

MEMORANDUM



TO: CITY OF NOVI PLANNING COMMISSION
FROM: SRI RAVALI KOMARAGIRI, PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: JSP 17-37 ARMENIAN CHURCH AND CULTURAL CENTER: PRELIMINARY SITE PLAN EXTENSION
DATE: OCTOBER 11, 2019

The subject property is located in section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in residential acreage (RA) zoning district. The applicant has received Preliminary Site Plan approval for a church and a cultural center with accessory uses such as multipurpose hall, café, religious educational rooms, Armenian genocide memorial and recreational facility. The applicant is proposing to construct in three phases. The project area is approximately 19.30 acres. A Special Land Use Permit is required to permit Places of Worship and a daycare in residential districts. All site work is proposed to be completed in one phase and the building will be completed in multiple phases.

Planning Commission held a public hearing and approved the Preliminary Site Plan, Special Land Use, Phasing plan, wetland permit, woodland permit and storm water management plan at the October 11, 2018 meeting. This approval is valid for two years.

The applicant has received tentative final site plan approval and has submitted final stamping sets for final site plan approval. Final signatures are on hold due to a sanitary sewer permit that is required to be approved by MDEGLE (Michigan Department of Environment, Great Lakes, and Energy).

The applicant is requesting a one-year extension of Preliminary Site Plan approval till October 11, 2020, as they are not yet ready to commence construction on the development and the planned start is now in 2020. The Zoning Ordinance allows for three, one-year extensions of Preliminary and Final Site Plan approvals.

At this time, the Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. Approval of the extension of Preliminary Site Plan and Special Land Use is **recommended**.

Following list of items that are attached to this memo:

1. Letter of request for extension dated October 11, 2019 from Raffi Ourlian, Chairman, Armenian Community Center
2. A copy of approved Preliminary site plan. Preliminary site plan approval included a day care use. The applicant is no longer proposing a daycare.
3. Action Summary from October 11, 2017 Planning Commission meeting
4. Minutes from October 11, 2017 Planning Commission meeting

MAPS

Location

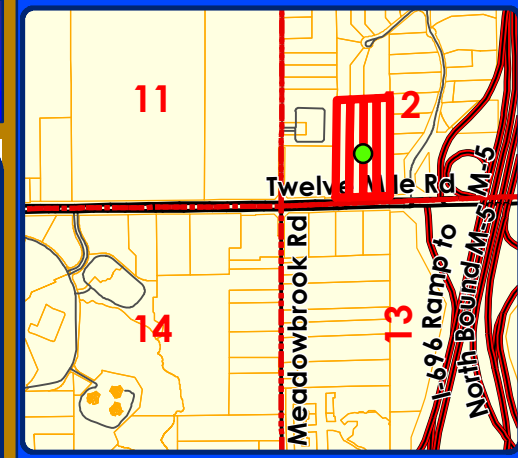
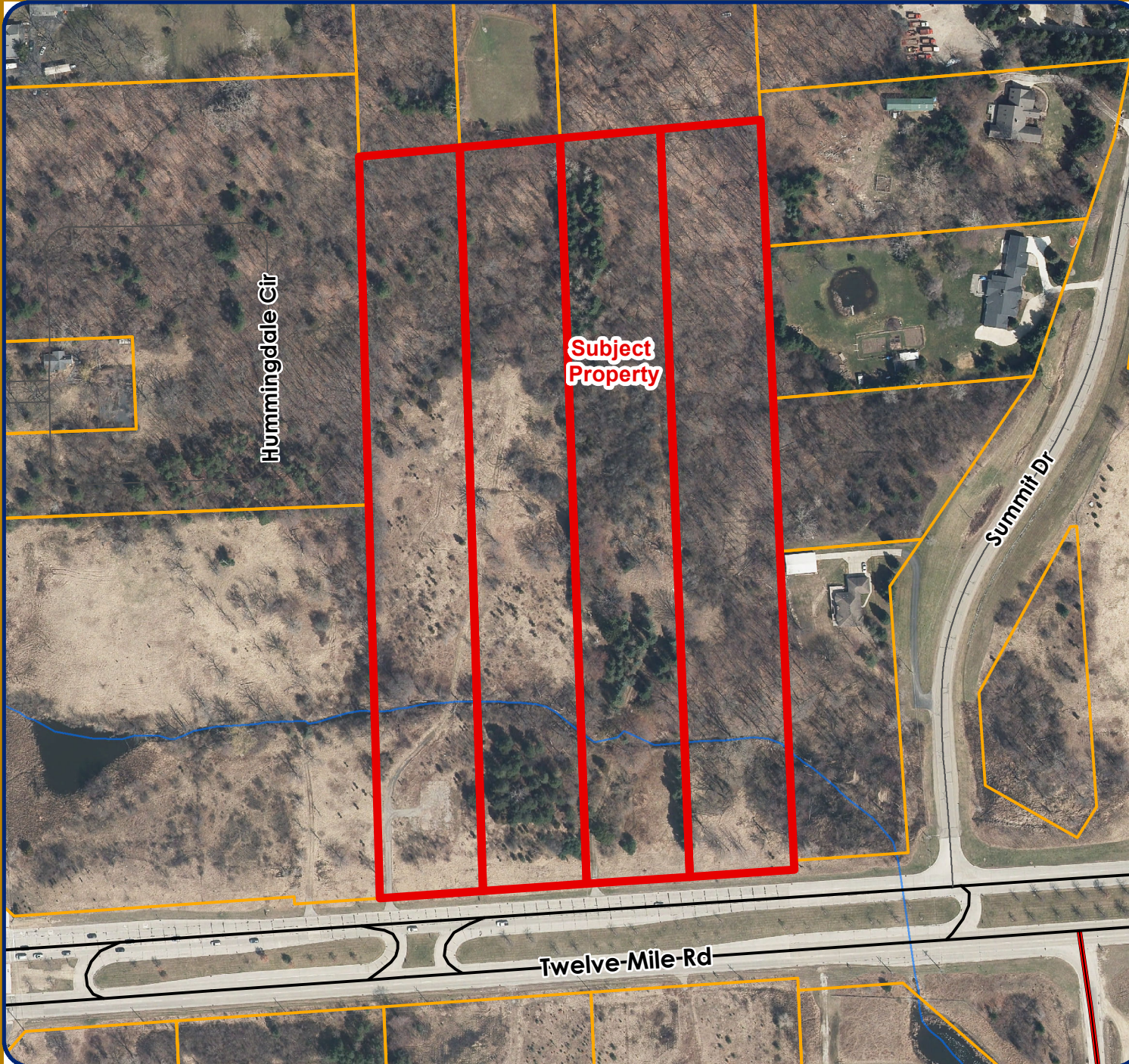
Zoning

Future Land Use

Natural Features

17-37 Armenian Church and Cultural Center

Location



LEGEND
 Sections

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

Map Author: Sri Komaragiri
Date: 10/06/17
Project: 17-37 Armenian Church and Cultural Center
Version #: 1

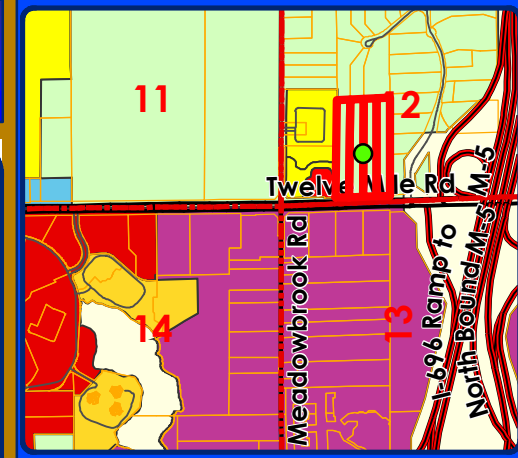
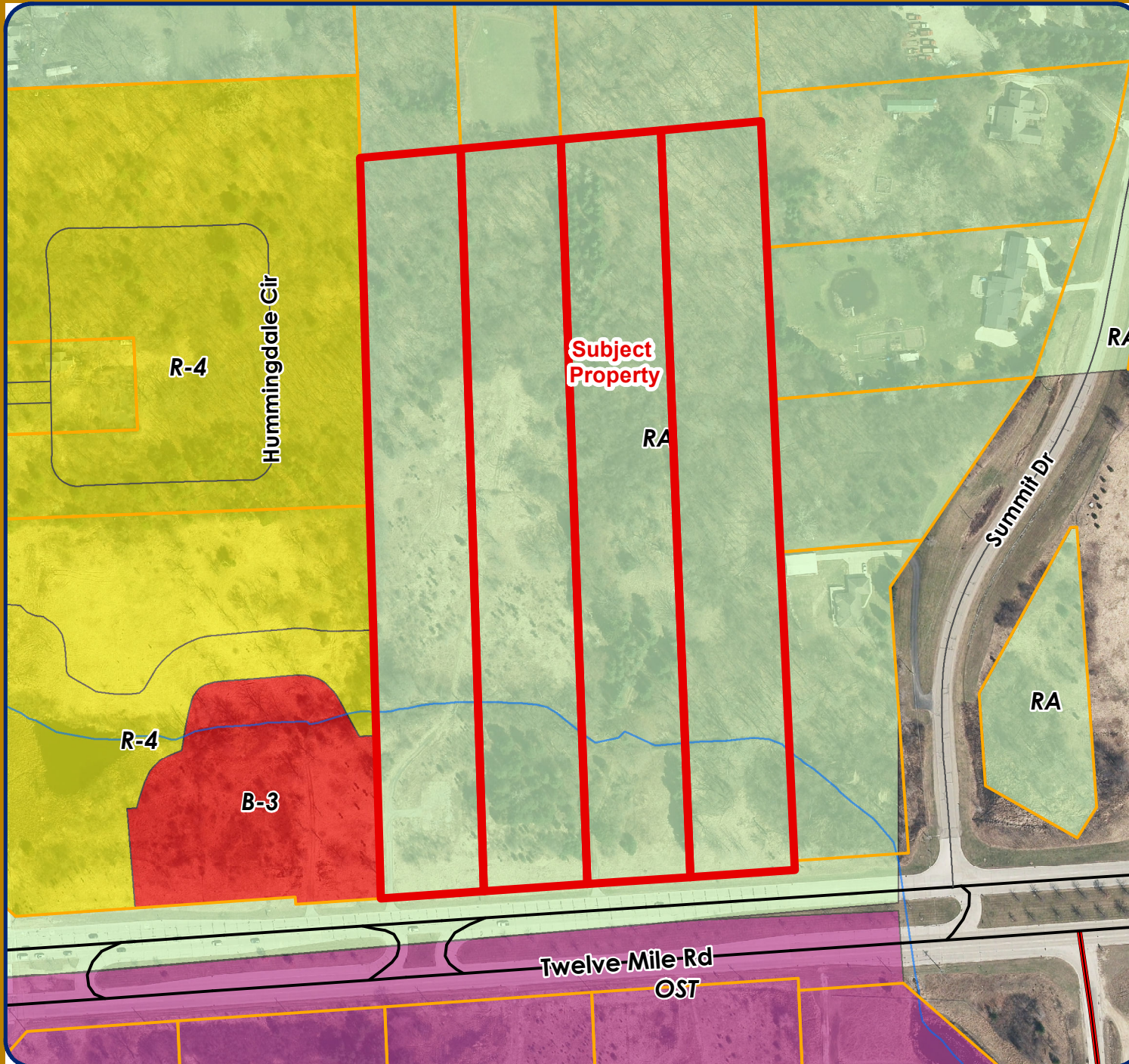


MAP INTERPRETATION NOTICE








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.

17-37 Armenian Church and Cultural Center

Zoning



LEGEND

-  Sections
-  R-A: Residential Acreage
-  R-4: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  B-3: General Business District
-  OS-1: Office Service District
-  OST: Office Service Technology
-  RC: Regional Center District



City of Novi

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

Map Author: Sri Komaragiri
 Date: 10/06/17
 Project: 17-37 Armenian Church and Cultural Center
 Version #: 1

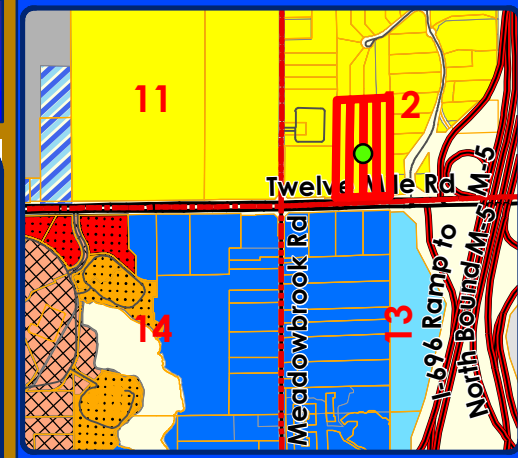
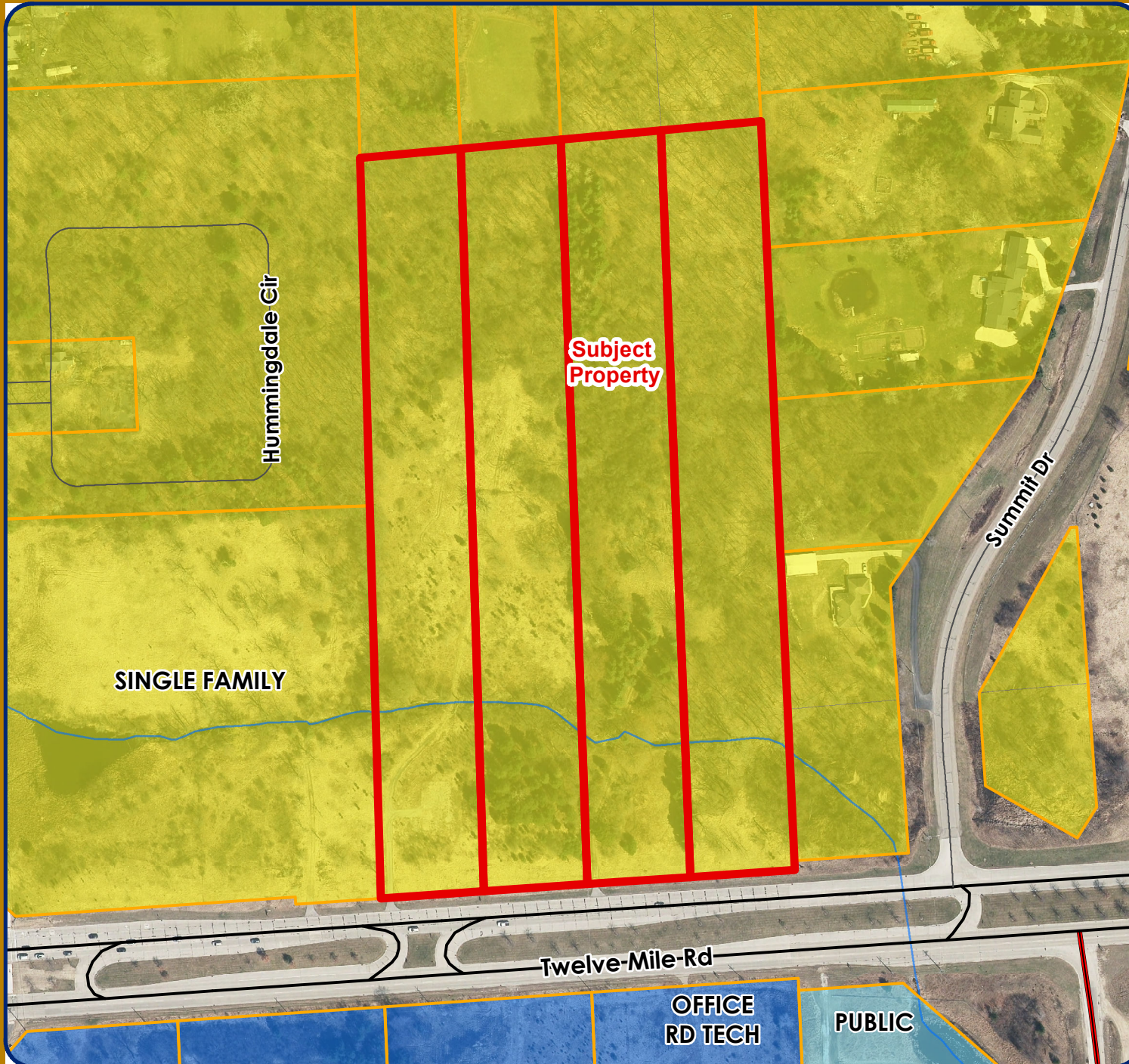


MAP INTERPRETATION NOTICE

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.

17-37 Armenian Church and Cultural Center

Future Land Use



LEGEND

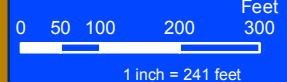
- Sections
- FUTURE LAND USE**
- Single Family
- PD1
- Community Office
- Office RD Tech
- Regional Commercial
- PD2
- Public
- Cemetery
- Utility



City of Novi

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

Map Author: Sri Komaragiri
Date: 10/06/17
Project: 17-37 Armenian Church and Cultural Center
Version #: 1

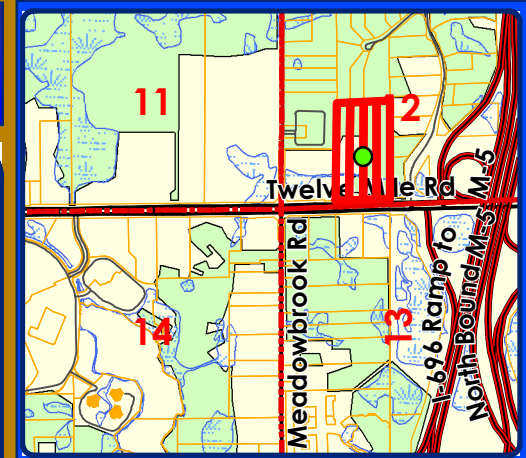
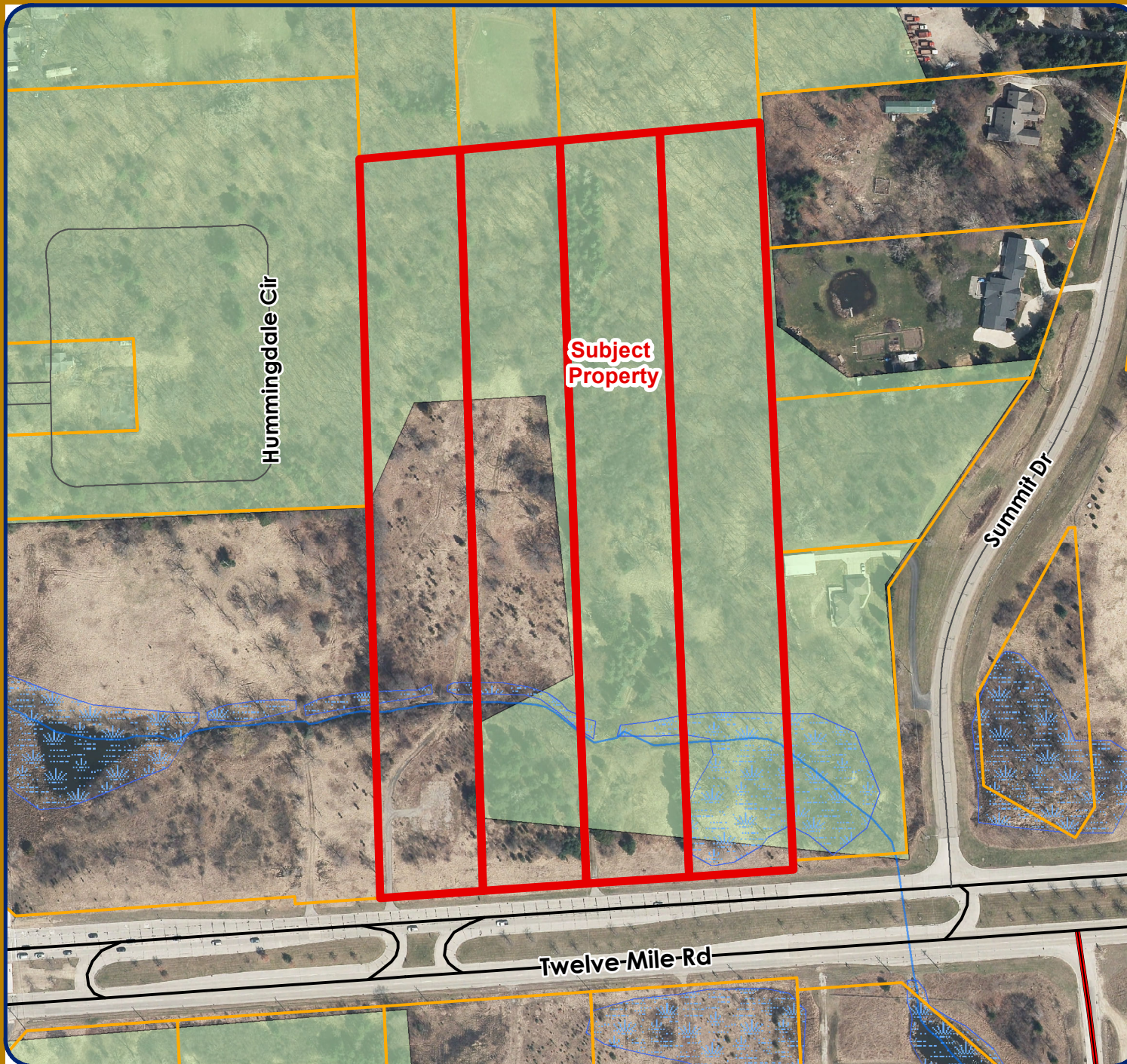


MAP INTERPRETATION NOTICE




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.

17-37 Armenian Church and Cultural Center

Natural Features



LEGEND

-  Sections
-  WETLANDS
-  WOODLANDS



City of Novi

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

Map Author: Sri Komaragiri
Date: 10/06/17
Project: 17-37 Armenian Church and Cultural Center
Version #: 1



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.

APPLICANT LETTER OF REQUEST

Armenian Community Center of Greater Detroit

19310 Ford Rd, Dearborn, MI 48128
Phone: 313-336-6840, e-mail: accdetroit@yahoo.com

October 11, 2019

Barbara E. McBeth
City Planner
City of Novi
45175 W. Ten Mile Road Novi, Michigan 48375

Re: Armenian Church and Cultural Center (City File No. JSP 17-0037)

Please accept this letter as our formal request for the referenced development for a period of one (1) year, pursuant to Section 6.1.7 of the City of Novi Zoning Ordinance. We are not yet ready to commence construction on the development and the planned start is now in 2020

Please let me know if you may require any additional information in order to consider our request for an extension to the Final Site Plan.

If you have any questions, I can be reached at 248/790-5964.

Kindest Regards,

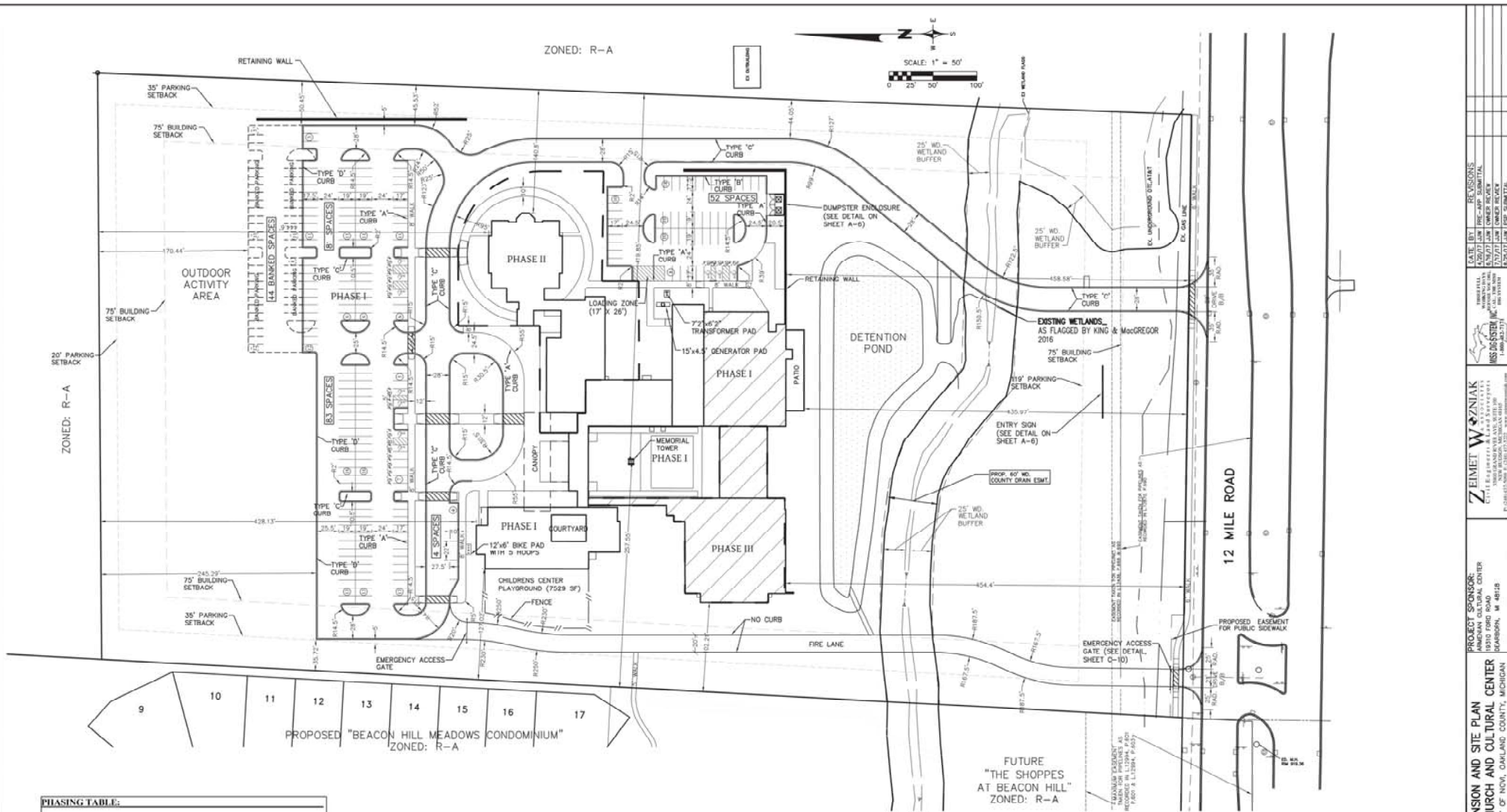
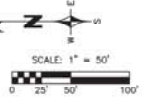


Raffi Ourlian
Chairman, Armenian Community Center

SITE PLAN

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

ZONED: R-A



PHASING TABLE:

<p>PHASE I - TEMPORARY CHURCH, CULTURAL CENTER, MEMORIAL TOWER, AND CHILDREN'S CENTERS</p> <ul style="list-style-type: none"> • CLEARING AND MASS GRADING, INCLUDING PREPARING PADS FOR FUTURE PHASES OF BUILDING • CONSTRUCTION OF DETENTION POND AND OUTLET TO TOWNLINE DRAIN • DRIVE APPROACHES TO TWELVE MILE ROAD AND DRAIN CROSSINGS • INSTALLATION OF ALL UNDERGROUND UTILITIES (STORM SEWER, SANITARY SEWER, AND WATER MAIN) AND FRANCHISED UTILITIES (GAS, CITY, FIBER, AND ELECTRICITY) • INSTALLATION OF PARKING LOTS, DRIVES, CURBS, AND WALKS • WETLAND RESTORATION AND MAINTENANCE • LANDSCAPING AROUND BUILDING 	<p>PHASE II - PERMANENT CHURCH AND ADMINISTRATIVE OFFICES</p> <ul style="list-style-type: none"> • INSTALLATION OF WALKS • LANDSCAPING AROUND BUILDING
<p>PHASE III - GYMNASIUM AND YOUTH CENTER</p> <ul style="list-style-type: none"> • LANDSCAPING AROUND BUILDING 	

TOPOGRAPHIC AND BOUNDARY DATA, INCLUDING PROPERTY LINES, LEGAL DESCRIPTIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED FROM SURVEY FOR THIS SITE PREPARED BY:

SILAM ENGINEERING, P.C.
4031 KODOLGE HIGHWAY
TROY, MI 48068
JOB NO. 14-078 DATED 3/06/2017

ZEMMET-WODZNAK & ASSOCIATES, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN OMISSIONS RESULTING FROM SURVEY INACCURACIES.

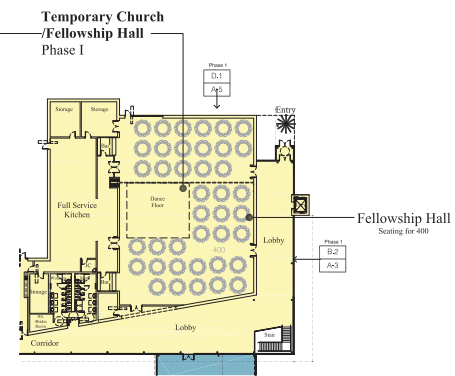
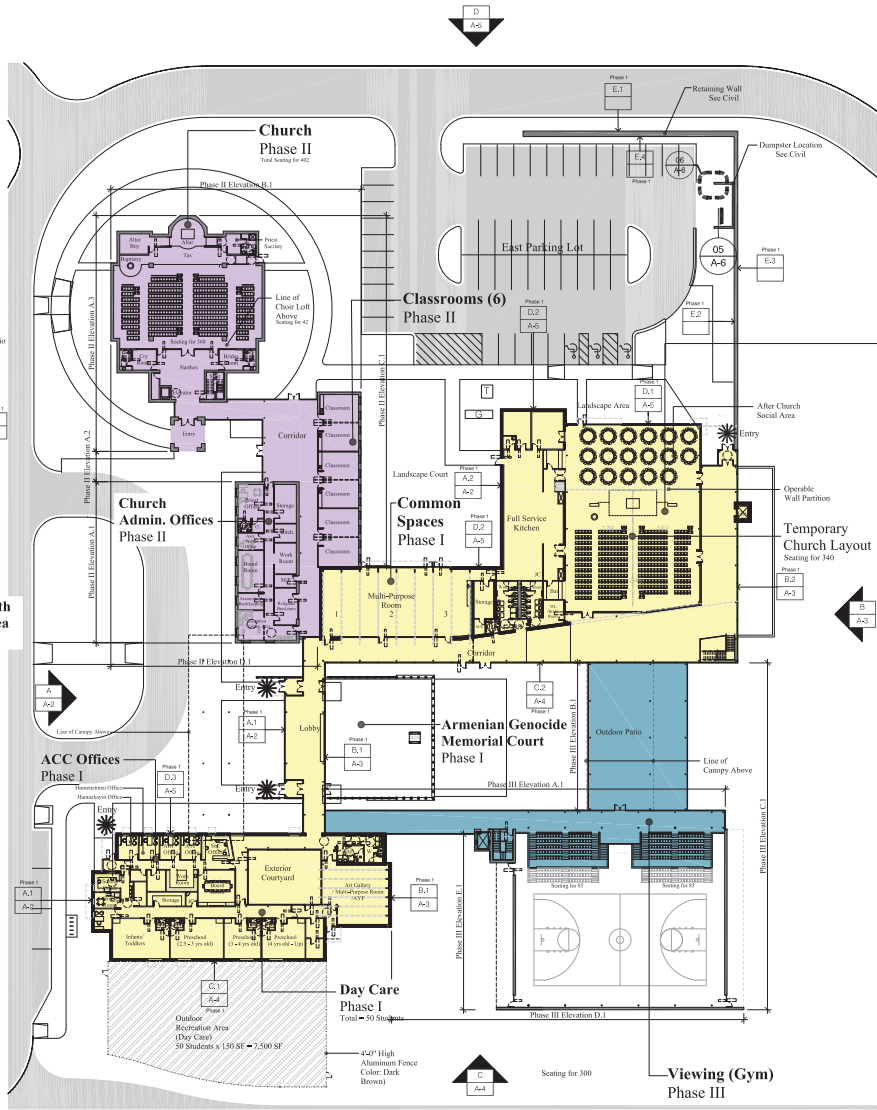
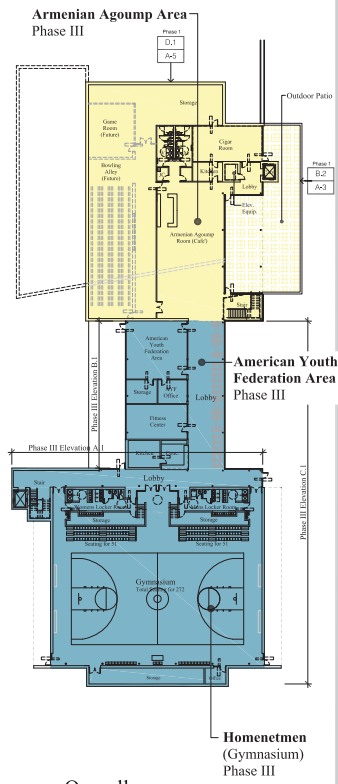
NOTE: ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF WALK OR FACE OF BUILDING AS SHOWN.



NOT FOR CONSTRUCTION
SIDWELL #22-12-351-028, -030, -034, -036

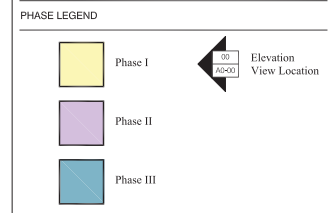
<p>PROJECT SPONSORS: ARMENIAN CULTURAL CENTER 18101 FORD ROAD DARBY, MI 48128</p>	<p>PROJECT SPONSORS: ARMENIAN CULTURAL CENTER 18101 FORD ROAD DARBY, MI 48128</p>	<p>DATE BY: 08/08/2022 DATE BY: 08/08/2022 DATE BY: 08/08/2022 DATE BY: 08/08/2022 DATE BY: 08/08/2022</p>	<p>REVISIONS: REV. NO. 1 REV. DATE 08/08/2022 REV. DESCRIPTION</p>
<p>DIMENSION AND SITE PLAN ARMENIAN CHURCH AND CULTURAL CENTER SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN</p>		<p>ZEMMET WODZNAK Civil Engineers & Land Surveyors 12000 W. 12 Mile Road, Suite 100 Troy, MI 48068 Tel: 313.781.1100 Fax: 313.781.1101 www.zemmet.com</p>	
<p>SCALE: 1" = 50' JOB NO. 14109 SHEET NO. C-1</p>	<p>FILE NO. 27A/17 JOB NO. 14109 SHEET NO. C-1</p>	<p>DATE: 08/08/2022</p>	

P:\SSD\PROJECTS\ARMENIA\02 - SITE\01 - MODEL\A-01\FLOOR\A-01\DWG\02 AUGUST 2017



AREA CALCULATIONS - PHASE I

Phase I (Yellow)	
Main Level Area	= 33,912 sf.
Lower Level Area	= + 11,110 sf.
Total Phase I Area	= 44,022 sf.



Sheet Title	Overall Plans	Project	Armenian Church and Cultural Center Section 12, City of Novi Oakland County, Michigan
Revisions	Preliminary Site Plan (PSP) Submittal City of Novi August 25, 2017		
Architect's Seal	THIS REGISTRATION SEAL IS FOR THE DRAWINGS ONLY AND DOES NOT INDICATE ANY INDIVIDUAL REQUIREMENTS OR ENGINEER DISCIPLINE		
Architect's Seal			
Architect	Architecture Planning MI, 48067 1025 S. W. 248.029.8998 F. 248.298.3192 www.cgp-architecture.com		
Sheet No.	A-1		
Project No.	201528		
Date:	August 25, 2017		
Drawn/Checked:	JMF / EFC		
Approved:	CGP		
Date:	August 25, 2017		
By:	Novi Staff Plan - Use Figure Dimensions		
Submittal			

10-11-2017 PLANNING COMMISSION ACTION SUMMARY



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

OCTOBER 11, 2017 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 Anthony, Member Avdoulos Member Greco, Member Lynch, Chair Pehrson

Absent: Member Zuchlewski (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Darcy Rechten, Staff Engineer; Tom Schultz, City Attorney

APPROVAL OF AGENDA

Motion to approve the October 11, 2017 Planning Commission Agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. NOVI VETERINARY CLINIC EXPANSION JSP 17-42

Public hearing at the request of Novi Veterinary Clinic, JSP 17-64 for Special Land Use approval, to allow for the expansion of the existing Veterinary Clinic within the same building. The subject property is located in Section 23, at the southeast corner of Grand River Avenue and Novi Road, in the TC-1, Town Center District. The applicant is proposing to expand the existing use from approximately 2000 square feet to approximately 3488 square feet. No exterior or site changes are proposed at this time.

In the matter of Novi Veterinary Clinic, JSP 17-64, motion to approve the Special Land Use Permit based on the following findings relative to other feasible uses of the site:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (*since the retail building is existing and the proposed use is not expected to generate traffic greater than previous tenants*);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*the expansion is within an existing building*);
- c. The proposed use is compatible with the natural features and characteristics of the land (*the proposed expansion will not impact natural features or other characteristics of the existing retail building*);
- d. The proposed use is compatible with adjacent uses of land (*the use is existing and the surrounding uses are compatible with the current use*);
- e. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use (*fulfills the stated objective to retain and support the growth of existing businesses and attract new businesses to the City of Novi*);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (*the expansion of the existing clinic will benefit the existing business and its customers*);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and
- h. Approval of the waiver of the required Noise Impact Statement since no outside activities or

noise-making equipment is being proposed, which is hereby granted.

This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

2. BECK NORTH UNIT 54 JSP 16-36

Public hearing at the request of Dembs Development, Inc. for Special Land Use, Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject parcel is located in Section 4 east of Nadlan Drive and north of West Road. It is approximately 5.02 acres and zoned I-1 (Light Industrial). The applicant is proposing to build a 67,000 square foot speculative building in the Beck North Corporate Park with associated site improvements.

In the matter of Beck North Unit 54 JSP16-36, motion to approve the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (*based on Traffic Consultant review letter and updated traffic study to be provided*);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*as this area was already planned for development*);
- c. The proposed use is compatible with the natural features and characteristics of the land (*because the plan has minor impacts on existing natural features, will provide additional evergreen plantings, and a 50 foot conservation easement along the east parcel line*);
- d. The proposed use is compatible with adjacent uses of land (*because the proposed use conforms to the standards of the district and requirements for light industrial*);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (*make sure that light industrial and residential developments are compatible when located adjacent to each other AND ensure that Novi continues to be a desirable place for business investment*);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (*as the proposed use will be in the planned corporate park*);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and
- h. Landscape waiver from Section 5.5.3.B.ii for lack of a 10-15 foot landscaped berm along the east property line adjacent to the residential district, which is hereby granted, for the following reasons:
 - i. There is a 50 foot woodland area between the proposed use and the adjacent residential areas,
 - ii. The applicant shall provide a six foot tall screen wall (as measured from the top of pavement) and a heavily screened landscape buffer along the southeast corner of the site,
 - iii. The applicant shall provide a 50 foot conservation easement along the east property line of their parcel, and
 - iv. The applicant shall provide additional evergreen plantings as determined at time of Final Site Plan by staff and consultants;
- i. Landscape waiver for use of evergreen species for greater than 25 percent of perimeter parking lot trees, which is hereby granted; and
- j. Landscape waiver from the Landscape Design Manual Section 1.d(2) for reduction in industrial subdivision landscaping as required along the industrial drive frontage (16 trees required; 9 provided), which is hereby granted.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Beck North Unit 54 JSP16-36, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Applicant to revise the landscape plan and the woodland replacement counts to address the conditions set forth in the existing conservation easement agreement, which was

- approved by Council on January 28, 2010;
- b. Same-side, opposite-side driveway spacing waiver from Section 11-216.D of the City of Novi Code of Ordinances to permit less distance between entrances on Nadlan Drive where a minimum of 105 feet is required, which is hereby granted;
 - c. A section 9 waiver for exceeding the maximum allowed amount for Concrete Masonry Units (75% maximum, 94% on east and 96% on north façade provided), which is hereby granted;
 - d. Applicant shall provide Traffic Impact Assessment update with Final Site Plan submittal;
 - e. Zoning Board of Appeals variance for exceeding the maximum building height: 29 feet 4 inches proposed, 25 feet permitted, as approved on October 10, 2017 Zoning Board of Appeals meeting; and
 - f. The findings 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 Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Beck North Unit 54 JSP16-36, motion to approve the Woodland Permit based on and 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Beck North Unit 54 JSP16-36, motion to approve the Stormwater Management Plan based on and 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.*

3. ARMENIAN CHURCH AND CULTURAL CENTER JSP 17-37

Public hearing at the request of Armenian Cultural Center for Special Land Use, Preliminary Site Plan with Land bank Parking, Phasing Plan, Shared Parking Agreement, Wetland Permit, Woodland Permit, and Storm water Management plan approval. The subject property is located in section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in residential acreage (RA) zoning district. The applicant is proposing a church and a cultural center with accessory uses such as day care center, multipurpose hall, café, religious educational rooms, Armenian genocide memorial and recreational facility. The applicant is proposing to construct in three phases. The project area comprising of four parcels is approximately 19.30 acres. A Special Land Use Permit is required to permit Places of Worship and a daycare in residential districts.

In the matter of Armenian Church and Cultural Center JSP17-37, motion to approve the Special Land Use Permit to allow a Place of Worship and daycare based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (*based on review of the Traffic study*);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*based on Engineering review*);
- c. The proposed use is compatible with the natural features and characteristics of the land (*because the plan has made an attempt to minimize impacts on existing natural features*);
- d. The proposed use is compatible with adjacent uses of land (*because the proposed use conforms to the standards of the district and the requirements of Places of Worship and a daycare*);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (*the project creates an aesthetically pleasing development, especially in residential areas*);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (*as the proposed use will provide a service needed in the community*);

- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- h. The primary use of 'Church' or place of worship will be established prior to any other accessory uses proposed.
- k. A condition of this Special Land Use approval is that the proposed memorial structure and the proposed church will meet ordinance requirements, particularly for the height of the structure and building, otherwise the request will return to the Planning Commission for Special Land Use approval.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Armenian Church and Cultural Center JSP17-37, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Approval of up to 43 landbank parking (262 required, 219 provided, 43 land banked), based on the revised site plan submitted via e-mail on September 26, 2017, due to Planning Commissions finding below, which is hereby granted;
 - i. The applicant has demonstrated through substantial evidence that the specified occupant and building use will require less parking than what is required by the Zoning Ordinance;
 - ii. Parking will not occur on any street or driveway;
 - iii. Parking will not occur on any area not approved and developed for parking;
 - iv. Parking will not occur on that area where parking construction has been landbanked until such time as that area is constructed for such parking;
 - v. The requested parking landbanking will not create traffic or circulation problems on or off site; and
 - vi. The requested parking landbanking will be consistent with the public health, safety and welfare of the City and the purposes of the Zoning Ordinance;
- b. Approval of Shared Parking agreement for the proposed church and other accessory uses proposed for all phases. It has determined that a minimum requirement of 262 spaces are required for the proposed uses, of which 20% of spaces can be land banked;
- c. Planning Commission waiver from Section 5.16 for proposing all required 10 spaces in one location, which is hereby granted;
- d. A Zoning Board of Appeals variance from Section 4.19.2.F for allowing the dumpster in the sideyard instead of the required rear yard;
- e. Landscape waiver from Section 5.5.3.B.ii for absence of required street trees along Twelve Mile frontage due to the presence of a gas line and gas line easement along the entire right-of-way frontage, which is hereby granted;
- f. Landscape waiver from Zoning Sec. 5.5.3.B.ii and iii for absence of required berm between the subject property and adjacent residential properties, if the applicant provides sufficient justification that the existing vegetation will provide sufficient screening, or addition of more screening vegetation is provided to form a dense screen in areas where the existing vegetation does not provide a sufficiently dense screen, which is hereby granted;
- g. Landscape waiver from Zoning Sec. 5.5.3.B.ii and iii for absence of berm along Twelve Mile frontage for portions of frontage with wetland, the natural hill or dense vegetation to be preserved between the road and the site, not for the 120 feet of frontage just west of the entry drive where none of those natural features exist, which is hereby granted;
- h. Landscape waiver from Section 5.5.3.C.iii footnote (5) for absence of access drives plantings within existing gas line easement, which is hereby granted;
- i. Landscape waiver from Section 5.5.3.C. (3) for exceeding the maximum 15 bay parking requirement, which is hereby granted;
- j. City Council Variance from Design and Construction Standards Manual for undetained run-off directed to Twelve Mile Road;
- k. The findings 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 Final Site Plan;

- I. The genocide memorial and the church shall meet the ordinance standards, or shall return to the Planning Commission for approval.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Armenian Church and Cultural Center JSP17-37 motion to approve the Phasing Plan based on and 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 Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion passes 5-0.*

In the matter of Armenian Church and Cultural Center JSP17-37, motion to approve the Wetland Permit based on and 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Armenian Church and Cultural Center JSP17-37 motion to approve the Woodland Permit based on and 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Armenian Church and Cultural Center JSP17-37, motion to approve the Stormwater Management Plan based on and 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. PLANNING COMMISSION COMMITTEE VACANCIES

The Planning Commission assigned members to vacant positions on the Committees.

2. APPROVAL OF THE AUGUST 23, 2017 PLANNING COMMISSION MINUTES

Motion to approve the August 23, 2017 Planning Commission Meeting minutes, as amended. *Motion carried 5-0.*

3. APPROVAL OF THE SEPTEMBER 13, 2017 PLANNING COMMISSION MINUTES

Motion to approve the September 13, 2017 Planning Commission Meeting minutes. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 8:55 P.M.

**Actual language of the motions subject to review.*

10-11-2017 PLANNING COMMISSION MEETING MINUTES

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

October 11, 2017

Proceedings taken in the matter of the PLANNING COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Wednesday, October 11, 2017.

BOARD MEMBERS

Mark Pehrson, Chairperson

David Greco

Tony Anthony

John Avdoulos

Michael Lynch

ALSO PRESENT:

Barbara, McBeth, City Planner

Thomas Schultz, City Attorney

Rick Meader, Landscape Architect

Sri Komaragiri, Planner

Darcy Rechtien, Plan Review Engineer

Certified Shorthand Reporter, Diane Szach

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. AVDOULOS: Yes.
MS. KOMARAGIRI: Member Greco?
MR. GRECO: Yes.
MS. KOMARAGIRI: Member Lynch?
MR. LYNCH: Yes.
MS. KOMARAGIRI: Motion passes 5 to
0.

CHAIRPERSON PEHRSON: Thank you.

Next on the agenda is Item
Number 3, the Armenian Church and Cultural Center JSP
17-37. It's a public hearing at the request of the
Armenian Cultural Center for Special Land Use,
Preliminary Site Plan with Land Bank Parking, Phasing
Plan, Shared Parking Agreement, Wetland Permit,
Woodland Permit, and Stormwater Management plan
approval. The subject property is located in Section
12 on the north side of Twelve Mile Road and east of
Meadowbrook Road, in residential acreage RA zoning
district. The applicant is proposing a church and a
cultural center with accessory uses such as daycare
center, multipurpose hall, cafe, religious educational
rooms, Armenian genocide memorial and recreational
facility. The applicant is proposing to construct in
three phases. The project are comprising of four
parcels is approximately 19.30 ares. A Special Land

1 Use Permit is required to permit Places of Worship and
2 a daycare in residential districts.

3 Sri.

4 MS. KOMARAGIRI: Thank you. As
5 mentioned, the applicant is proposing to develop the
6 subject property to build a church and a cultural
7 center. The property is located on the north side of
8 Twelve Mile Road and east of Meadowbrook. The site is
9 zoned Residential Acreage and is surrounded by an
10 existing single-family development on east and north
11 sides. It is zoned R-4 on the west and a
12 single-family development is currently under
13 construction in that location. Part of the property
14 adjoining west is zoned B-3, General Business.
15 Properties on the south are zoned Office Service and
16 Technology and are currently vacant. All properties
17 are indicated as similar uses as currently zoned on
18 future land use map as well. The property has
19 considerable regulated woodlands and wetlands on site.

20 The applicant is currently
21 proposing to build the church and cultural center and
22 some other accessory uses in three phases. The first
23 phase includes a temporary church with 350 seats and
24 some accessory uses such as kitchen, cafe,
25 multipurpose halls and a daycare to serve a maximum of

1 50 kids. An Armenian genocide memorial is also
2 proposed to be built with the first phase. All
3 parking will be built in Phase 1. A permanent church
4 will be built in Phase 2 with 400 seats and some
5 additional meeting rooms. Phase 3 proposes a
6 recreational facility with 272 seats and some
7 administrative office space.

8 The applicant has worked closely
9 with staff and our traffic consultants in determining
10 the minimum required parking for the proposed uses.
11 Given the nature of uses, staff agreed with the
12 applicant's findings for shared parking. Staff
13 determined that a total of 262 spaces would be
14 required at minimum. The applicant proposes to land
15 bank 45 spaces of the required 262. There was an
16 error in the parking layout for land banking that was
17 submitted initially. The applicant has since then
18 provided a revised layout via email which addresses
19 the discrepancy satisfactorily. Staff also
20 recommended that the applicant revise the pedestrian
21 connectivity from the site to property on south and to
22 the public sidewalk along Twelve Mile Road. The
23 applicant has agreed to provide the required access in
24 areas along secondary emergency access to the south.

25 The applicant has been very proactive in

1 gathering public input from neighbors regarding this
2 project. They've held three community open houses to
3 address neighbors concerns. In response to the
4 comments received from those meetings, the applicant
5 has submitted a traffic impact statement. Traffic is
6 in agreement with the findings. Planning Commission's
7 approval is required for the proposed Special Land Use
8 request for the proposed church which is a Place of
9 Worship, and the daycare in a residential district.
10 And it's also required to approve the phasing plan
11 proposed, the shared parking agreement, and the land
12 bank parking. The applicant is also seeking a minor
13 waiver to allow all required 10 bike racks in one
14 location instead of multiple locations.

15 The landscape plan mostly conforms
16 to the code and requires a couple of landscape waivers
17 as listed in the motion sheet. Landscape review
18 supports all the waivers provided the applicant makes
19 an attempt to reduce the extent of deviations as
20 suggested in the review letter.

21 Site access would be provided by a
22 new driveway entrance off of Twelve Mile Road with
23 secondary emergency only access off of Twelve Mile
24 Road towards the south. Stormwater would be collected
25 by a single storm sewer collection and detained in a

1 new on-site detention pond. The plans may require a
2 City Council variance for undetained run-off directed
3 to Twelve Mile if determined by staff at the time of
4 the final site plan review.

5 A total of 980 trees are surveyed
6 on site, of which a total of 461 trees, about 47
7 percent, are proposed to be removed. The Woodland
8 Impact Plan notes that 146 credits are to be provided
9 on site and 382 credits would be paid to the City
10 fund.

11 The Townline Drain is located along
12 the southern section of the project site and flows
13 from west to east. There are surveyed wetlands along
14 either side of the existing drain totaling
15 approximately 0.66 acres in size. The current
16 proposed wetland total impact is .09 acres. In
17 addition to the wetland impacts, the Plan proposes
18 disturbance to .35 acres of on-site 25-foot buffer
19 area.

20 The applicant is proposing a right
21 turn taper at the driveway on Twelve Mile. Based on
22 the trip generation estimate provided, traffic
23 determined that the trip generation estimates do not
24 exceed the City's threshold.

25 The applicant was initially

1 requesting three deviations from Zoning Board of
2 Appeals, one for the height of the church, which is to
3 be constructed in Phase 2, one for the height of the
4 genocide memorial which is supposed to be constructed
5 in Phase 1, and one for proposing an upright for the
6 memorial, and another one for proposing dumpster in
7 the side yard. Our facade consultant reviewed the
8 detailed elevation provided for Phase 1 and conceptual
9 for Phase 2. Staff was in full support for the
10 deviations requested for the memorial height and had
11 some minor concerns about lighting. However, upon
12 internal discussion, the applicant has deferred the
13 height variance requested for church at the time of
14 Phase 2 approval process, and decided not to pursue
15 the deviations related to the memorial at this time.
16 Revised elevations that conform to the code will be
17 submitted at the time of final site plan review for
18 the genocide memorial. The applicant is currently not
19 seeking any Section 9 waivers for Phase 1 building
20 construction.

21 The applicant has submitted the
22 required community impact statement and noise impact
23 statement. The noise impact statement states that
24 there will be six picnics with an estimated attendance
25 of 200 to 400 people that will be held between 1:00

1 p.m. to 7:00 p.m., and a three-day festival every year
2 with an estimated attendance of 1,000 to 1,500 people
3 per day that will be held from noon to 11:00 p.m.

4 There will be music played at all events. The
5 applicant has submitted a tentative event location and
6 noted that the noise levels shall not exceed maximum
7 decibel levels allowed.

8 All reviews are recommending
9 approval with additional comments to be addressed with
10 final site plan.

11 The Planning Commission is asked
12 tonight to approve the Special Land Use, Preliminary
13 Site Plan with Land Bank Parking, Phasing Plan, Shared
14 Parking Agreement, Wetland Permit, Woodland permit,
15 and Stormwater Management Plan. It's also asked to
16 review the site plan based on the Special Land Use
17 considerations and make a finding with regard to the
18 noise impact statement provided.

19 The applicant Rafii Ourlian is here
20 tonight with his architects Constantine Gus Pappas and
21 Evans Caruso, and Engineer Julian Wargo and Landscape
22 Architect Steve Deak.

23 We have our consultants Sterling
24 Fraser from Traffic and Doug Necci for Facade, along
25 with the staff to answer any questions you have for

1 us. Thank you.

2 CHAIRPERSON PEHRSON: Thank you,
3 Sri.

4 Does the applicant wish to address
5 the Commission?

6 MR. PAPPAS: Thank you,
7 Mr. Chairman. My name is Constantine Pappas,
8 Architect for the Armenian Community Center. Sri,
9 thank you very much for the wonderful presentation.

10 Again, I'd just like to introduce
11 our design team. Evans Caruso from our office and
12 Andy Wozniak from Zeimet Wozniak Civil Engineers,
13 Steve Deak from Deak Planning and Landscape
14 Consultants. As mentioned, Mr. Rafii Ourlian is here.
15 He is the chairman of the Armenian Community Center,
16 and treasurer of the Armenian Apostolic Church of
17 America in New York City. And Hayg Oshagan is here,
18 and he's the chairman of the Armenian Cultural
19 Association of America, the eastern region, and is
20 also co-chair of this entire project. They are here
21 and they can answer any question that you have.

22 So we wanted to also mention we do
23 have members of our community here as well. We wanted
24 to indicate that we have at last count at least 90
25 families that live in the City of Novi. We didn't ask

1 them to all be out here today. We said let's maybe
2 limit who is out here, but many of them are here.

3 Let me just go through a few little
4 of the items Sri had mentioned that I did want to
5 mention. We tried to limit the amount of access along
6 Twelve Mile Road as you can see. One way in. The
7 second drive, which is on the southern area is
8 primarily for fire as you see.

9 We wanted to maintain that
10 landscape area that was to our parcel to the immediate
11 west, we'll call it the Shapiro parcel. And we wanted
12 to extend what was being planned in the Shapiro parcel
13 all along our front. So therefore the drain would
14 stay in its position. We don't want to disrupt that.
15 There is a small little wetland area. We didn't want
16 to disrupt that. We wanted to enhance anything along
17 Twelve Mile Road.

18 A stormwater detention area is
19 located just a little bit north of the drain, which is
20 in that area, and will be used as a little bit of a --
21 well, not a little bit, but a reflecting pond that
22 reflects the whole complex as you're looking at it.

23 The whole complex is considerably placed far
24 away from Twelve Mile Road. If I remember it's close
25 to 400 some feet away. So therefore when you're

1 driving I think along Twelve Mile Road, you'll get the
2 impact of what was created in the Shapiro parcel all
3 along that whole front area.

4 The building and the parking area
5 have been placed as close to the middle of the site as
6 possible. That's that one big open area that is
7 there. There is quite a few wetlands and tremendous
8 amount of topography on the site. In order to get
9 everything to fit in, there is going to be some small
10 topography changes, but I think Andy's office has done
11 a great job trying to get everything to level itself
12 out per se. But we tried to place the complex in the
13 middle to be -- to minimize the impact along the
14 residents who are located on the east and the west of
15 the parcel. The ones that are located to the north of
16 the parcel are quite a bit away. All that area in the
17 back is quite solid dense woodland areas, and the
18 topography is such that they are considerably higher,
19 and the high point of the site is on the west end --
20 excuse me, on the north end, and it slopes itself all
21 the way down essentially to the drain. So by trying
22 to minimize the impacts of where the buildings are at,
23 the idea is try to minimize the amount of impact on
24 the woodlands as well as the natural features.

25 I did want to mention that even

1 before we submitted for site plan approval, we
2 conducted three meetings with the residents. So the
3 first meeting was on the 26th of July, and the
4 secondary meeting on August the 3rd. Then we also had
5 a third meeting on September 13th. That meeting was
6 used to explain to the residents everything that was
7 submitted. So when we came into this project, it was
8 extremely important for us to open up our arms and to
9 explain to everybody who this building is going to
10 impact. Let me tell you a few of the concerns that
11 the residents had, and we listened I think pretty
12 well. We tried as much as possible to try to attempt
13 every one of these issues.

14 Traffic was of a major concern, and
15 I have to tell you, at all these meetings we probably
16 had less impacts about what we were going to do, but
17 major impacts on what was approved at the corner of
18 Meadowbrook and Twelve Mile Road. And in fact, just
19 about all the residents who were there turned around
20 and said, well, listen, we really don't have that much
21 problem with yours, but we have a lot of problems with
22 what was approved at Twelve Mile and Meadowbrook Road.
23 Again, not our issue, but we're here to listen.

24 So traffic was a problem. Although
25 the city had their own traffic study done, we went and

1 hired another traffic consultant, HRC. HRC has done
2 quite a few traffic studies in Novi. They also did
3 the traffic study for the Shapiro property right next
4 door. They basically came up with the same findings
5 that the city traffic engineer came up with. So
6 therefore we wanted to make sure to tell the residents
7 that we're not just going to take what the city says,
8 we're more than willing to go out and spend that extra
9 money to have an independent consultant come in and to
10 verify or to make sure that whatever the traffic
11 engineer said from Novi, they're basically saying the
12 same thing.

13 Screening. Another thing was both
14 screening of the parking and the entry drives. And
15 because of the existing wetland and the actual
16 existing topography, we provided extensive additional
17 landscape screening primarily along the main entry
18 drives, all along parking areas, all along the
19 northern area, whatever is there, there is a
20 tremendous amount of landscaping on this site. And
21 even though our landscape architects tell us that we
22 actually could put more, we've put a lot. And from
23 what I can see, I think it's well, well screened, and
24 I think it serves very, very well for the adjoining
25 residents.

1 The height of the building as was
2 discussed or presented by Sri, we are not seeking any
3 variances right now in Phase 1 with the exception of
4 one item, and that item is moving the dumpster
5 location from the rear yard into the eastern setback.
6 Again, it's quite screened extensively all along that
7 eastern side with not only a screen wall, but also at
8 the same time landscaping. We are on the agenda in
9 November for the ZBA relative to that item.

10 Lastly, the question from the
11 residents, they had a concern about people who would
12 be on this particular property actually walking onto
13 their particular property, and one resident had asked,
14 well, why don't we just put a screen or a fence
15 completely around the property. But then again when
16 you do that, because of the grades you're probably
17 tearing out an incredible amount of trees, not only on
18 the north, also on the east side in order to put in
19 the fence. So we had mentioned to the residents that
20 that really isn't really in our ability to do, but
21 rather than the Planning Commission to hear out if you
22 want to do that. We would recommend against it, but
23 that's something that we thought we would bring to
24 you.

25 The phasing, Sri had done a great

1 job talking about it. I wanted everybody to realize
2 that the concept of having Phase 1, which is we call
3 it the fellowship hall or community room, that will be
4 used as our temporary church until we have the ability
5 to sell the church which they're currently located in
6 Dearborn right now. The area is changing tremendously
7 in Dearborn. Many of our people live in Novi, and
8 what happens is less and less people are coming down
9 into Dearborn. And once that gets sold, the church
10 would be built in the second phase accordingly.

11 We are asking for a child care
12 center of 50 people. That again is not just for our
13 people, that's for the whole community, and that would
14 be located as is shown in that little yellow area
15 which is pointed on the drawings.

16 The last phase is the recreation
17 center which would be in the right-hand corner right
18 there. That's in blue. That would be in our third
19 area.

20 And then one important feature is
21 the Armenian Genocide Memorial right at this
22 particular point. We're looking at possibly
23 redesigning it, because of the height variance. It's
24 extremely important for this cultural community to
25 understand the atrocities that happened over 100 years

1 ago. So while everybody can understand the Nazi and
2 the Holocaust tragedy that took place, everyone has to
3 understand in 1914 to 1924 there were 1.5 million
4 Armenians killed during that time, 250,000 Greeks
5 killed at that time. So this is something that we're
6 not hiding, we want everybody to know about it, and
7 it's being placed in the middle of courtyard so it's
8 the first thing that you see as you come in, and
9 literally walk around one side, which is the
10 educational recreational area, and then the
11 educational areas and the church on the left-hand
12 side.

13 I don't have anything else at this
14 particular point. I'm here to answer any questions
15 along with our design team. Thank you very much.

16 CHAIRPERSON PEHRSON: Thank you,
17 sir.

18 This is a public hearing. If
19 there's anyone in the audience that wishes to address
20 the Planning Commission at this time, please step
21 forward.

22 MS. BODA: Martina Boda,
23 28375 Summit Drive. My three primary concerns are the
24 height of the church roof, the height of the memorial.
25 My position is that those would be more aesthetic than

1 necessary for memorializing or worshipping, so I would
2 like it to be kept to ordinance heights. The traffic
3 continues to be a concern. We recognize we have all
4 the specialists in looking at it, but that continues
5 to be something that is very worrisome coming off of
6 Summit Drive. It's busy now, it's busy during the
7 holidays. With everything else, the other activities
8 that are being built at Meadowbrook and Twelve Mile
9 aren't going to be helping, and then to have a large
10 congregation that we'll be seeing next door,
11 especially during events again becomes worrisome for
12 those of us who come and go with one way in, one way
13 out off of Summit Drive.

14 And the third is a ground water
15 concern. We are -- on Summit Court and Summit Drive
16 we are on well water. We have lost about 20 acres of
17 ground water seepage from the Meadowbrook and Twelve
18 Mile. We'll be losing about 20 acres of ground water
19 seepage with the new one. And so this again, not that
20 it's the church's concern, but the city's concern
21 around what is the impact potentially around that
22 ground water. We recognize that there will be
23 ground -- their ground water will go into drainage
24 which will not make it into the ground water that ends
25 up in our wells. So that would be a concern as well.

1 Thank you.

2 CHAIRPERSON PEHRSON: Thank you.

3 Anyone else?

4 Seeing no one, we'll close that
5 part of the public hearing. I understand we have some
6 other correspondence?

7 MR. LYNCH: Yes, we do. The first
8 one was an objection. I believe you just listened to
9 Martina. I'm not going to detail it, you did a much
10 better job, although it is a well-written letter.

11 And then there's probably about
12 30 supporters, and I'm just going to read the names
13 and the addresses, and if you want to go into the
14 record, you can read the detail.

15 The first support was Madhavi
16 Gandham, 44995 Lightsway Drive, Novi.

17 Gary Vartanian, 22196 Antler Drive.

18 Sylvia, I can't read the last name,
19 40952 Kingsley Lane, Novi.

20 I'm not even going to attempt to
21 read the next name. It's 29307 Douglas Drive, Novi.

22 I can't read this one either,
23 32665 Summit Lane, Novi. These are all in support by
24 the way.

25 Richa Pandy, 44567 Guinnett Loop,

1 Novi. Thank you.
2 Susan Mardoyan, 22665 Summer Lane.
3 Sabina Ahmed, 22689 Summer Lane.
4 Adriana Mardigian, 22665 Summer
5 Lane. I apologize for butchering these names.
6 Sousa Palandjian, 23340 Mystic
7 Forest.
8 Steve Thallman, 25337 Mystic
9 Forest.
10 Sandra, I can't read the last name,
11 22520 Summer.
12 I can't read this name, 45568 and
13 it's Novi, it starts with an I. I can't read it.
14 23340 Mystic Forest, Novi.
15 I think I already read this one.
16 Rudolph Spain, 23364 Mystic Forest.
17 23340 Mystic Forest.
18 Wei, 22641 Summer Lane.
19 Timothy Singel, 45559 Irvine Drive.
20 Konstantina Phillips, 45455 Irvine
21 Court.
22 Carla Thomas, 22774 Summer Lane.
23 Fran Guttman, 28765 Summit Drive.
24 Nayiri Misirliyan, 22385 Worcester
25 Drive.

1 This is too light, Roy Misirliyan,
2 22355 -- oh, it's the same. It must be the spouse.

3 Ani Kasparian, 24180 Wintergreen.
4 Same thing, duplicate.

5 Edward Guttman, 28765 Summit Drive.

6 Fran Guttman, 28765 Summit Drive.

7 That's it.

8 CHAIRPERSON PEHRSON: Thank you.

9 With that we'll close the public hearing on this
10 matter and turn it over to the Planning Commission for
11 their consideration. Who would like to start?

12 Member Avdoulos.

13 MR. AVDOULOS: Thank you, Chair
14 Pehrson.

15 Well, this is an exciting project.
16 It's exciting to be able to have the Armenian
17 community reside in the City of Novi, create an access
18 to compliment all the diverse demographics that exist
19 in Novi. These religious and social community
20 centers, they typically undergo the special land use
21 process and are typically located in residential
22 areas, so that's why when we look at our package, we
23 have waivers that are requested, but that's because
24 it's set up that way so that we can work with the
25 community and with the neighborhood and with the city

1 to make sure that all the processes are followed.

2 This site is a high-profile area,
3 and therefore there needs to be some exercise to
4 design the facility correctly, and to also take into
5 account concerns as Ms. Boda has presented to us,
6 traffic and water concerns and other things that
7 everybody takes into account when they live in and
8 around a facility that may be a little bit more active
9 than a typical residential facility is. The scale of
10 the facility will also need to compliment the
11 surrounding area in the neighborhood.

12 I think the applicant Gus Pappas
13 and his team and also the community have done a nice
14 job in that they engaged the neighbors to look at
15 their concerns and assure that questions are answered
16 and things are looked at with a little bit more
17 sensitivity. So that's very much appreciated.

18 The architect, Gus Pappas, that the
19 Armenian community has selected is actually a perfect
20 fit for this type of project. I know Gus and Evans
21 and the work that they do, and they are very sensitive
22 not only to what the building is going to look like
23 but how it's going to work, how it's going to fit in,
24 where it's going to sit on the site. We can see that
25 it's pulled off of Twelve Mile so that it's not

1 fronting the street and not creating a billboard per
2 se. It's set back nicely. I think the scale of the
3 project and the way it's broken up is done
4 appropriately.

5 Many ethnic communities deal with
6 these type of projects in phases, and particularly as
7 Gus indicated the first phase is usually a fellowship
8 hall. This one will have a kitchen. And it's no
9 different than I think some of the Greek communities
10 that I know where you have a fellowship hall, and
11 maybe when you are ready to build the church and get
12 the funding and realize the actual size of your
13 community, then you proceed with Phase 2. So I
14 personally don't have an issue with the phasing part
15 of it. I think that's something that is appropriate,
16 and I think it was a question that was asked here by
17 the city.

18 The other question that was brought
19 up was related to the festivals and the type of events
20 that would go on there. I appreciate having a layout
21 that showed how it may be set up, so that's helpful.
22 The big thing with that is, and I don't know if the
23 community has thought about it, and that will be when
24 the time comes, is the big thing for that is the
25 three-day event typically and where parking is going

1 to be an issue or if the community is going to work
2 with somebody close by that has an area where people
3 can park and then you shuttle people back and forth so
4 you can mitigate some of the potential problems along
5 Twelve Mile, and especially where it's located it
6 might be a little bit congested for that. But that's
7 something that can be ironed out, but at least it's
8 being addressed right now so that the city has an
9 understanding of what is going to be going on.

10 The one question I had, and I think
11 Gus had indicated that the memorial is going to be
12 looked at again. So Gus or Evans, just if you could
13 explain, you know, what is going to be looked at. I
14 don't know if it's a redesign or just --

15 MR. PAPPAS: It's the main tower.
16 It's the main tower, and you have some like
17 amazingly -- you have an amazingly stringent
18 ordinance, and you have an equally stringent Zoning
19 Board of Appeals. So we were looking at it do we
20 think that the tower is appropriate for the complex?
21 Absolutely. Do we think, you know, does it need to be
22 60, well maybe it's not 60, it's 55. Does it need the
23 lighting? The only thing we had, I think we had
24 something in our packet that had very, you know, small
25 little lights that go through the middle. If

1 everybody can remember when 911 happened, you remember
2 there were two lights that kind of went up. It's
3 something that is subtle. We would love to see it in
4 there. But now that we look and we say to ourselves,
5 well, what is the exact reason from a Zoning Board of
6 Appeals standpoint. And that's pretty tough for us to
7 come up with other than saying it's part of what the
8 memorial is. We think it's important, but we need
9 time to come up with the reasons.

10 So I think at this point we just
11 wanted to yank it off the table at this point. We may
12 go back to relook at the whole thing, do something
13 different. Or if we think that we can come up with
14 some appropriate reasons. I know we've talked to
15 planning. We know how planning feels about it and we
16 know your -- how Doug feels about it. It's a really
17 cool item relative to the whole thing. We wish it
18 could go in, but I think we just need a little time to
19 see how it's going to get in there.

20 MR. AVDOULOS: And again I have no
21 issue with a memorial and what it is. I think you
22 could work with the city and the community to decide
23 what that is going to be.

24 MR. PAPPAS: Exactly.

25 MR. AVDOULOS: And then also have

1 sensitivity to the neighbors.

2 MR. PAPPAS: Exactly.

3 MR. AVDOULOS: And its location and
4 figuring out what is appropriate. But I thought the
5 concept I like. It's just, yes, how it fits in.

6 MR. PAPPAS: Exactly.

7 MR. AVDOULOS: Okay. Again, I
8 appreciate the work that you and the community have
9 done with the city and working with the residents.

10 MR. PAPPAS: Thank you.

11 MR. AVDOULOS: And bringing in a
12 community in an area that I think is going to benefit
13 from a center like this. It's not just going to be
14 one building, it's going to be a community. And then
15 also having the daycare center there and available for
16 everybody to use, that's another positive asset for
17 the city. So those are my comments.

18 CHAIRPERSON PEHRSON: Thank you,
19 sir.

20 Member Anthony.

21 MR. ANTHONY: I also think -- I
22 look forward to the community coming in and the
23 development. I wanted to just address a couple of the
24 concerns that were expressed. When I look at the
25 structure height, I'm very glad to hear that you're

1 open to it. I believe there's another church that we
2 recently were able to accommodate when they came for a
3 variance on their height.

4 MR. PAPPAS: We worked on that one,
5 too.

6 MR. ANTHONY: The traffic flow. We
7 have a study. What I liked about this is the entrance
8 onto Summit is closest to Twelve Mile Road. This
9 seems like a very appropriate location from what
10 you're proposing. The concern about ground water for
11 the ground water wells, I just did a quick look at the
12 surface water drainage of the area, and your site for
13 shallow aquifers would be considered hydraulically
14 down gradient, so it wouldn't have an effect on
15 shallow wells. And if the wells are deeper, then
16 definitely there would be no hydraulic communication.
17 So this particular site is not one that would threaten
18 or cause any harm to that ground water concern. It
19 happens to be my professional expertise. So that one
20 is fine.

21 And what I really love about this
22 is here is an example of how Novi as we build out and
23 we follow the plans that we put together work, because
24 I can see myself who lives in the neighborhood where
25 the majority of the residents celebrate Diwali I think

1 is the right word, that when you have your three-day
2 festival, that my wife and I will be walking along our
3 nonmotorized path up to the church to partake in the
4 festival. That's what we're trying to create in Novi,
5 and I think this is a nice piece that fits that
6 feeling.

7 MR. PAPPAS: Thank you.

8 CHAIRPERSON PEHRSON: Thank you.

9 Member Lynch or Member Greco.

10 MR. GRECO: With that --

11 MR. SCHULTZ: Mr. Chair. So just a
12 couple of things that I want to sort of ask you to
13 take into consideration. One is a request. The other
14 is just sort of a suggestion. Both have to do with
15 the fact that the first motion you're looking to make
16 is the Special Land Use approval, which is your
17 greatest time to exercise discretion and make any
18 conditions.

19 So the first one is pretty easy.

20 Mr. Greco, if you see Item A under site plan, the
21 second motion, where it says primary use of church
22 will be established prior to any other accessory use.
23 That really should be, the more that I think about it
24 now, in your first motion, your Special Land Use
25 motion, because it's a condition. And just to

1 explain, the cultural center, the memorial and all
2 that stuff, those are accessory to the main issue or,
3 you know, the main use of the church or the place of
4 worship. So, Mr. Greco, if you could add after church
5 or place of worship. So that's the first one, just to
6 make sure we're getting a church as the primary use
7 and the rest is accessory.

8 And the second thing is just really
9 I guess just occurring to me listening to the
10 proponent comments that they may want to come back --
11 you know, right now they're proposing buildings that
12 meet height and a memorial that meets height
13 requirements. If they come back to the city, you
14 know, if you move on from this and you grant a Special
15 Land Use and Site Plan approval, the board they're
16 going to be in front of may just be the Zoning Board
17 of Appeals, maybe you for site plan. Again, focusing
18 back on Special Land Use, your ability to say, okay,
19 we want to look at this, you might want to consider a
20 condition in the Special Land Use approval that says
21 the memorial and the building heights will be as shown
22 on the plans, which means if they want to come back,
23 they would come back to you for a Special Land Use
24 amendment and to the Zoning Board of Appeals for
25 height variance or whatever. It's a consideration,

1 it's not something you have to do. I'm just throwing
2 it out there. If it's a 100 foot memorial you might
3 think, wow, why did we do a Special Land Use approval.
4 Just a thought, not a requirement.

5 MR. GRECO: Okay. Thank you,
6 Counselor. Just a little discussion of that before I
7 make a motion. My understanding -- I understand the
8 point made by our attorney as far as putting the
9 primary use as a church or place of worship into our
10 Special Land Use permit, but I would like to present
11 for discussion the idea that counsel has presented
12 with respect to putting the memorial and building
13 heights as a condition in the Special Land Use permit
14 motion. Just to reclarify, what he indicated is he
15 indicated if we approve it as is without any condition
16 there, it may very well be that it just goes to the
17 ZBA and we don't see it again, right?

18 MR. SCHULTZ: Yes.

19 MR. GRECO: So if the height that
20 is going to be revisited by the applicant is something
21 that we want to look at as well, it is something that
22 we can put as a condition in the motion. I just want
23 to see what everyone thinks.

24 MR. AVDOULOS: I would like to see
25 that. I would like to see it come back to the

1 Planning Commission. I think having these projects
2 start the way they're starting and then being able to
3 see them through whatever phase, I think it's
4 important that it comes in here and maintains, you
5 know, it's history. And then if something has to go
6 to ZBA, that's fine, but I would like that.

7 MR. GRECO: And I think I tend to
8 agree given that we are the ones that are the board
9 that specifically look at the Special Land Use with
10 respect to places of worship in residential areas, so
11 I think it makes sense.

12 CHAIRPERSON PEHRSON: I would
13 agree, I concur. And Mr. Schultz, the idea of what is
14 on the plan right now --

15 MR. SCHULTZ: That the buildings
16 and memorial be as shown on the plans currently, and
17 amendments come back to the Planning Commission.

18 CHAIRPERSON PEHRSON: Does the
19 memorial right now and the church dome height, does it
20 meet our standard?

21 MS. KOMARAGIRI: The plan as
22 submitted right now, the memorial is indicated as 65,
23 and the church is shown as 55 feet, but they have
24 requested after submittal that they would like to
25 defer the height variance for the church to Phase 2

1 review and not seek the variance for the memorial at
2 this time.

3 MR. SCHULTZ: So based on that, so at a
4 minimum you want to say the memorial will meet
5 ordinance requirements.

6 MR. GRECO: Exactly, that's what I
7 was driving to, right.

8 MR. SCHULTZ: As to the building
9 height, the church height, I guess you can do the same
10 thing, and then that would come back as well.

11 MR. GRECO: Okay. All right. Fair
12 enough.

13 CHAIRPERSON PEHRSON: That would be
14 my preference.

15 MR. GRECO: That makes sense.

16 MR. ANTHONY: I feel that way to
17 the tower, I just -- and I guess we could pick it up
18 when it comes back, but there are cultural traditions
19 and reasons why the church has a particular shape or
20 architect.

21 CHAIRPERSON PEHRSON: But if it's
22 coming back to us in the second phase, then we have
23 the ability to discuss it at that time.

24 MR. GRECO: Right. Because I think
25 that is what the applicant is saying that he wants to

1 pull it back and they want to come up with or discuss
2 with us a little more fully why they're doing it. We
3 welcome that of course.

4 MR. PAPPAS: We need time to fully
5 design it and when we discuss it, it may be less than
6 what it is. We're okay with all of those.

7 CHAIRPERSON PEHRSON: So we'll
8 watch our words as we go forward.

9 MR. GRECO: I'm ready. I'd like to
10 make a motion in the matter of Armenian Church and
11 Cultural Center, JSP 17-37. Motion to approve the
12 Special Land Use permit to allow a place of worship
13 and daycare based on and subject to the items listed
14 in A through G on the motion sheet with the addition
15 of the site or the project being -- the primary use
16 being a church or place of worship be established
17 prior to any other accessories proposed, and adding
18 the condition that the memorial and building heights
19 either meet ordinance standards or be constructed as
20 shown in the plans.

21 MR. SCHULTZ: Not as shown, just
22 meet.

23 MR. GRECO: Meet the ordinance
24 standards, and because the plan is otherwise in
25 compliance with Article 3, Article 3, Article 5 and

1 Article 6 of the Zoning Ordinance and all other
2 applicable provisions of the Ordinance.

3 MR. AVDOULOS: Second.

4 CHAIRPERSON PEHRSON: Motion by
5 Member Greco, second by Member Avdoulos.

6 Sri, please.

7 MS. KOMARAGIRI: Chair Pehrson?

8 CHAIRPERSON PEHRSON: Yes.

9 MS. KOMARAGIRI: Member Anthony?

10 MR. ANTHONY: Yes.

11 MS. KOMARAGIRI: Member Avdoulos?

12 MR. AVDOULOS: Yes.

13 MS. KOMARAGIRI: Member Greco?

14 MR. GRECO: Yes.

15 MS. KOMARAGIRI: Member Lynch?

16 MR. LYNCH: Yes.

17 MS. KOMARAGIRI: Motion passes 5 to
18 0.

19 MR. GRECO: I would like to make
20 another motion in the matter of Armenian Church and
21 Cultural Center JSP 17-37, motion to approve the
22 Preliminary SITE Plan based on and subject to the
23 items listed in the motion sheet B through L, and
24 because the plan is otherwise in compliance with
25 Article 3, Article 4, and Article 5 of the Zoning

1 Ordinance and all other applicable provisions of the
2 Ordinance.

3 MR. AVDOULOS: Second.

4 CHAIRPERSON PEHRSON: Motion by
5 Member Greco, second by Member Avdoulos.

6 Any other comments?

7 Sri, please.

8 MS. KOMARAGIRI: Member Anthony?

9 MR. ANTHONY: Yes.

10 MS. KOMARAGIRI: Member Avdoulos?

11 MR. AVDOULOS: Yes.

12 MS. KOMARAGIRI: Member Greco?

13 MR. GRECO: Yes.

14 MS. KOMARAGIRI: Member Lynch?

15 MR. LYNCH: Yes.

16 MS. KOMARAGIRI: Chair Pehrson?

17 CHAIRPERSON PEHRSON: Yes.

18 MS. KOMARAGIRI: Motion passes 5 to
19 0.

20 MR. GRECO: Next, in the matter of
21 Armenian Church and Cultural Center JSP 17-37, motion
22 to approve the phasing plan based on and subject to
23 the findings of compliance with Ordinance standards in
24 the staff and consultant review letters, and the
25 conditions and items listed in those letters being

1 addressed on the final site plan, and because the plan
2 is otherwise in compliance with Article 3, Article 4,
3 and Article 5 of the Zoning Ordinance and all other
4 applicable provisions of the Ordinance.

5 MR. AVDOULOS: Second.

6 CHAIRPERSON PEHRSON: Motion by
7 Member Greco, second by Member Avdoulos.

8 Any other comments?

9 Sri, please.

10 MS. KOMARAGIRI: Member Lynch?

11 MR. LYNCH: Yes.

12 MS. KOMARAGIRI: Chair Pehrson?

13 CHAIRPERSON PEHRSON: Yes.

14 MS. KOMARAGIRI: Member Anthony?

15 MR. ANTHONY: Yes.

16 MS. KOMARAGIRI: Member Avdoulos?

17 MR. AVDOULOS: Yes.

18 MS. KOMARAGIRI: Member Greco?

19 MR. GRECO: Yes.

20 MS. KOMARAGIRI: Motion passes 5 to
21 0.

22 MR. GRECO: Next motion, in the
23 matter of Armenian Church and Cultural Center JSP
24 17-37, motion to approve the wetland permit based on
25 and subject to the finding of compliance with

1 ordinance standards in the staff and consultant review
2 letters, and the conditions and items listed in those
3 letters being addressed on the final site plan, and
4 because the plan is otherwise in compliance with
5 Chapter 12, Article V of the Code of Ordinances and
6 all other applicable provisions of the Ordinance.

7 MR. AVDOULOS: Second.

8 CHAIRPERSON PEHRSON: Motion by
9 Member Greco, second by Mr. Avdoulos.

10 Any other comments?

11 Sri, please.

12 MS. KOMARAGIRI: Member Anthony?

13 MR. ANTHONY: Yes.

14 MS. KOMARAGIRI: Member Avdoulos?

15 MR. AVDOULOS: Yes.

16 MS. KOMARAGIRI: Member Greco?

17 MR. GRECO: Yes.

18 MS. KOMARAGIRI: Member Lynch?

19 MR. LYNCH: Yes.

20 MS. KOMARAGIRI: Chair Pehrson?

21 CHAIRPERSON PEHRSON: Yes.

22 MS. KOMARAGIRI: Motion passes 5 to
23 0.

24 MR. GRECO: For the next motion, in
25 the matter of Armenian Church and Cultural Center JSP

1 17-37, motion to approve the woodland permit based on
2 and subject to the findings of compliance with
3 Ordinance standards in the staff and consultant review
4 letters, and the conditions and items listed in those
5 letters being addressed on the final site plan, and
6 because the plan is otherwise in compliance with
7 Chapter 37 of the Code of Ordinances and all other
8 applicable provisions of the Ordinance.

9 MR. AVDOULOS: Second.

10 CHAIRPERSON PEHRSON: Motion by
11 Member Greco, second by Mr. Avdoulos.

12 Any other comments?

13 Sri, please.

14 MS. KOMARAGIRI: Chair Pehrson?

15 CHAIRPERSON PEHRSON: Yes.

16 MS. KOMARAGIRI: Member Anthony?

17 MR. ANTHONY: Yes.

18 MS. KOMARAGIRI: Member Avdoulos.

19 MR. AVDOULOS: Yes.

20 MS. KOMARAGIRI: Member Greco?

21 MR. GRECO: Yes.

22 MS. KOMARAGIRI: Member Lynch?

23 MR. LYNCH: Yes.

24 MS. KOMARAGIRI: Motion passes 5 to
25 0.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. GRECO: Finally, in the matter of Armenian Church and Cultural Center JSP 17-37, motion to approve the Stormwater Management plan based on and 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, and because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

MR. AVDOULOS: Second.

CHAIRPERSON PEHRSON: Motion by Member Greco, second by Mr. Avdoulos.

Any other comments?

Sri, please.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes, yes.

1 MS. KOMARAGIRI: Member Avdoulos?

2 MR. AVDOULOS: Yes.

3 MS. KOMARAGIRI: Motion passes 5 to
4 0.

5 CHAIRPERSON PEHRSON: You're all
6 set. Thank you.

7 MR. PAPPAS: Mr. Chairman, just
8 quickly. I just wanted to let everybody know, this is
9 a great day for the Armenian Community especially
10 coming to your city. First and foremost we want to
11 thank very much the residents. I know there is a
12 number of them here. Had we not had them, we know
13 this project would have been difficult. They helped
14 out tremendously. We will still be in contact with
15 them all the time and they are our members. We want
16 to make sure everybody knows that.

17 Lastly, your whole department from
18 Barbara to Sri to Rick and Darcy to Doug, they're
19 incredible. We would never have been able to get
20 through your Ordinance without them, I can tell you
21 that for a fact. So thank you very, very much. We
22 really appreciate it.

23 CHAIRPERSON PEHRSON: Welcome to
24 the Community. Thank you.

25 Next is matters for consideration.

1 Planning Commission Committee vacancies.

2 MS. McBETH: As you recall, one of
3 our members of the Planning Commission, Rob
4 Giacometti, recently resigned, and there are two
5 committees that he served on that we will probably
6 need assistance on in the coming months, the
7 Environmental/Walkable Novi Committee, and the Master
8 Plan and Zoning Committee, and also potentially the
9 CIP and Budget Committee as the alternate member.

10 So I've given the spread sheet
11 again, and if you'd like to reassign or assign
12 yourselves to those three positions, that would be
13 helpful to the staff.

14 MR. ANTHONY: I'll take the
15 Walkable Community.

16 CHAIRPERSON PEHRSON: I'll take
17 Master Plan.

18 MR. AVDOULOS: Does anyone want
19 CIP?

20 MR. GRECO: I can do it.

21 CHAIRPERSON PEHRSON: Greco CIP?

22 MR. GRECO: Yes.

23 MS. McBETH: So Member Greco on
24 CIP, Member Pehrson on Master Plan and Zoning, and
25 Member Anthony on Environmental. Thank you.

1 CHAIRPERSON PEHRSON: Do we need to
2 vote on that or just --

3 MS. MCBETH: No, I think that's
4 fine.

5 CHAIRPERSON PEHRSON: Thumbs up.

6 MS. MCBETH: I'll send you a new
7 spread sheet tomorrow, and if I make any mistakes, let
8 me know.

9 CHAIRPERSON PEHRSON: Next is the
10 approval of the August 23, 2017 Planning Commission
11 Minutes. Any modifications, changes or approval?

12 MS. MCBETH: Mr. Chair, we did get
13 an email this evening from somebody who read the
14 minutes and requested one minor change to the
15 August 23rd meeting, Page 25, Line 9, changing the
16 reference that was made in the commentary from
17 Mr. Adams to Mr. Bell.

18 CHAIRPERSON PEHRSON: That's the
19 one I picked up on, too. So with that, we can make
20 the motion to approve.

21 MR. AVDOULOS: Motion to approve.

22 MR. ANTHONY: Second.

23 CHAIRPERSON PEHRSON: Sri, can you
24 call roll, please.

25 MS. KOMARAGIRI: Chair Pehrson?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Motion passes 5 to

0.

CHAIRPERSON PEHRSON: Third is the approval of the September 13, 2017 Planning Commission Minutes. Motion to approve or modify?

MR. LYNCH: Motion to approve.

CHAIRPERSON PEHRSON: We have a motion.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: Sri, can you call the roll, please.

MS. KOMARAGIRI: Member Avdoulos.

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Motion passes 5 to
0.

CHAIRPERSON PEHRSON: Any matters
for discussion?

Supplemental issues?

Last chance for audience
participation. If there's anyone in the audience who
wishes to address the Planning Commission, please step
forward now.

MR. AVDOULOS: Quick question. On
the meeting dates, is there a Planning Commission
meeting 10/26?

MS. McBETH: There is one on the
calendar, and we will be in touch shortly to let you
know whether that meeting will be scheduled or not.

MR. AVDOULOS: If it is, I have a
conflict.

MR. ANTHONY: Did you say
October 26th which is a Thursday?

MR. AVDOULOS: 10/25 Is Tuesday,

1 10/26 would be a Wednesday.

2 MR. ANTHONY: Why is my calendar
3 off.

4 MR. AVDOULOS: I'm just going by
5 the dates here so.

6 MR. GRECO: 10/25 is a Wednesday.

7 MS. KOMARAGIRI: That must be a
8 typo.

9 MR. GRECO: Because I saw the
10 Zoning Board of Appeals on the 25th.

11 MS. MCBETH: So, yes, we do have
12 one for that Wednesday. I apologize it didn't make it
13 on this calendar, but we'll be in touch shortly.

14 CHAIRPERSON PEHRSON: So we'll
15 close the audience participation -- I didn't see
16 anybody, so we'll close the last audience
17 participation.

18 MR. LYNCH: Motion to adjourn?

19 CHAIRPERSON PEHRSON: Sure, go
20 right ahead.

21 MR. LYNCH: Thank you.

22 CHAIRPERSON PEHRSON: Do we have a
23 second?

24 MR. AVDOULOS: Second.

25 CHAIRPERSON PEHRSON: All those in

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

favor.

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Anyone

opposed?

Thanks everyone.

(The meeting was adjourned at 8:56 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T E

I, Diane L. Szach, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (97) pages, is a true and correct transcript of my said stenograph notes.

Diane L. Szach

Diane L. Szach, CSR-3170
Oakland County, Michigan
My Commission Expires: 3/9/18

November 9, 2017.