example, some area
8 like the business is not thriving, going down because
9 the affluency or whatever you call it, at the end of
10 the day we need money to come and spend on the
11 business.

12 CHAIR PEHRSON: If you can
13 summarize, please, sir.

14 MR. SARKAR: Yes. And there's one
15 more thing. You know, like any particular area, I
16 mean you think this particular square mile will
17 generate so much in revenue to support the
18 infrastructure and all the costs. Now when we look at
19 the Nine Mile, I'm not sure when you look at per
20 square mile how much or revenue we generate to support
21 that area. It's possible that some other area is kind
22 of helping them to maintain the support. So bottom
23 line is everybody has to do their fair share, you have
24 to see the model, okay, where the revenue comes from
25 to support this particular area.

1 Finally, I'm very thankful to all
2 the Council. I've been here 26 years. Both daughters
3 went to Novi School, University of Michigan, and it's
4 a great place, you've done an awesome job in
5 controlled development and everywhere I hear everyone
6 says Novi is premier and a great place to live. Thank
7 you again for the great work.

8 CHAIR PEHRSON: Thank you, sir.

9 MR. SCHULTZ: Hello. My name is
10 Nick Schultz. I live at 50367 Fellows Hill Creek in
11 Plymouth, Michigan. I have to first admit that I am
12 not emotionally attached to this project. I am a
13 loyal, 45-year resident of Plymouth. I'm an
14 empty-nester. I retired, sold my business, my kids
15 have moved out. I'm familiar with the Cambridge
16 products, and they're five star. He will do above
17 what he represents he will do just based on Bellagio,
18 based on Tuscany, Woods of Edenderry. He has a track
19 record and he's a man of his word. I am anxious to be
20 the first customer in this trailer park, and I will
21 gladly send my tax revenue your way. I'm in full
22 support of this project and I think that he will not
23 disappoint. Thank you.

24 CHAIR PEHRSON: Thank you, sir.

25 MR. SMITH: Good evening. My name

1 is Dan Smith. I live at 968 McDonald Drive in
2 Northville, and I'm also a business owner in the City
3 of Novi. I'm 57 years old and I'm thinking about
4 retiring soon, in the next five years. And I'm also
5 in the mortgage banking business, and I know what the
6 elderly people are looking for, and Cambridge Homes,
7 the product that they're putting forth, and I think
8 what Gary Reggish said is absolutely true. This is
9 the kind of project that people are looking for.

10 My family moved to Plymouth in 1965
11 to get away with the growing metropolis of Wayne,
12 Michigan. And the reason we came to Plymouth is
13 because west of Sheldon Road was exactly what the
14 Garfield people had. South of Joy Road was exactly
15 what the people on Garfield are talking about. It's
16 now called Canton. North of Plymouth if you went up a
17 two-lane road called Sheldon, there was this town
18 called Northville that had horses that actually cross
19 the road in front of you while you're stopped at the
20 stop light at Seven Mile. I thought that was pretty
21 cool. So 20 years ago -- and also north of Novi was
22 this beautiful field called Novi.

23 The point being is we moved to
24 Northville because we liked the ambiance of
25 Northville, and I don't want to go anywhere else. And

1 I think one of the reasons that Mark and his projects
2 have been so successful is people want to live in nice
3 communities, and that is what Northville and Novi both
4 represent. And I'd also be willing to tell you that a
5 lot of people don't want to leave Novi or Northville,
6 they want to stay in the communities. So I think
7 Mark's project hits it out of the park from that
8 standpoint.

9 25 years ago my parents bought in
10 an empty-nester gated community in Plymouth called
11 Plymouth Homestead Estates, and they're the classic
12 people we're talking about today. Two people 25 years
13 ago wanted to plan ahead, get a first floor master.
14 They bought in there, all five of the kids never lived
15 there, none of us went back to it. For 25 years they
16 lived in this gated community. They had a home in
17 northern Michigan and a home in Florida, and I think
18 on average they spent two months a year in this
19 condominium, which I think kind of gives you an idea
20 of how much infrastructure they're using, how much of
21 police services they use, they fire services. And, by
22 the way, they're pretty expensive, so the taxes went
23 to the community, and, you know, they weren't getting
24 the benefit of that, because -- well, they already got
25 the benefit, and I'm a result of it.

1 But the point being is what I will
2 say to the people on Garfield, I know there's concern
3 out, and I think the other gentleman on Nine Mile said
4 it best, be careful what you wish for, because you
5 might get something other than a Mark Guidobono. And
6 you guys all know his projects. I own one of his
7 homes. I'm a personal friend of his, I think the
8 world of him and everything he does. Nick said it
9 best, he's a man of his word. I think you can work
10 through all the issues here, but I'm all in support of
11 the project. I'll probably be a homeowner in there
12 somewhere down the road. And next we need to work on
13 getting those taxes down on this place.

14 Anyway, I support it, and I think
15 if you go along with what we said today, his ideas and
16 change the zoning, I think that's a good thing, and
17 whether it's Cambridge doing this project, something
18 is going to happen here, and I can't think of a better
19 person representing the Novi community and this
20 project than Mark Guidobono. Thank you.

21 CHAIR PEHRSON: Thank you, sir.

22 MR. BODRIE: Nick Bodrie,
23 21940 Garfield Road. I've been a resident on Garfield
24 Road for 25 years. I know Mark. He's a very good
25 builder, no doubt about it. He's builds one of the

1 best products out there. The biggest problem with
2 this project is the infrastructure does not support
3 it. If his product went out on Beck, went out on
4 Eight Mile, went out on a road that would support the
5 traffic, I wouldn't be here. Mark would get it done.
6 But when we have a situation where it's zoned RA, and
7 Mark has done a tremendous job with his traffic report
8 and stating that you can get 25, 26, 40 homes on this
9 property. Myself as a developer, you would never get
10 that many homes on there because of all the
11 regulations and all the frontages if you lived there.
12 You'd lose all kinds of acreage with the roads, you'd
13 lose all kinds of acreage with the wetlands and the
14 woodlands. And then he requests, well, let's just not
15 count them or at least not for this consideration.
16 Why should Mark even though he's such a wonderful
17 person, and I'm a builder and developer, why should he
18 be afforded that advantage to just say just trust me.

19 Myself, my home is going to be on
20 his entry to his condominium project, bottom line. I
21 want it to be a nice community, I want it to be a
22 community that I can take my dog and walk it through
23 his property. Just like Deer Run, they became our
24 neighbors, they became our friends. We have hayrides
25 on Halloween so the kids can travel all the distance

1 of the rural road. That's what we have as a
2 community, and when you take a gated community with
3 people that are not invested, they just want a
4 beautiful setting. Well, we can find a beautiful
5 setting somewhere else. We're trying to cram way too
6 much density into a piece of property with
7 insufficient infrastructure to support the traffic.

8 One thing Mark hasn't considered.
9 He says most of the traffic is going to be not at rush
10 hour. Guess what, I don't walk my dog at 8:30, 7:30,
11 5:00, because there's too much darn traffic. I don't
12 want to get run over. Now his customers as he stated
13 are going to be driving when I want to walk. If I
14 want to utilize the ITC walkway, I have to walk down
15 Garfield Road. I can't do that, we don't have
16 sidewalks, which is fine, that's what I bought. I
17 bought RA. We're expecting you, the Planning
18 Commission, to protect the people that reside on the
19 master plan of an RA zoning.

20 Out of Mark's words, one thing he
21 said is there is no way to develop the site without
22 all these variances and without this. If you go down
23 Nine Nile, you go down Garfield, you have 120, 150
24 foot lots, large acreage lots. That's what you have
25 now. These homes that are on there can be torn down,

1 but beautiful estate size homes, they can be split
2 within the RA zoning. It would be much better for
3 conformity of the neighborhood.

4 Now, Mr. Guidobono has asked for
5 23 variances to maximize his density. Basically
6 maximize density, people make this economically
7 feasible.

8 One thing I'd like to remind is for
9 variances, this is right off of the Zoning Board of
10 Appeals, standard two, it cannot be self-created.
11 This whole situation is self-created. Strict
12 compliance, the property owner using the property for
13 permitted purpose or will be rendered -- basically
14 they won't be able to use it for permitted purposes.
15 That is not true. The property is being used for a
16 permitted purpose. He's asking for multiple
17 variances. It's not the minimum variance necessary.
18 And there is a strong adverse impact on surrounding
19 areas. Every person that's come and -- almost every
20 person that's come in favor of this presentation, for
21 this development and has said I'm going to live in a
22 Mark Guidobono community. If I could afford to, I
23 probably would, too. But this is the wrong parcel to
24 put it on.

25 In summary, we have a wonderful

1 neighborhood. We're relying on you, the board
2 members, to not create a conflict with the zoning and
3 having to offer more variances. Not only changing the
4 zoning to R1 from RA, but then on top of that offering
5 variances on top of that to cram more zoning in. I
6 respectfully ask to maintain the RA zoning and not
7 succumb to the threats of, well, if we do that, we're
8 going to tear down more trees. That's what you guys
9 are for, you protect our trees, you protect our
10 wetlands. Developers should not say I'm going to tear
11 down more if you don't do what I say. Thank you very
12 much.

13 CHAIR PEHRSON: Thank you, sir.

14 MR. MIGRIN: My name is Karl
15 Migrin. I live at 49450 West Nine Mile Road, and,
16 Sri, I need some help with -- I have a three-minute
17 power presentation with ten seconds between slides, so
18 I can't run over, and I can't go back, too.

19 I decided to put together a
20 presentation on what it would look like to actually
21 walk down the Villa, the proposed Villa Drive in my
22 backyard there. There is the overlay of Villa Drive,
23 the old one. I didn't update to new one to show the
24 new entrance on the lot next to me.

25 There is what it looks like from

1 the air. The entrance is just moved over here now.

2 There is my house right there. I
3 built it myself. I'm an empty-nester. I still owe
4 190,000, so I'll be there a while.

5 The best way to determine what it
6 looks like is to walk on the ground. Nobody that I
7 know of has walked the actual area that is going to be
8 developed. This is looking out my backyard here. I
9 have my 19 foot well there. The turkey like to fly up
10 and sleep in these locusts up there. When I built the
11 house, I transplanted some silver maples I got with
12 the city woodlands and transplanted. That's a 30-year
13 maple I transplanted when I built it.

14 This is standing in the middle
15 Villa Drive looking at house numbers 21 and 22, just
16 to give you an idea of the trees that would be wiped
17 out to make this development here. This is looking
18 east toward Hank Lamp's property. There again there
19 is a lot of old growth trees there that are
20 approximately seven, eight years old.

21 This is looking west. These are --
22 these trees are in the old original Garfield Drain.
23 There used to be a nice stream that ran there in 1940,
24 and then Garfield Drain was built in 1957.

25 This is looking south towards my

1 house. These trees are on my property, so I will at
2 least be able to keep up three or four trees that they
3 can't touch.

4 Like I say, this is the old
5 Garfield Drain here, the original one there.

6 That's wetlands and flood plain.

7 This is looking up through the tree
8 canopy. This is what the Cooper's hawks and the other
9 wildlife need when they fly low for their prey, they
10 fly underneath the canopy. That is going to be wiped
11 out.

12 The park land we're getting, the
13 18 acres, it's passive, it's useless, it's wetland.
14 It's not going to go anywhere. If it was important,
15 someone would have bought it already.

16 These are the wetland -- some of
17 the wildlife you'll lose there, the Cooper's hawks.
18 They're protected, but nobody really seems to care
19 except for me I guess. I enjoy watching them hunt in
20 the backyard and teach their young. There's still a
21 coyote. I haven't seen him for a few months, but he's
22 still around the area there. And there's always wild
23 turkey. And you're going to lose all that, because
24 once you take the trees down, you take away their
25 habitat, and they have no place left to hide, no place

1 to nest.

2 Thank you.

3 CHAIR PEHRSON: Thank you, sir.

4 Anyone else?

5 MR. SERVOS: My name is George
6 Servos. I live on Garfield Road, 21620, 35 years now.
7 Garfield Road, we need to stay to the master plan, and
8 for the biggest reason of all. Garfield Road is a
9 dead end street. It goes to Nine Mile, it stops.
10 This development, we are their driveway. It's a rural
11 area. Stick to your master plan, short and sweet.
12 You've got to think of Garfield Road as their dirt
13 driveway.

14 Garfield Road was asphalt. And the
15 only reason they put asphalt down is because of the
16 I-5 Freeway. So that road, it's not built for this.
17 The asphalt isn't made to handle the road for the
18 cars. The way it is, who is going to replace it, who
19 is going to repair it. It's up in the air. You've
20 got to understand this road dumps right into the new
21 sub. Keep the master plan as is. Thank you.

22 CHAIR PEHRSON: Thank you.

23 Anyone else?

24 Seeing no on else, I think we have
25 correspondence, Mr. Lynch?

1 MR. LYNCH: Yes, we do. Okay. Let
2 me begin here, there is quite a few. I guess we'll
3 put it in the public record. Did you ever figure out
4 how people can view these things? How do they do it
5 right now, because I'm not going to read through all
6 these. We'll be here to midnight. I can summarize
7 them if you like.

8 CHAIR PEHRSON: Just summarize the
9 objections and read the names.

10 MR. LYNCH: Okay. These are all
11 objections to begin with. Kristin Howard, 49000 West
12 Nine Mile Road.

13 Another objection, Christina
14 Purslow I think, 50265 West Nine Mile Road.

15 Elizabeth Wylie, 21760 Garfield
16 Road, Northville.

17 Larry Edson, 21880 Garfield.

18 Karl Migrin, 49450 West Nine Mile
19 Road.

20 Brian Benton, 21820 Garfield Road.

21 Gregory and Nancy Cragel, no
22 address.

23 Kyle Freitag, 50233 Nine Mile Road.

24 Richard Scott, 49590 Deer Run.

25 Michael Dazy, 21791 Garfield Road.

1 Janet Thurber, 21668 Garfield Road.
2 Robyn Marcotte, 49425 Deer Run.
3 Gordon Marcotte, 49425 Deer Run,
4 Northville.
5 Zachary Bonafiglio, 21940 Garfield
6 Road. I apologize if I butcher people's names.
7 Linda Bodrie, 21940 Garfield.
8 Remie A. I'm not going to even try
9 to pronounce it, 21975 Garfield Road.
10 James Bodrie, 21940 Garfield Road.
11 Timothy Wagner, 22155 Garfield,
12 Northville.
13 Deborah Wagner, 22155 Garfield,
14 Northville.
15 Scott Hoag, 21850 Garfield Road,
16 Northville.
17 Scott Bartley, 49050 Nine Mile
18 Road, Novi.
19 And Joseph DelCampo, 22140 Garfield
20 Road, Northville.
21 For the supports, Muin Rumman,
22 49280 Nine Mile, Novi.
23 Patti Mullen, don't see an address.
24 Kevin Macaddino, don't see an
25 address.

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David Galdes, Timber Ridge.
Jim Eathorne, 979 McDonald.
Ronald and Beverly Valente,
49100 Nine Mile Road.
George and Elizabeth Smith,
41340 Fox Run, Novi.
Mr. Sarkar, Arundhati Sarkar,
49800 Nine Mile Road, Novi.
Shyamal Sarkar. This is a parcel
number. 50-22-30-601-023.
That is all the correspondence.
CHAIR PEHRSON: Thank you. With
that, we'll close the public hearing at this time and
turn it over to the Planning Commission for their
consideration. Who would like to start?
Member Avdoulos.
MR. AVDOULOS: I'll start. A lot
of concerns, a lot of good comments. One thing I
wanted to address, it was brought up a couple of
times, and it was related to the zoning request, and
to a lot of people it seems like this is spot zoning.
It feels that way, but it's a zoning change request,
but it's under a planned rezoning overlay. So there
are some stipulations that have to be agreed with the
Planning Commission and then the City Council in order

1 for it to happen. So there are issues that are
2 addressed and taken into consideration. So it's
3 not we're just zoning this from RA to R1. So that's
4 not what the request is. So that's just a bit of
5 information.

6 With this particular project, I
7 don't think anybody is doubting or debating the
8 quality of the project that would be delivered. I
9 think that the development in concept when it was
10 first originally presented was interesting and brought
11 forth a lot of different ways to develop areas that
12 are more rural in nature. So this particular
13 development just by the fact that it's trying to
14 maintain as much of the natural environment as
15 possible is helping to maintain the existing rural
16 residential character of the area.

17 There is 51 acres that is part of
18 this project, and at a density of 0.8, which is what
19 RA is, that would give you 40, 41 units, and that is
20 based on what we have right now in the master plan and
21 in the zoning ordinance. So 51 acres is going to
22 allow you to have 40 units on a piece of property. It
23 may not be able to be developed to the 40 units
24 depending on wetlands, woodlands and whatever other
25 issues that has to be taken into consideration. So

1 that might drop down to 30 possible units. The
2 Mercato plan I believe showed 40 units, and was
3 that -- that was RA or was that R1?

4 MS. KOMARAGIRI: They were
5 proposing to rezone to R1.

6 MR. AVDOULOS: Right. And then the
7 max that they could get based on the R1 layout was 40
8 units, okay.

9 So if we took the RA, and then did
10 R1, then in doing it in a typical subdivision manner,
11 you would get 40 units. So the biggest concern that I
12 have and a lot of the comments that were had at the
13 last Planning Commission meeting was the density. And
14 we were concerned with 53 units, and we thought, okay,
15 let's have this discussion, let's see where it goes.
16 And then we were presented with the packet and we're
17 at 56 units. So instead of going down, we went up.
18 And as I indicated, I'm really not opposed to
19 condensing units, condensing homes to create a more
20 natural environment so long as it makes sense, but not
21 at the point of we're increasing, you know, the
22 density by 50, almost 60 percent, and that is
23 something that I'm really uncomfortable with.

24 The concerns with traffic, I'm
25 personally not as concerned as a lot of you are.

1 AUDIENCE PARTICIPANT: You don't
2 live there.

3 MR. AVDOULOS: I live on Nine Mile.
4 I live about a quarter of mile from this development.
5 I've lived there for 25 years. I don't think -- and
6 what I'm thinking of is 40 to 50 homes is not going to
7 generate the amount of traffic that we had when Beck
8 Road and when Ten Mile and Napier were closed. That
9 was just a weird anomaly. It doesn't matter what kind
10 of development gets there. So if you have a 51 acre
11 parcel of land that gets developed, you're going to
12 have construction traffic whether it's 56 units or 40
13 units or 30 units. So that's just a fact. So the big
14 thing is that the density is just not fitting in with
15 the rural character of the site.

16 I have like I said no issue with
17 the concept, I have no issue with the size of the
18 units, I have no issue with how they're going to be
19 laid out. I know that the city has concern with some
20 of the setbacks, and that was with all these
21 deviations that were coming into play. And it's just
22 something that I feel is getting shoehorned. The
23 property when it was at 53 and then it came at 56, you
24 know, you're looking at the plan again, and you saw
25 that the drive got shifted over and it's in line with

1 Garfield Road. For some people that doesn't make
2 sense because it's a straight shot down Garfield. I
3 take Eight Mile from work to Garfield down to Nine
4 Mile and to get home, and I understand the concern
5 with people driving 40, 50, 60 miles an hour. But if
6 we have the drive to a particular development that is
7 going to be offset, then you're going to be creating
8 issues where cars are turning, and the wheels as
9 you're turning in and out of things that are in an
10 L-shape are going to even ruin the road even more.
11 That has to be studied a little further.

12 I think that a development like
13 this will enhance the community if it's done in an
14 appropriate manner where we maintain the rural
15 character of the community and look to be in line more
16 with the density that's already there. I would look
17 at if we had 51 acres and it was at the 0.8 and that
18 gives you 40 to 41 units, then I would look at that
19 instead of doing RA trying to get a subdivision in
20 there, and, you know, getting 30 units. So I could
21 take that into consideration. But going up instead of
22 down based on the comments from the last Planning
23 Commission is a bit disheartening, and I don't know if
24 the message that Mr. Guidobono delivered as he was
25 discussing things to the residents maybe didn't, you

1 know, sink in, or maybe at that point I don't know if
2 the development grew in size from 53 to 56.

3 Those are right now the comments
4 that I have, and I'm waiting to hear from the rest of
5 my Planning Commission.

6 CHAIR PEHRSON: Thank you Member
7 Avdoulos.

8 Member Anthony.

9 MR. ANTHONY: Thank you.

10 I guess overall I've had the same
11 concerns, same intuitive concern is the density. The
12 density seemed to be higher. There is a lot of
13 benefit with the amount of land that is preserved
14 that's been tied into our park system. I'm seeing
15 within Novi that areas that weren't serviced
16 originally by water or by sewer were RA simply because
17 the density needed to be less in order to be able to
18 handle septic fields and drinking water wells, but as
19 we've been able to develop utilities out to that area,
20 that we do see the movement from RA to R1 because now
21 the property is capable of handling both drinking
22 water and sewer in a more efficient manner.

23 With that, though, as we look at
24 changing zoning and as we look at the -- whenever we
25 do these moves, we also try to look at equivalency,

1 not wanting to move too far from where we were before.
2 For instance, we looked at R1. I think we looked at
3 it's maybe capable if you don't account for roads and
4 for wetlands of being capable of handling in the high
5 40's, maybe up to 50, but once you account for that,
6 we can see in the other development that we were
7 looking at 40 units.

8 So again I look at, you know, if RA
9 is at 41 units, the R1 which had the development that
10 accounted for roads and for wetlands, it seems to be
11 an equivalent number that seems to be coming up. When
12 I start to look at things like, and I did just a rough
13 check of if this were R1, what would be equivalent to
14 the lot setbacks both the rear and the sides. At
15 initial glance in my quick little scale measurement it
16 looks like it met that. So there might be a couple of
17 areas where they need improvement, but for the most
18 part it looks like there were some good attempts at
19 meeting that. There were very good attempts at
20 screening, I like that.

21 There was what I think is a minor
22 concern about dewatering of some of the smaller lakes
23 that are in the area. When you look at the concept of
24 dewatering that's caused from a development, one thing
25 that you want to look at is you want to look at the

1 ground water recharge areas, which obviously are the
2 wetland areas. And the actual development that is
3 shown and proposed here preserves those. So you are
4 more likely to preserve the lakes in the area with
5 this development than you would with a development
6 like RA that developed the whole site and incorporated
7 41 lots. The reason why is because Novi's wetland
8 ordinance encompasses a larger, broader definition of
9 wetlands than the state. But when you get into the
10 development, that portion that is the Novi wetlands
11 ends up becoming a piece that is easily negotiated.
12 So you would lose a good section of that wetland in an
13 RA development, which then could potentially threaten
14 or bring up the concern of dewatering some of the
15 other ponds.

16 One area that I was really
17 concerned with was the grinding station that was
18 there. And perhaps I could direct the question to
19 you, Darcy. So on the sanitary and that grinding
20 station, just offhand hearing that it serves three
21 homes now and already had an odor problem, and adding
22 in even if the number of units is greatly reduced,
23 that's still a substantial increase on that grinding
24 station. What type of requirements would be there?
25 Who would be responsible for it? You know, it

1 obviously needs it sounds like even under current
2 operations needs some significant upgrade. What can
3 you tell me about that?

4 MS. RECHTIEN: I don't think that
5 the development is planning on tying into it at all,
6 so I haven't reviewed that part of it of how it would
7 go into it. I know that a previous development did.
8 I'm not familiar with those reviews of that part.

9 MR. ANTHONY: Okay.

10 MS. RECHTIEN: I know that previous
11 plan was looking to go into that, and I think it did
12 show a lot of improvements and things that were going
13 to be done to upsize it to accommodate that.

14 MR. ANTHONY: So we could -- that
15 is something that if that were to be proposed, that
16 definitely we're going to have a say in it, we're
17 going to put requirements to where we have upgrades.
18 Odor is clearly a sign of it not operating correctly.
19 So that's something we would be able to jump on and
20 ensure that that is done.

21 MS. RECHTIEN: Right. I think
22 that's what we were looking at. In their current plan
23 they want to tie into the gravity sewer project which
24 is underway under permitting, and I think the design
25 is essentially complete on that. And we did say that

1 if -- we need to see kind of a backup plan, you know,
2 if the city's project doesn't for whatever go through
3 as planned, we would have to basically start over with
4 the site plans and look at what the alternative would
5 be.

6 MR. ANTHONY: Okay. Good. So if
7 we don't go to a gravity feed, then that's clearly
8 something that we will require a significant upgrade
9 meeting industry standards, and which would
10 incorporate the odor issue as well.

11 MS. RECHTIEN: Right.

12 MR. ANTHONY: Good. Thank you.

13 There is a lot of other nice
14 improvements here with the parks, with the quality of
15 the development that we would be gaining here. The
16 grinding station, our issue, it sounds like that will
17 be covered if that come becomes an issue. The
18 dewatering, actually this type of layout is better for
19 preserving the smaller lakes that are in the area.

20 Again, I think I'm with my
21 colleague in that we are -- the one piece that
22 intuitively just doesn't seem to fit with the nature
23 is the full number of proposed units. Where we end up
24 with those number, you know, perhaps it's something a
25 little bit less than that, but the other pieces of the

1 development do seem to be in order.

2 CHAIR PEHRSON: Thank you, sir.

3 Member Zuchlewski.

4 MR. ZUCHLEWSKI: Just a few
5 comments. I think the one that hit me the most was
6 the grinding pump and the sanitary sewer. I think the
7 developer, I would like to hear from him through plan
8 reviews and whatever that, you know, if it's -- if the
9 gravity system doesn't work, that he will upgrade that
10 system and handle that. I think that's critical. I
11 mean, no matter what kind of village you have, no
12 matter what the price is, if the stuff doesn't flow in
13 the right direction, it's a problem. And apparently
14 it's a problem already for the people that are there.
15 So let that be a flag for all of us to look at.

16 I have a problem with the density,
17 with the number of units that are proposed. And I
18 think there was discussion about self-imposed issues
19 in looking for variances. There is an awful lot of
20 variances here from sidewalks to setbacks to whatever
21 trying to jam more units in. We thought it was going
22 the other way, and I really -- I came here all fired
23 up today to say rah-rah, this is going to go and
24 everything, but it seemed to go in the wrong way, and
25 I'm sorry for that. And I think the developer, I hope

1 he is a little bit, too, that maybe he pushed the
2 envelope a little farther than he should have.

3 But I love the layout. I love the
4 landscaping around it. I love the buffering around
5 it. I mean, if it wasn't for the gate, nobody would
6 even know it's there. So I am excited about that. I
7 know there is a need for this. I really would like
8 the developer to go back and take a look. And, I
9 mean, swimming pools have been eliminated,
10 landscaping, fountains and all the ambience of heaven
11 that we're looking to create here, I would like to see
12 some of that money say, okay, we've eliminated that,
13 let's put some sidewalks in, let's cut down some of
14 the density. We'll still take care of people in the
15 area that want senior housing, need senior housing
16 that will love this place. But I think we need to be
17 aware of the neighbors, cut down the density, and
18 still make it an economical project. I believe that
19 can happen.

20 CHAIR PEHRSON: Thank you, sir.

21 Member Lynch.

22 MR. LYNCH: Thank you.

23 Yes, I looked at this project, too,
24 from the last time when I got here. First of all, I
25 mean, this is -- you've got a corner on the market

1 with this type of home that you're building. We'll
2 talk about the density in a minute. But basically
3 what you're doing is you're taking somebody from a
4 6,000 square foot home and putting them into 3,000
5 square foot detached condo and giving them the same
6 opulence that they would get in the 6,000 home, and,
7 you're right, there is nothing else out there.

8 The grinding thing, I think that
9 one is a nonstarter. I mean, something has to be done
10 about that.

11 Overall I like what you're doing, I
12 just think the density -- and this is the reason I
13 have such a problem with the density is we've been --
14 since I've been on the commission for probably too
15 long, you know, we've been trying to work, you know,
16 with developers and allow for additional density where
17 it kind of makes sense and it kind of fits, and this
18 going from what I think should be in the low 40's to
19 the 56, we'd be setting precedent, and that's my fear
20 the most is I don't want to set precedent with future
21 development. And then plus with what we've done on a
22 number of projects starting with the corner of Beck
23 and Ten Mile, allowing a little bit more there, but
24 not over the top. I think the density in my opinion
25 is over the top.

1 I think the product that you have,
2 I can't imagine this thing -- you'd probably sell out
3 in a year, just my impression, because there are
4 people that are empty-nesters that are probably in
5 their mid 50's and are not working that I think you
6 know the market, and I think you'd be able to sell it
7 out in no time. I don't see this project going on for
8 more than a year, year and a half of development. I
9 just think that -- I can't vote in favor of it right
10 now because of the density, and it's not because -- I
11 think it fits in, I mean, that type of concept fits
12 into that area perfectly. You're isolated basically.
13 You're basically isolated from everyone. You have
14 park land all around.

15 The traffic, you know, I do agree
16 with the traffic studies that have been done in the
17 past that retired empty-nesters don't travel as much.
18 I know they don't. You put in 40 single-family homes,
19 three-car garages, a bunch of kids, you're going to
20 get a lot more traffic.

21 Just the grinding issue, if I think
22 the sewer goes in, that becomes a non-issue if the
23 sewer goes in. With that grinding station, there's no
24 way a grinding station should smell. Something must
25 be wrong with the station that's out there right now.

1 That was a concern, but the density is something I
2 can't -- you know, I think at the last meeting we kind
3 of alluded to the fact that 53 seemed like kind of a
4 lot in that area, and then to go to 56, I just -- not
5 that I don't think 50 homes would work, I just don't
6 think -- I don't want to set precedent, and I hope you
7 understand that I just don't want to set precedent for
8 the rest of Novi.

9 So at this point in time I like the
10 project, I think you'd do great with what you've got.
11 There is nothing else -- I know there's nothing else
12 out there, not only in Novi, Northville and Plymouth,
13 I don't think there's anything like this in Michigan
14 to be quite honest with you. I just think if you
15 can -- I know it becomes a finance issue, you may have
16 to raise the price point, but I think if you can get
17 the density down to an acceptable level, I think
18 you've got a winner here. I really do think it fits
19 into that area, and the way you have it designed
20 isolates a lot of the -- and I understand the concerns
21 of the homeowners, they have the one-acre lots and
22 they like the rural stuff, but this is going to be in
23 it's own little pocket and surrounded by woodlands.
24 And I do like the idea of not ripping down all the
25 trees, I do like that idea. But at this point in time

1 I can't support it mainly because I think the density,
2 it put us into a very bad situation moving forward.

3 CHAIR PEHRSON: Thank you.

4 Member Greco.

5 MR. GRECO: All right. Thank you.

6 I'm not going to repeat all of the things that my
7 planning commissioners, fellow planning commissioners
8 pointed out with the exception of a few things. With
9 regard to Mr. Guidobono's projects, his homes, the
10 fact that he stands by them, the fact that we've had
11 so many people coming in to talk about the quality,
12 clearly he's a quality builder, quality developer, and
13 he knows how to put together a plan. He also knows
14 how to put together something that is clearly going to
15 sell, that is going to be in the market that is
16 absolutely beautiful. There is no doubt about it.

17 However, with regard to this plan
18 and this location, it's inconsistent with the master
19 plan, it's inconsistent with the future land use map,
20 the density is too high for the area, and what the
21 residents are telling us is that it is, and we know
22 this from visualizing the area, it is in fact
23 uncharacteristic of the area.

24 Now, what Mr. Guidobono has done
25 which is a benefit to the individuals that are there,

1 he has as Member Lynch pointed out put this in a
2 pocket to kind of hide it from everyone else to put it
3 in there. And like Member Avdoulos said, I don't know
4 that there is going to be traffic and traffic is going
5 to increase over time. There's going to be
6 construction traffic no matter what goes on down
7 there, people are going to cut through, it's going to
8 happen. I don't know that 30 or 40 or 50 homes is
9 going to make that much of a difference. It will
10 increase it. However, this is a project that for now
11 is uncharacteristic of the area and doesn't check off
12 the boxes for us to fit it in. So it's not a project
13 that I can support.

14 CHAIR PEHRSON: Thank you. With
15 that I'd like to share my comments that I, too, agree
16 with Member Greco, at this point in time
17 notwithstanding the reputation of the developer and I
18 know what would come at this point, the density is
19 just too strong for this area right now, and I think
20 we -- there is just too many question marks relative
21 to the development itself to allow me to vote for
22 anything for other than a nonapproval at this point in
23 time.

24 MR. GUIDOBONO: Can I approach?

25 CHAIR PEHRSON: Sure, you can have

1 a minute.

2 MR. GUIDOBONO: I would just like
3 to respond to some of the comments that I heard
4 tonight. And I'll start out with the sanitary sewer.
5 Our plan on the sanitary sewer is if the gravity sewer
6 goes in, we would be hooking up to that. If this did
7 get approved and that gravity sewer wasn't quite ready
8 to go in, but it was imminent, we could still start
9 and do grinder pumps into each individual home to pump
10 out to the line without going to the pump station. If
11 the gravity sewer does die, then we would be required
12 to upgrade the pump station. Right now the pumps
13 aren't large enough to service what they would need to
14 service at that location. So that's one of the things
15 we would do.

16 On the density, which seems to be a
17 key issue for the board, we're willing to go back and
18 look at that and do our best to reduce that density as
19 best we can to try to get it in line as best we can
20 with what makes sense for everybody. So we would be
21 willing to do that.

22 MR. ZUCHLEWSKI: If I could just
23 add real quick to that. We really -- I personally
24 would not want to see anything over 40 units, all
25 right. So keep that in mind when you go through all

1 this and you come back again. Because I think the
2 message is loud and clear from everyone here, and
3 it's -- that's what we're looking for.

4 MR. GUIDOBONO: Yes, I understand.

5 CHAIR PEHRSON: Thank you.

6 Member Greco.

7 MR. GRECO: With that I would like
8 to make a motion in the matter of Villa D'Este
9 JSP17-32 with Rezoning 18.718. Motion to recommend
10 denial to the City Council to rezone the subject
11 property from RA, Residential Acreage, to R1,
12 One-Family Residential, with a Planned Rezoning
13 Overlay Concept Plan, based on because the proposed
14 rezoning is not consistent with the recommendations of
15 the 2016 Master Plan for Land Use.

16 MR. AVDOULOS: Second.

17 CHAIR PEHRSON: We have a motion by
18 Member Greco, second by Member Avdoulos.

19 Any other comments?

20 Sri, can you call the roll.

21 MS. KOMARAGIRI: Member Zuchlewski?

22 MR. ZUCHLEWSKI: No. I'm sorry,
23 what was the motion?

24 CHAIR PEHRSON: Motion to deny.

25 MR. ZUCHLEWSKI: Yes. Sorry.

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MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIR PEHRSON: Yes.

MS. KOMARAGIRI: Motion passes 6 to
0.

CHAIR PEHRSON: Thank you. And as
you leave, please maintain some quiet and decorum,
please, because we still have some matters to continue
on.

Next is the Matters for
Consideration. Introduction of Text Amendment 18.286,
Restaurants in a B-1. And it's to set a public
hearing for Text Amendment 18.286 to update Section
3.1.10, B-1, Local Business District principal
permitted use and for the purpose of allowing
restaurants in the B-1, Local Business District,
throughout the City of Novi.

MS. MCBETH: Mr. Chair, I have a

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MR. ANTHONY: Second.

CHAIR PEHRSON: We have a motion by Member Lynch and a second by Member Anthony. I heard him. All those in favor?

THE BOARD: Aye.

CHAIR PEHRSON: Thank you everyone.

(The meeting was adjourned at 10:11 p.m.)

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C E R T I F I C A T E

I, Diane L. Szach, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (143) pages, is a true and correct transcript of my said stenograph notes.

Diane L. Szach

Diane L. Szach, CSR-3170
(Acting in Wayne County)
Oakland County, Michigan
My Commission Expires: 3/9/18

December 14, 2017.