

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

February 22, 2017

Proceedings taken in the matter of the PLANNING
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,
Michigan, on Wednesday, February 22, 2017

BOARD MEMBERS

Mark Pehrson, Chairperson

Robert Giacometti

Ted Zuchlewski

John Avdoulos

ALSO PRESENT: Barbara McBeth, City Planner

Rick Meader, Landscape Architect, Beth Saarela, City Attorney,

Certified Shorthand Reporter: Jennifer L. Wall

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Novi, Michigan.

Wednesday, December 7, 2016

7:00 p.m.

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CHAIRPERSON PEHRSON: Call to
order the regular meeting of the Novi
Planning Commission for February 22, 2017.

Barb, can you call the roll.

MS. MCBETH: Member Anthony?

CHAIRPERSON PEHRSON: Absent,
excused.

MS. MCBETH: Member Avdoulos?

MR. AVDOULOS: Present.

MS. MCBETH: Member Giacopetti?

MR. GIACOPETTI: Here.

MS. MCBETH: Member Greco?

CHAIRPERSON PEHRSON: Absent,
excused.

MS. MCBETH: Member Lynch?

CHAIRPERSON PEHRSON: Absent,
excused.

MS. MCBETH: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.

1 MS. MCBETH: Member Zuchlewski?

2 MR. ZUCHLEWSKI: Here.

3 CHAIRPERSON PEHRSON: With that,
4 if we could rise for the Pledge of
5 Allegiance.

6 (Pledge recited.)

7 CHAIRPERSON PEHRSON: With that
8 we will look for a motion to approve or
9 modify the agenda.

10 MR. GIACOPETTI: Motion to
11 approve.

12 MR. ZUCHLEWSKI: Second.

13 CHAIRPERSON PEHRSON: We have a
14 motion and a second, all those in favor, say
15 aye.

16 THE BOARD: Aye.

17 CHAIRPERSON PEHRSON: Any
18 opposed? We have an agenda.

19 Open our first audience
20 participation. I see two participants that
21 are going to speak at some point in time. So
22 open and close the first audience
23 participation.

1 I don't believe we have any
2 correspondence.

3 Any committee reports?
4 City planner report,
5 Ms. McBeth.

6 MS. MCBETH: Good evening.
7 Nothing to report this evening.

8 CHAIRPERSON PEHRSON: Awesome.
9 Bring us to our first public hearing, Item
10 No. 1 is the 2017-2023 Capital Improvement
11 Program. Ms. McBeth. Our assistant, City
12 Manager Victor Cardenas is here along with
13 Carl Johnson, our finance director, to give a
14 presentation and to answer any questions.

15 MR. CARDENAS: Good evening.
16 Thanks for having me. This is the I think
17 the sixth or seventh time I have made the
18 pilgrimage to the hallowed halls of the
19 Planning Commission to give this presentation
20 to talk about our annual Capital Improvement
21 Plan.

22 This year it's been a little
23 different, just because of the passage of the

1 Capital Improvement Fund. So that fund was
2 supported very generously by our voters and
3 that has taking care -- it's going to
4 probably equate to about \$35 to \$40 million
5 for ten years.

6 So it's going to go to a lot
7 of projects around the city, specifically
8 some big projects that we have identified
9 here later in our presentation.

10 But because of that passage
11 of that new mileage on the CIP committee,
12 which is made up of Mr. Giacometti, Mayor Pro
13 Tem Stout, Council Member Wroble and Council
14 Member Much and Commissioner Zuchlewski, kind
15 of subbed in for Commissioner Lynch, so we
16 appreciate that.

17 We have been meeting for
18 quite sometime to talk about those -- that
19 new fund and what projects are supported in
20 that. We will really appreciate their
21 efforts in helping us frame and construct
22 what we have here for the CIP that's before
23 you tonight.

1 So as you can see, we have
2 174 projects, \$173 million of city funds, and
3 we have \$4 million of leverage funds. Those
4 are usually from grants, usually tied to road
5 projects, they have got other state or
6 federal funds for.

7 As you can see, the majority
8 of that is coming out of the CIP fund. The
9 larger projects that we have on tap are
10 coming out of the CIP funds, large building
11 renovations or new buildings that we are
12 proposing. And you can see the road funds
13 are followed up by the water, sewer funds.
14 We got big water sewer projects that are
15 coming that are much needed as well.

16 So let's talk about these
17 actual projects that are -- this is the
18 second year we have in digital CIP, for
19 everyone sitting at home, and everybody here,
20 CIP.cityofnovi.org. So that is an IP,
21 revolutionary tool that we have developed.
22 We are actually presenting on that at a
23 conference in beautiful Tulsa, Oklahoma in

1 April. So it's an innovative idea that we
2 are presenting, at a government invasion
3 conference. So those are the icons that
4 denote what year the comes out of the CIP.

5 We are still making some
6 final alterations to the website to make it
7 more user friendly, so looking at improving
8 upon that in the years to come.

9 So again, getting to these
10 projects. One thing we have talked about for
11 several years now, since I have been here, is
12 the northwest quadrant, Ring Road, which is
13 the northwest corner of Grand River and Novi
14 Road. So this is something that's going to
15 alleviate some of that traffic and that is --
16 that piles up during rush hour, especially
17 making a left-hand turn heading north on Novi
18 Road, and getting some additional exits for a
19 company Comau, which is over on the west side
20 of that.

21 So this is the current
22 design, you can see by the -- this is where
23 the old Big Boy used to be, now the Blaze and

1 Qdoba, so that stretch is already completed,
2 so we are looking around \$5 million for this
3 project, we are using some moneys from a
4 special assessment fund that will look to get
5 reimbursed for this project through a new
6 capital or (unintelligible) improvement
7 authority that we will be bringing forth to
8 City Council at a later date.

9 So this has been in the works
10 for a long time. We have set aside the --
11 council set aside about \$600,000 about four
12 or five years ago for this as well. So we
13 have -- this has been completely designed so
14 we are really looking forward to getting this
15 taken care of finally.

16 Next up is our public
17 services garage, our facility. And this
18 facility was constructed for Novi about, you
19 know, 30 years ago, of about maybe 10,000
20 people.

21 So the biggest need for this
22 facility is to house all the city's vehicular
23 assets. So we already can house under a roof

1 all of our one ton single axle, tandem axle
2 trucks that are the plow trucks, but all of
3 those pickup trucks and other vehicles that
4 are out in the elements year-round, so we are
5 trying to get some kind of structure that
6 will be able to house all those under those a
7 roof or two, that will shield them from the
8 elements.

9 And also some other
10 improvements to that facility to help improve
11 and add efficiencies to the plowing efforts,
12 also in terms of -- a lot of it is geared
13 towards maintaining the vehicles that we have
14 and prolonging the life of them.

15 That's still in design right
16 now. We are thinking to be between five and
17 seven million dollars, and there is going to
18 be an additional roadway that is going to be
19 probably one way in, one way out and adding
20 additional parking for the firearm training
21 center up there. And making an additional
22 parking lot as well.

23 So a lot of improvements to

1 that facility, looking forward to that coming
2 in the rest of the year, hopefully with a
3 more hammered out plan soon.

4 Another big one, I spoke to
5 you -- spoke to the Commission last year
6 regarding the Lakeshore Park, and they're
7 completely redoing Lakeshore Park, adding a
8 facility up there to house elections and be a
9 precinct up there and a reservational
10 facility for homeowners associations or small
11 events up there, mainly to house our
12 programming that occurs in lakeshore.

13 Right now the building was
14 currently housed for lakeshore summer camp is
15 probably from the '60s, and it need to be
16 replaced.

17 So in addition to that new
18 building up there to serve the residents on
19 the north side, also pave the parking lot,
20 add some new play structures, some new
21 rentable shelters, so we are looking around
22 \$5 million for this project as well. Again,
23 this will be out of the CIP fund.

1 Again, I have a little
2 notation there, it's not the current concept
3 it's very fluid and right now City Council
4 and city administration is in the process of
5 fine tuning this as well.

6 The building might be on the
7 south end of the park, might be on the north,
8 might be a little bit in the middle, all is
9 up for debate right now. But we really want
10 to make sure we optimize this park for the
11 residents on the north side and residents for
12 the city to enjoy.

13 Another thing we have been
14 talking about for a long time and we are
15 nearing the completion of is the ITC corridor
16 pathway. So this is taking it from ITC park
17 all the way up to Providence Park Hospital.
18 So we have completed the trail, that is
19 almost linked to ITC park. We need to build
20 a trailhead there. But there is a trail
21 going from there up to just south of Nine
22 Mile. So we now need to do the rest of
23 this -- this is the project here for \$2.6

1 million that will complete that stretch from
2 just south of Nine Mile all the way up to
3 fire station four.

4 We originally planned to be
5 at fire station four, but we have acquired
6 some property just east of that, used to be
7 an oil company, which has a cell tower, I
8 believe you have seen that before you in the
9 past, so we are looking for a trailhead for
10 that cell tower facility as well, south of
11 Ten Mile just east of Wixom Road.

12 So once we get this done, we
13 are to going have to full pathway going all
14 the way up to Providence Park. So it's
15 already a small segment that goes south of
16 Nine Mile, all the way over to ITC is being
17 used considerably. A lot of people access
18 that off Deer Run on the south side of town.

19 Finally, something that a lot
20 of our buildings already have, is a generator
21 for facilities here in the city, and this is
22 just slightly before Meadowbrook Commons. We
23 originally planned this a couple years ago to

1 have a generator there, been using a
2 generator to repurpose a generator that is
3 currently servicing other parts of the city.
4 That didn't work out so much, so we did the
5 first -- whole new dedicated generator for
6 Meadowbrook Commons to make sure that kind
7 of -- in the case of an outage over there, we
8 can have a generator that pops everything
9 back on and keeps the necessary utilities at
10 Meadowbrook Commons going until power is
11 restored to that area of the town.

12 So with that, a lot of stuff,
13 lot of projects we have on the horizon. This
14 is just what's going to be for '17/18, a lot
15 of more projects looking out to 2023, so we
16 welcome any questions the Commission might
17 have.

18 CHAIRPERSON PEHRSON: Very good.
19 Thank you, sir, appreciate it.

20 This is a public hearing.
21 And seeing there is no one in the audience,
22 take a stab with that, close the public
23 hearing, turn it over to the Planning

1 Commission for their consideration.

2 Who would like to start.

3 Anyone?

4 MR. ZUCHLEWSKI: Only question I
5 have is the trailhead, what's the width of
6 that? Do we have a standard width for the
7 trailhead?

8 MR. CARDENAS: A width. In terms
9 of what trailhead are you referring to, the
10 north side one off Ten Mile, or what we are
11 going to do on the south side?

12 MR. ZUCHLEWSKI: South side.

13 MR. CARDENAS: South side, we
14 haven't had a lot of discussion about that.
15 I think it's going to be integrated into the
16 ITC park itself. So we haven't had many
17 conversations about that because it's going
18 to be ITC park as that kind of theater -- the
19 parking. Up in the north side it's going to
20 be the -- I mean, I don't have the specific
21 dimensions, but there is currently a carved
22 out piece of property there, clearing in that
23 wooded area, that, you know, maybe three to

1 four car lengths across that will service
2 that trailhead to the north.

3 MR. ZUCHLEWSKI: Very good.
4 Beautiful job.

5 CHAIRPERSON PEHRSON: Victor, I
6 have noticed in some of the future years,
7 there is a lot of road improvements where
8 there is moneys that the city has dedicated,
9 but then there is -- we are waiting on other
10 moneys. Where do those typically come from?

11 MR. CARDENAS: They come from
12 federal funds that are allocated through
13 local county, fiduciary groups. And there is
14 a committee that gets together every year and
15 doles out those funds to a certain part of
16 Oakland County. So we have been generous.
17 We have been lucky to have some of those
18 funds allocated. But as -- I think that they
19 met about a few weeks ago. We weren't --
20 some of the ones that we proposed, that we
21 have on tap, did not receive enough votes.
22 So we will try again next year.

23 But with that said, sometimes

1 the ones that do receive votes, they get
2 funding from the feds, but then come time to
3 construct that municipality that received the
4 support may not have their matching, so then
5 they might come to us and say hey, do you
6 have the funds to support this and we might
7 be able to pull together and make that
8 happen.

9 So, as of right now, what we
10 have in the outline of the plan that has
11 federal funds has been supported by
12 previous -- what's the group called?

13 MS. JOHNSON: I am trying to
14 remember.

15 MR. CARDENAS: They have received
16 funding previously, but in the future we are
17 still going to keep on trying, to get --

18 CHAIRPERSON PEHRSON: Pretty much
19 a --

20 MR. CARDENAS: Tri-County funds,
21 that's what it is.

22 CHAIRPERSON PEHRSON: Very good.
23 I echo Ted's comments as well. The website

1 and the way that it's laid out is just
2 beautiful. For anybody that isn't a
3 financial wizard to actually know where the
4 money goes for the city, house means, it's
5 just a wonderful display. I really applaud
6 the effort.

7 MR. GIACOPETTI: Couple of
8 questions, Victor. The Beck Road widening
9 project, which is pushed out to 2021 fiscal
10 year. And I assume that that is on the list
11 of projects that are submitted to the
12 tri-county panel.

13 In the event that there was
14 money available, I mean, that is a much, much
15 larger project than a couple extra dollars
16 lying around.

17 I mean, would there be a
18 benefit to having it moved forward on the
19 CIP? Does the committee take that into
20 consideration when they allocate funds as to
21 when it is scheduled on your plan?

22 MR. CARDENAS: I mean, I believe
23 that the plan is kind of predicated on what

1 the committee supports.

2 So if we have that support,
3 then they would obviously have that sooner in
4 the plan for your consideration. That
5 widening project is going to be very
6 significant. The road construction is going
7 to be enough -- is going to be significant
8 enough, but the (unintelligible) acquisition
9 is even more. We would want to do that in
10 partnership with our colleagues to the south.
11 And we are looking at more federal funds and
12 consultation with our Congressional
13 representatives and seeing how we can make
14 that work. Not only just for Novi, but down
15 to the south, Wayne County. We want that
16 continuous four lane road all the way from
17 M14 up to Beck. To acquire all that rights
18 of way and the road construction in
19 collaboration with multi jurisdictional
20 support, is going to be -- it's significant.

21 So once we get that support
22 and line all that up, yeah, we can go
23 forward, but it's pretty aspirational right

1 now.

2 There is a lot of due
3 diligence being accrued right now, in
4 discussions taking place not only here, but
5 with our colleagues in Washington.

6 MR. GIACOPETTI: The other
7 question is concerning the Ring Road project.

8 That project -- starting that
9 project is contingent on the special
10 assessment being passed, is that -- do I
11 understand that correctly?

12 MR. CARDENAS: We have special
13 assessment dollars currently right now that
14 are -- that have been set aside for several
15 years by City Council for a special project
16 like this. So the dollars are available now.
17 The reimbursement would be what would be set
18 up from the (unintelligible) improvement
19 authority at a later date.

20 I think we have got a little
21 bit of a chicken and the egg situation. Once
22 we get the authority set up, then I think we
23 can pull the trigger on this project.

1 MR. GIACOPETTI: This could be
2 moved if that's not approved, or it doesn't
3 come to fruition?

4 MR. CARDENAS: Correct. Or like
5 in years past, we might fund it in this
6 fiscal year, but maybe start working on it in
7 future fiscal years and roll the money over,
8 just because it's -- how large it is.

9 It might not be able to get
10 it done in one year, especially with the
11 bidding, how the weather is.

12 MR. GIACOPETTI: The estimate on
13 the maintenance facility. You expect to have
14 that shored up before the budget -- CIP
15 approved?

16 MR. CARDENAS: Definitely,
17 definitely.

18 MR. GIACOPETTI: So I want to
19 echo the other members, comments that the
20 staff did a fantastic job. I think council
21 members Wroble and Stout deserve a lot of
22 credit as well. It was very productive
23 meetings, a lot of hard work went into this

1 plan. So I fully support it.

2 CHAIRPERSON PEHRSON: John?

3 MR. AVDOULOS: I have seen the
4 plans from way back when, and seeing how this
5 was put together, I think it's very user
6 friendly.

7 There is a lot of -- kind of
8 interesting, there is a lot of things that I
9 have seen that are still here and I know how
10 the process works and how things move up to
11 the top and back and froth.

12 It is a great tool to be able
13 to use -- I was looking at it the other day
14 with my wife, and she found it very easy to
15 navigate, and then, you know, zero in on the
16 areas of your particular interest.

17 Can we move this to this
18 year, and well, that's up to a group of
19 people, not individuals.

20 I do live by the ITC trail,
21 by Garfield, that goes to ITC park. We use
22 that, you know, constantly. So it's a great
23 asset to the city, and also the walkability

1 that the city is looking to do. I think it's
2 fantastic and it's pulling a lot of people
3 out, and I see people, you know, really
4 taking to heart, you know, what the city is
5 providing.

6 The one interesting thing
7 that I saw and came up in discussion, was the
8 roundabout at Taft and Nine Mile. I am all
9 for roundabouts. But, you know, once all
10 that gets developed, I think, you know, we'll
11 put the priorities, you know, in the correct
12 order.

13 But I again, I think it's a
14 nice tool and appreciate the effort.

15 CHAIRPERSON PEHRSON: Barb?

16 Motion from us?

17 MS. MCBETH: Yes, we do. Motion
18 for adoption, if you are so inclined.

19 MR. GIACOPETTI: Chair Pehrson, I
20 failed to mention Council Member Much and the
21 hard work he put into this as well. Because
22 I know he reads the minutes of our meetings.

23 MR. CARDENAS: I'm sure he will

1 appreciate that.

2 CHAIRPERSON PEHRSON: He's the
3 one.

4 MR. GIACOPETTI: With that, I
5 would like to make a motion to adopt the
6 2017-2023 Capital Improvement Program.

7 MR. ZUCHLEWSKI: Second.

8 CHAIRPERSON PEHRSON: We have a
9 motion by Member Giacometti, second by Member
10 Zuchlewski. Any other comments?

11 Barb, can you call the roll.

12 MS. MCBETH: Member Avdoulos?

13 MR. AVDOULOS: Yes.

14 MS. MCBETH: Member Giacometti?

15 MR. GIACOPETTI: Yes.

16 MS. MCBETH: Chair Pehrson?

17 CHAIRPERSON PEHRSON: Yes.

18 MS. MCBETH: Member Zuchlewski?

19 MR. ZUCHLEWSKI: Yes.

20 MS. MCBETH: Motion passes four
21 to zero.

22 CHAIRPERSON PEHRSON: Thank you.
23 Appreciate it.

1 Next on the agenda is the
2 landscape order, Text Amendment 18.23. It's
3 a public hearing in consideration of Section
4 5.5 of the Zoning Ordinance and it's
5 accompanying Landscape Design Manual. The
6 changes are proposed to make the ordinance
7 requirements more achievable and realistic
8 given the restraints of most sites to promote
9 the visibility of buildings and the health of
10 planted materials through the less crowding
11 of plantings, to promote the health of
12 non-built open areas by additions of certain
13 invasive species to the list of species not
14 allowed, to clean up the inconsistencies in
15 the ordinance, from the intent of the
16 ordinance, and to bring the ordinance into
17 agreement with the other recently amended
18 ordinances.

19 MR. MEADER: Thank you very much
20 for your time. I just wanted to do a brief
21 introduction of we are proposing with these
22 changes.

23 As I mentioned in the

1 introduction, a lot of it is related to
2 basically trying to avoid the requirement for
3 a lot of variances and things, especially
4 these changes are on the commercial and
5 industrial sector. Actually very little
6 changes related to anything residential.

7 As an example, what I am
8 trying to get at is behind you, I don't know
9 if it shows up on computers. So this is --
10 if we totally enforce -- this is for
11 commercial district -- we totally enforce the
12 rules that are in place now, this is what we
13 would have, trees on top of trees, and trees
14 forced into situations where they really
15 can't survive very well because they are so
16 crowded on top of each other.

17 So what happens is, I could
18 either -- when I am reviewing plans, either
19 choose to make them do this, which is pretty
20 ridiculous or basically they have to get
21 waivers or basically kind of say this is good
22 enough based on having enough trees.

23 So kind of like they have the

1 situation where we have been fully -- beat
2 the ordinance fully, but it doesn't create
3 something like this.

4 So the changes that I am
5 proposing, for example, commercial, that's
6 105 trees, by the way, the changes still have
7 significant landscaping, but the most
8 different changes are less required for
9 interior landscaping, less required in front
10 of buildings, so it's better visibilty for
11 buildings that has been requested by business
12 people, by the fire marshal, and by
13 landscaping architects who want to have a
14 chance to be creative rather than just
15 cramming trees in to meet an ordinance.

16 So this -- it still creates
17 the screening required for parking to keep --
18 because not -- it lets people see the
19 building, it lets the fire people see the
20 address on the building, that kind of thing.

21 CHAIRPERSON PEHRSON: We
22 appreciate that.

23 MR. MEADER: Kevin thought that

1 would be a good thing, too.

2 So it's a total of 64 trees.
3 You're down 31 trees, it's still quite
4 heavily landscaped. So that's one example.

5 Here is another. This is
6 kind of a new thing I am proposing. This is
7 for situations for commercial where you have
8 parking between the building and the road.

9 So if we did full parking
10 requirements, it would still be blocking the
11 building. So it's about 50 percent of the
12 requirements with a berm still required to
13 block the headlights, but people can see the
14 building better. It's kind of a different
15 thing. We don't really have any kind of
16 situation like in the ordinance right now.

17 And then this is a third
18 example, this is for the industrial
19 subdivision. We currently require one canopy
20 tree for every 30 linear feet plus three sub
21 canopy for every 40 feet, which basically is
22 a small tree, like a flowering crab apple, so
23 we require three for every 40 feet, which is

1 pretty packed in. That's kind of what it
2 looks like there.

3 Basically I am proposing
4 fewer sub canopy trees and a few more shrubs
5 to kind of offset it. But this was building
6 better, enforce the hedge requirement for
7 blocking the headlights from the parking, but
8 loosen up it a little bit you can see still
9 see the building, you still do a lot of
10 landscaping but nothing to the amount that we
11 have there. There is 115 trees, now the
12 requirement is 31, plus 31 shrubs. You still
13 are seeing a lot of landscaping, but you're
14 not seeing this overplanting that's required
15 by ordinance.

16 So those are the main focuses
17 of it, kind of loosen it up a little, still
18 lot of screening, still block the parking,
19 but get the buildings more visible.

20 Then there is some other kind
21 of smaller changes that I encourage you to
22 look through in the ordinance. There is a
23 lot of changes. I can't go through them all

1 in one night, nor do you want me to go over
2 them all now.

3 But I am happy to answer any
4 questions you might have.

5 One thing I do have in there,
6 is in the Town Center we currently require
7 just like any other commercial situation,
8 canopy trees and sub canopy trees. I am
9 proposing having just one or the other. They
10 can choose, if they want canopies or a few
11 more sub canopies, but just one or the other.

12 We don't really do that now
13 anyway. We don't really have a requirement
14 in most of the developments. I just want to
15 make it official.

16 Anyway, whatever you --
17 comments you have, I am glad to have them.

18 CHAIRPERSON PEHRSON: We will
19 open it up to the audience. There is no one
20 in the audience, so we will close the
21 audience participation, turn it over the
22 Planing Commission.

23 MR. ZUCHLEWSKI: Like to make a

1 comment. I think in addition to saving the
2 developers money to put in plants, then
3 owners to maintain them, because of dying and
4 being choked out, normally they don't get
5 replaced. I think this is -- in the long run
6 this is going to be very beneficial all the
7 way around.

8 I also like the idea that the
9 buildings aren't hidden behind, you know,
10 from a security standpoint. You know,
11 inviting break-ins and that sort of thing. I
12 think people can see around the building and
13 it's illuminated well and it's not
14 overcrowded, I think this is going to help in
15 those cases also.

16 Those are my commends. You
17 did a lot of work on it, a lot of scratching
18 out, there wasn't much left. Good job.

19 CHAIRPERSON PEHRSON: Member
20 Giacometti.

21 MR. GIACOPETTI: I had a couple
22 of questions about the process.

23 In the amendment, you have

1 referenced that the proposed changes were
2 sent out to a number of local developers?

3 MR. MEADER: Yes, I sent it --
4 not to developers. I sent it to 13 different
5 landscape architects who do a lot of work in
6 the city to get their comments. I
7 incorporated some of them, I couldn't
8 incorporate all. Some wanted more trees,
9 some wanted less, some wanted, you know -- so
10 I couldn't do everything, but I did get their
11 comments and I can share with you what they
12 provided.

13 But I did try to use as many
14 as I could that I thought were in line with
15 what they were trying to do here.

16 MR. GIACOPETTI: In summarizing
17 the comments, did they typically want to back
18 out more, or -- were there any themes that
19 jumped out from their comments?

20 MR. MEADER: Well, they all like
21 that there was less. They all -- none of
22 them said they thought that this was a
23 mistake to reduce the number of trees. It's

1 something they have all been dealing with,
2 trying to get around the ordinance and they
3 all are basically tree huggers, they love
4 trees. They saw a need for not as many.

5 A couple asked if we could do
6 it based on parking spaces, number of spaces
7 in an area. I tried a couple of different
8 scenarios and I couldn't make one work to not
9 penalize one end or the other. So I just
10 went with the space that we currently use.

11 I think it makes sense anyway
12 because part of the problem is if we have --
13 like this is just parking spaces, but if we
14 have areas developed with big loading areas,
15 then if you do it by spaces, then they're
16 going to be undercounted, or if I jack up the
17 counts to compensate for them, then the ones
18 without loading space like this, then they
19 are penalized. I just figured it would be
20 fair to lower that area.

21 Some wanted no street trees,
22 just again, to create the visibility. I just
23 didn't -- there were no perimeter trees

1 around the parking lot. I didn't want to go
2 there. I know that there -- I didn't try to
3 dot the ordinance. I know that a lot of
4 thought had been going on beforehand. I was
5 just trying make it work. So some said less
6 perimeter trees or no perimeter trees.
7 Generally they didn't fault having good
8 amount of landscaping. They just had
9 different ways to look at it.

10 MR. GIACOPETTI: I guess over the
11 past year or so that you have been working
12 closely with us, can you think of any
13 specific plans that we have reviewed that
14 this would have had very significant impact
15 or that you would -- the view would have
16 been -- the original plan would have been in
17 compliance as initialed proposed? Did any
18 specific plans come -- you know, do you have
19 in mind when you developed the --

20 MR. MEADER: Basically I would
21 say 80 to 90 percent at least of the projects
22 we've had since I have been here have --
23 wouldn't have been able to meet the full

1 ordinance as we have it now.

2 So that's what I was kind of
3 just constantly getting -- seeing this.
4 That's where I was reacting to mostly
5 because -- just that we couldn't meet the
6 ordinance. And so I didn't want to have a
7 skeletal thing. I think it's nice to have a
8 lot of trees, so there is no particular
9 project, there is a lot of them, that they
10 just couldn't meet the ordinance.

11 The other thing, you know,
12 the more trees you have -- say the thing was
13 jammed up with required trees, there is no
14 room for them to put woodland replacement
15 trees on the lot. Now here -- granted there
16 is still a lot of -- you know, there is not a
17 lot of room for woodland replacement trees,
18 but there is more if they choose to do that.

19 The way the ordinance is, if
20 we required them it fully, there is just no
21 room in most cases for any woodland
22 replacement trees, aside from residential
23 lots where they have open -- you know, open

1 parts, that kind of thing. Most commercial
2 areas, there just is no room for any kind of
3 woodland replacement trees to do all the
4 requirements. I had a hard time saying,
5 okay, we are going to let you not do this
6 ordinance in order to put woodland
7 replacement trees on it. I didn't see that I
8 could really do that. So that was some of
9 the issue we ran into.

10 MR. GIACOPETTI: My only
11 questions were concerning the review. This
12 is very extensive and not within the scope of
13 my expertise at all. I kill house plants.
14 But I do appreciate all the work.

15 I wish that some members
16 of -- some members of the -- you know, the
17 landscape community had come out tonight to
18 share some thoughts or concerns, but I
19 suppose, you know, they had done it through
20 writing.

21 It's so large I would -- you
22 know, sort of reviewed -- an independent
23 review, I would have appreciated for some

1 feedback.

2 MR. MEADER: I would be glad to
3 send you whatever comments you like to get.
4 I would be happy to do that.

5 I kind of summarized a few,
6 not all of them, later on.

7 MR. GIACOPETTI: I support it.

8 MR. MEADER: I wanted comments.
9 You know, most of them have been dealt with
10 Novi more than I have, more years. Thanks.

11 CHAIRPERSON PEHRSON: Member
12 Avdoulos?

13 MR. AVDOULOS: Yes. I had
14 mentioned the last time that you were here
15 about the appreciation of making something
16 that -- when it's -- when a project is
17 presented to the city that the applicant
18 doesn't have to go through and exercise the
19 idea of like asking for a ton of waivers.
20 And this is very helpful. I think if this
21 was an issue, a lot of the landscape
22 architects would have been here. And the
23 fact that they were contacted to provide

1 their reviews and their comments, and what
2 they would like to see, I think that's a
3 great asset from the city to the profession,
4 because a lot of cities don't do at that.
5 They will ascribe to what the ordinance
6 should be and not allow some flexibility.

7 And I think what we have here
8 is an opportunity like you had indicated, to
9 allow landscape architects, you know, to work
10 with creativity and landscape part and parcel
11 with the design. And so they should, you
12 know, be able to work together to create a
13 nice project.

14 And I think, you know, from
15 what I have seen of other projects done in
16 other cities, you know, this landscape
17 ordinance is still nicely put together
18 because it doesn't provide landscape -- you
19 know, there is a lot of cities -- landscape
20 architects go in with their idea and, the way
21 landscape is taken out is through a VE
22 process rather than here is what we should be
23 doing.

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So I think this is good.
It's always, you know, heading in the right direction, to eliminate a lot of the waivers. I like the fact that we added some more trees into the prohibited types, you know, could be sustainable and not have diseases and things like that.

So I think we -- you know, these things always have to get revisited anyway from what I heard. I appreciate the work that's done. Thank you.

CHAIRPERSON PEHRSON: Rick, I just have one question. Section D II, subsection A.

MR. MEADER: Oh, that one.

CHAIRPERSON PEHRSON: And it's the one that I happened to mark, there was a couple that I marked just the words, but I didn't say, but this one I did.

It's just a question of, so the comment is, in situations where the building does not allow landscaping immediately adjacent to the building,

1 alternate placements of required foundation
2 landscaping may be proposed elsewhere on the
3 property.

4 And I see the may, I wrote a
5 note, should it be a shall or a should.
6 Because you're -- I saw that a couple of
7 times, kind of a recurring theme.

8 My only thought was, again,
9 we were trying to get some flexibility. But
10 you have gone through such an extensive
11 rewrite, and in such situations, for this
12 being adjacent to the building, this always
13 comes back with I think just about every kind
14 of applicant that walks in front of us, they
15 will do the minimum requirement, which is
16 fine, but I would like to see them maybe
17 encouraged to do more.

18 I don't know if that may --
19 should be a should, or should be a different
20 word there. But I see that as kind of there,
21 okay, Rick, put a may in there, so I am going
22 to get away from that and go somewhere else.
23 Or come back with another variance or

1 something like that, which is what I think we
2 are trying to get away from. Especially some
3 of the bigger properties, where they -- that
4 landscaping -- that you're talking about,
5 even though it's lower, a little bit more
6 visibility, helps everybody for the number of
7 reasons that you articulated. I just think I
8 would like to see the should or shall in some
9 those of descriptors there.

10 I don't want to, again, crowd
11 these folks into making them do things, but I
12 think I do. Otherwise you're just going to
13 end up with street, tree and a building, and
14 nothing in front of the building. I like
15 that idea of the greenery in front of the
16 building or the landscape in front of the
17 building, then may just kind of give them a
18 get out jail free card.

19 Ms. McBeth?

20 MS. MCBETH: We will take a look
21 at that before it moves on. Sometimes the
22 attorneys take a sharper look at it before it
23 moves onto City Council just to take a look

1 at those items.

2 CHAIRPERSON PEHRSON: Mr. Schultz
3 look at that.

4 MR. MEADER: I can tell you what
5 happened with that.

6 The may was in terms of
7 positioning, not so -- because we have
8 situations such as gas stations with a
9 building surrounded by pavement. And we
10 allow them to put it somewhere with the
11 waiver by Planning Commission. So that's
12 kind of what the may was allowing.

13 It wasn't they wouldn't have
14 to do the space, but it was if there is just
15 no place to do it -- I understand what you
16 are saying. I can certainly change that
17 word, that's fine. I understand what you are
18 saying.

19 CHAIRPERSON PEHRSON: It
20 encourages the folks to understand that we
21 want that -- you know, we strive for the kind
22 of materials that we want on buildings to
23 bring the level of attractiveness to the

1 buildings. I think the landscaping, what
2 you're trying to do here is a supplement to
3 that.

4 Beth can certainly --

5 MR. MEADER: We can work on the
6 rewording on that.

7 CHAIRPERSON PEHRSON: That's all
8 I have. Thanks for doing a wonderful job,
9 all those cross-outs.

10 I guess we need a motion.

11 MR. GIACOPETTI: Motion to
12 recommend to City Council the Landscape
13 Ordinance Text Amendment 18.283.

14 MR. ZUCHLEWSKI: Second.

15 CHAIRPERSON PEHRSON: Motion by
16 Giacometti, second by Zuchlewski. Any other
17 comments? Barb can you call the roll.

18 MS. MCBETH: Member Giacometti?

19 MR. GIACOPETTI: Yes.

20 MS. MCBETH: Chair Pehrson?

21 CHAIRPERSON PEHRSON: Yes.

22 MS. MCBETH: Member Zuchlewski?

23 MR. ZUCHLEWSKI: Yes.

1 MS. MCBETH: Member Avdoulos?

2 MR. AVDOULOS: Yes.

3 MS. MCBETH: Motion passes four
4 to zero.

5 CHAIRPERSON PEHRSON: Thanks,
6 Rick.

7 Next is the approval of the
8 January 11, 2017 Planning Commission minutes.
9 Any modifications, changes? Motion to
10 approve?

11 MR. ZUCHLEWSKI: Motion to
12 approve.

13 MR. GIACOPETTI: Second.

14 CHAIRPERSON PEHRSON: Motion by
15 Zuchlewski, second by Giacometti. Any other
16 comments? Barb, please.

17 MS. MCBETH: Chair Pehrson?

18 CHAIRPERSON PEHRSON: Yes.

19 MS. MCBETH: Member Zuchlewski?

20 MR. ZUCHLEWSKI: Yes.

21 MS. MCBETH: Member Avdoulos?

22 MR. AVDOULOS: Yes.

23 MS. MCBETH: Member Giacometti?

1 MR. GIACOPETTI: Yes.

2 MS. MCBETH: Motion passes four
3 to zero.

4 CHAIRPERSON PEHRSON: Matters for
5 discussion?

6 MR. GIACOPETTI: I have a matter
7 for discussion.

8 MS. MCBETH: Please.

9 MR. GIACOPETTI: Inspired by
10 Rick's work. I think the other landscape we
11 have seen in the last couple of years, a lot
12 of requests for waivers in landscaping. I
13 think the other area where you have seen a
14 lot of requests for waivers was facade. I
15 mean, a lot.

16 And I guess this is a matter
17 for discussion and a question for Ms. McBeth
18 is when was the last time we reviewed -- the
19 city reviewed its ordinance and standards
20 because a lot of -- there is a lot of
21 requests for waivers and maybe -- I don't
22 know.

23 MS. MCBETH: It has been a few

1 years, but the good news is that we have
2 already asked to have a facade consultant to
3 take a look at that. We expect they will be
4 presenting a draft of the changes here in the
5 next few weeks.

6 MR. GIACOPETTI: Recently I mean,
7 I had seen something that had suggested the
8 facade ordinances, broadly, which they keep
9 the community looking good, but they also are
10 increasing the cost of development to the
11 point where it's not feasible to have, you
12 know, diversity of housing options and for --
13 you know, all the income groups. That's why
14 it seems to be why we are getting everything
15 new coming to town is half a million to
16 million dollars, you know, homes.

17 MR. AVDOULOS: Are the waivers
18 based on like materials that are being
19 proposed, or --

20 MR. GIACOPETTI: Typically.

21 MS. MCBETH: Sometimes the
22 materials and sometimes the percentage of
23 material doesn't exactly match what the

1 ordinance calls for.

2 MR. AVDOULOS: I know that year
3 after year, you know, they're doing a lot of
4 work on materials and they're getting better,
5 you know, a lot of people are now using
6 cement board for siding and stuff, vinyl
7 siding, so it lasts a lot longer. It is
8 much -- you know, much better in different
9 types of metals and things like that.

10 But if it's being -- going to
11 be reviewed, that's a good thing.

12 MR. GIACOPETTI: Brick
13 (unintelligible) seems to be the most common
14 waiver request.

15 MR. AVDOULOS: A lot of that is
16 kind of interest lately, not only when a
17 downturn in the economy came about, a lot of
18 the brick facilities closed down. And a lot
19 of bricklayers got out of business, so
20 they're trying to limit the amount of
21 materials they use for speed of construction
22 and different things.

23 But I think we should take a

1 look at it. I am glad the city has that,
2 too, because again there is municipalities
3 that do not have that. They get a lot of
4 interesting things.

5 CHAIRPERSON PEHRSON: Very good.
6 Thank you. Any supplemental issues?

7 I am going to take a stab at
8 the next one, audience participation
9 adjournment, being not one run on sentence,
10 but two categories.

11 Seeing no one in the
12 audience, we will close that last audience
13 participation. And then look for a motion to
14 adjourn.

15 MR. ZUCHLEWSKI: Motion to
16 adjourn.

17 MR. GIACOPETTI: Second.

18 CHAIRPERSON PEHRSON: Al those in
19 favor?

20 THE BOARD: Aye.

21 (The meeting was adjourned at 7:43 p.m.)

22 ** ** **

23

1 STATE OF MICHIGAN)
 2) ss.
 3 COUNTY OF OAKLAND)

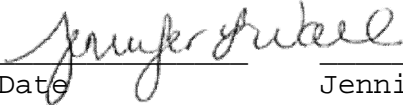
4 I, Jennifer L. Wall, Notary Public within and for the
 5 County of Oakland, State of Michigan, do hereby certify that this
 6 meeting was taken before me in the above entitled matter was by
 7 me duly sworn at the aforementioned time and place; that the
 8 testimony given was stenographically recorded in the presence of
 9 myself and afterward transcribed by computer under my personal
 10 supervision, and that said testimony is a full, true and correct
 11 transcript.

12 I further certify that I am not connected by blood or
 13 marriage with any of the parties or their attorneys, and that I
 14 am not an employee of either of them, nor financially interested
 15 in the action.

16 IN WITNESS THEREOF, I have hereunto set my hand at the
 17 City of Walled Lake, County of Oakland, State of Michigan.

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3-27-17



Date

Jennifer L. Wall CSR-4183
 Oakland County, Michigan
 My Commission Expires 11/12/22