



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

March 26, 2014 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Member Giacometti, Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony (excused), Member Baratta (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Sara Roediger, Planner; Kristen Kapelanski, Planner; Adam Wayne, Engineer; David Beschke, Landscape Architect; Tom Schultz, City Attorney; Matt Carmer, City's Environmental Consultant; Pete Hill, City's Environmental Consultant.

PLEDGE OF ALLEGIANCE

Member Zuchlewski led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Greco:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRECO:

Motion to approve the March 26, 2014 Planning Commission Agenda. *Motion carried 5-0.*

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

CORRESPONDENCE

There was no Correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth had nothing to report.

CONSENT AGENDA - REMOVALS AND APPROVAL

1. BERKSHIRE POINT JSP13-47

Approval of the request of Ivanhoe Companies for Revised Phasing Plan approval. The subject property is located in Section 18, on the west side of Wixom Road, south of Grand River Avenue in the RM-1, Low Density Low-Rise Multiple-Family Residential District (with a Planned Rezoning Overlay). The subject property is 29.20 acres and the applicant is proposing to revise the previously approved phasing plan of an 86 unit single-family residential development from a three-phase plan to a one-phase plan.

Moved by Member Lynch and seconded by Member Zuchlewski:

VOICE VOTE ON THE CONSENT AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER ZUCHLEWSKI:

In the matter of Berkshire Pointe, JSP13-47, motion to approve the Revised Phasing Plan based on and subject to the finding of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the revised Final Site Plan. This motion is made because the plan is otherwise in compliance with the PRO Agreement and PRO Concept Plan, Article 4, Article 6, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

PUBLIC HEARINGS

1. BECK NORTH LOT 56, JSP14-07

Public hearing at the request of Amson Dembs Development for Preliminary Site Plan, Special Land Use Permit, Woodland Permit, and Stormwater Management Plan approval. The subject property is located in Section 4, on the north side of Cartier Drive in the I-1, Light Industrial District. The subject property is approximately 5.5 acres and the applicant is proposing an 88,904 square foot speculative industrial building in the Beck North Corporate Park.

Planner Roediger said the applicant is proposing to construct a roughly 89,000 square foot speculative industrial building at the terminus of Hudson Drive on Cartier Drive in the Beck North Corporate Park. The site is bordered by multiple family apartments to the north, and vacant land and various office and industrial uses on all other sides. The subject property is zoned I-1, Light Industrial and is bordered by RM-1 Low-Density Multiple-Family to the north and Light Industrial in all other directions. The Future Land Use map indicates Industrial, Research and Development and Technology uses for the subject property with Multiple-Family and Private Park uses to the north and Industrial, Research and Development and Technology uses for the other surrounding properties.

The site is heavily wooded and the entire site contains regulated woodlands that will require a significant amount of woodland replacements. 622 replacement trees are required. The applicant has proposed 61 replacement trees on the site, and will contribute to the tree fund for the remaining credits. The applicant is proposing a speculative building with associated parking and landscaping. Because this is a speculative building, the applicant has requested that the noise impact requirement be addressed once a tenant has been identified. Because this site is adjacent to a residential district to the north, industrial/research uses require special land use approval and the Planning Commission should consider the provisions listed in Section 2516.2.c of the Zoning Ordinance.

Also, because this site is adjacent to a residential district to the north, the applicant will need to obtain Zoning Board of Appeal variances for the location of the loading docks to face a residential district and to exceed the building height adjacent to a residential district. Because the site is heavily buffered by existing regulated woodlands and wetlands both on and off the site, and because the closest residential building is located over 700 feet away, staff supports the requested variances.

All reviews recommend approval of the plan, with the landscape review noting that the applicant has requested a waiver from the required berm along the northern property line, which would be supported by staff to preserve existing woodlands with the condition that a conservation easement is provided. In addition, the east and north façades will require a façade 9 waiver for the overage of CMU, which is also supported by staff because of the amount of screening provided by natural vegetation. The applicant has also submitted the required material sample board, which complies with Ordinance requirements. This evening the Planning Commission is asked to open the public hearing, discuss any questions you may have on the plan, and then adjourn the public hearing to be continued on April 9, 2014 in order to properly notice all of the properties within 300 feet of the site in accordance with state law.

Mathew Quinn, on behalf of Amson Dembs, said we acknowledge that the public hearing will continue next month and we're okay with that. We acknowledge the positive recommendations of the staff and the requirement to go to the ZBA for the two variances that were also supported by staff. We're asking

you to consider the waiver concerning the berm because of the statements as to the natural buffer that will still remain; the same with the section 9 waiver on the façade which is recommended by the city's architect. We do reserve the right to go to the City Council to request a waiver under the tree ordinance for the amount that we have to pay, which in this case is about a quarter of a million dollars. I would like to reserve any other comments to the next meeting in case there are some public questions that we have to respond to.

Chair Pehrson opened public hearing. There was no correspondence on this topic. Seeing no one wishing to speak, Chair Pehrson asked if there was a motion.

Moved by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE ON ADJOURNMENT UNTIL THE APRIL 9TH PLANNING COMMISSION MEETING MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Beck North Lot 56, JSP14-07, motion to adjourn the public hearing to be continued on April 9, 2014 at 7:00 PM. *Motion carried 5-0.*

2. CASA LOMA, JSP13-52

Public hearing at the request of Interphase Land Development for Preliminary Site Plan utilizing the Open Space Preservation Option with a Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is 14.91 acres in Section 32, located at 21633 Beck Road on the west side of Beck Road, north of Eight Mile Road in the RA, Residential Acreage District. The applicant is proposing a ten unit single-family residential development using the Open Space Preservation Option.

Planner Kapelanski said the applicant is proposing a 10 unit single-family residential development using the open space preservation option on the west side of Beck Road north of Eight Mile Road. To the north and west of the property is the Bellagio Residential Development. Also to the west is Maybury Park Estates. Single-family residential is on the east side of Beck Road and to the south. The subject property is currently zoned RA, Residential Acreage. The site is bordered by RA zoning to the north, south and west and R-1 and single-family zoning on the east side of Beck Road, which is partially part of the City of Northville. The Future Land Use map indicates single family uses for the subject property and park and single-family uses for the surrounding properties. The natural features map does show almost the entire site is covered by either regulated woodlands or wetlands.

The applicant is proposing 10 single-family lots. The open space preservation option which the applicant is utilizing is intended to encourage the preservation of open space and natural features. The applicant has proposed 25.23% of the site as preserved open space, exceeding the 10% threshold required by the ordinance. It should be noted that a plan very similar to the proposal was previously approved for the site several years ago but that approval has since expired.

Planner Kapelanski continued stating the planning and landscape reviews recommend approval of the plan noting additional items that should be addressed in the final site plan submittal. The engineering review also recommends approval. Several City Council variances are required for the lack of a second water main connection, to defer construction of the water main stub and for the proposed cul-de-sac geometry. An administrative variance is required for the placement of franchise utilities outside of rear lot lines. The traffic review recommends approval noting a City Council variance is also required for the reduced boulevard width. A wetland permit and authorization to encroach into the required natural features setback is required for the proposed impacts along with a conservation easement for preserved areas. A woodland permit is required and the applicant has requested a Planning Commission waiver to allow greater credit for upsized woodland plantings. The plan is recommended for approval for both

wetlands and woodlands. The fire review does not recommend approval, but it should be noted that a second point of access is not technically required by the ordinance.

Bob Langan, on behalf of the interface land development corporation, said he appreciated the comments of the reviewers and acknowledged the recommendation of approval. He met with Fire Marshal Shelton yesterday. We had a very positive meeting and he said he would indicate to you that he would support our efforts to obtain the variances necessary to get this project moving forward and that he acknowledges that we're doing the very best we can. Certainly we would like the Commission to view this application favorably and recommend approval subject to our need to go and obtain the necessary variances for the elements of our project that are not in conformity with the Novi code and its various sections.

Chair Pehrson opened public hearing.

Ron Bush, resident on Beck Road, said he wanted to be on record here about his concern that this grading and landscaping plan would accommodate the water that's going to leave his property and enter their property and get down to the little creek which is the way the drainage has been there all along. If you looked at the grading plan, you'll see lot two is currently identified as a wetland and it's quite low. Mr. Bush said, the thought occurs to him that he could have two issues. Number one, when the infrastructure goes in, then it's low enough that it'll flow. Number two, when lot two and three are developed the landscaping and grading are consistent with maybe five or six acres worth of drainage because his property accepts water from a couple surrounding properties.

No one else wished to speak and there was no correspondence. Chair Pehrson closed the public hearing.

Member Greco confirmed this will be a gated community and asked the applicant what size homes were expected.

Mr. Langan said we don't have copies of the deed restrictions yet, but I was in conversation with the principal of the applicant and I believe the intention is a minimum 2,800 square foot ranch and 3,600 square foot two story.

Member Greco asked if the applicant was aware of Mr. Bush's concerns regarding the drainage.

Jason Van Ryn of Nederveld said we have every intention of maintaining existing drainage patterns. We'll work with the City on that. We're proposing a storm sewer so certainly we can accommodate offsite drainage if there is some. I'm not overly concerned about it but I'm sure the resident is and that is something we can address.

Engineer Wayne said Mr. Bush stopped into the City offices about two weeks and dropped off his approved grading plan. Through the City's permitting software we've actually flagged the property to notify Mr. Bush when the applicant has submitted their final site plan to discuss with him their proposed grades and to ensure that any of his drainage concerns are alleviated. As Mr. Van Ryn pointed out, the applicant is required to maintain existing drainage patterns and the site plan, as submitted, demonstrates feasibility. These final grades and stormwater designs will really be nailed down during the final site plan review process.

Member Lynch said I remember this project coming to us years ago. With the drain, I understand that you said it was your intent to verify the grades. Adam, you're going to verify that this is going to happen, correct?

Engineer Wayne said that is correct. We have the approved grades from Mr. Bush's original plot plan and we'll verify those with what's proposed.

Member Lynch said the project seems like it fits in well into that area and he's glad to see it back.

Member Zuchlewski asked in regard to the variance on the boulevard width, what's the justification of the dimensions?

Mr. Langan said the truth of the boulevard is that the applicant is viewing this as an upscale view shed that is an amenity not necessarily intended to be a true boulevard that accommodates a lot of traffic both ways. Certainly it would be adequate to put in a single two lane road with no boulevard on this site, but the presences of the planted islands in the middle of the road constitutes an added amenity as a road scape feature. It enhances the look and feel of this development.

Mr. Langan said from a traffic perspective I think we're providing a little over 19 feet of actual travel with the lane width. We're also providing no parking signs along the road. A normal lane is 12, so 19 should allow adequate passage. They are one way in each direction. I think it works from a traffic perspective. As far as the aesthetics, the applicant would like the island width as large as he can so that he can put the planters and landscaping as a feature on the site. The owner is very big on this width of the landscape islands. That was a concern with the fire department but we've added two additional hydrants. Marshal Shelton had an issue with pulling hoses across that street. He was concerned because with a typical cul-de-sac you could park the fire truck on one side on the inbound lane and still service the south side of the street. But he was concerned with the plantings that you wouldn't be able to access the south side. So we added two hydrants on the south side. So I think there are a total of four fire hydrants on the site for ten houses which is pretty substantial.

Member Zuchlewski said my other question was concerning the Fire Marshal's initial non-recommendation in terms of having a second water main connection. I'm assuming this is a small lot and there's really nowhere to put them.

Mr. Langan said it's just the feasibility. If Bellagio would have provided a stub to our property, it would have been easy to do, but they did not. They connected through Maybury to the west. We're providing a conservation easement on the west end of our site so for us to take our water main to the west to make another connection, essentially we're going through all the trees we're trying to conserve on the site. The south side of the site, there's really no development there and the north side is all developed but there's no stub. We're going to propose a stub into the south. We would like to defer it for the future. We want to give an easement now and a stub under the road. And in the future, if anything ever gets built to the south there would be an easement in place so that the connection can be made.

Mr. Van Ryn said the City required a water study be done so we did an updated flow test last month and updated the water flow. There was a study done when the project was originally submitted in 2005. That report was updated with new flow data to show that we can provide 2000 gallons a minute at the worst-case situation, which is the lot furthest at the end, lot 5.

Chair Pehrson asked if Landscape Architect Beschke was okay with the proposal.

Landscape Architect Beschke said I'm okay with the landscaping. They've actually done more than what was required. They've met all of the requirements, so that's great. The only comment that I had outstanding is from the cul-de-sac. They've got a trail and it was suggested at one time that it would connect to the neighborhood to the west or south. I was kind of hoping that someone could speak to that because that would be great; we always look for more walkways.

Mr. Langan said he is unprepared to talk about that. We will certainly talk about it with the principal and see about the feasibility. I'm just simply unaware of any considerations so my apologies.

Chair Pehrson said my only other comment was about the waiver for the upsized woodland replacement. That's a little bit odd, isn't it?

Planner Kapelanski said that is something that the Planning Commission has seen in the past. We actually have our woodland and wetland consultants here this evening if you wanted to talk to them.

Pete Hill, the City's woodland and wetland consultant, said as Planner Kapelanski was saying there have been other developments that have requested upsized vegetation.

Chair Pehrson said is this the result of the boulevard trees or is it just physically the size of the stock that they're bringing to the site.

Wetland and Woodland Consultant Hill said basically the woodland ordinance provides guidance on how big the replacement materials need to be and they're looking to provide fewer larger trees to meet the requirement. I think some of the details are in our revised preliminary letter, but they are looking to provide larger pine trees and conifers over the required height. So they're looking to provide taller trees to for more credits.

Member Zuchlewski asked what size are these trees would be.

Rick Tuttle, landscape architect with Great Oaks Landscape, said our firm prepared the landscape plan for this project. Down the boulevard there are some larger trees because the developer requested to have a larger size tree installed so that they would blend better with the existing trees that are on the site because there are very mature trees on the site rather than put in smaller size trees which take longer to grow.

Member Zuchlewski asked if drivers would be able to see around the trees in the boulevard.

Mr. Tuttle said they would be limbed up so you could see underneath them. Our idea is to have to clear line of site while traveling along the boulevard.

Member Zuchlewski asked where the snow plowers would pile the snow in the winter months.

Mr. Tuttle said that's a good question. Our firm generally does plow a lot of snow over the winter and in this kind of a situation, I would expect that they would probably have to plow all the way down each side and not pile the snow on the boulevard because there wouldn't really be room to do that.

Moved by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Casa Loma, JSP13-52, motion to approve the Preliminary Site Plan utilizing the Open Space Preservation Option with a Site Condominium based on and subject to the following:

- a. The Planning Commission has made the determination that the parallel plan is acceptable and, based on that plan, has determined the maximum number of dwelling units that would be permitted under the OSP Option is twelve units;**
- b. The Planning Commission has made the determination that the Open Space Preservation Option Plan satisfies the intent of the Open Space Preservation Option;**

- c. Administrative DCS variance for the placement of franchise utilities outside of rear lot lines;
- d. City Council DCS variance for the lack of a second water main connection;
- e. City Council DCS variance to defer construction of the water main stub;
- f. City Council DCS variance for the proposed cul-de-sac geometry;
- g. City Council DCS variance for the reduced boulevard width, (24' required, 22' provided); and
- h. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Moved by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE ON THE WETLAND PERMIT APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Casa Loma, JSP13-52, motion to approve the Wetland Permit based on and subject to the following:

- a. Applicant providing the required conservation easement; and
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Moved by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE ON THE WOODLAND PERMIT APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Casa Loma, JSP13-52, motion to approve the Woodland Permit based on and subject to the following:

- a. Planning Commission waiver to permit greater credit for upsized woodland replacement plantings, which is hereby granted; and
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

Moved by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Casa Loma, JSP13-52, motion to approve the Stormwater Management Plan, subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. TOWN CENTER STUDY APPROVAL

Planner Kapelanski said if you will recall, the City has undertaken a study of land uses and design standards in the Town Center Area including properties around the area of the intersection of Grand River Avenue and Novi Road. The study includes updates and recommendations for the Master Plan for Land Use, recommended updates to the Zoning Ordinance standards and updated Town Center Design Guidelines and recommendations for Wayfinding signage in the area.

The Planning Commission reviewed the Preliminary Draft document at their January 29, 2014 meeting. City Council provided comments at their February 18, 2014 meeting. Revisions to the document have been made based on all comments received from staff, the Planning Commission, the City Council and members of the public. This includes the recommendation from the Planning Commission to add mid-rise residential as a preferred use in the Hotel/Office area located near the intersection of Eleven Mile Road and Town Center Drive. All revisions are outlined in the attached memo from the City's consultant, Carlisle Wortman Associates. Staff expects any additional comments received from the staff, public and/or the Planning Commission will be addressed and appropriate minor revisions will be made in the document before the study is published.

The Planning Commission is asked to approve the Town Center Area Study and provide any comments and feedback from members. Following approval by the Planning Commission (and any necessary revisions), the Town Center Area Study will be published on the City's webpage.

Moved by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE ON THE FINAL TOWN CENTER STUDY APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

Motion to approve the Final Town Center Study. *Motion carried 5-0.*

2. APPROVAL OF THE JANUARY 29, 2014 PLANNING COMMISSION MINUTES

Moved by Member Greco and seconded by Member Lynch:

VOICE VOTE ON THE JANUARY 29, 2014 PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

Motion to approve the January 29, 2014 Planning Commission Minutes. *Motion carried 5-0.*

3. APPROVAL OF THE MARCH 12, 2014 PLANNING COMMISSION MINUTES

Moved by Member Lynch and seconded by Member Greco:

VOICE VOTE ON THE MARCH 12, 2014 PLANNING COMMISSION MINUTES APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRECO:

Motion to approve the March 12, 2014 Planning Commission Minutes. *Motion carried 5-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no Consent Agenda Removals.

MATTERS FOR DISCUSSION

There were no Matters for Discussion.

SUPPLEMENTAL ISSUES

1. PLACEMAKING STRATEGY DEVELOPMENT TRAINING

Deputy Director McBeth said the City of Novi has been invited to take part in "Placemaking Strategy Development Training" offered by the Michigan State Housing Development Authority (MSHDA), the MSU Land Policy Institute and the Michigan Municipal League. There is no cost to the City for these training sessions, but the City is asked to provide the venue, logistics and send invitations to participants. Only fifteen communities across Michigan will be offered the opportunity to participate in the training this year. Of that, only five communities the size of Novi will be offered the opportunity to participate.

One of the points being made is that communities that offer a high quality of life and amenities that are important to talent workers can be more competitive. The training would help communities reexamine the importance of everyday settings and the experiences that shape our lives - like the downtowns, the parks, plazas, Main Streets, neighborhoods and markets that influence where we live, work and play. So we think this feeds off very nicely off the Town Center Study that was recently done.

There are two evenings that have been selected in May that work with the City's calendar, May 8th and May 22nd. That's two weeks apart and the sessions are consecutive. The organizers have programing that leads from the first session into the next. So all of the Planning Commission members are invited and encouraged to attend. The City Council members will also be asked and encouraged to attend as well as other boards, commission members and City staff. So we're hoping that you could take a look at that information that was provided and reserve the dates on your calendar.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Moved by Member Lynch and seconded by Member Greco:

VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRECO:

Motion to adjourn the March 26, 2014 Planning Commission meeting. *Motion carried 5-0.*

The meeting was adjourned at 7:40 PM.

Transcribed by Valentina Nuculaj

April, 2014

Date Approved: April 9, 2014

Richelle Leskun, Planning Assistant
Signature on File