

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: SRI RAVALI KOMARAGIRI, AICP, SENIOR PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: PUBLIC HEARING FOR TEXT AMENDMENT 18.292
DATE: FEBRUARY 20, 2020

On January 15, 2020, staff presented a draft amendment in order to include 'instructional centers' within allowable uses in office service (OS-1) district. Planning Commission has set the date to February 26, 2020 to hold the public hearing and make a recommendation to the City Council.

The Planning Commission is in agreement with the draft as provided, but asked the staff to provide additional clarity to the definitions. Staff has revised the definitions as listed below.

1. **Business schools and colleges or private schools operated for profit:** A higher educational institution that specializes in teaching skills for career development such as clerical, managerial, music, cosmetology, dancing, or similar subjects.
2. **Instructional Centers:** Places that offer classes such as music, art, dance, crafts, martial arts, exam preparation and similar supplemental or recreational instruction for all ages.
3. **Trade or industrial schools:** A school for teaching mechanical or industrial job training, or similar training for other vocations.

APPLICANTS REQUEST

The proposed Office Service OS-1 text amendment is being introduced per the request of the applicant. The applicant currently owns three buildings which are located Southside of Ten Mile Road west of Haggerty Road and are currently zoned OS-1. Attached is a proposed request that the Community Development Department received for the purpose of allowing instructional centers in the OS-1, Office Service districts throughout the City of Novi.

The following information is gathered from further discussion with the applicant.

- Building 39595 is currently fully occupied with a variety of medical uses.
- Building 39575 is also fully occupied with a majority of medical office use and a personal service establishment.
- Forty percent of building 39555 is currently unoccupied. The rest of the building is currently occupied by Comfort Zone (adult daycare center), National Diagnostics Services and two instructional center uses (Claire's music academy and Curie Learning Center) National Diagnostics is expected to vacate this year which will set the

occupancy at that time at 20%. The applicant stated that 40% of the building has been unoccupied since 2012.

An Adult daycare would require a Special land use and the instructional centers would require the approval of the proposed text amendment to continue the occupancy of the premises. The applicant is requesting to amend the Zoning Ordinance to allow 'instructional center' as a permitted use in OS-1. Per the applicant, this would allow the current occupants continue leasing the space and would allow greater flexibility to lease the rest of unoccupied space.

BACKGROUND INFORMATION ON 'INSTRUCTIONAL' LANDUSE:

Novi's Zoning Ordinance identifies a variety of instructional/educational uses depending on scale and complexity of the use and the level of education. The table below refers to the type of uses identified in Novi Zoning Ordinance. It also provides an example of a business that would fit that category.

These uses are not currently defined under Section 2.0. For the purpose of this memo, 'Instructional Centers' is defined as places that offer classes for music, art, dance, crafts, martial arts, exam preparation and similar supplemental or recreational instruction. Instructional Centers are clearly different from Public and Private elementary schools and from Colleges and University, as described below. However, the summary table below provides a general interpretation that has been applied based on guidance provided in some of the use standards. The table also provides a list of different zoning districts that currently allow instructional land uses as permitted and/or special land uses. A daycare use does not fit in this category for instructional uses.

The following points are inferred from the summary table provided in the next page:

1. Historically, these uses are predominantly allowed as permitted uses in business districts **such as B-1, B-2 and B-3** and retail districts **such as TC, TC-1 and RC**. These districts rarely abut single family districts.
2. Schools are allowed in residential districts **such as RA, R-1 through R-4** as a Special Land use to serve the primary education needs of the residents
3. Industrial districts **such as I-1 and I-2** allow for trade schools that focus on developing trade skills for professional development. However, a special land use permit is required if it abuts a residential district.
4. **Office Service Technology, OST** allows for a large scale instructional land use such as a university for higher learning. This is the high density Office district which encourages and allows development of high tech, multi-use office/ laboratory/ production uses.
5. **Office Service Commercial, OSC** allows some retail uses to serve the area beyond the confines of the office complex itself. The only type of instructional use that is allowed in this district is a Private fitness facility.

6. **Office Service, OS-1** is considered the least intense Office district to serve as a transition between residential and non-residential uses and to provide a transition between major thoroughfares and residential districts. It should be noted that OS-1 currently allows Private fitness facilities as a permitted use if it is less than 2,000 square feet and as a special land use if it greater than 2,000 square feet. **'Instructional center' which is currently requested by the applicant is similar to Private fitness facility. A copy of permitted and special land uses for OS-1 district is attached to the memo.**

Most of the districts are not in close proximity with single family residential districts and most likely have access to major Thoroughfares. The OS-1 districts are nestled between residential and non-residential uses in small groups across the City as shown in the image and the image attached to this memo. Approximately thirty percent of current OS-1 zoned areas are currently undeveloped

Type of instruction	General interpretation	PERMITTED USE	SLU	Example businesses
Colleges, universities, and other such post-secondary institutions of higher learning, public or private	General, technical, or religious education	<ul style="list-style-type: none"> Office Service and Technology (OST) EXO Overlay 	<ul style="list-style-type: none"> Residential Acreage (RA) One-family Residential: R-1, R-2, R-3, R-4 	<ul style="list-style-type: none"> Walsh College Art Institute
Public, parochial and private elementary, intermediate or secondary schools	General education, colleges, universities, business training schools, and trade schools.	Residential Acreage (RA)	<ul style="list-style-type: none"> Planned Suburban Low-rise(PSLR) One-family Residential: R-1, R-2, R-3, R-4 	<ul style="list-style-type: none"> Novi Schools Catholic Central
Business schools and colleges or private schools operated for profit	Business, real estate, accounting, information systems, and similar instructional uses	<ul style="list-style-type: none"> Town Center (TC) Town Center one (TC-1) Community Business (B-2) General Business(B-3) 		<ul style="list-style-type: none"> Cosmetology etc. Excludes industrial trades
Trade or industrial schools	Professional trade or industrial skills such as assembly, repair and cosmetology etc.	<ul style="list-style-type: none"> General Industrial (I-2) <p>For properties that does not abut residential districts</p> <ul style="list-style-type: none"> Light Industrial (1-1) EXPO 	<p>For properties that abut residential districts</p> <ul style="list-style-type: none"> Light Industrial (1-1) EXPO districts 	<ul style="list-style-type: none"> Industrial trades Regular trades

Type of instruction	General interpretation	PERMITTED USE	SLU	Example businesses
Instructional Centers	Places that offer classes for music, art, dance, crafts, martial arts, exam preparation and similar instruction	<ul style="list-style-type: none"> • Non-Center Commercial (NCC) • Town Center (TC) • Town Center One (TC-1) • Local Business (B-1) • Community Business (B-2) • General Business (B-3) 		<ul style="list-style-type: none"> • Kumon • Best Brains • Sylvan Learning • Koby Learning • IMA Sports • School of Dance • Special education
Private fitness facilities	Exercise gyms, martial arts and dance etc.	<ul style="list-style-type: none"> • General Industrial (I-2) • Office Service and Technology (OST) <p>For properties that does not abut residential districts</p> <ul style="list-style-type: none"> • Light Industrial (1-1) <p>For uses less than 2,000 SF</p> <ul style="list-style-type: none"> • General Business (B-3) • Light Industrial (1-1) • General Industrial (I-2) • Office Service Commercial (OSC) • Office Service (OS-1) 	<p>For properties that abut residential districts</p> <ul style="list-style-type: none"> • Light Industrial (1-1) <p>For uses greater than 2,000 SF</p> <ul style="list-style-type: none"> • General Business (B-3) • Office Service Commercial (OSC) • Office Service (OS-1) • EXO 	<ul style="list-style-type: none"> • School of Dance • Total Sports • Aquatots swim school • ilovekickboxing • Private gym

STAFF RECOMMENDATION

A typical concern with any land is the impacts on existing traffic patterns. The City's traffic consultant noted the trip generation for office use will be typically higher than an instructional center. The proposed use appears not to have a larger impact on trips generated compared to current allowable uses.

The hours of operation for the instructional centers can vary from standard office hours to after office hours depending on the customers they are target. For example, if it is geared towards school children the hours of operation would be after 5 pm and there could be minimal impact on parking and traffic demand during peak hours (6 to 8 am and 4 to 6 pm). If it is for special education, the hours of operation could be between 8am to 5 pm. These uses are currently permitted in retail/business districts where the level of activity is high during the mornings and evenings. Noise or light impacts on surrounding uses are dependent on the hours of operation.

Based on the information presented in this memo, it is Staff's recommendation that the OS-1 ordinance could be amended to include 'instructional center' land use with similar conditions as a 'Private fitness facility':

1. Permitted as an allowable use if less than 2,000 square feet. All uses shall comply with building permit requirements prior to occupancy.
2. Permitted as a Special land use subject to Planning Commission's approval, if it is greater than 2,000 square feet.
3. All uses shall be enclosed inside the building.
4. No outside use or storage is allowed.
5. Multiple tenants with square footage less than 2,000 square feet could be allowed in a single building.

This amendment also intends to further define some of the educational uses in Section 2.0 as indicated in the draft amendment.

The Planning Commission is asked to provide direction to staff on this request and to consider setting a Public Hearing for an upcoming Planning Commission meeting. At that time the Commission will hold the public hearing and forward a recommendation to the City Council, for reading and adoption.

Attachments:

1. Section 3.1.21. Principal permitted and special land uses for OS-1 district
2. Context image: OS-1 districts and surrounding districts in City of Novi
3. Map: OS-1 districts in City of Novi
4. A Draft Ordinance Amendment
5. Applicant's request for amendment

Section 3.1.21. Principal permitted and special land uses for OS-1 district

3.1.21 OS-1 Office Service District

A. INTENT

The OS-1, Office Service District is designed to accommodate uses such as offices, banks, facilities for human care and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

i **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

B. PRINCIPAL PERMITTED USES

- i. Professional office buildings
- ii. Medical office, including laboratories and clinics
- iii. **Facilities for human care** §4.64
- iv. Financial institution uses with drive-in facilities as an accessory use only
- v. Personal service establishments
- vi. Off-street parking lots
- vii. Places of worship
- viii. Other uses similar to the above uses
- ix. **Accessory structures and uses** §4.19 customarily incident to the above permitted uses
- x. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xi. **Public or private health and fitness facilities and clubs** §4.34

C. SPECIAL LAND USES

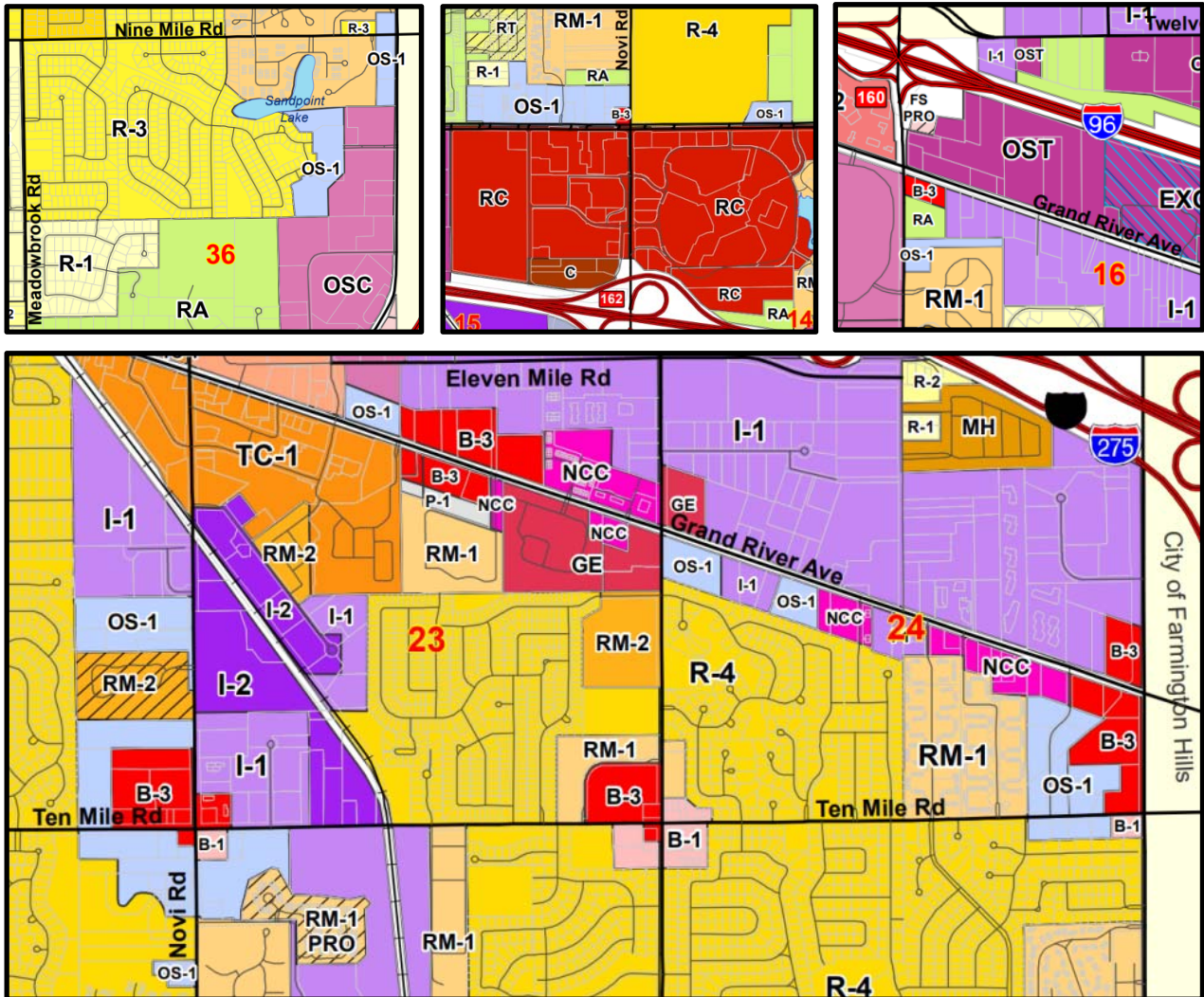
- i. **Mortuary establishments** §4.17
- ii. Publicly owned buildings, telephone exchange buildings, and public utility offices, but not including storage yards, transformer stations, or gas regulator stations
- iii. **Day Care Centers** and **Adult Day Care Centers** §4.12.2
- iv. **Public or private indoor and private outdoor recreational facilities** §4.38
- v. An **accessory use** §4.19 customarily related to a use authorized by this Section



Context : OS-1 districts and surrounding districts in City of Novi

OFFICE SERVICE DISTRICTS AND THE SURROUNDING DISTRICTS

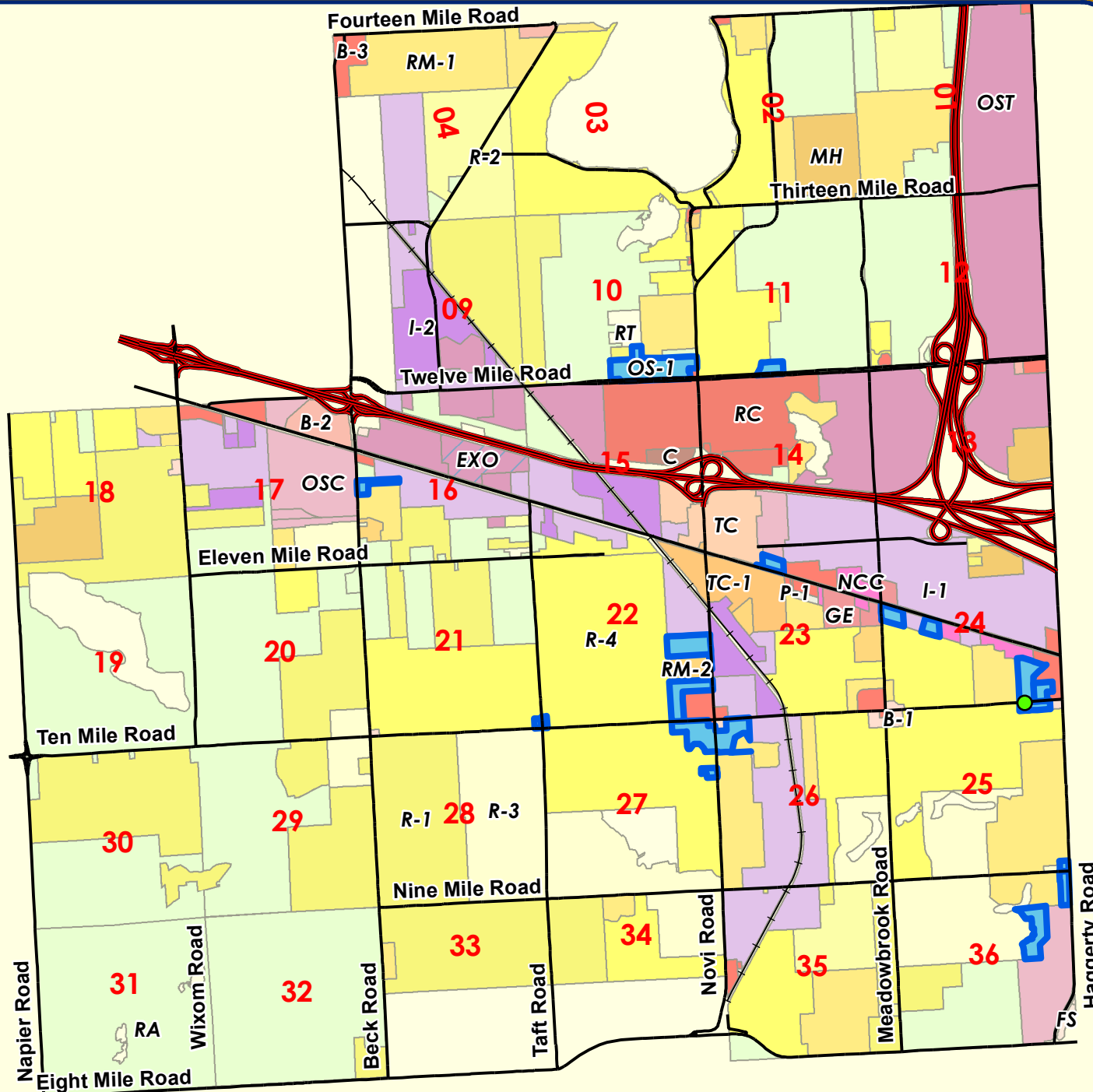
City of Novi



Map: OS-1 districts in City of Novi

18.292: TEXT AMENDMENT: To allow 'instructional centers in OS-1 districts'

OS-1 Zoned Areas



Legend

- OS-1: Office Service District
- Railroad
- Major Road
- Freeway
- Subject Property



City of Novi

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

Map Author: Sri Ravali Komaragiri
 Date: 01/08.20
 18.292 Text Amendment

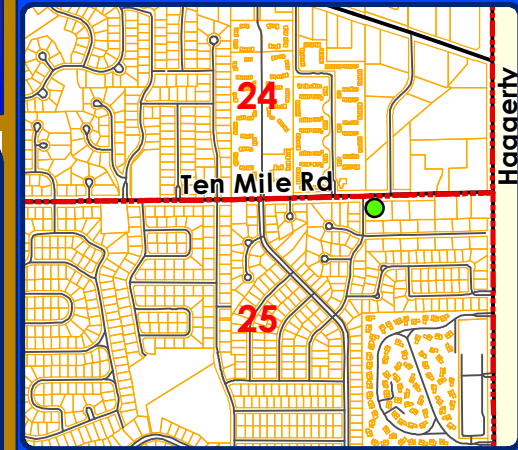


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

18.292: TEXT AMENDMENT: To allow 'instructional centers in OS-1 districts'

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 Ravali Komaragiri
Date: 01/08.20
18.292 Text Amendment



1 inch = 250 feet

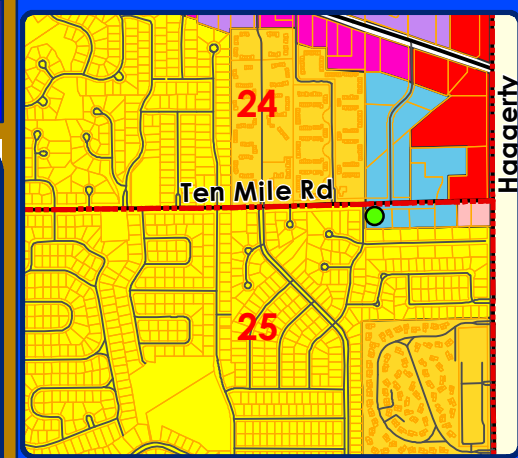
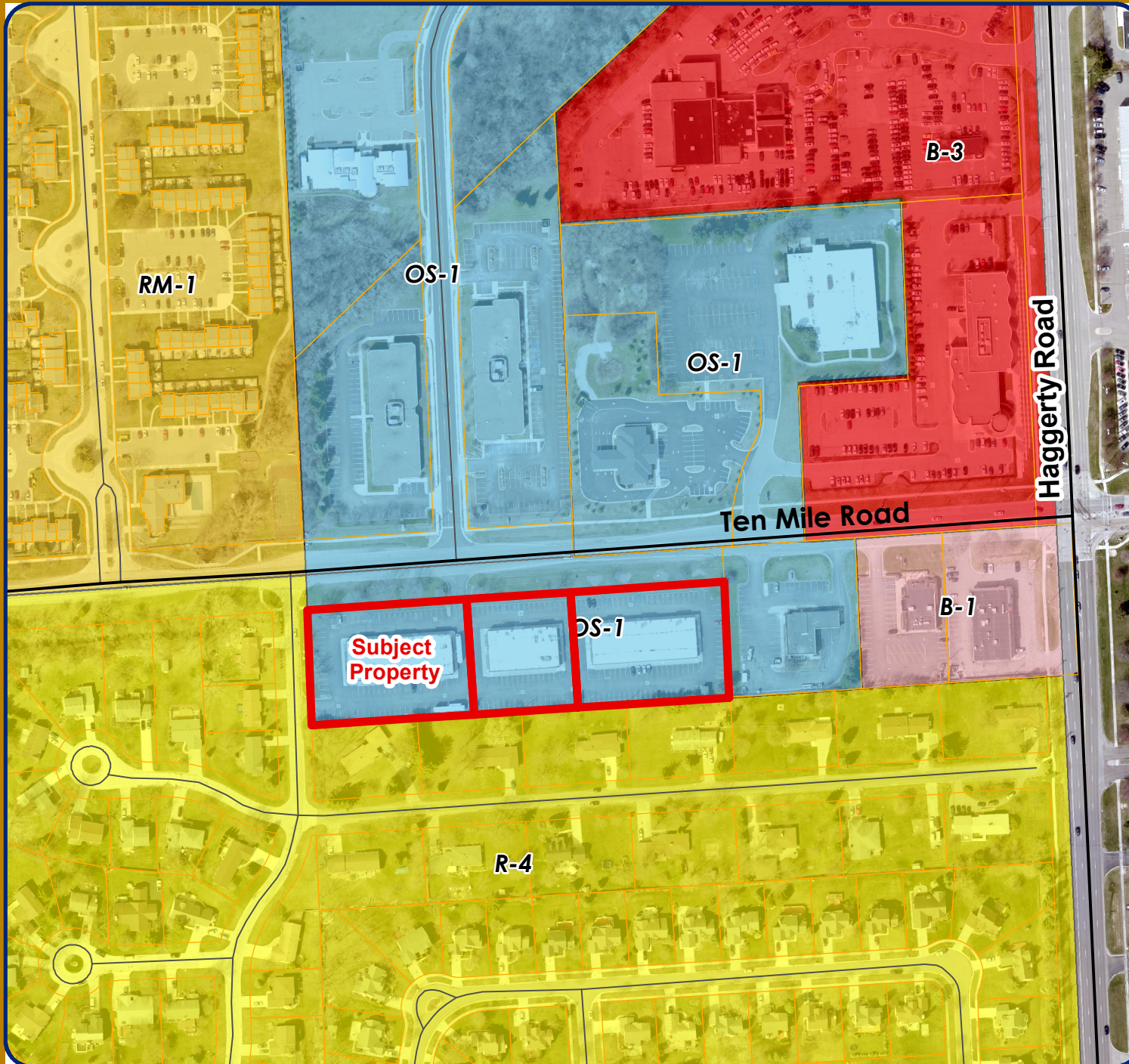


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18.292: TEXT AMENDMENT: To allow 'instructional centers in OS-1 districts'

Zoning



LEGEND

- Sections
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District

CITY OF NOVI
 City of Novi
 Dept. of Community Development
 City Hall / Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
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0 55 110 220 330 Feet
 1 inch = 250 feet

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**A Draft Ordinance Amendment
(Redline version)**

DRAFT
STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
ORDINANCE NO. 18.292

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE AT ARTICLE 2.0 DEFINITIONS, SECTION 2.2 DEFINITIONS; ARTICLE 3.0 ZONING DISTRICTS, SECTION 3.1.21.OS-1 OFFICE SERVICE DISTRICT; ARTICLE 4.0 USE STANDARDS, SECTION 4.62 INSTRUCTIONAL CENTERS; IN ORDER TO ALLOW 'INSTRUCTION CENTER' AS AN ALLOWABLE USE SUBJECT TO TEQUIRED CONDITIONS AND TO DEFINE DIFFERENT TYPES OF INSTRUCTIONAL USES IN THE ZONING ORDINANCE;

THE CITY OF NOVI ORDAINS:

Part I.

That the City of Novi Zoning Ordinance, as amended, Article 2, Definitions, Section 2.2. Definitions, is hereby amended to include the following definitions:

Section 2.2 Definitions

Business schools and colleges or private schools operated for profit: A higher educational institution that specializes in teaching skills for career development such as clerical, managerial, music, cosmetology, dancing, or similar subjects.

Instructional Centers: Places that offer classes such as music, art, dance, crafts, martial arts, exam preparation and similar supplemental or recreational instruction for all ages.

Trade or industrial schools: A school for teaching mechanical or industrial job training, or similar training for other vocations.

Part II.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.1.21. Office Service District is hereby amended in the following Sections to read as follows:

Section 3.1.21.B. Principal Permitted Uses

- i. Professional office buildings
- ii. Medical office, including laboratories and clinics
- iii. Facilities for human care §4.64
- iv. Financial institution uses with drive-in facilities as an accessory use only
- v. Personal service establishments
- vi. Off-street parking lots

vii. Places of worship

- ~~vii-viii.~~ Instructional Centers §4.62
- ~~viii-ix.~~ Other uses similar to the above uses
- ~~ix-x.~~ Accessory structures and uses customarily incident to the above permitted uses §4.19
- ~~x-xi.~~ Publicly owned and operated parks, parkways and outdoor recreational facilities
- ~~xi-xii.~~ Public or private health and fitness facilities and clubs §4.34

Section 3.1.21.C. Special Land Uses

- i. Mortuary establishments §4.17
- ii. Publicly owned buildings, telephone exchange buildings, and public utility, offices, but not including storage yards, transformer stations, or gas regulator stations
- iii. Day Care Centers and Adult Day Care Centers §4.12.2
- iv. Public or private indoor and private outdoor recreational facilities §4.38
- v. Instructional Centers §4.62
- ~~iv-vi.~~ An accessory use §4.19 customarily related to a use authorized by this Section

Part III.

That the City of Novi Zoning Ordinance, as amended, Article 4, Use Standards, Section 4.28 Hotels, Motels, and Transient Lodging Facilities, is hereby amended to read as follows:

Section 4.62 Instructional Centers

In the NCC district, instructional centers, such as schools for dance, music, language, arts, or general education are a permitted use subject to the following:

1. The center must comply with all applicable state laws and licensing requirements.
2. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

In the OS-1 district, instructional centers are permitted uses provided that such facilities do not exceed two-thousand (2,000) square feet in size. However, when such uses exceed two-thousand (2,000) square feet, they shall be treated as special land uses subject to approval by the Planning Commission in accordance with the additional requirements of Section 6.1.2.C for special land uses, and subject to the public hearing requirements set forth and regulated in Section 6.2 of this Ordinance. All instructional centers shall comply with the following conditions:

1. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
2. Multiple tenants with square footage less than 2,000 square feet shall be allowed in a single building.

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VI.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN, ON THE ____ DAY OF _____, 2020.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

**A Draft Ordinance Amendment
(Clean Version)**

DRAFT
STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 18.292

AN ORDINANCE TO AMEND THE CITY OF NOVI ZONING ORDINANCE AT ARTICLE 2.0 DEFINITIONS, SECTION 2.2 DEFINITIONS; ARTICLE 3.0 ZONING DISTRICTS, SECTION 3.1.21.OS-1 OFFICE SERVICE DISTRICT; ARTICLE 4.0 USE STANDARDS, SECTION 4.62 INSTRUCTIONAL CENTERS; IN ORDER TO ALLOW 'INSTRUCTION CENTER' AS AN ALLOWABLE USE SUBJECT TO TEQUIRED CONDITIONS AND TO DEFINE DIFFERENT TYPES OF INSTRUCTIONAL USES IN THE ZONING ORDINANCE;

THE CITY OF NOVI ORDAINS:

Part I.

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Section 2.2 Definitions

Business schools and colleges or private schools operated for profit: A higher educational institution that specializes in teaching skills for career development such as clerical, managerial, music, cosmetology, dancing, or similar subjects.

Instructional Centers: Places that offer classes such as music, art, dance, crafts, martial arts, exam preparation and similar supplemental or recreational instruction for all ages.

Trade or industrial schools: A school for teaching mechanical or industrial job training, or similar training for other vocations.

Part II.

That the City of Novi Zoning Ordinance, as amended, Article 3, Zoning Districts, Section 3.1.21. Office Service District is hereby amended in the following Sections to read as follows:

Section 3.1.21.B. Principal Permitted Uses

- i. Professional office buildings
- ii. Medical office, including laboratories and clinics
- iii. Facilities for human care §4.64
- iv. Financial institution uses with drive-in facilities as an accessory use only
- v. Personal service establishments
- vi. Off-street parking lots
- vii. Places of worship

- viii. Instructional Centers §4.62
- ix. Other uses similar to the above uses
- x. Accessory structures and uses customarily incident to the above permitted uses §4.19
- xi. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xii. Public or private health and fitness facilities and clubs §4.34

Section 3.1.21.C. Special Land Uses

- i. Mortuary establishments §4.17
- ii. Publicly owned buildings, telephone exchange buildings, and public utility, offices, but not including storage yards, transformer stations, or gas regulator stations
- iii. Day Care Centers and Adult Day Care Centers §4.12.2
- iv. Public or private indoor and private outdoor recreational facilities §4.38
- v. Instructional Centers §4.62
- vi. An accessory use §4.19 customarily related to a use authorized by this Section

Part III.

That the City of Novi Zoning Ordinance, as amended, Article 4, Use Standards, Section 4.28 Hotels, Motels, and Transient Lodging Facilities, is hereby amended to read as follows:

Section 4.62 Instructional Centers

In the NCC district, instructional centers, such as schools for dance, music, language, arts, or general education are a permitted use subject to the following:

1. The center must comply with all applicable state laws and licensing requirements.
2. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.

In the OS-1 district, instructional centers are permitted uses provided that such facilities do not exceed two-thousand (2,000) square feet in size. However, when such uses exceed two-thousand (2,000) square feet, they shall be treated as special land uses subject to approval by the Planning Commission in accordance with the additional requirements of Section 6.1.2.C for special land uses, and subject to the public hearing requirements set forth and regulated in Section 6.2 of this Ordinance. All instructional centers shall comply with the following conditions:

1. All business, servicing or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
2. Multiple tenants with square footage less than 2,000 square feet shall be allowed in a single building.

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART VI.

Repealer. All other Ordinance or parts of Ordinance in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

PART VII.

Effective Date: Publication. Public hearing having been held hereon pursuant to the provisions of Section 103 of Act 110 of the Public Acts of 2006, as amended, the provisions of this Ordinance shall be published within fifteen (15) days of its adoption by publication of a brief notice in a newspaper circulated in the City of Novi stating the date of enactment and effective date, a brief statement as to its regulatory effect and that a complete copy of the Ordinance is available for public purchase, use and inspection at the office of the City Clerk during the hours of 8:00 A.M. to 5:00 P.M., Local Time. The provisions of this Ordinance shall become effective seven (7) days after its publication.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN, ON THE ____ DAY OF _____, 2020.

ROBERT J. GATT, MAYOR

CORTNEY HANSON, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

**01-15-20 Planning Commission Meeting
Minutes Excerpt**



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

January 15, 2020 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 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Ferrell, Member Gronachan, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Anthony

Also Present: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Sri Komaragiri, Senior Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Thomas Schultz, City Attorney; Pete Hill, Environmental Consultant; Josh Bocks, Traffic Engineering Consultant; Doug Necci, Façade Consultant

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Avdoulos and seconded by Member Gronachan.

VOICE VOTE TO APPROVE THE JANUARY 15, 2020 PLANNING COMMISSION AGENDA MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GRONACHAN.

Motion to approve the January 15, 2020 Planning Commission Agenda. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

Mike Duchesneau, 1191 South Lake Drive, said I'd like to talk about the concept plan for Sakura Novi. One of the items in the proposal is parallel parking. I am opposed to parallel parking on Eleven Mile Road. This road has a 35 mile per hour speed limit. I don't know of any other roads in Novi that have 35 mile per hour speed limits that are classified as major public streets. The 2016 Thoroughfare Master Plan showed the current proposal is on a segment where the volume exceeds the capacity in the future. The area that they are proposing parallel parking just happens to be between Lee BeGole Drive and Town Center Drive. I would not be supportive of that as far as the concept plan. I understand this project is in its very early stages.

4. To allow additional time for the applicant to submit additional evidence/information in support of the public benefits to be achieved through this development and to justify the proposed ordinance deviations and the intent of the Section 7.13.2.D.ii that the proposed PRO rezoning would be in the public interest and the benefits to the public of the proposed PRO rezoning would clearly outweigh the detriments.
5. The applicant shall have the opportunity to clarify through a modified submittal if any PRO conditions are being offered under the PRO provisions of the Zoning Ordinance.

Motion carried 6-0.

4. **INTRODUCE TEXT AMENDMENT 18.292 – INSTRUCTIONAL CENTERS IN OS-1**

Set a public hearing for Text Amendment 18.292 to update the Zoning Ordinance to allow 'instructional centers' as an allowable use in the OS-1, Office Service District throughout the City of Novi subject to conditions and related changes.

Planner Komaragiri said the proposed Office Service, OS-1, Text Amendment is being introduced per the request of the applicant. The applicant currently owns three buildings which are located on the Southside of Ten Mile Road and west of Haggerty Road and are currently zoned OS-1. The current uses in the building include a medical and personal service establishment. The applicant recently leased a space to Claire's Music Academy and Curie Learning Center. The uses are currently not permitted under OS-1 zoning, so the applicant is requesting the current proposed amendment to allow for these businesses to continue at this location.

Historically, these uses are predominantly allowed as permitted uses in business districts such as B-1, B-2 and B-3 and retail districts such as TC, TC-1 and RC and in limited capacity under commercial office districts. Office Service, OS-1, is considered the least intense office district to serve as a transition between residential and non-residential uses and to provide a transition between major thoroughfares and residential districts. The proposed amendment is addressing two items: defining different types of educational uses and allow instructional centers less than 2,000 square feet as a permitted use and if they're above 2,000 square feet as a Special Land Use.

It should be noted that OS-1 currently allows private fitness facilities under the same area conditions. The current uses in the subject property are smaller than 2,000 square feet. However, after reviewing the proposed draft, the applicant is requesting to allow instructional centers without any area limitation as a permitted use to allow for future expansion of current uses. The applicant Edna Zaid is here tonight and will expand on this request after my presentation.

In response to the applicant's request, I would like to offer some background. As you can see, even though the request is made by one property owner, the proposed amendment would apply to all current and future OS-1 districts.

Planner Komaragiri showed a map showing locations of OS-1 zoned areas across the City.

While most of OS-1 districts are developed, approximately 53 acres of OS-1 zoned districts are currently undeveloped. Allowing larger facilities of instructional centers as a permitted use will not provide the further review and protection a Special Land Use would typically offer in order to protect the adjacent residential areas from a commercial use. It is with the same intent a daycare, larger private fitness facilities are permitted as a Special Land Use

under OS-1.

The Planning Commission is asked to provide direction to staff on this request and to consider setting a Public Hearing for an upcoming Planning Commission meeting. At that time the Commission will hold the public hearing and forward a recommendation to the City Council, for reading and adoption.

Edna Zaid, applicant, said I'm honored to introduce Vanessa to you tonight she is my friend and tenant. She's a graduate of a school in China comparable to Julliard. She performs all over the world and lectures at The University of Michigan, performs at the DSO, and she's a Kresge Foundation grantee. I'm honored to have her in our space. I did some research, I've been working with Sri, she's been wonderful and helping me learn the ropes. I did check with at least ten surrounding cities that all have OS-1 and every one of them included instructional centers. As Sri said, the additional one is Curie Learning which is tutoring, but the 2,000 square feet was limiting because her plan is to move into a larger suite that's almost 3,000 square feet and she's currently held back because she's in a 1,000 square-foot suite and does not want to build a business that might not be approved. I think she's an asset to our City. We lost a ballet company because we did not have enough time to get them approved. I would hate to see Vanessa leave because I think she brings culture to Novi and is a great tenant.

Chair Pehrson turned it over to the Planning Commission for comments.

Member Lynch confirmed that the OS-1 District allows work out facilities but not any kind of musical instruction centers.

Planner Komaragiri said they don't allow instructional centers. Places that would teach art, music, or tutoring. Those kinds of uses.

Member Lynch said my personal feeling is this is a non-issue, but maybe I'm missing something. There must have been a reason why this wasn't included as part of the permitted uses. I'm wondering if I'm thinking it is too simplistic.

Planner Komaragiri said based on the research, I can't speak on the intent of why exactly it was not allowed in OS-1, but instructional centers have always been a commercial use. We've always seen them as part of a shopping center. We have a couple of instructional centers at 10 Mile Road and Novi Road. The hours of operation for those uses are typically after office hours because it was for students so we always associated them with those kinds of uses. Based on the request that the applicant brought up, we looked at it and we had the same thought process. The reason we are giving a square-footage limitation between a permitted use and a special land use is because the intent is to serve as a transition between residential and commercial uses. We only have a few Office Service Districts and instructional centers are allowed in many other districts. We just wanted to make sure that we preserve before we give away office space to instructional centers. We're just giving it an extra thought. They can have multiple tenants as long as the uses are less than 2,000 square feet. We worry about some sites where someone could come in and propose a big instructional center thus taking away the space from the other permitted uses.

Member Lynch said I'm glad you brought that up. What I may have been missing is that we make these buffer zones adjacent to residential. Right now, and I suspect into the future, were going to have a glut of office vacancies. By allowing instructional centers in

this case, music, it's no different than having a workout facility that's open 24/7 so if we're worried about after hours, I don't see an issue there. As far as the noise issue, it can't be any worse than Catholic Central Marching Band outside practicing because this will be more enclosed. I personally do not see a downside and I'll listen to the rest of my Commissioners comments. I think it may benefit us and give us another opportunity to fill some vacant office areas. I think it is a reasonable transition between the commercial and the residential so it may be a benefit to us to allow this Ordinance Amendment.

Planner Komaragiri said by making it a special land use we are not saying we don't support a larger facility. Depending on what location they are proposing we just wanted to consider the surroundings. Hypothetically, it makes sense in this specific location because Claire's is established and allowing a larger facility gives an opportunity to grow, but it may not apply for another site which is zoned OS-1 the other way. If Edna has to come back and apply for a special land use, she doesn't have to go through the entire site plan process because she's not making any changes to the site. All she would be asking for is a special land use. If you recall, we had one where they proposed a veterinary use at Grand River Avenue and Novi Road, they asked for a special land use, all it took was one visit to the Planning Commission.

Member Lynch said by voting yes on this we're reducing the burden on the applicant and they just have to come in one time.

Planner Komaragiri said by voting yes, you're setting a public hearing to allow this text amendment to be in place and then make a recommendation from there.

Member Avdoulos said I think I was looking for someone to break this down. As Member Lynch has indicated, this would be looking at a permitted use if its 2,000 square feet and under. If it's more than 2,000 square feet they would come in for a special land use. If they leave the space, then it goes back to whatever it was. So similar to how we do any kind of special land use. I have no issue with that. I understand the concern though with this type of use in an OS-1 district. I work in a building in Northville, it's an old factory turned into an office building, but there's a martial arts studio below us. So at 5 o'clock in the afternoon, you can hear all the classes starting. So if there are ways we can help maintain and promote the businesses and to expand on what we have I don't see an issue. My recommendation is that it's something that we look to do and set up the public hearing for that.

Member Maday said when I first looked at this, I looked at the intent of what OS-1 was and I think it makes sense to do what we're doing and it says *to accommodate such uses such as offices, banks, facilities for human care and personal services which can act as a transitional area between residential and commercial*. We're always worried about that and this does that. I am concerned about the size though. Coming into this, I didn't realize you had that size constraint but that makes me very comfortable with it and it makes a lot of sense.

Chair Pehrson said is there enough definition on the word instructional? Not to put too fine of a point on it. I can understand what that means, but I also never thought I would buy a car from a vending machine either. You know what I mean?

Planner Komaragiri said I don't think our Ordinance has a definition currently, but this is how we are proposing to amend the Ordinance in Section 2.2: instructional centers would be places that offer classes for music, art, dance, martial arts and similar supplemental or

recreation institutions. So those would be something that supplements students like Kumon or Claire's Music Academy or a martial arts class.

Member Gronachan said this has nothing to do with animals, correct? It could be interpreted as a dog training facility.

Planner Komaragiri said we have a separate use that identifies pet boarding and pet training facilities, so that wouldn't fall under this.

Motion made by Member Avdoulos and seconded by Member Gronachan.

Motion to set a public hearing for Draft Text Amendment 18.292 Instructional Centers in OS-1.

Edna Zaid, applicant, said I have two questions. I just want to make sure that the tutoring was inclusive to the instructional centers.

Planner Komaragiri said yes.

Edna Zaid said my second question is that Vanessa has been trying to start her business since last summer and has been very hindered and needs the bigger space, is there a way to consolidate her special land use application with the public hearing that is coming up so we don't have to start all over again?

Chair Pehrson said that's up to the planning and legal staff to answer that for you.

ROLL CALL VOTE TO CONSIDER SETTING A PUBLIC HEARING FOR AN UPCOMING PLANNING COMMISSION FOR DRAFT TEXT AMENDMENT 18.292 INSTRUCTIONAL CENTERS IN OS-1 AS PRESENTED.

Motion to set a public hearing for Draft Text Amendment 18.292 Instructional Centers in OS-1. *Motion carried 6-0.*

5. APPROVAL OF THE DECEMBER 11, 2019 PLANNING COMMISSION MINUTES.

Motion made by Member Lynch and seconded by Member Ferrell.

ROLL CALL VOTE TO APPROVE THE DECEMBER 11, 2019 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER FERRELL.

Motion to approve the December 11, 2019 Planning Commission Minutes. *Motion carried 6-0.*

SUPPLEMENTAL ISSUES

There were no supplemental issues.

AUDIENCE PARTICIPATION

Mike Duchesneau, 1191 South Lake Drive, said I understand this is not a question and answer session, but if someone could comment on the Zoning Board of Appeals process and why that would not be applicable for a case like the last presented item.

Chair Pehrson closed the audience participation.

ADJOURNMENT

Moved by Member Lynch and seconded by Member Gronachan.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRONACHAN.

Motion to adjourn the January 15, 2020, Planning Commission meeting. *Motion carried 6-0.*

The meeting adjourned at 8:35 PM.

Applicant's request for amendment

PETITION FOR ZONING TEXT AMENDMENT

CITY OF NOVI ZONING ORDINANCE

PETITIONER

Name: Edna Zaid d/b/s Regency Capital Holdings
Mailing Address: 3133 Union Lake Road, Commerce, MI 48382
Phone number: (248) 730-6748
Email address: ednazaid@yahoo.com

ORDINANCE ARTICLE AND SECTION TO BE AMENDED:

ARTICLE: 3

SECTION: 3.1.21 OS-1 OFFICE SERVICE DISTRICT
B. PRINCIPAL PERMITTED USES
viii. "Other uses similar to the above uses"

We would like to propose a text amendment the Principal Permitted Uses in the OS-1 Office Service District as is the case in the nearby communities of Northville Twp., Wixom, Canton Twp., Lyon Twp., Franklin, Independence Twp., under the professional office category.

The proposed change is in accordance with the Township's Master Plan. It is a reasonable alternative to the Master Plan because it will promote land use policies of the Master Plan and will not conflict with present policies. This change would be compatible with existing or future uses in the area. Holly Hill Professional Village is already diversified and the nature of the changes we are requesting will fit in with the wide range of allowable uses which include but are not limited to a funeral home, massage spa, childcare, medical professionals, place of worship, etc. The proposed uses would be compatible with existing or future uses in the area and would not have a negative impact on the policies of the Master Plan but rather would further the objectives, goals or policies of the Master Plan in preparing for the growth of the City of Novi and meeting its needs. The proposed change does not represent a form of spot zoning and the proposed use would be compatible with existing (and/or future) uses in the area. The proposed change would not negatively affect other tenants or neighbors.

After researching ten surrounding communities, what they all had in common is what separates an Office Service District from other mixed use businesses, is the distinction that no merchandise will be in stock or for sale in an office setting providing professional services. Obviously there are too many professional businesses to list all that would fall into the category of a professional business so in most cases it was narrowed down to the most common ones, i.e. doctor, lawyer, accountant, architect, etc. Most communities were aware of the limited inclusion of all businesses that were qualified and offered the opportunity to apply for a text amendment to add qualified businesses to the zoning code. I felt in many cases, including Novi, this was not necessary because of the general category of "Professional Buildings" and "Other uses similar to the above ones".

Interestingly enough, a great many of the communities included funeral homes, daycares, churches, barber shops and beauty salons and other businesses that don't seem compatible with the traditional office setting or that one might consider as compatible with a professional medical building complex. However, there must certainly be good reason for this since it is allowed in so many of the communities. Our text amendment for other businesses that were not deemed inappropriate but just not included in the list of giving an idea of what businesses fell in the category of the particular zoning in question.

OS-1 Uses

Adult Daycare

Daycare Center

Electric transformer stations and substations

Facilities for human care

Financial institutions, drive-in facilities as an accessory use only

Health and fitness clubs, public or private

Mortuary Establishments

Offices, professional and medical

Offices medical, including laboratories and clinics

Parking Lot off streets

Personal service establishments

Places of worship

Publicly owned and operated parks, parkways and outdoor recreational facilities.

Publicly owned buildings

Recreation facilities; indoor, public or private

Recreation facilities; outdoor, private

Telephone exchange buildings

Utility and public service buildings and uses

- iii. Day Care Centers and Adult Day Care Centers §4.12.2 IV. Public or private indoor and private outdoor recreational facilities §4.38 v. An accessory use& §4.19 customarily related to a use authorized by this Section

Request for approval of professional services for and a Use Determination under Section 3.1.21 OS-1 Office Service District of the Zoning Ordinance.

The applicant is requesting a determination on the expanded definition of:

RESEARCH:

<https://www.lawinsider.com/dictionary/professional-office>

According to Law Insider, the following definitions are given for “Professional Office” and “Professional Services”, wherein a text amendment is probably not even necessary in this case however may help to clarify and provide more direction and less misinterpretation of the current zoning language. It appears that as long as there is no retail activity and no merchandise in stock and a personal service is the main activity of the office, it would qualify as a “professional” business.

CITY OF WIXOM

Chapter 18.08 - OFFICE AND RESEARCH DISTRICTS

18.08.020 - Schedule of uses.

Use and development of land and buildings shall only be for the following specified uses, unless otherwise provided for in this title. Land and/or buildings in the districts indicated at the top of Table 8.02 may be used for the purposes denoted by the following abbreviations:

- P: Permitted Use: Land and buildings in this district may be used for the purposes listed by right.
- SLU: Special Land Use: Land and/or buildings in this district may be used for this purpose by obtaining Special Land Use approval when all applicable standards cited in [Chapter 18.18](#), Special Land Use Review Requirements and Procedures and specific standards of [Section 18.08.040](#) are met.
- NP: Not Permitted: The use is not permitted in the district.

Table 8.02
Schedule of Uses

Use	OS-1	IRO	Requirement
Office Uses			
Offices for executive, administrative, professional, accounting, brokerage, insurance, writing, clerical, drafting and sales uses	P	P	
Governmental, Educational and Quasi-Public			
Governmental offices or other governmental uses, post offices, public utility offices, exchanges and transformer stations	P	P	
Publicly owned utility buildings, telephone exchange buildings, electric transformer stations and substations gas regulator stations with service yards but without storage yards, and water and sewage pumping stations (without storage yards)	P	P	
Vocational, business, trade or industrial training schools and other types of technical training facilities I called and spoke with city planner, Kelly McIntyre, who verified that Instructional Learning Centers, tutoring, dance and music schools were allowed in this Office Zoning District.	P	P	
Manufacturing Uses			

Northville

ZONING

170 Attachment 1

Table of Use Regulations
[Added 11-19-2015; amended 4-19-2018; 6-21-2018]

Uses	Districts												Additional Standards
	R-1 to R-4	MF	SH	PROS	OS	NRMU	B-1	B-3	CR	ORT	I	CI	
Residential													
Single-family detached houses	P												§ 170-25.2FF
Multiple-family residential (up to 8 units/acre)		P				P							
Multiple-family residential (8-12 units/acre)		SLU				P							
Active adult and retirement communities			P										§ 170-25.2A
Assisted living, nursing care & hospice facilities			P										§ 170-25.2E
Senior apartments and senior independent living			P										
Accessory medical or convenience retail/service			SLU										
Farms	SLU												
Home child care	P												
Home occupations	P	P											§ 170-25.2U
Mixed use residential (including live/work units)						P							
Mobile home parks		P									P		§ 170-25.2Z
State licensed group child care home (7-12 minor children)	SLU	SLU											§ 170-25.2H
State licensed residential facilities (6 or less residents)	P	P											
Structures for animals (private use)	P												§ 170-25.2HH
Recreation													
Amphitheaters, performance venues and outdoor movie theatres				P							SLU		§ 170-25.2AA
Archery facilities (indoor and outdoor)				P							SLU		§ 170-25.2D
Athletic clubs and indoor recreation facilities				P			P	P	P	P			
Bicycles and motocross (BMX)									SLU				
Community centers, nature centers, museums and municipal buildings				P									
Day-camp facilities									P				
Domed recreation structures				SLU					SLU				§ 170-25.2N
Golf courses and driving ranges	SLU	SLU		P					P				§ 170-25.2S and T
Indoor and outdoor pools/aquatic facilities				P					SLU				§ 170-25.2J
Lighting for outdoor athletic facilities				SLU					P				
Miniature golf									P				§ 170-25.2Y
Neighborhood pools	SLU												§ 170-25.2H
Outdoor batting cages									SLU				
Public park facilities				P									
Public parks/recreation facilities, athletic fields and other outdoor facilities				P									
Stadiums/sports arenas								SLU			SLU		§ 170-25.2GG
Shooting range (indoor)											SLU		§ 170-25.2D
Office													
Dance, music, schools and art studios													
Financial institutions					P		P	P					
Financial institutions with drive-throughs					SLU		SLU	SLU					§ 170-25.2P

ZONING ORDINANCE - THE CHARTER TOWNSHIP OF NORTHVILLE

WAYNE COUNTY, MICHIGAN

ARTICLE 10

Office Service District (OS)

Article 10.1

§ 170-10.1. Intent.

The Office Service (OS) District is intended to provide a variety of office uses and personal services to meet the demonstrated public need at appropriate locations. § 170-10.2.

Required conditions.

- A. Outdoor storage, display or staging of goods or materials is not permitted.
- B. All business, servicing or processing, shall be conducted within an enclosed building, unless otherwise specified herein

Office Service District (OS)

Adopted – May 24, 2007

Amended – July 15, 2010

Amended – December 15, 2011

Amended – November 26, 2015

NORTHVILLE ZONING ORDINANCE TABLE OF USE

170 Attachment 1

Table of Use Regulations [Added 11-19-2015; amended 4-19-2018; 6-21-2018]

Districts

Uses R-1 to R-4 MF SH PROS OS NRMU B-1 B-3 CR ORT I CI

Additional Standards

§ 170-25.2D Office

Dance/music schools and art studios

Principal Use

170 Attachment 1:1 09 - 01 - 2018

How to use this Ordinance

OFFICE AND INDUSTRIAL DISTRICTS	O-1	O-2	OR-1	OR-2	R-0	I-L	I-OP
Accessory alcoholic liquor licenses, establishments with			P	P			P
Accessory building or use ancillary to principal permitted use	P	P	P	P	P	P	P
Accessory massage therapy establishments	P	P	P	P	P		
Animal shelter, registered							P
Automobile repair garage						P	
Bank, credit union, saving and loan, financial office building		S	P				
Blueprinting, photostating, photoengraving, printing, publishing, and bookbinding							P
Bowling alley, dance hall, gymnasium, or other recreation/entertainment facility				S			
Building material sales and storage						P	
Business school (for profit)				P			
Clinic					P		
Club (not carried on as a business)			P				
Drive-up window for full-service restaurant							S
Fortune telling for payment							P
Funeral home		S	P	P	P		
Hospital (general)					P		
Laboratory						P	
Light manufacturing, research, assembly, testing, and repair							P
Manufacturing, compounding, processing, packaging, and treatment of products and/or merchandise						P	
Massage therapy establishments			S	S			
Medical laboratory				P			
Medical office, including clinic	P	P	P	P	P		
Motel				P			
New car sales office or showroom (enclosed)				S			
Non-motorized pathways or trails	P	P	P	P	P	P	P
Office building (executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales)	P	P	P	P	P		P
Pet boarding facilities							P
Place of Worship		S	P	S			
Power generation plant						P	
Private club or lodge		S		P			
Private school (for-profit)				P			
Professional entertainment establishment				S			
Professional office (doctor, dentist, chiropractor, osteopath, lawyer)				P			
Publicly-owned building, transformer station, exchange, sub-station and public utility office (not including storage yards)	P	P	P		P		

P = Principal Use Permitted

S = Special Land Use

3.1.12 OR-2 Restricted Office Retail District

Purpose and Introduction
1

Definitions
2

Zoning Districts
3

Use Standards
4

Site Standards
5

Development Procedures
6

Admin and Enforcement

A. INTENT

The OR-2 restricted office-retail districts are designed to provide a location for diversified office and business uses having little interdependence on other business activities and generally serving thoroughfare traffic, and having a continuity of design and functional amenities including service roads.

B. PRINCIPAL USES PERMITTED

- i. **Funeral homes** § 4.16
- ii. Private clubs or lodge halls
- iii. Establishments with accessory alcoholic liquor licenses^{1,1}
- iv. **Business schools or private schools operated for profit**
- v. **Professional and medical offices**
- vi. Medical laboratories
- vii. Veterinary clinics^{1,1} (when completely enclosed within a building)
- viii. **Motels** § 4.22
- ix. Other uses similar to the above uses
- x. Accessory uses^{1,1} customarily incidental to any of the above-permitted uses
- xi. Non-motorized pathways or trails
- xii. **Accessory massage therapy establishments** § 4.56

C. SPECIAL LAND USES

- i. **New car office, salesroom or showroom (when completely enclosed)** § 4.25
- ii. Bowling alleys and other large recreational structures
- iii. Theaters, playhouses, concert halls, coffee houses and similar establishments providing professional entertainment
- iv. Assembly halls, banquet facilities and similar places of assembly
- v. Places of Worship^{1,1}
- vi. Restaurants^{1,1}, standard when located in an office building and not as a freestanding structure
- vii. Publicly owned buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations; gas regulator stations with service yards, but without storage yards, water and sewage pumping stations
- viii. **Retail uses** § 4.42
- ix. **Massage therapy establishments** § 4.56



ARTICLE 8.00

O-1 OFFICE DISTRICT

Section 8.01 -- STATEMENT OF PURPOSE

The O-1 Office Districts are designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and commercial districts and to provide a transition between major thoroughfares and residential districts.

Section 8.02 -- PERMITTED PRINCIPAL USES

In an Office District, no uses shall be permitted except for the following:

- (a) Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales.
- (b) Medical office, including clinics.
- (c) Banks, credit unions, savings and loan associations, and similar uses, with drive-in facilities as an accessory use only.
- (d) Off-street parking lots.
- (e) Churches.
- (f) Uses determined to be similar to the above uses by the Planning Commission.
- (g) Uses or structures accessory to the above when located on the same lot, subject to the regulations in Section 21.11.

Section 8.03 -- CONDITIONS APPLICABLE TO ALL PERMITTED USES

All permitted principal uses shall be subject to the following minimum conditions:

- (a) No interior display shall be visible from the exterior of the building and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the displayed objects, shall not exceed twenty-five (25) percent of the usable floor area of either the first or second story, or in the basement.
- (b) The outdoor storage of goods or material shall be prohibited.
- (c) Warehousing or indoor storage of goods or material, beyond that normally incident to the above permitted uses, shall be prohibited.

Section 8.04 -- PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) An accessory use customarily related to a principal use authorized by this Section, including by way of example but not limitation: a pharmacy or apothecary shop, sales of corrective garments or bandages, or optical services.
- (b) Mortuary establishments, when adequate assembly area is provided off- street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishments.
- (c) Municipal buildings and uses; utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding outside storage yards.
- (d) Private or public clubs, except those having the nature of a commercial or wholesale sales outlet.
- (e) Nursery schools, day nurseries, child care centers, day care centers, and pre-schools. (See specific minimum requirements set forth in Section 21.29.)
- (f) Schools, including vocational trade and training schools and technical training schools.
- (g) Facilities for human care such as hospitals, sanitariums, rest and convalescent homes. (See specific minimum requirements set forth in Section 21.29.)
- (h) Personal service establishments including barber shops, beauty shops, and health salons.
- (i) Family day care home. (See specific minimum requirements set forth in Section 21.29.)
- (j) Group day care home, large group home, small group home. (See specific minimum requirements set forth in Section 21.29.)
- (k) Uses determined to be similar to the above uses by the Planning Commission.
- (l) Uses or structures accessory to the above when located on the same lot, subject to the regulations in Section 21.11.

Section 8.05 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Article 17.00, Schedule of Regulations.

SALEM TOWNSHIP

Uses	Districts																Use Standards
	Rural		Residential					Business					Other				
	R-C	AR	ER	LR	SR	MR	MHP	HCD	OC	LC	GC	HC	RRA	ROP	PSP	LI	
OFFICE, SERVICE, AND COMMUNITY USES (continued)																	
Funeral Parlor or Mortuary									P		C						Section 40.303
Government Offices														P	P		
Health Club or Fitness Center						A	A	C	C	C	P		A	A	A	A	Section 40.301
Hospital or Urgent Care Center															P		
Information Technology Businesses and Facilities									P				P	P		P	P
Institutional Uses (churches, schools, civic clubs, etc.)								P	P						P		Section 40.304
Medical, Osteopathic, Chiropractic, Optical or Dental Office, Clinic or Laboratory; Massage Therapist or Physical Therapy Facility								P	P	P	P		A	P	A	A	Section 40.301 Section 40.307
Medical, Optical or Radiology Laboratories									C	C			P	P	A		Section 40.301
Offices for Business, Professional, Executive, Service or Administrative Uses								P	P	P	P		P	P		P	P
Offices of a Plumber, Electrician, and Similar Skilled Trades Contractor											P					P	P
Pharmacies, Drugstores, and Medical Supply Stores								P	C	P	P			A	A		Section 40.301
Police, Fire, and Ambulance Stations															P		
Recreational Facilities – Private Membership or Restricted Access	C	C	C	C	C	C							A		C		Section 40.305
Recreational Facilities – Publicly-Owned or Unrestricted Access	P	P	P	P	P	P							A		P		Section 40.305
Sportsman’s Clubs and Commercial Shooting Ranges, Outdoor			C														Section 40.306
Sportsman’s Clubs and Commercial Shooting Ranges, Indoor			C								C					C	C
Tattoo Parlor or Body Piercing Salon											C						
Workshops and Studios for Art, Dance, Martial Arts, Photography, Crafts, Repairs, Music, and Similar Activities								P	C	P	P						
COMMERCIAL USES																	
Amusement Center, Indoor								C		C	P	P					Section 40.402
Amusement Center, Outdoor											C	C					Section 40.402

Canton Charter Township, (Wayne Co.), MI

ARTICLE 20.00. - O-1, OFFICE DISTRICT^[8]

20.01. - Statement of intent.

The intent of the O-1, office district is to accommodate various types of administrative and professional offices, as well as personal service businesses, which can serve as a transitional use between more intensive land uses (such as thoroughfares and commercial uses) and less intensive residential uses.

This district is intended to prohibit retail uses and other activities that typically generate large volumes of traffic, traffic congestion, parking problems, or other impacts that could negatively affect the use or enjoyment of adjoining property. Accordingly, modern low-rise office buildings in landscaped settings with ample off-street parking are considered most appropriate for this district. Planned development may be permitted as a means to achieve the basic intent of this district, in accordance with guidelines in [section 27.04](#). (Ord. of 9-4-2003)

20.02. - Permitted uses and structures.

- A. *Principal uses and structures.* In all areas zoned O-1, office district, no building or part of a building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:
1. Office buildings for any of the following occupations: administrative services, accounting, clerical, drafting, education, executive, professional, research, sales agent, technical training, stenographic, or writing.
 2. Office buildings and uses, provided that goods are not manufactured, exchanged or sold on the premises.
 3. Medical and dental clinics, offices or laboratories, and licensed massage establishments.
 4. Financial institutions, including banks, credit unions, and savings and loan associations.
 5. Veterinary hospitals and clinics.
 6. Offices of a municipality or other public entity, including public utility buildings, provided there is no outside storage of materials or vehicles.
 7. Business schools and colleges, or vocational training centers, such as trade schools, dance schools, music and voice schools, and art studios.
 8.
 - a. Assembly halls, concert halls, or similar places of public assembly.
 - b. Religious institutions, subject to the provisions of [section 6.02](#), subsection U.
 9. Funeral homes, provided there is adequate assembly area for vehicles to be used in funeral processions. A caretaker's residence may be provided within the main building of the funeral home, subject to the provisions in [section 2.04](#).
 10. Electronic data processing and computer centers.
 11. Photographic studios.
 12. Other uses similar to the above.
 13. Uses and structures accessory to the above, subject to the provisions in [section 2.03](#).
 14. Essential services, subject to the provisions in [section 2.15](#), subsection A.

Special land uses. The following uses may be permitted by the township board, subject to the conditions specified for each use; review and approval of the site plan and application by the planning commission and township board; the imposition of special conditions which, in the opinion of the planning commission or township board, are necessary to fulfill the purposes of this ordinance; and, the provisions set forth in [section 27.03](#).

1. An accessory use customarily related to a principal use permitted by this section, including but not limited to: a pharmacy or apothecary shop, sales of corrective garments or home health care equipment, or optical services.
2. Personal service establishments, including barbershops and beauty salons.
3. Standard restaurant when located within an office building or as part of a multiple-building complex.
4. Private service clubs, fraternal organizations, and lodge halls.
5. Hospitals, subject to the provisions in [section 6.02](#), subsection L.
6. Child care centers, subject to the provisions in [section 6.02](#), subsection E.
7. Adult day care centers, subject to the provisions of [section 6.02](#), subsection B.
8. Public, parochial and other private elementary, intermediate or high schools licensed by the State of Michigan to offer courses in general education.

(Ord. of 9-4-2003; Ord. of 5-25-2004)

ARTICLE X

OS

OFFICE SERVICE DISTRICT

PURPOSE

To provide a district to accommodate office uses of an administrative, business, governmental or professional nature such as, but not limited to, dental and medical care and office-type services, or to serve as a transitional zone between Single Family Residential areas and areas of more intense use and/or major thoroughfares.

SEC. 10.1 PRINCIPAL PERMITTED USES

No building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

1. Medical and dental offices and clinics and other professional offices.
2. Administrative, executive and editorial offices.
3. Real estate and other general business offices, not including exhibiting or storing of products for sale.
4. Schools for arts and crafts, photography and studios for music or dancing.
5. Mortuaries, provided that they do not meet the definition of "large scale institutional uses," and further are subject to the following requirements:
 - (a) Adequate off-street vehicle assembly space shall be provided for funeral processions and similar activities. This space shall be required in addition to the required off-street parking and loading areas, except where the Planning Commission determines that an alternative arrangement will be adequate to serve the proposed activities.
 - (b) All loading and unloading areas shall be adequately screened from adjacent residential districts or uses and street rights-of-way.
 - (c) A caretaker's residence may be permitted as an accessory use to a mortuary or funeral home, provided that:
 - 1) The caretaker's residence shall be contained within the mortuary building or may be provided in an accessory building after review and approval by the Planning Commission.

- (a) All vehicular access to the site shall be from a paved collector or primary road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets. Adequate ingress, egress and circulation shall be provided. Vehicles must be able to easily circulate within and through the site to a designated pick-up/drop-off area without impeding circulation on the site or traffic on nearby roads.
 - (b) Adequate outdoor open space, in a park-like setting, shall be provided for use by the residents.
 - (c) Sidewalks shall be provided from the main building entrance(s) to sidewalks along adjacent public or private streets.
 - (d) All facilities shall be licensed by the State of Michigan, and shall be constructed, maintained, and operated in conformance with applicable state and federal laws.
7. Child care centers, as licensed by the State of Michigan, subject to the standards of Section 28.64.
8. Churches, temples and similar places of worship, and other facilities incidental thereto, provided that the uses do not meet the definition of "large-scale institutional uses" or "large scale churches," and subject to the following conditions:
- (a) Buildings may exceed the maximum building height permitted in Article 20, Schedule of Regulations, where permitted by Section 28.23, Height Exceptions.
 - (b) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may permit secondary access from local streets.
 - (c) Continuous screening shall be provided wherever such use is located adjacent to a single-family residential district or use, in accordance with Section 26.11, Methods of Screening.
9. Charter and private schools, including parochial, elementary, intermediate and/or secondary schools (excluding child care or day care facilities provided for in Section 28.64) offering courses in general education, subject to the following conditions. Public, charter and private schools that meet the definition of "large scale institutional uses" shall also be subject to the conditions specified in Sections 28.63.
- (a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.
 - (b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility's ability to obtain a license.

ARTICLE 29.00 - O-1 OFFICE DISTRICT

Lyon Charter Township, (Oakland Co.), MI

Section 29.01. - Statement of purpose.

- A. The intent of the O-1 office district is to accommodate various types of administrative and professional offices, as well as certain personal service businesses, which can serve as a transitional use between more intensive land uses (such as thoroughfares and commercial uses) and less intensive residential uses.
- B. This district is intended to prohibit those types of retail uses and other activities that typically generate large volumes of traffic, traffic congestion, parking problems, or other impacts that could negatively affect the use or enjoyment of adjoining property. Accordingly, modern low-rise office buildings in landscaped settings with ample off-street parking are considered most appropriate for this district.

Section 29.02. - Permitted uses and structures.

- A. *Principal uses and structures.* In all areas zoned O-1 office district, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:
 - 1. Office buildings for any of the following occupations: Administrative services, accounting, clerical, drafting, education, executive, insurance, professional, real estate, research, sales agent, stock broker, technical training, stenographic, or writing.
 - 2. General office buildings and uses, provided that goods are not manufactured, exchanged, or sold on the premises.
 - 3. Medical and dental clinics or offices.
 - 4. Financial institutions, including banks, credit unions, and savings and loan associations.
 - 5. Offices of a municipality or other public entity, including public utility buildings, provided there is no outside storage of materials or vehicles.
 - 6. Business schools and colleges, or vocational training schools, dance schools, music and voice schools and art studios.
 - 7. Electronic data processing and computer centers.
 - 8. Photographic studios.

INDEPENDENCE TOWNSHIP ZONING ORDINANCE

SECTION 4.14 O OFFICE

A. Intent.

The O Office district is intended to permit those offices and personal service uses that will provide modern office buildings that provide office-related services to the community.

B. Permitted Principal Uses.

Permitted principal uses for the O office district are limited to buildings and/or complexes having a usable floor area of fifty thousand (50,000) square feet or less and shall be as follows:

1. Office buildings for the use of any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, and sales.
2. Medical, dental or veterinary office, including clinics and medical laboratories, except animal hospitals, or sanitariums for the care of contagious, mental, drug, or alcohol addiction cases.
3. Banks, credit unions, savings and loan associations.
4. Publicly owned buildings, public utility transformer stations and substations, telephone exchanges, and public utility offices.
5. Business, private, or public schools.
6. Photographic studios.

FRANKLIN TOWNSHIP MICHIGAN

C-1 - GENERAL COMMERCIAL Section 12.01.

STATEMENT OF PURPOSE.

The C-1 - General Commercial District, is intended to permit retail business and service uses which are needed to serve the nearby residential area. Section 12.02.

PERMITTED PRINCIPAL USES. The following provisions apply to all C-1 - General Commercial Districts. Any use not expressly permitted is prohibited.

1. Office buildings resulting from any of the following occupations; executive; administrative; professional services; accounting; writing; clerical; stenographic; drafting; sales and governmental service.
2. Medical, optical or dental office, including clinics and medical laboratories.
3. Banks, credit unions, savings and loan associations.
4. Private schools operated for profit.
5. Photographic studios.
6. Funeral homes.



FRANCHISE DISCLOSURE DOCUMENT

Curie Learning Franchising, LLC
A Virginia limited liability company
43250 Stonewall Pond Street, South Riding,
VA 20152
703-582-0436
rao@curielearning.com
www.curielearning.com

The franchised business is to operate a education and after school program business under the trade name "Curie Learning".

CURIE LEARNING

Curie Learning nourishes and encourages the creative and budding talents in young children, providing a one-source platform where they receive the opportunity to participate in various Academic completions in Math, Language Arts, and Science. The process of nurturing, developing and stimulating the intellectual potential in children is imperative. Curie Learning's goal is to strengthen the skills from a very young age to light the fire of passion and interest in academic competitive challenges. We organize various nationally accredited competitions to provide children with the opportunity to participate and compete in various contests. The goal is to offer these opportunities to students who may not have such occasions in their base schools.

OUR INSPIRATION - MADAM CURIE

◆One never notices what has what remains to be done." - all know Madame Curie for won her a Nobel Prize. What that she was the first woman only woman to win in two She was also the first woman Sorbonne in France. Marie Chemistry and Mathematics



only Physics where she earned her degree. She was a brilliant student who was at the top of her class. Marie Curie, along with her husband, discovered Polonium, Radium. Polonium was named after Poland, Madame Curie's native country. Radium is derived from the Latin word Radius, which means ray; referring to the rays that were discovered by Marie Curie and her husband. They both coined the term 'radioactivity'. ??In 1903, together with her husband, she was awarded half of the Nobel Prize for Physics for their study on the spontaneous radiation discovered by Becquerel, who was awarded the other half of the Prize. At first, only Pierre Curie and Henri Becquerel were nominated for the 1903 Nobel Prize for Physics but after Pierre complained to the Academy, they rectified the mistake and included Marie. In 1911, she received a second Nobel Prize, this time in Chemistry, on recognition of her work in radioactivity. She received this Nobel Prize on her own. Marie Curie founded the Radium Institute in Poland, which today is The Maria Sklodowska-Curie Institute of Oncology, a major cancer research facility. Madame Curie's work led to the development of the x-ray machine, which revolutionized medical field.

been done; one can only see Marie Curie (1867-1934). We her discovery of Radium that most of us might not know is to win a Nobel Prize and the fields, Physics and Chemistry. to become a professor at Curie studied Physics, at the university but pursued

Curie Social Service

Curie Learning was founded on the basis of serving society as a goal. At birth, most children are fair-minded and kind hearted. However, often times they do not get enough opportunities to serve society. These qualities can disappear if they are not encouraged and put to use in social service activities. Helping the poor and underprivileged gives children the chance to help others, while appreciating the advantages they have. Having empathy for the weak in society is one of the qualities of a well-rounded person. Social service teaches kindness, sharing and group working skills. Magnet schools and colleges look for social service activities as a part of their decision making process for admission as well.

-
- [Grade 1 Advanced Program](#)
 - [Grade 2 Advanced Program](#)
 - [Grade 3 Advanced Program](#)
 - [Grade 4 Advanced Program](#)
 - [Grade 5 Advanced Program](#)
 - [Grade 6 Advanced Program](#)
 - [Grade 7-Advanced Program](#)
 - [Kindergarten Advanced Program Maths/English](#)
 - [Pre Kindergarten Advanced Program English](#)

-
- [Grade 6 TJ-AOS Prep Program](#)
 - [Grade 7 TJ-AOS Program](#)

-
- [English Training Program](#)
 - [PSAT-SAT Training Program](#)

**(THE FOLLOWING APPLIES TO TRANSACTIONS GOVERNED BY
THE MICHIGAN FRANCHISE INVESTMENT LAW ONLY)**

THE STATE OF MICHIGAN PROHIBITS CERTAIN UNFAIR PROVISIONS THAT ARE SOMETIMES IN FRANCHISE DOCUMENTS. IF ANY OF THE FOLLOWING PROVISIONS ARE IN THESE FRANCHISE DOCUMENTS, THE PROVISIONS ARE VOID AND CANNOT BE ENFORCED AGAINST YOU.

Each of the following provisions is void and unenforceable if contained in any documents relating to a franchise:

- (a) A prohibition on the right of a franchisee to join an association of franchisees.
- (b) A requirement that a franchisee assent to a release, assignment, novation, waiver, or estoppel which deprives a franchisee of rights and protection provided in this act. This shall not preclude a franchisee, after entering into a franchise agreement, from settling any and all claims.
- (c) A provision that permits a franchisor to terminate a franchise prior to the expiration of its term except for good cause. Good cause shall include the failure of the franchisee to comply with any lawful provision of the franchise agreement and to cure such failure after being given written notice thereof and a reasonable opportunity, which in no event need be more than 30 days, to cure such failure.
- (d) A provision that permits a franchisor to refuse to renew a franchise without fairly compensating the franchisee by repurchase or other means for the fair market value at the time of expiration of the franchisee's inventory, supplies, equipment, fixtures, and furnishings. Personalized materials which have no value to the franchisor and inventory, supplies, equipment, fixtures, and furnishings not reasonably required in the conduct of the franchise business are not subject to compensation. This subsection applies only if: (i) the term of the franchise is less than 5 years and (ii) the franchisee is prohibited by the franchise or other agreement from continuing to conduct substantially the same business under another trademark, service mark, trade name, logotype, advertising, or other commercial symbol in the same area subsequent to the expiration of the franchise or the franchisee does not receive at least 6 months advance notice of franchisor's intent not to renew the franchise.
- (e) A provision that permits the franchisor to refuse to renew a franchise on terms generally available to other franchisees of the same class or type under similar circumstances. This section does not require a renewal provision.
- (f) A provision requiring that arbitration or litigation be conducted outside this state. This shall not preclude the franchisee from entering into an agreement, at the time of arbitration, to conduct arbitration at a location outside this state.
- (g) A provision which permits a franchisor to refuse to permit a transfer of ownership of a franchise, except for good cause. This subdivision does not prevent a franchisor from exercising a right of first refusal to purchase the franchise. Good cause shall include, but is not limited to:

- (i) The failure of the proposed transferee to meet the franchisor's then-current reasonable qualifications or standards.
- (ii) The fact that the proposed transferee is a competitor of the franchisor or sub-franchisor.
- (iii) The unwillingness of the proposed transferee to agree in writing to comply with all lawful obligations.
- (iv) The failure of the franchisee or proposed transferee to pay any sums owing to the franchisor or to cure any default in the franchise agreement existing at the time of the proposed transfer.

(h) A provision that requires the franchisee to resell to the franchisor items that are not uniquely identified with the franchisor. This subdivision does not prohibit a provision that grants to a franchisor a right of first refusal to purchase the assets of a franchise on the same terms and conditions as a bona fide third party willing and able to purchase those assets, nor does this subdivision prohibit a provision that grants the franchisor the right to acquire the assets of a franchise for the market or appraised value of such assets if the franchisee has breached the lawful provisions of the franchise agreement and has failed to cure the breach in the manner provided in subdivision (c).

(i) A provision which permits the franchisor to directly or indirectly convey, assign, or otherwise transfer its obligations to fulfill contractual obligations to the franchisee unless provision has been made for providing the required contractual services.

If the franchisor's most recent financial statements are unaudited and show a net worth of less than \$100,000, the franchisee may request the franchisor to arrange for the escrow of initial investment and other funds paid by the franchisee until the obligations, if any, of the franchisor to provide real estate, improvements, equipment, inventory, training or other items included in the franchise offering are fulfilled. At the option of the franchisor, a surety bond may be provided in place of escrow.

THE FACT THAT THERE IS A NOTICE OF THIS OFFERING ON FILE WITH THE ATTORNEY GENERAL DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION, OR ENDORSEMENT BY THE ATTORNEY GENERAL.

Any questions regarding this notice should be directed to:

State of Michigan Department of Attorney General
G. Mennen Williams Building, 7th Floor
525 W. Ottawa Street
Lansing, Michigan 48909
Telephone Number: (517) 373 7117



ARTS IN DETROIT

2012 KRESGE ARTIST FELLOWS IN THE LITERARY AND PERFORMING ARTS



**(FROM LEFT TO RIGHT) FIRST ROW: LOLITA HERNANDEZ, XIAO DONG WEI, MARIA COSTA SECOND ROW: KEN MEISEL, KIM HUNTER, BLAKSMITH (PASSALACQUA), TERRY PEAKE, KATHLEEN PFEIFFER, MARK STRYKER, HEIDI KALOUSTIAN, MARSHA MUSIC THIRD ROW: KRIS JOHNSON, NATASHA "T" MILLER, MISTER (PASSALACQUA), PETER MARKUS, CHRIS POTTINGER, STEPHEN JONES, DON "DOOP" DUPRIE, MARY JO FIRTH GILLETT, CHERYL A. ALSTON, MICHAEL HURTT, ARA TOPOUZIAN, BRYCE HARDING "MR. CHIPS" FELLOWS NOT PICTURED: LAURIE EISENHOWER, SHARA WORDEN
PHOTOGRAPHER: CORINE VERMEULEN**

QUNZHONGWENHUA

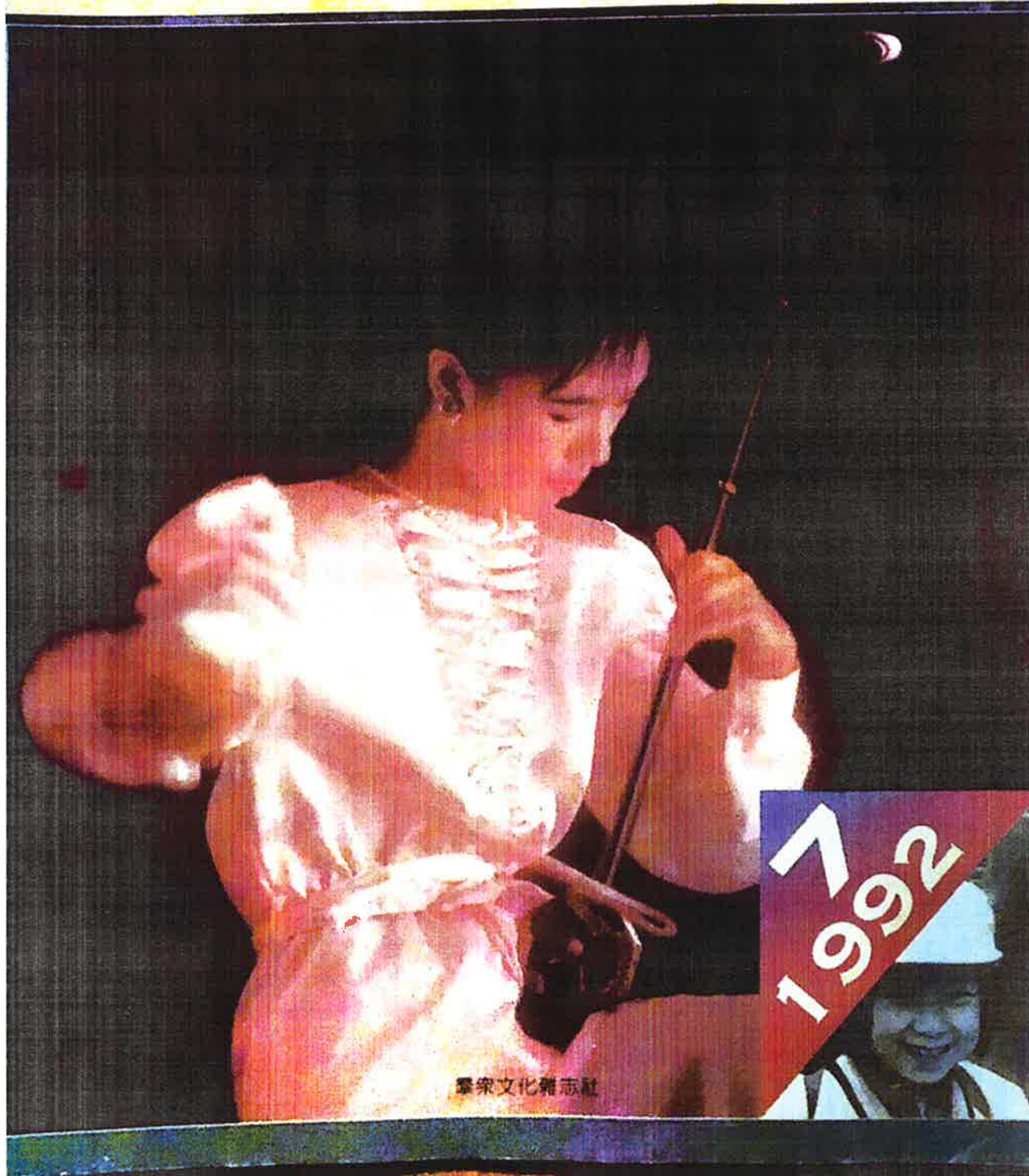
QunZhong

羣衆文化

總第140期

WENHUA

★毛澤東同志的幽默片斷★濮存昕印象★王祖賢名滿扶桑★藝術商品★侃侃飛飛★



羣衆文化雜誌社

1992

Xiaodong Hottmann

20690 Laurel Ct. Livonia, MI 48152 • Home (248)987-6035 • Cell (248)979-8608 • xdwei@umich.edu

Professional Summary

Professional Summary

Passionate music educator , multi-instrumentalist with a comprehensive background in performing.

Skill

Erhu

Guzheng

Pipa

Zhongruan

Piano

Zhonghu

Gaohu

Morin Khuur

Banhu

Composing

Arranging

Guqin

Work History

Lecturer , 2015-present

University of Michigan Residential College, Ann Arbor Michigan

Music Director, 2017-present

Hua Cai Chinese Music Youth Ensemble, Detroit, Michigan

Music Director, 2018-present

Claire Academy of Music and Art, Novi, Michigan

Detroit Facilitator , 2017-present

Chinese Instruments International Achievement Test administered by the Central Conservatory of Music in Beijing. Detroit, Michigan

Teacher, 2017 - present

Chinese Musical Instrument class at New Century Chinese School , Livonia, Michigan

Lecturer, 2010-2015

University of Michigan Confucius Institute, Ann Arbor, Michigan

Piano Teacher, 2013-2015

Expressions Music Academy, Novi, Michigan

Associate Concert Master, 1994-1998
Motion Picture Orchestra, Beijing, China

Education

Bachelor of Arts, erhu 1990
The Central Conservatory of Music , Beijing, China

- Minor in piano
- Minor in guqin
- Minor in Banhu

Honor and Awards

Performing Artist Fellow, 2012
Kresge Foundation, Detroit, Michigan

Performance Award, 1989
“Art Cup” International Chinese Instruments Competition, Beijing, China

Excellent Performance Honor, 1985
Chinese instruments showcase , Beijing, China

Outstanding Artist Award, 1985
China Ministry of Culture, Beijing , China

3rd class award. 1982
National Youth Chinese Instruments Competition, Beijing, China

Recordings

Xiao Dong Wei erhu music III , 2015
Not yet published, Detroit , Michigan

Xiao Dong Wei erhu music II , 2014
Not Yet Published, Beijing, China

Where East Meets West, erhu and piano, 2013
“It’s Hot Man” Records”, Detroit, Michigan

Madame XD “ Black Silk” EP, 2008
“It’s Hot Man Records”, Detroit Michigan

Madame XD "Black Silk" "Liai Liar" Vinyl Record, 2008
"It's Hot Man Records", Detroit, Michigan

XD Wei "String Theory", 2007
"Seven Ravens Music", Detroit, Michigan

Xiao Dong Wei erhu music I, 2005
"China Record Shenzhen Co", Shenzhen, China

Olympic Flame A, 2000
Composer for two songs, official song to Olympic in 2000 should China be selected
Hubei Record, Inc. Hubei, China

Performances

Sept 20, 2019
Autumn Festival (Friday Night Live) , Detroit Institute of Art, Detroit, Michigan

Sept 6, 2019
Tai Chi class at the Detroit, Michigan

Sept 1, 2019
Arts Beats and Eats Festival, Royal Oak, Michigan

March 15, 2019
"Jubilate Deo" with Royal Oak Symphony orchestra and Metropolitan Choral, Birmingham,MI

Feb 23, 2019
Butterfly Concerto with Middle Tennessee University Orchestra, Nashville, Tennessee

Feb 2, 2019
Summer in the Park, Detroit, Michigan

Jan 16, 2019
Life Enrichment at All Seasons of Birmingham, Birmingham, Michigan

December 1, 2018
Noel Night at little High Flyers, Detroit, Michigan

December 1, 2018
Noel Night at Pho Lucky, Detroit , Michigan

Sept 2, 2018
Art Beats and Eats Festival, Royal Oak, Michigan

June 9th, 2018
Detroit Zen Center Culture Series,

March 22, 2018
APALSA Origins Banquet University of Michigan

Feb 13, 2018
Lecture atWay State University Confucius Institute

Feb 13, 2018
Way State University Confucius New Year Gala

Oct 20th, 2017
Light of Unity Festival
Towsley Auditorium Washtenaw Community , Ann Arbor, Michigan

Sept 5th, 2017
Arts Beats and Eats,
Royal Oak , Michigan

June 29th, 2017
China Detroit Fusion
Garden Theater, Detroit, Michigan

May 1st, 2017
Monroe Community College symphony Band Concert
LA-Z-Boy Center Meyer Theater, Monroe, Michigan

April 25th, 2017
Erhu Master Shao Zhang 90 Years Worth Memorial Concert
Opera Hall, Beijing, China

Feb 3rd, 2017
Chinese New Year Celebration
University of Michigan School of Engineering

Jan 22nd, 2017
Detroit Institute of Arts
Detroit, Michigan

Jan 20th ,2017
General Motor Chinese New Year Celebration Gala
Silver shriner Garden, Southfield, Michigan

Nov 26th, 2016
Detroit Institute of Arts Community Party
Detroit Institute of Arts, Detroit, Michigan

Marc 20th, 2016
Erhu and Gamelan Ensemble Concert
MacIntosh Theater, Ann Arbor, Michigan

March 18th, 2016
Ecumenical Theological Seminary
Detroit, Michigan

Feb 27th, 2016
10th Anniversary Detroit Children's Choir Fund Raising
Renaissance Center, Detroit, Michigan

Feb 18th, 2016
18th Annual Taste of Waterford
Oakland Schools Conference Center
Waterford, Michigan

Feb 12th, 2016
Chinese New Year Celebration
University of Michigan school of Engineering

Feb 12th, 2016A
Great Distance - Chinese Art Song Recital
University of Michigan School of Music, Ann Arbor, Michigan

Feb 10th, 2016
Chinese New Year Gala at Wayne State University
Detroit, Michigan