



## PLANNING COMMISSION

### MINUTES

CITY OF NOVI

Regular Meeting

**November 18<sup>th</sup>, 2020 7:00 PM**

Remote Meeting

(248) 347-0475

In accordance with Open Meetings Act, MCL 15.261, ET SEQ., as amended, this meeting was held remotely.

#### CALL TO ORDER

The meeting was called to order at 7:00 pm.

#### ROLL CALL

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

Absent: Member Dismondy

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Madeleine Kopko, Planning Assistant; Rick Meader, Landscape Architect; Elizabeth Saarela, City Attorney; Pete Hill, Environmental Consultant

#### PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

#### APPROVAL OF AGENDA

Moved by Member Ferrell and seconded by Member Maday.

**VOICE VOTE TO APPROVE THE NOVEMBER 18, 2020 PLANNING COMMISSION AGENDA MOVED BY MEMBER FERRELL AND SECONDED BY MEMBER MADAY.**

**Motion to approve the November 18, 2020 Planning Commission Agenda. Motion carried 6-0.**

#### AUDIENCE PARTICIPATION

No one in the audience wished to speak.

#### CORRESPONDENCE

There was no correspondence.

#### COMMITTEE REPORTS

There were no committee reports.

#### CITY PLANNER REPORT

City Planner McBeth said I have an announcement about Pete Hill, our environmental consultant who's here with us tonight, but I'd like to reserve that until later in the meeting. I also want to remind you that

this is the first evening that Planning Commissioner Gary Becker is serving. He was recently appointed to the Commission and he's filling the position that Cindy Gronachan held. I wanted to welcome him.

Chair Pehrson welcomed Commissioner Becker and asked him to tell us a little bit about himself.

Member Becker said I have been a resident of Novi for forty-four years and for a good amount of time before that I lived in Northville. At that time, both places were small villages. I've raised my family here. I retired about six years ago after thirty years at FedEx. I've been looking for ways to give back to my community. I have been doing most of that through church work, but I've also worked with Bob Gatt on a few things for a couple years. Then, seeing some things come up as far as how the city was going to develop in the future, I took a real interest. I am humbled after reading the two-hundred-page packet for today about how much everybody here does. I'm going to try to catch up and get up to speed as soon as possible and I look forward to this. This is a new challenge for me, and I look forward to it and I appreciate all of your patience with me as I'll probably ask questions that have already been asked over the years.

Chair Pehrson said no worries, you have a great group of people to lean on, I can tell you that.

## **CONSENT AGENDA - REMOVALS AND APPROVALS**

### **1. NOVI CORPORATE CAMPUS PARCEL 1, JSP18-43**

Approval of the request of Dembs Development, LLC for the first one-year extension of the Preliminary Site Plan approval. The subject property is located north of Twelve Mile Road, east of West Park Drive in the I-1 Light Industrial zoning district. The applicant is proposing a 93,320 square foot industrial spec building on the 6.6-acre parcel. Planning Commission approved the Preliminary Site Plan in November of 2018.

Motion made by Member Avdoulos and seconded by Member Maday.

## **ROLL CALL VOTE TO APPROVE NOVI CORPORATE CAMPUS PARCEL 1 JSP18-43 PRELIMINARY SITE PLAN EXTENSION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.**

**In the matter of Novi Corporate Campus Parcel 1 JSP18-43 motion to approve the request for a one-year extension for the Preliminary Site Plan. *Motion carried 6-0.***

## **PUBLIC HEARINGS**

### **1. INNOVA APARTMENTS JSP19-24**

Public hearing at the request of BC Novaplex, LLC for Planning Commission's consideration of Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Storm Water Management Plan. The subject property zoned RM-2 with a Planned Rezoning Overlay (PRO), which conditions development to the terms of a PRO Plan and Agreement. The site is approximately 22 acres and is located on the west side of Haggerty Road, north of Twelve Mile Road (Section 12). The applicant is proposing to develop a 272 unit multiple-family residential development. The development consists of two attached townhome-style buildings and seven apartment-style buildings as well as a clubhouse. The development is a private street network with two entrances off of Haggerty Road.

Planner Bell said the project site is surrounded by the Office Service Technology District on the Novi side and developed and zoned for single family uses on the Farmington Hills side. It also surrounded by office research technology uses in our Master Plan. It does have woodland and wetland areas on the site, primarily woodlands on the western portion and some wetlands scattered throughout the

site. This project came before the Planning Commission earlier this year in March and May as a concept plan and proposed Planned Rezoning Overlay. Following the public hearing and discussion, the Planning Commission forwarded a recommendation of approval to City Council. City Council has since approved the rezoning to RM-2 subject to the terms and conditions of the PRO Agreement and Concept Plan. The applicant is now seeking approval of the Preliminary Site Plan and Phasing Plan, as well as Wetland and Woodland Permits, and Stormwater Management Plan approval.

The Preliminary Site Plan before you reflects the terms of the approved PRO Agreement and Concept Plan. There are 272 multi-family residential units in nine buildings and a community clubhouse with a pool. The site is accessed from Haggerty Road and has a private road network. The applicant has shifted the location of some of the open space provided in order to meet the Ordinance definition of usable open space as required.

The project will remove seven protected woodland trees, which will require thirteen replacement credits. The applicant states those will be paid into the Tree Fund. The remaining protected woodland on the western portion of the property will be placed in a conservation easement. The wetland mitigation required to off-set impacts to existing wetlands is being proposed in both on-site and off-site locations. The off-site mitigation is proposed on a parcel south of Grand River Avenue west of Ascension Providence Hospital. The owner of that parcel has given his consent that the applicant will have access to construct the 0.59 acres of mitigation and he will place it in a conservation easement. Design details of both proposed mitigation areas will be reviewed in the Final Site Plan submittal to ensure the requirements are met.

Planner Bell continued to say all reviewers are recommending approval, with additional comments to be addressed with the Final Site Plan submittal. Tonight, the Planning Commission is asked to hold the public hearing and approve or deny the preliminary site plan, phasing plan, wetland and woodland permits, and stormwater management plan. Staff as well as our environmental consultant are available to answer any questions you may have. Representing the project tonight are Mark Highlen and Zack Weiss to tell you more about their proposal to respond to your questions as well.

Mark Highlen, Beztak, said the site is about 22 acres. Right now, there is about seventeen acres cleared and were proposing to put 272 units in nine residential buildings plus a clubhouse. You can see that the site is going to be served by an interior and exterior loop drive that will provide access all the way around and gives access to both entrances. The detention basins are all in the front along Haggerty Road so that sets the buildings back from the road quite a bit. The reason they are upfront is because that is the lowest spot on the property.

We included in this submittal a phasing plan, which represents the north and east end as phase one and the west and south end as phase two. The phasing is only going to be for the construction of buildings and paving of roads. The utilities will all be installed in phase one. There's not a good way to break that into two pieces, but this way we can construct phase one and leave phase two open for staging and things like that.

The west end of the site is going to be a conservation easement when we're all done. When we combine the wetland mitigation with the woodlands, we're actually going to have about six acres of conservation so that will all be preserved. We're going to take a bunch of very small wetlands and combine them into a larger one in the southwest corner of the development and the rest will be taken care of in that mitigation area off-site, but it's still in the city.

Mark Highlen continued to say we'll be expanding Haggerty Road down a little ways to allow for turn lanes and tapers. We're going to fill in some sidewalk gaps as part of our public benefit along Haggerty Road, which will complete the loop up to Twelve to Thirteen Mile Road to Beck Road down

through the industrial park. One of the comments was about our carports and we included those in our submittal and they will have the brick end caps, similar to several recent developments in the city. The dumpsters will also be coordinated with the buildings. Other than that, it's basically the same plan you've seen before with a few more dimensions and details. We're happy to answer any questions you may have.

Chair Pehrson said this is a public hearing, if anyone in the audience would like to address the Planning Commission you may do so now and seeing no one wished to speak, Chair Pehrson asked for the written correspondence.

Planning Assistant Kopko said there were two letters received. The first one is from Matt Sosin, of Northern Equities Group, who supports the project and says this will improve the 12 Mile / Haggerty corridor and help bring more jobs to Novi by providing more housing. The second letter is an objection from Victoria Cross, 39140 Plumbrook Dr, Farmington Hills. She has concerns about the added noise level since it is already noisy on Haggerty Road, traffic because it is hard to leave the subdivision especially with the driveway for the medical center across the street and recommends a traffic light be put in, there's a fear of widening Haggerty Road which will generate more traffic and noise, a large project like this will bring dirt and mud over to the residences, with no schools nearby there will be bus traffic and kids playing in an industrial area, and lastly the home values will go down.

Chair Pehrson said with that we will close the public hearing on this matter and turned this over to the Planning Commission for discussion.

Member Maday said I like this development and I like the area. I questioned it at first because I don't normally see this and I haven't seen this a lot of this since being on the Planning Commission as far as its location to other office complexes, but I like that there's residences across the street. I love that there's six acres remaining on the site that's going to be preserved land and that you're only planning on removing seven trees. With the wetlands, I'm sure you've heard this but I'm just going to say it again, if you could be as mindful as possible to minimize the impacts with regards to setbacks because that twenty-five foot buffer does help keep our wetlands clean and healthy. It looks like you met the open space requirements. I love that there's the trail with benches and a walking area on the north-west corner. I'm happy with the 600 feet of sidewalk construction. Lastly, I really like that you're designing the buildings to achieve the LEED qualification. That's something new to me and I'm not familiar with it, but I'm pretty thrilled that's going to happen. I don't really have anything negative to say about the project.

Member Lynch said Member Maday covered most of my points. It looks like from the packet the only thing outstanding was the carports, but it looks like you resolved that issue. I'm sure Pete Hill is going to talk to us about the wetlands and woodlands. I don't see any job stoppers here and certainly if Mr. Hill gives his expert approval, I'm okay with that. Overall, we saw this project before and it looks like we're getting a little bit closer to breaking ground.

Member Ferrell said I support the project and agree with the last two members.

Member Becker said I actually did a road trip and walked around both ends of the property. I drove around as far back as I could to take a look to see what it was. I liked reading through all the material and I do like the design. I'm curious about how you construct a brand new wetland and make sure it sustains itself?

Pete Hill, Environmental Consultant, said that's a really good question. It's tough, but the state and the City have a plan and set of requirements that have to be followed. Step one would be to avoid wetland impacts and step two is minimizing impacts with alternatives. The applicant has done a

great job minimizing impacts especially to the existing trees that remain on site and then working to get all the mitigation constructed in the City. They are improving some low-quality wetlands in the City and I think they are preserving most, if not all, of the 25-foot setback. The mitigation construction has to be monitored for five years. They will seed it with good seed mixes for the plants to come in, make sure it has the right hydrology and it will be the applicant's responsibility to make sure it passes all the requirements by year five of monitoring.

Member Becker said I was hoping for three years, but it's five so that's good.

Member Avdoulos said we're familiar with this project having seen it a couple times. I appreciate that the applicant has always been working with the City and staff making it easy for us to review and also adhering to the recommendations that Planning Commission and staff has made. Staff has pretty much recommended approval in each area so I would like to make a motion.

Motion made by Member Avdoulos and seconded by Member Ferrell.

**ROLL CALL VOTE TO APPROVE PROJECT INNOVA APARTMENTS JSP19-24 FOR PRELIMINARY SITE PLAN AND PHASING PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER FERRELL.**

**In the matter of Innova Apartments, JSP19-24, motion to approve the Preliminary Site Plan with 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, as well as all of the terms and conditions of the PRO Agreement as approved, with these items 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 6-0.***

Motion made by Member Avdoulos and seconded by Member Ferrell.

**In the matter of Innova Apartments, JSP19-24, motion to approve the Wetland Permit based on and subject to the following:**

- a. **The applicant shall mitigate proposed wetland impacts in both on-site and off-site locations within the City of Novi, as shown in the plans submitted, with detailed mitigation plans to be provided and approved in the Final Site Plan submittal;**
- b. **Prior to issuance of the City's wetland permit, the applicant shall provide a copy of the EGLE Wetland Use permit applicant and approved permit upon issuance;**
- c. **The applicant shall provide conservation easements over all wetland mitigation areas and 25-foot wetland buffers, as described in the Wetland Review letter;**
- d. **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.**

Member Lynch said I forgot to ask a question. I know you're talking about the wetlands, is this part of the Rouge river basin or is this part of the Huron river basin?

Environmental Consultant Pete Hill said I believe it's the Rouge.

Mark Highlen, Beztak, said it's kind of at the peak of the dividing line between the two, but for all intents and purposes it drains into little pockets. So it's our own drainage area and if only those pockets were to fill up they would spill over and go to one of the other ones.

**ROLL CALL VOTE TO APPROVE THE WETLAND PERMIT FOR PROJECT INNOVA APARTMENTS JSP19-24 MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER FERRELL.**

In the matter of Innova Apartments, JSP19-24, motion to approve the Wetland Permit based on and subject to the following:

- a. The applicant shall mitigate proposed wetland impacts in both on-site and off-site locations within the City of Novi, as shown in the plans submitted, with detailed mitigation plans to be provided and approved in the Final Site Plan submittal;
- b. Prior to issuance of the City's wetland permit, the applicant shall provide a copy of the EGLE Wetland Use permit applicant and approved permit upon issuance;
- c. The applicant shall provide conservation easements over all wetland mitigation areas and 25-foot wetland buffers, as described in the Wetland Review letter;
- d. 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 6-0.*

Motion made by Member Avdoulos and seconded by Member Ferrell.

**ROLL CALL VOTE TO APPROVE THE WOODLAND PERMIT FOR PROJECT INNOVA APARTMENTS JSP19-24 MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER FERRELL.**

In the matter of Innova Apartments, JSP19-24, 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 6-0.*

Motion made by member Avdoulos and seconded by Member Ferrell.

**ROLL CALL VOTE TO APPROVE THE STORM WATER MANAGEMENT PLAN FOR PROJECT INNOVA APARTMENTS JSP19-24 MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER FERRELL.**

In the matter of Innova Apartments, JSP19-24, 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

**MATTERS FOR CONSIDERATION**

**1. INTRODUCTION TO OST STUDY**

The Office Service Technology (OST) Zoning District is an important non-residential component of the City of Novi. The District is one of three office zoning districts in the City. This study is intended to provide an update to a previous study and indicate the growth that the district has made since its establishment.

Planner Carroll said this OST Study was previously done in May of 2012. Just to give some general background, OST is one of three office zoning districts within the City. It was created to encourage and allow for the development of high-tech multi-use facilities as opposed to office/commercial uses. The district is now home to over four million square feet of floor space and 34% of the land within this district is still available, which makes it a valuable part of the City's growing tax base.

There are a wide range of uses allowed in this district, which has led to its successful development. These uses range from hotels to research facilities. Refer to the photographs within the packet for additional context. As you can see, the availability of land has decreased by 14 %, which is a good sign of growth and the amount of land developed has increased by 12% with the remaining 2% going to utility land and common area. One common theme that we're starting to see is a lot of development in the OST District is preserving open space more often than what was previously practiced and that's reflected in the increase in acreage for the common area.

There are a couple maps associated with the packet. The map shown uses the American Planning Association's Land Based Classification Standards (LBCS) and there's nine categories. When the study was last done there were thirteen, so it was revised to mesh the nine categories that exist. Seven of them are within the district and the two that aren't are mining. Two categories were added to provide clarification that would be the vacant category and the common area category. The biggest take away from this map is that if you look over in the Haggerty Corridor there's quite a bit of development that has taken place there. Really, it's quite a variation of different uses in the district and then comparison to the Future Land Use, the majority of the land does correspond with the zoning district, there are a few exceptions, but it's pretty consistent across the city. The biggest exception being off of Taft Road, there's still some residential uses back there.

Planner Carroll continued to say looking at a breakdown of the land area by use classification, the biggest takeaway and the theme throughout the study is that vacant land has decreased, and General Sales and Services have increased. Another one that also grew a lot is Manufacturing and Wholesale Trade and a lot of that has to do with Berkshire e-Supply, but there are other developments as well that have contributed to that. This category does include hotels as well, which is somewhat misleading. That's how the APA classifies it. The same thing with floor area, it pretty much grows across the board. With taxable value, the biggest growth actually was in the Transportation, Communication, and Information Utilities and General Sales and Services remain consistent and the Arts, Entertainment, and Recreation also saw sizeable growth due to the expansion of the Suburban Collection.

The last category that was looked at was Taxable Value per acre. This one can be a little misleading because certain developments preserve more land and the acreage is higher, but the size of the building is not taking up as much land so General Sales and Services is decreasing and the size of the land is larger, but the taxable value remains roughly the same. So, you would see that decrease based on the calculation, but per acre the use that takes away the most taxable value is healthcare related and education related. If there are any questions regarding this study, I am happy to provide additional information.

Member Lynch said I know in the OST District there's more than just office space, but do you see major changes now that people have realized that they don't need the office space that they once thought they needed? Do you think we're going to be getting a lot of requests for rezoning from OST to some other residential type of zoning?

City Planner McBeth said one of the reasons we updated this at this time is because we're going to undertake the review of the Master Plan for Land Use again in 2021. We thought it would be a good idea to have a factual study about what has happened over the last twenty years with the OST District

and make some determinations about whether additional rezoning might be appropriate, and if so where those rezoning would be appropriate. So right now we're not seeing a lot of those requests, although we did just see one tonight. Otherwise, we haven't seen a big push towards that.

Member Lynch said I know this is something new and I think people are starting to realize they don't need to spend as much money on office space based on what's happened in this last year. I was just wondering how that's going to affect Novi and my understanding was OST is great for the City because it costs the City nothing in police, fire and utilities and as we start rezoning to change from office to a higher density residential, I was just wondering who thinks about how that's going to affect number one our tax base and number two our pressure we have on sewers and utilities, public services, and things like that. I was just thinking about it and I don't remember how long ago it was, but I think it was former Mayor Landry that had a project come in that was OST and rezoned to residential and I'm curious if that's going to be the pattern in Novi and what City Council is looking for as we start approving these rezonings. I'm probably speaking well before where we're going to get anything, I was just wondering if it's being considered.

City Planner McBeth said yes, that is sort of the point of the study, to get everyone to think about these questions and what the recommendations will be in the next Master Plan for Land Use.

Member Lynch said my biggest fear when we approve these things is putting a burden on taxpayers. I just want to some direction and data so when we agree to change from OST to a higher density residential district we know that were putting some additional burden on our taxpayers whether its additional police cost, fire cost, utilities. You just told me we are going to study that as part of what's coming up in the new Master Plan Study and I'm glad to see you're working on it.

Member Avdoulos said I thought it was a nice presentation and I appreciate the information. I like the fact that we have some flexibility in looking to really diversify what we have within the Master Plan. As Member Lynch indicated, everyone has paused and looked at how we actually can work. A lot of myths have been broken based on working from home or needing an office. There's a lot of rethinking going on as to use an office space and why you go to the office and I think post-pandemic we will be having different conversations because there's going to be different ideas that are going to come up from developers and even larger institutions of how they're going to use their land so it's good that were thinking about it. It's going to be interesting next year looking at the Master Plan and trying to make those accommodations, but I think those will come step by step and we'll just have to react to it in a way that makes the most sense -- not to be reactionary, but make sure it helps the developer, the City, and the residents. I'm glad were thinking towards this.

Member Maday said when Member Lynch says that these high-density residences put a burden on the taxpayers, I know the renters aren't paying taxes, but the owner of the property is paying taxes. Is it just that they're not paying more than individual residences and there's more residences in the large dwellings?

City Planner McBeth said there are a number of factors that go into the tax base. I think there's the way you look at it in terms of the taxes that are collected for the different land uses and the value of the property, but then there's also the additional residents that a development like this would bring and whether there would be burden on the storm sewer, sanitary sewer, and water supply. The Master Plan for Land Use takes a look at the city as a whole and so from a lot of people's perspectives, taxes are not the only thing that drives wise decisions about land uses in various locations. There's traffic safety, protecting the environment, community character, parklands, shopping centers. There are a lot of different things go into the diversity of land uses that would make it ideal or a good community.

The Master Plan review can get really interesting in terms of taking a look at land uses and if any



recommended land uses should change. Over time it does seem to make sense that we take a look at the plan again and see if different land uses would be appropriate. As Member Avdoulos said sometimes these are sort of a one-off decisions that are made in between updates to the Master Plan. We can ask for or do sort of a mini study of the traffic and of the water and the sewer and even other aspects of demand on public services. But it is good to take a look at the City as a whole at least every five years.

Member Becker said it's fascinating to think about what the changes would be. About ten years ago even though I always traditionally worked out of a sales office we were told we were no longer going to have brick and mortar for salespeople so I had to work out of my house and that was ten years ago. I hated every minute of it, but I did it, so I think there's going to be a lot of changes. If you read those future forecasters, in ten years no one is going to own a car and everything will be Uber and Lyft. So I think there's a lot of things to think about. I was talking with Barb when she was introducing me to this, and I said we even have to think about what we require as far as parking spaces for restaurants because I think they're changing. You're no longer going to have people going in and sitting inside, they're going to need pick-up windows. I think it's terrible that this was the impetus for considering these changes, but I think we absolutely need to look forward on that things are definitely going to change as far as what's required.

Chair Pehrson said I think we have to look to see what the folks are doing on the east side at Lakeside Mall in the redevelopment of that site as we start to see change to Twelve Oaks Mall and what that might look like and how we could reuse and repurpose and maybe rezone some of that acreage as well. Everything's changing, that's the one constant. Thank you Christian for your input and we look forward to more conversations about this in the future.

## **2. APPROVAL OF THE OCTOBER 14, 2020 PLANNING COMMISSION MINUTES.**

Motion made by Member Avdoulos and Member Maday.

**ROLL CALL VOTE TO APPROVE THE OCTOBER 14, 2020 PLANNING COMMISSION MEETING MINUTES MADE BY MEMBER Avdoulos AND SECONDED BY MEMBER Maday.**

**Motion to approve the October 14, 2020 Planning Commission Meeting Minutes. *Motion carried 6-0.***

### **SUPPLEMENTAL ISSUES**

City Planner McBeth said we just heard this week that Pete Hill, who has been with us since about 2007 helping us understand the complexities of woodlands and wetlands, has decided to move on to another firm doing similar things. This will be his last meeting with the Planning Commission from this side of the table anyway. We just wanted to make that announcement because Pete has been with us and done a lot work over the last thirteen years.

Chair Pehrson said yes, Pete has been with us for a long time and we appreciate all of your efforts. Thank you for your wisdom and tolerance for questions and everything you've done.

Pete Hill said I thank you guys and City Staff. You've seen a number of ECT Staff over the years and I was telling Barb yesterday that we can't keep track of time anymore. It's a hard decision to make, but I just wanted to thank you for reading our environmental letters and supporting us in our recommendations. We always state the facts, but I feel everybody I've come across on Planning Commission and Staff have always taken all of the steps they could to support what we were trying to get across in our letters. That being said, the letters weren't always concise, so I appreciate you taking the time to read through all of them and just in general thank you for the learning experiences.

You may see me again, I'll be on another environmental team with another consulting company and I may be involved with some municipal work but also renewable energy wind farms and solar projects and permitting. Everything I've learned to this point is going to help me in the next step.

Chair Pehrson said we wish you the best on all your next endeavors.

Pete Hill said thank you. With that, would I be able to share my screen for a quick minute. You asked about the Rouge River versus the Huron River. Rouge hydrology is shown here in this large watershed and then the Huron is also very large by Ann Arbor, Brighton, and Whitmore Lake so the parts of Novi that are Huron are these little pockets in the north and along the west side including Island Lake so I just thought that was interesting. Shown here is Innova Apartments so it's definitely in the Rouge watershed and it's close to the Seeley Drain.

Chair Pehrson said thanks Pete. We appreciate that information.

### **AUDIENCE PARTICIPATION**

Seeing no wished to speak, Chair Pehrson closed the audience participation.

### **ADJOURNMENT**

Motion to adjourn made by Member Lynch and seconded by Member Avdoulos.

**Motion to adjourn the November 18<sup>th</sup> Planning Commission meeting. *Motion carried 6-0.***

The meeting was adjourned at 7:52 pm.