

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, MAY 23, 2022 AT 7:00 P.M.**

Mayor Gatt called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Gatt, Mayor Pro Tem Staudt, Council Members Casey, Crawford, Fischer, Smith, Thomas

ALSO PRESENT: Peter Auger, City Manager
Victor Cardenas, Assistant City Manager
Tom Schultz, City Attorney

APPROVAL OF AGENDA:

CM 22-05-060 Moved by Casey, seconded by Fischer; CARRIED UNANIMOUSLY

To approve the Agenda as presented.

Roll call vote on CM 22-05-060 **Yeas: Staudt, Casey, Crawford, Fischer, Smith,
Thomas, Gatt**
Nays: None

PUBLIC HEARINGS: None

PRESENTATIONS: None

MANAGER/STAFF REPORT: None

ATTORNEY REPORT: None

AUDIENCE COMMENTS:

Brandon Bueter, 21875 Novi Road., Northville said he was there to discuss Item 3 for the Self-Storage. He stated he has been a resident of Novi for over 30 years. He is the owner of Estate Storage at 21650 Novi Road. He said he shares a fence with the proposed Novi Bowl development. He said he is a third-generation storage owner dating back to 1986. He took pride in his business and knowing his business. He belonged to a Self-Storage Association, both state and national. He said not only does he know his business, but after 30 years of residency, he would like to believe he knew his community as well. He wanted to set the record straight. His main concern is not that the storage facility is trying to change the ordinance to develop next to him, climate-control storage is not his competition. He said they provide a valuable service for customers that he cannot accommodate, he would gladly refer customers over to them that he cannot provide the appropriate accommodations for. He was concerned that these text amendments are done right, not with one developer in mind, or in a hurry because financing is readily available now. He gave his professional opinion and stated that climate-control storage is needed in the area and this text amendment has identified a positive pathway for effective integration. However, it is not there yet. He believed one key problem is a large

disconnect and it is amendment with storage being permitted adjacent to residential. He said the existing ordinance puts the residential property first, the proposed ordinance put the developer first, it will allow multi-story facilities to be built adjacent to residential with a setback of 250 feet from the front edge of the nearest house, not the lot line. He paraphrased; the amendment allows developers to put a multi-level skyscraper 250 feet from your front door. He said multi-level buildings do not integrate well into residential streets and corridors. He said it will require additional screening. He explained that you could put a popsicle stick in front of a two-liter bottle and call that screening, but we know better. He suggested we could eliminate a lot of these issues and make an effective integration with both residents and developers if we keep any developments adjacent to residential down to just one story that can be effectively screened to blend with the current landscape and height restrictions. He could not recommend this amendment go through as is, it needs work. He said he would leave his contact information and he would be willing to and able to participate in the research with this process. He said he had a team with an institutional research specialist, and they would love to participate in helping to preserve the health, safety, and welfare of this community. He noted he dropped off a couple letters from some residents as well regarding the same issue. Thank you for your time.

Mike Storm, 22126 Beck Road, Northville said he had a problem with this amendment as well that they wanted to propose. He said he has lived in Novi his whole life, he lived in Westridge Down subdivision across the street, and now he lives at 9 mile and Beck Road, and he travels that corridor daily. He said when you drive it, you have residential to the west, and on the east, you have single story commercial, and it carries all the way through. He said with this proposal he thought putting a three-story building there from what sounds like they are wanting to do was going to be too much of an impact for that corridor. He said when he read further into their documentation, it seemed like this is almost spot zoning. He said it did not seem like it just give the railroad tracks as a marker, the roadway, it seemed like it is very self-catering to that exact property. He said in his opinion it did not seem like it fits in that spot. He thanked them for their time.

Philip Horlock, 21907 Novi Road, Northville directly opposite the Novi Bowl. He has lived there over 20 years and has 11-acre property. He loves the property. He has a conservation easement there to protect and support all wildlife. He said he was devastated by this thought of a multi-story skyscraper building on the edge of his driveway. He said he lives at the bowling lanes there, it is a single-story property, it is entertainment, it is different characteristic altogether than these storage areas. He said Brandon Bueter's storage facility holds up great on that property there, with a single-story facility, he wondered why we needed more adjacent in that same corridor. He agreed with the previous speaker, when look at the roadway, two single lane roads. He said his mailbox has been destroyed three times in the last four years because the tightness of that road condition within winter when ice was on the road, and then we are going to build another property of that magnitude opposite, which will only cause more problems and issues with traffic. He questioned the height of the property. He said he was hearing things like they are going to build a six-foot fence, for beautification for a 45-foot building, that does not work. He did not understand why we can have 83 potential properties or

the two acres in size, which could support this. He said they are being told, six of them are in adjacent to residential, and we are selecting one that is adjacent to residential. He said he completely did not support this proposal. He said he has been in this area for 20 years, and he loved the property. He loved the location, and he loved the city, and he was disappointed if this proceeds, he believed it is wrong for the community, and it is wrong for the people who pay their taxes every year. Thank you for your time.

Merlyn Trauss, 21927 Novi Road, Northville said he lives directly across the street from Novi Bowl. He said he has lived there for 43 years. He stated all the buildings along there were not built when he bought the property back in 1979, except for the bowling alley and it was okay with him. He said when there is traffic in and out of there, it is one story, the current zoning is one-story. He stated that is what every had to comply with up and down the road when they put in their new buildings and their new businesses. He did not understand why you would suddenly cater to a concern that was coming from, he did not know where, but they want to change the whole ordinance. He said his dining room is 250, that is where the 250 feet came from, from the far side of the road, his property is 190 feet to the right-of-way, his dining room is and then right-of-way is 60 feet and now we start with the bowling alley property. He said he was not in favor of this, and he did not know anybody up and down the road there who is. He stated another concern is the light pollution. He said seven months of the year the leaves are off the tree. He said it is a proposed building that must be this heated storage has to be secured with pretty much serious amount of lighting. He said he was not interested in having that into his bedrooms and into his house all winter long. He reiterated that he was not for this. He hoped that you look out for the residents instead of one business at this time. That was all he had to say.

Tom Bohland, 23720 Harvest Ct., Novi said he has been a resident for 20 years as well. He developed and has been part of teams that have built some of the property on Novi Road, Echo Office Park at the time, single-story, it made sense. He said it fits the zoning that was in the ordinance at the time. He said he could not understand why multi-story fits in this. He drives down the road every day as well, he works in Troy sometimes and he did not want Novi to become another Troy with these monster ugly storage facilities. He said they want to redevelop it, one-story storage, the way the ordinance is now. He said that is your right, but it just does not make sense. He was not sure what the motivation is to try to change this, he was fully against it.

Stephen Thallman, 21651 Fenway directly west of Novi Road, and he travels that road every day. He echoed everybody else and said he could not understand why you consider putting a three-story facility there is that is the only one on the road. He said this opens Pandora's box for further down the road. He said the scenic aspect of Novi Road will change significantly if you allow it one time. He said he was completely against it.

CONSENT AGENDA REMOVALS AND APPROVALS:

CM 22-05-061 Moved by Casey, seconded by Thomas; CARRIED UNANIMOUSLY

To approve the Consent Agenda as presented.

- A. Approve Minutes of:
May 9, 2022 - Regular Meeting
- B. Approval of request to transfer ownership of escrowed 2021 Class C and SDM licensed business from Twelve Mile Crossing, LLC (a Texas Limited Liability Company), to Hub Stadium of Fountain Walk at Novi, LLC, transfer location from 44375 W 12 Mile Road, Ste G-147, Novi to 44175 W 12 Mile Road, Ste H-160, Novi, with new Sunday Sales Permit (AM), New Sunday Sales Permit (PM) for Class C license- Spirits and Mixed Spirit Drink, new Outdoor Service Area, new Dance-Entertainment Permit, new Sunday Sales Permit (PM) for SDM license- Mixed Spirit Drink, new (5) add bars, for a total of (6) bars.
- C. Final Approval of the Request to Amend the Maples of Novi Planned Unit Development (PUD) Agreement and Area Plan at the request of AJSS Property, LLC, for Maple Medical Office, JSP21-33, located east of Novi Road and south of Fourteen Mile Road in Section 2. The applicant is proposing to remove the existing tennis courts and construct a 2,558 square foot medical office on approximately 0.42 acres of property.
- D. Approval of a Resolution to close Ten Mile Road from the Civic Center to Taft Road, and Taft Road from 10 Mile to 9 Mile for the Festival of Chariots from 11:30AM to 1:30PM on Sunday, July 17th 2022.
- E. Approval of a Street Light Purchase Agreement with Detroit Edison Company for the installation and ongoing operation cost of one (1) standard street light at the entrance of Chamberlin Crossings off Napier Road, and approval of an agreement with Chamberlin Crossings Association for the sharing of installation and ongoing operation costs per the City's Street Lighting Policy.
- F. Approval of contract award to Accuform to design, produce and distribute Engage five times per year (four seasonal issues and one holiday edition which includes the annual calendar as an insert) in the amount of \$58,747.50 annually for three years, with the option for two renewals.
- G. Approval of a resolution to temporarily relocate Precinct 23 for the August 2, 2022 Primary Election.
- H. Enter Executive Session immediately following the regular meeting of May 23, 2022 In the Council Annex for the purposes of reviewing and considering the contents of applications for the employment of a City Assessor, to discuss the acquisition of real property, and to discuss attorney-client privileged written correspondence from legal counsel.
- I. Approval of claims and warrants – Warrant 1108

Roll call vote on CM 22-05-061

**Yeas: Casey, Crawford, Fischer, Smith, Thomas,
Gatt, Staudt**

Nays: None

MATTERS FOR COUNCIL ACTION:

- 1. Approval to award engineering design services to OHM Advisors for design of Jessica's Splash Pad, in the amount of \$110,975.00 and amend the budget.**

Member Fischer said we have several different engineering firms on hand and he wanted to understand why this was the firm that was chosen. He asked for clarification so they could understand the deliberation there, maybe it was your expertise, or maybe it was something else. PRCS Director Muck replied that we have three engineering firms under contract with the City. He said we looked at all three of those firms and at the different skill sets. He stated OHM is the only one that had experience with a splash pad design and construction as well as the architectural needs we need for the project. Member Fischer said if he heard that correctly, out of the three that we have, this is the only firm that has splash pad experience as far as designs, the water, sewer aspects, all of it. He stated there has been a lot of discussions that they have been having at the Consultant Review Committee level on engineering firms. He just wanted to understand the deliberation process from staff, with that, he will move to approve.

CM 22-05-062 Moved by Fischer, seconded by Casey; CARRIED UNANIMOUSLY

Approval to award engineering design services to OHM Advisors for design of Jessica's Splash Pad, in the amount of \$110,975.00 and amend the budget.

Roll call vote on CM 22-05-062

**Yeas: Crawford, Fischer, Smith, Thomas, Gatt,
Staudt, Casey**

Nays: None

- 2. Consideration of First Amendment to Agreement for property located at 39581 Twelve Mile Road, in order to allow the site to be used as a veterinary clinic, veterinary hospital, and catering kitchen, instead of the current limitation as a sit-down restaurant/lounge.**

Member Fischer said this seemed like a very odd request, the sort of agreement that we have in the packet of 1991. He asked City Attorney Schultz if he could give a little more background on why this agreement was signed, as opposed to kind of the normal process that appears? He also wondered why this was coming to Council. City Attorney Schultz replied that he wished he could give more background on why the agreement was signed back in the day. He said they discovered it, we found it when the applicant came forward. He explained as far as they could tell, it had to do with a land acquisition and sort of bartering back and forth when they were doing road improvements. He said it was an agreement that is there that he thought had sort of fallen by the wayside, but we must

deal with it. He stated if the use was acceptable, we took the shortest route that we could find with a very short agreement saying this use is permissible, and now it is a policy question.

Mayor Gatt asked the applicant if they wanted to talk before this discussion goes much further.

Terry McCarthy said his family owns a couple of veterinary clinics, one in South Lyon, Dandy Acres, one in Ann Arbor, East Haven Animal Hospital, they are an advanced general practice, we can do all the basic stuff, but they do a lot more. He stated they do a little bit more oncology, and a little bit more cardiology and so on. He said they run a pretty good outfit, and they have a good reputation at both places. He said their facilities are nice and very presentable. He stated they get a lot of good comments from the community on what their places look like and the way their business operates and how their hospitals operate. He said they have a terrific reputation in the medical community, and they were really excited about this spot. He remembered he talked to his wife while he was driving around and she asked him where he was going, he said he was looking for a spot in Novi right around M-5 and 12 Mile Road. He said he found a restaurant that was going out of business, the old Ruby Tuesday's, they are in bankruptcy, like many restaurants are these days. He said he bought it, it is just a little too big for them right now, perhaps we will grow into it someday, but is just a little bit too big. He explained if they cut it in half, put a veterinary clinic on the front half and make it look fantastic, which is what Laura is for. He stated there was a beautiful million-dollar kitchen in the back of this building, it is in perfect condition, all upgraded, and he did not have the heart to tear it up. He said he was not sure, he did not really need it, he did not need the money either for this project, our hospital supports the building. He said they have endeavored to see if anybody wants to have a catering kitchen there, it is not a dining operation, it is a fully fledged kitchen, you could be a sauce maker, he has had the local hospital look at it to maybe make meals for auxiliary meal to making plates for their patients. He explained that is where they are at, we will have a brand-new Veterinary Clinic in the area, it is going to be a high end, advanced general practice, we have a lot of technology we use, we have around 80 employees, 15 of them, 13 of them are fully remote. He said they have doctors working for them all around the country. We have a remote ultra-sonographer, so that we can do an ultrasound here on your patient in Novi and broadcast that ultrasound procedure to your doctor in Kentucky or Colorado or wherever they are, and they can get a full ultrasound. He mentioned they have artificial intelligence programs that analyze all our imaging or radiographs and x-rays. He stated they use a lot of advance technology to get really good results for our patients. He commented that they are a together operation.

Member Fischer appreciated all the comments. He said that it sounds like a very high-end hospital. He stated his concern was not necessarily with the animal hospital, it was more so the process just seemed a little different than what we see as a City Council coming before us because of this agreement that existed. He said he was comfortable City Attorney Schultz has reviewed and this is the appropriate way to manage this situation. Member Fischer gave his support to approve.

CM 22-05-063

Moved by Fischer, seconded by Casey; CARRIED UNANIMOUSLY

Approval of First Amendment to Agreement for property located at 39581 Twelve Mile Road, in order to allow the site to be used as a veterinary clinic, veterinary hospital, and catering kitchen, instead of the current limitation as a sit-down restaurant/lounge, subject to and conditioned upon Planning Commission approval of a Special Land Use Permit and revised Preliminary Site Plan. In the event the Planning Commission does not grant both approvals, the agreement will be null and void and of no effect

Mayor Gatt asked Mr. McCarthy what hours they will be open. Mr. McCarthy replied, it would be standard hours, 8:00 A.M. to 5:00 P.M., Monday through Friday, and Saturday probably 8:00 A.M. until 1:00 P.M. Mayor Gatt asked if they will be available for emergencies after hours. Mr. McCarthy replied they are always available, they do not advertise, but they always stay, but we are not what you would call an emergency clinic. Mayor Gatt wondered if they would have local doctors working the station in addition to doctors working from all around the country. He wondered if they would have the same doctor if he came in on Tuesday and had to return the following Tuesday? Mr. McCarthy said yes. Mayor Gatt asked if their patients would be mainly dogs and cats, domestic animals? He wondered if a bird was hit by a car and it was alive, would you see a bird? Mr. McCarthy said yes, they just took care of a bird the other night and they took care of a bearded dragon that was hit by a care also, they do see some exotics. He said they do not hold themselves out as exotics specialists, but they have some avian skills for sure. Mayor Gatt asked if they are open 8:00 A.M. until 5:00 P.M. would someone answer the phone if they called at 9:00 P.M.? Mr. McCarthy said yes, but they would direct them to an emergency room somewhere, they will not have any staff in the building. He said they did not do overnight stuff usually, but occasionally they do. That is not generally our thing.

Mayor Pro Tem Staudt said he did not have any questions regarding your operations. He said he was looking at a picture of this facility with these huge parking lots surrounding it. He was concerned a little bit, not the front parking lots, but the back parking lots. He asked what his intention to do with those? He wondered if they would maintain them. He mentioned there is nothing worse than an unmaintained parking lot after a year or two when the grass starts growing through, and you have absolutely no use for it because you will never fill the parking lots. He asked what they intended to do. He said this was leading to his next questions, it is very tempting to allow things to be parked in there and to use it for things that they were never intended for. He said if they every thought about using them for something that is temporary storage or whatever, to let us know before, because that is not really a use that he would like to see there. He said that would be the very back parking lot behind the wetlands. He said it is a big area, we would expect that to be maintained at some level, perhaps not paved, and restriped, but it can get old, fast. He said that was something he wanted to bring to his attention. Mr. McCarthy said in all honesty we are not sure what to do with this gigantic lot, it is huge. He stated they do not need 210 paring spaces, and they do not need the back area. He said he would

be cognizant of Council's concerns and just prevail upon you that you can Google us and look at our other properties. He said they keep a nice place; we are not going to let the eyesores or storage. He stated he would not store any vehicles out there. Mayor Pro Tem Staudt said there are not many restaurants in Novi that have this many parking spaces. He did not know if there was something that staff can suggest to you as an alternative use or maybe reclamation of the part that would take a little bit of value away from your building. He said if you decide to sell down the road. He said maintaining the kitchen, he works in a building that has a very large kitchen that has been sitting pretty much dormant for the past seven or eight years, but it is used for example, catering for the airlines. He said it is expensive to tear apart, and then have somebody come back in the future and show an interest in your building if you chose to sell. Mayor Pro Tem Staudt said he was not opposed to their operation; you have some logistical things that are clearly a challenge. Mr. McCarthy said they have a very talented architectural firm, and he can ask them to address some of his concerns to see what we should do with this pavement that will do not have a use for. Mayor Pro Tem Staudt wished him luck and mentioned he was talking to the head of the Oakland County Animal Control, so the Mayor is very well versed a lot of these questions and is interested in new clinics that are coming into town. Mr. McCarthy said then he may know that we have done a lot of pro bono dentistry for the most difficult cases. He stated this was quite a bit of a pause during the pandemic, but prior to the pandemic, between the two hospitals, they did two to four major dentistry for Oakland County Animal Shelter each month. Mayor Gatt said they used to contract that out.

City Attorney Schultz reminded Mayor Pro Tem Staudt that this still must go to the Planning Commission for a Special Land Use approval. He said they have a little bit of discretion to address some of those things. He suggested City Staff and the Planners can sit down with their architects and address some of those comments.

Mayor Pro Tem Staudt said one of his colleagues suggested it be a great place for a dog park.

Mayor Gatt asked what the focus would be in their practice. Mr. McCarthy explained the focus is that they are an advanced general practice, which means they do a little bit more of everything before you must see a specialist. He stated they do have the skills, the equipment, and the training to do one more oncology test, two more cardiology tests before you must go to a cardiologist. He said nobody wants to go see the specialist, that is the worst thing for them to hear. He said their specialties will be in imaging and dentistry. Mayor Gatt asked him if he was a doctor, he said no, his wife is, she was not there that evening. Mayor Gatt asked him when they anticipated being open assuming everything is okay. He replied, first quarter of next year.

Roll call vote on CM 22-05-063

**Yeas: Fischer, Smith, Thomas, Gatt, Staudt,
Casey, Crawford**

Nays: None

2. Consideration of Zoning Ordinance Text Amendment 18.299 to amend Section 2.2, Definitions; Section 4.51, Self-Storage Facilities; and Section 5.2.12, Off-Street Parking Requirements, to provide standards for the development of climate-controlled self-storage facilities, and to amend the standards for drive-up self-storage facilities. FIRST READING

Mr. David Landry said he was representing J.H.K. Development, he said he did not plan on doing this, he wondered if he could put something up on the overhead. He believed it was important to respond to some comments that were made earlier that evening. Mayor Gatt asked if he had talked to the Clerk earlier regarding this. Mr. Landry said it was okay if he could not. Mayor Gatt said he was informed that it was only audience participation that they need to have approval for the overhead, petitioners do not need approval.

Mr. Landry thanked Council. He said when we began this process, we sat down with City Administration, because we have an option to purchase the Novi Bowl site. He said we thought it was a matter of getting a couple of variances. He stated that City Administration actually suggested to them that instead of seeking a variance, they submit an application for a zoning text amendment, because the City is being approached by a number of people who want to develop multi-story climate controlled self-storage facilities. He explained this is the way the industry is going. He said they were asked to do that by the City Administration, they said OK, and we have been working with them since last November. He stated the self-storage industry is moving towards climate control, it is interior access only. He said it is not the traditional long buildings with garage doors, therefore, it does not require five acres to put it on, it is totally indoors all loading. He explained you go inside the building, the doors closed, there are elevators, there is no noise. He said you cannot tell anything from the outside, it is climate controlled, so that you can store more technical items such as computers and things like that. He said temperatures are maintained between 55 degrees and 80 degrees. He wanted to dispel right away is that what is up tonight is a text amendment is not a site-specific aspect. However, he wanted to address the height. He said height is not the issue this evening. He wanted to emphasize that height is not the issue, and he went on to explain why. He went over the slides on the overhead and pointed out this is a row by row, everything you see in purple is I-1 (Light Industrial) Zoning District which is the current zoning. He said the maximum height in I-1 (Light Industrial) Zoning District is 40 feet. He said there is a one-story bowling alley on this site, right here, right now, if they do not sell to them, and really that is not the issue, they can sell this to anybody else who can build a 40-foot building, they are under the I-1 (Light Industrial) Zoning District, principle permitted uses are professional office buildings, so a four-story office building could go there. He mentioned public or private health facilities, Lifetime Fitness could go there, when was the last time you saw a one-story Lifetime Fitness. He said it is not about height, all these properties along Novi Road can all be up to 40 feet. He said that is not the issue. He said with respect to specific parcels of property, the parcel in question is right here, this parcel he was highlighting on the slide. He said two residential parcels are huge across the street, with the house's way back here one there and one back here. He said they have worked with the City Administration, the City Administration has added setback requirements,

they have added screening, they have added green space requirements and berm requirements. He stated that is all that was recommended here, so height is not the issue with respect to this site. He said while it is not site specific, they will have to get into this in the Planning Commission, but he pointed on the slides Novi Road, and the Novi Bowl building, we are not going to change that. He said they are not going to make that three-stories, it is going to stay the same height that it is now. He said they are proposing to add to the back of the building and connect the two. He said the increase in height is not only going to be across row by row, but in the back of the site, near the railroad tracks, there is a drain back there, traffic will come in, come inside the building and the doors close exit, and exit back on the site. He said with all the screening and everything. He said they are not proposing that we are proposing anything that evening about the site. He said this will not be a three-story building. He wanted to dispel it is not about height. He stated it is about the City needing to amend its ordinance to keep up with the industry. He said they have been before the Planning Commission, they recommended approval unanimously. He stated City Administration recommends approval and their report tonight. He said he would be happy to answer any questions. He said there is a list of other communities and what they have and what their height restrictions are 40 feet, 50 feet, 50 feet, 60 feet, 40 feet, 40 feet, 50 feet, 35 feet, and 35 feet. He stated the I-1 (Light Industrial) Zoning District is 40 feet, all these properties along Novi Road, but again we are not going to put a 40-foot building right next to Novi Road, but that is a site plan issue. He was happy to answer questions, they have worked on this with City Administration since November. He stated it has it keeps all the traditional self-storage, we are not changing that, it does not become a non-conforming issue.

Member Smith liked the idea of doing this as an ordinance rather than coming back and asking for variances on specific sites, having an ordinance make it clear to everyone what is allowed and what is not allowed which eliminates a lot of confusion and makes things easier for everyone. His one concern was about the way the setback is defined, the 250 feet from building to building is what he was afraid of, it is not just this site but any site you put a building behind someone's house. He said if they wanted to add a deck or put another room on the back of their house are they allowed to do this or do they have to come to out for a variance. He wanted to see that more as a lot line to lot line, as they are seemed to be defined. He was interested to seeing what his colleagues had to say.

CM 22-05-064 Moved by Crawford, seconded by Gatt; CARRIED UNANIMOUSLY

Approval of Zoning Ordinance Text Amendment 18.299 to amend Section 2.2, Definitions; Section 4.51, Self-Storage Facilities; and Section 5.2.12, Off-Street Parking Requirements, to provide standards for the development of climate-controlled self-storage facilities, and to amend the standards for drive-up self-storage facilities. FIRST READING

This motion is made for the following reasons: This ordinance amendments help to achieve certain aspects of the Master Plan for Land Use:

- a. Objective 10: Maintain Quality Architecture & Design throughout the City by requiring enhanced building facades that are visible from a public right-of-way or nonindustrial district, and**
- b. Objective 17: Retain and Support the Growth of Existing Businesses and attract new businesses to the City of Novi, by providing an opportunity to provide climate-controlled self-storage facilities in the direction that the self-storage industry is headed, and**
- c. Objective 18: Ensure compatibility between residential and non-residential developments, by ensuring that additional buffering and landscaping is required when climate-controlled self-storage facilities are proposed abutting residential districts.**

Mayor Gatt wanted to put his comments on the record. He listened intently to the people who spoke during audience comment. He stated that most of the comments were centered around the height, they did not want a three-story building, they do not want this high, it is going to be too bright. He understood that. He said he learned that a I-1 (Light Industrial) Zoning District allows up to a 40-foot-high building, and that is not changing that. He said the attorney told us, if this deal did not go through, the person who owns that property, could sell to anybody, for anything. He said that is a very robust part of town, if you will, prolific. He said he could see something big and obnoxious there. He said it is right near the entrance to Novi. He thought the building being proposed is something that is mundane, it is not going to be an eyesore. He understood that you are not even going to know it is a facility that stores things, it is going to look like just a three-story building, a good-looking building. He stated he would be in favor of it, but he wanted you to know, he heard you all, but we cannot change the height requirement, because that district allows for a 40-foot height building. He said whether it is this building or somebody else coming down the pike, we might, you might, not like that a lot more than you do not like this. He thought this is going to be a very calm setting and you are not going to hear people when you drive into the building to load and unload, you will not be awakened during the middle of the night with the big truck or anything like that. He was in favor of the motion.

Member Thomas understood that the City reached out to this company to get some information after several other people that had items for or wanted to pursue climate control self-storage in the community. She said she was all for outdated our ordinances to make sure that we can support businesses as they grow and as they change. She was concerned if we have reached out to one business, and if we had multiple people coming to us, she would like to make sure that we reach out to more than one developer so that we have more people who have this type of business are coming to us. She wanted to make sure that we are making sure this ordinance when it is abutting residential neighborhoods, that it makes sense for those communities. She stated there are plenty of places as we can see in the maps that are provided, where these properties do not have these properties and they do not abut residential neighborhoods is provided

in some of the maps. She thought she wanted to mention as far as how she felt about what is written. She had a question about something on page 64, Item H and she was not sure who would be able to address that. She said it is about any y principle permitted use in the light industrial may be permitted in a mixed-use climate-controlled storage facility, subject to the following conditions, gross leasable area of such less than 10% of the total gross l use of the area. She wondered if in a mixed-use building, what other uses would be available in this type of building? City Planner McBeth explained that this was something that staff decided to add after talking to another developer who suggested that in more urban areas, they do like to mix the uses. She said they like to have maybe an office on the first floor and the storage above it. She said we have talked to another developer in the community that has storage inside the building, and then some small office space, it is for lease for somebody who wants to come and do some business in an office or a conference room that is available for lease on a short-term basis. Member Thomas wondered how many developers she has spoken to and have been part of this project. City Planner McBeth replied, at least three, maybe four.

Member Fischer asked Mr. Landry to come back for a few questions. He wanted to clarify that the City did not necessarily reach out to this developer and say, hey, you know, there has been some comments about we should continue to do surveys of people in this or that. He understood the situation is that there was a proposal you have the option to buy, instead of doing the variance process, it made more sense from the City's perspective to do an ordinance amendment. He stated yes, because other people in the industry are also interested in this type of storage, which we do not allow, presently. He stated it was not that no one reached out to you and said, can you please do this, is that correct. Mr. Landry replied the City did not reach out to them, they approached the City with a request for variance, and then discussion about the City has been approached by other developers. Mr. Landry said since you are here, and you are a warm body, how would you like to go into this process and assist the City with respect to considering a text amendment. He said they have been working on this for six months. Member Fischer understood the industry was changing, but he did not want anyone to have the impression that the City reaches out on a regular basis to try and get different types of industry or changes in industry in the City. He directed his next question to City Attorney Schultz. He said what we are doing this evening was not specific to anything on Novi Road, he knew his role, correct him if he was wrong, and we are looking at a First Amendment or a first reading, which means this will come back to us as well, is that correct? City Attorney Schultz replied that is correct. Member Fischer said then nothing final approved that evening. He echoed the sentiments of Member Smith a little bit, he did have a little bit, he was also concerned on the 250-foot minimum. He stated before this comes back for second reading, he would like staff to go ahead and do a little more digging into that issue. He was not sure if he saw it in the chart that was provided, he knows that the height was, but he did not see the minimum setback. He would like to get another chart and some more data on what other cities allow as far as setbacks. He mentioned there were some alternative drafts that could be considered by City Council related to that issue, he would appreciate that as well. He said he would approve the motion that evening, but that is what he would expect to see when it comes back for second reading. Thank you.

Mayor Pro Tem Staudt echoed Member Fisher and gave his support for the first reading that evening. He stated the reason we have two readings is because we get an opportunity to hear feedback and go out and look at the site. He said it is good that this is an actual real site, we generally do not get to look at these kinds of things where there is a proposed site plan coming down. He understood some of the concerns. However, he thought that the fact that the bowling alley is going to remain as the forward piece of the property and that it is going to be single story has a little bit more bearing on it than had been an entirely full sight of a three-story building. He said it was mentioned previously that this is not a site plan. This is not anything we are approving this evening. He said this is not a thing the Planning Commission approved yet, this ordinance. He asked City Planner McBeth to come up for a few questions. He said based on her experience and talking to some of these developers, how many of these types of buildings are you anticipating being built in our city over the next five to 10 years. City Planner McBeth replied that this is one of the things that we were trying to highlight in the Motion Sheet as well. She said we do believe that there is some pent-up demand for this type of use in the city of Novi. She said that is why we highlighted all the properties zoned light industrial or general industrial that could potentially say they want to either develop or redevelop for this type of use. She mentioned they also heard from one of our Planning Commission members who is in real estate finance, that this type of use is more easily financed than some other uses that we might see. She thought we are expecting at least probably three or four. Mayor Pro Tem Staudt commented this is something we probably should discuss during our Master Plan sessions. He said they are probably more appropriate places in our city that we would like to see these in industrial parks and in areas that are not residential. He stated this location is in a way unique because it is in an old part of our city that has been established residential on one side. He said we have a lot of other things going on the other side of the road, the side that this is built on. He supported the first reading, and said we need to take a lot deeper look, and probably take a ride over there. He suggested when this comes back for second reading, it is not on the Consent Agenda, that it is something that we have an opportunity to discuss. He said this is our opportunity to do some of our own research and take some of the feedback from the public and put it into a real-life situation. Thank you.

Member Casey directed her questions to City Planner McBeth. She mentioned she had a long list of questions. She said we are not talking about a specific site, yet what we saw was a look at a specific area of the city. She said she knew that there are a handful of lots that would equally be applicable that would fall underneath this ordinance that are on the north side of the city that also impact residential, she as if she had a map handy that would show those areas as well. City Planner McBeth replied yes. She said we have similar concerns with adjacency of residential up towards the north side of West Road, and the West Park area, correct? City Planner said that was correct. Member Casey asked if they are as close to the residential as some of the lots are off Novi Road. City Planner McBeth said this is an interesting area because the residential is across the street on the south side of Twelve Mile Road, these are so long and deep it is a little bit of a different situation. Member Casey thanked her for the clarification, she wanted to make sure that we saw everything equally, we are looking at the ordinance. She asked if there

were any limitations or insight into hours of operation. She said theoretically if we have a self-contained storage, self-serve storage, it could be 24/7. She asked if there were indications of hours of operation for this type of storage. She wondered if it would be more for the climate-controlled storage. City Planner McBeth noted that we did not add anything to the ordinance for that. She stated that if that were something that City Council would like to see, we could easily add, normal hours of operation, 8:00 A.M. to 8:00 P.M. or something like that. Member Casey thought that would be appropriate where we are abutting a residential area. She said specifically, in those instances, she was less concerned about those areas, she was more concerned about the residential. In terms of lighting, and again, she was still talking about the climate-controlled storage. She focused on the height of the buildings and the larger size buildings that we are talking about, again, specifically towards residential. She asked if we had any insight into any increased lighting concerns for security that might impact and have some visual impact to some of the residents nearby? She wondered if that has come up in any conversations. City Planner McBeth said it has come up, we have a robust lighting ordinance outside lighting ordinance is look for sort of a low even level of light across the site. She said no bright spots, but an even level across. She commented that we would expect that they would follow the ordinance standards. Member Casey asked if we have heard from any of the individual developers that we have spoken to who have interest in climate-controlled that they would be looking for some sort of increased lighting for security. City Planner McBeth said no, everything would be inside the building as well. Member Casey said it is the perspective of the outside. She asked City Planner McBeth to talk a little more when we look at setbacks is to the property line, but in this case, we are talking about setbacks building to buildings so can you give a little background on why that decision has been made or recommended. City Planner McBeth said this was recommended by the applicant. She stated we typically look at the distance to the property lines, and we can certainly adjust it to make that work. She said usually, the front yard setback in the light industrial is 40 feet, residential would be 35 feet. She said then you have got the width of the road there, so it might work out to be a little less if we use as the standard one. She said we can make something that would be an equivalent, if you would like to about 250 feet, but using setbacks from the property lines. Member Casey said she would like to see that because that is residential. She said she wanted to make sure that we are doing our greatest to support the residents. Member Casey said there was something about a caretaker and asked City Planner McBeth to address that question as well. City Planner McBeth thought those are in the older style that drive-up to the garage style, a lot of times there would be a caretaker there to let people in or out at various times of the day, and just keeping an eye on the place. She did not believe they would have that in a secured climate-controlled building. Member Casey said her next question was regarding some very specific language about sites abutting residential where there is a railroad and major thoroughfare. City Planner McBeth thought that is a standard provision in the ordinance, so we have certain standards for properties, if they are on a major thoroughfare, there is a certain limitation in the uses or greater allowance for the uses in that case. She stated it is also the case if there is a railroad. She said the abutting and the adjacency is adjusted somewhat for that. She stated a lot of our light industrial areas have railroad cutting through the community. She said that is why we thought it made sense in this case to include that. Member Casey said she was done with her

questions. She echoed the previous speaker, and she was going to support the first reading. She said she did not have time this week to go to the sites again, not just the ones she knew on Novi Road, but also the ones on the north side of the city. She had some concerns about the height of buildings near residential, understanding that it is what is zoned, she was grateful to get that incite. She still was still concerned, because she that there will be some changes in architecture for the buildings base on some of the I-1 (Light Industrial) Zoning District uses versus what we are talking about here with the climate-controlled storage. She wanted to do a little more due diligence, but for now, she would approve first reading. Thank you.

Member Crawford echoed the same concerns that a few other Councilmembers had regarding the setback. He said he did not know what the answer was. He did not know if it is the 250 feet between buildings, 250 feet between lot lines. He thought we should be sensitive when it abuts either the building or the abuts residential. He said in our second reading he would like to see staff give us either a solution or some recommendations that we could consider. Thank you.

Mayor Gatt reminded everyone that we were not voting to build any buildings that evening, we are bit voting to approve any buildings that evening. He stated we are just voting on the first reading of this. He said as the members of the audience heard, we have asked the City Administration to work with the wording now and come back with some amendments.

Roll call vote on CM 22-05-064

**Yeas: Smith, Thomas, Gatt, Staudt, Casey,
Fischer, Crawford**

Nays: None

- 4. Approval of the request of Singh Development LLC for JSP 20-35 Townes of Main Street for approval of Preliminary Site Plan, Phasing Plan, Wetland Permit and Storm Water Management plan. The subject property is located east of Novi Road, north and south of Main Street in Section 23. The applicant proposes to develop 192 multi-family residential units on a vacant 17.69 acre site in the Town Center One District.**

Todd Rankin was there representing Singh Development Company and he was there with Jason Emerine P.E. with Seiber & Keast Engineering. He said they were proud to bring this project before City Council tonight, The Townes of Main Street development. He said Novi has been and continues to be recognized as a great place to live and that is because of the great businesses, recreational opportunities, shopping, superior schools, municipal services, and housing. He stated that nearly a decade ago Novi identified the Main Street areas as Novi's downtown in the City's Town Center area study. He said the vision is to create a dynamic, attractive city core that provides residents and visitors with unique opportunities to participate in active community life and meet their needs for goods and services, housing, and entertainment. He stated the Townes of Main Street will be an important addition to the downtown area. He stated that it will be providing permanent residents to the area, and it will help to bring the City's vision of this center alive. He said

they have been working diligently with staff and he brought to Council that evening with support of the Planning Commission. He said they have been granted recommendation for approval. He was hoping to have City Council's support as well. He said they were there to answer any questions that you may have.

Mayor Gatt said before he turned it over to City Council for discussion, and/or a motion, he wanted to put his comments on the record first. He said this is very exciting to him, he has been Mayor for 11 years. He mentioned one of the very first things he did after he was elected Mayor, the first time was to meet with our City Manager, City Attorney, and some principals of the Main Street region. He said we have got to work this out, because 11 years ago, Main Street was a failure. He said it was beginning to look like blight and he was getting emails and call, and letters from people saying what the heck is going on there, the weeds are growing. He said it was a condominium project that was all convoluted. He worked with City Attorney Schultz and the principals involved and then City Manager Pearson. He explained that we undid the condominium and we got things on track where we are development could happen and look liked things were going to go according to plan, and then the economy hit the dirt. He said it has been one thing after another that piece of property up there on Main Street has been a failure. He said when he as a policeman in this City, before he ever dreamed, he was on City Council, there was a vision to build a circle round the four corners, as they call it, Novi Road and Grand River, the southeast corner was Main Street, and there was going to be a road that goes all the way around the four corners. He said that side and that side, and now the west side is planned to be developed. He said the Main Street Corridor remained vacant. He said every business that was up there went out of business because there were no people, it just was not an attractive place. He said finally, before us this evening, is a plan to build a bunch of homes and have a bunch of people live there. He said Main Street he saw a vision where in the next couple of years, we are going to see some robust, vigorous growth. He thought this was going to be a boom to the whole city of Novi and to every business in the City, especially in that area. He said without hearing any of his colleagues speak, he just wanted everybody to know that he was 1,000% behind this. He thought this is the best news he has heard in many years. He gave his support. He turned it over to Council for discussion and/or a motion.

Mayor Pro Tem Staudt mentioned four years ago he moved into the Atrium Building and his window overlooks the property. He said he has a direct sight line to the water tower. He said for four years he has been telling people in the building that there is going to be something built there, something good, and especially the people who own that building, they have a lot of vacancy. He said there is a lot of empty space on the first floor, and they have suffered through many years of waiting for something to happen. He commented that he did not really look at this carefully before he came tonight, and he looked and all he could say was wow, we have got that building, the Atrium Building, which he thought could be a very vibrant center. He said Sakura will be going in across the street, which could be a real draw, the building next to us with the old piano bar has been empty for a year or two now. He stated COVID pretty much put it out of business. He had a funny feeling all these things are going to become very vibrant after this development is completed. He said that this has a huge economic impact on that part

of our community. He echoed the Mayor Gatt and what he said, I have been here only 15 years, the Mayor a little longer and for that entire time we have talked about what the heck are we going to do at Main Street and how we are going to make it work. He said Mayor Landry was sitting there during many of those conversations, 10 to 12 years ago. He hoped this really happens because he sits out there and watch people surveying the property all the time. He said he sees other companies' trucks, there have been a lot of rumors over the year. He said the fact that Singh Development is coming and saying we are going to build this on this property is probably one of the biggest stories of the year so far. He said we have a lot of big stories in Novi. He mentioned that 10 to 12 years ago, they would probably have said, oh my, we have been wringing our hands so much density and so many people squeezed together, but that is the way of the world now, you look at the developments that have been built, especially the multifamily and the condos. He mentioned one recently at Nine Mile and Novi Road, there was a lot of hand wringing, they clear cut it there. He said it sold out in less than a year. He said he was looking forward to seeing this built and looking forward to the effect it will have on the community. He said it will probably take several years to get it going, but this is great news. He echoed the Mayor and said he fully supported it. He did have one question regarding the pond that is directly outside his window, there was discussion at one point that the pond was going to be given to the City, or that we were going to get it for some reason to put a bandshell or something there. He wondered if that was part of this discussion, without reading through the whole thing. He directed the questions to whomever could answer it. Todd Rankin from Singh Development stated to his knowledge, it is not part of this development. He thought early on, and he has been with Singh for 16 years, he has been part of several different proposals for this property. To his knowledge it has never been on those proposals did they on their plans that were donating it to the City. He stated he did remember some very early plans that he pulled up that it was planned for, like a bandshell, but that was before they purchase it. Mayor Pro Tem Staudt said we have short memories here. He asked if they intended to remediate the lake that is there, the pond, because essence, it is just a big swamp at this moment or will you leave everything there natural. Mr. Rankin replied right now, the proposal is to leave it natural, but we would clean up around the outer fringe. He said on the plan, there is a gazebo planned outside of that as well. Mayor Pro Tem Staudt said that is pretty good news. He thanked the Mayor and Singh Development for finally moving this forward, he said he talked to the owners at the Atrium Building once a month and they are always asking him when something is going to get built. He said they see opportunities for coffee shops and service-oriented things. This is big news for a lot of people. Thank you.

Member Fischer said he would try to keep it brief. He commented that Main Street with people was a very exciting thing. He remembered a long time ago; he was in high school when this was conceptualized and a lot of us did not think it was going to work out. He said clearly it has taken 30 some years and we are still waiting. He said this is that piece that we have been waiting for those 30 years. So, 25 years, whatever it is, this is very welcomed to see this come forward. He wished them the best of luck. He thought this was a quality project that they put forth together here today. He said with that he will move for approval of the request.

CM 22-05-065

Moved by Fischer, seconded by Casey; CARRIED UNANIMOUSLY

Approval at the request of Singh Development LLC for JSP 20-35 Townes of Main Street, for the Preliminary Site Plan, Phasing Plan, Wetland Permit and Stormwater Management Plan based on and subject to the following:

1. The applicant shall provide a fully signed and recordable amendment to the Main Street Area Reciprocal Parking, Access, Stormwater, and Public/Private Utilities Agreement, and any other documents identified by the City Attorney's office, in a form and manner acceptable to the City before or at the time of final site plan submittal to assure that all parties to those existing agreements are amenable to the changes proposed by the applicant. This preliminary site plan approval (and all related land development approvals) is null and void in the event such document(s) is not provided when and as required, and no final site plan will be approved by the City unless such document(s) is provided to the City.
2. City Council determination per Section 4.82.2.b. for allowing an increase of maximum number of rooms allowed (642 allowed, 960 proposed) based on the following findings:
 - i) *That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.*
 - ii) *That an increase in total number of rooms is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.*
3. Waiver of the requirement to submit a Traffic Impact Statement, as the 2018 Traffic Impact Statement prepared by AECOM included this area in its assumptions.
4. A Section 9 waiver for the following deviations is hereby granted, as the overall appearance of the buildings would not be significantly improved by strict application of the percentage listed in the Ordinance, and the more prominent facades along Main Street will meet the standards:
 - a. Not providing the minimum required brick and stone (50% required) on the front (43% proposed) and side (32%

- proposed) facades for Buildings 1-7 and 17-32 and rear (20% proposed) facades for all buildings.**
- b. Exceeding the maximum allowed percentage of lap siding (50% allowed) on side (buildings 1-7 and 17-32 only) and rear (all buildings) facades (proposed: side – 60% and rear – 55%), provided vinyl siding is not permitted;**
 - c. Not providing the minimum required brick (30% required) on the front elevations for Buildings 1-7 and 17-32 (20% proposed).**
 - d. Not providing the minimum required brick (30% required) on the rear elevations for all buildings (20% proposed);**
- 5. Landscape waiver from Section 5.5.3.B.ii for lack of berm between the site and adjacent commercial and industrial uses as *the applicant proposes a brick wall to provided alternate screening*;**
 - 6. Landscape waiver from Section 5.5.3.B.ii for reduction in required greenbelt width and number of trees along Trans-X Drive;**
 - 7. Landscape waiver from Section 5.5.3.B.ii for deficiency in required greenbelt trees along the south side of Main Street due to conflicts with underground utilities;**
 - 8. Landscape waiver from Section 5.5.3.F.ii to allow a reduction in the total number multifamily unit trees provided (576 required, 287 provided) with the condition that 15% of the total unit trees are substituted with fruiting/flowering shrubs (at a ratio of 6 shrubs/tree = 518 shrubs) are added to the plans**
 - 9. Landscape waiver from Section 5.5.3.D. for deficiency in foundation landscaping coverage along the interior drives as *landscaping added to sides of buildings makes up for the shortage*;**
 - 10. Landscape waiver from Section 5.5.3.E.ii. for the use of subcanopy trees up to 30% of the unit landscaping trees (25% maximum required) as *there is limited room for canopy trees*;**
 - 11. Waiver from Section 5.7.3.E. to allow an increase of average to minimum light level ratio for the site (4:1 maximum allowed, 4.81 provided).**
 - 12. Waiver from Section 5.7.3.K for not meeting the minimum light levels in various parking and walkway areas (0.2 foot candles required, some areas 0.0 foot candles);**

13. The following require Zoning Board of Appeals variance approval, and this motion is subject to and conditioned upon the granting of such approvals or compliance with the applicable regulations:

- a. variance from Section 3.6.2.H to allow a 20-foot building setback adjacent to RM-2 District (117 feet required).**
- b. variance from Section 5.10 to allow perpendicular parking on a major drive.**

14. 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 with Chapters 11 and 12 of the Code of Ordinances, and all other applicable provisions of the Ordinance.

Member Casey said she had a question for the applicant. She mentioned she did not remember reading and she apologized, there was obviously a lot this time, did you say these are going to be rented or for sale. Mr. Rankin said they would be for sale. Member Casey thought that was fantastic. She asked if he knew what price range. Mr. Rankin replied he did not know at this time with the market, and everything was material cost by the time we go to put a shovel on the ground. He did not want to estimate at this point. Member Casey understood it could be vastly different. Thank you. She asked City Planner McBeth to answer a few follow up questions. She said she understood from reading the proposal that there was some intent to use Sixth Gate as a means of ingress and egress to the property. She apologized she has not visited the site. She wondered if Sixth Gate was wide enough to absorb two-way traffic, and can it take a volume of traffic that might be driven by the number of residents. City Planner McBeth said yes, it will need to be improved for that to happen. She explained it is relatively narrow right now. She said the Engineering Department at the Department of Public Works has plans in mind that would make it acceptable for two-way traffic. Member Casey said that is what she was hoping to hear. She asked if we have any concerns about traffic on Grand River trying to make left turns. She mentioned that has been a topic of conversation specifically during rush hour coming into Sixth Gate. City Planner McBeth replied that has not been a concern that has been raised. She stated there are multiple ways to get to the development in and through, if people were concerned about a lot of traffic, they could in through Main Street, either way. Member Casey said if they take short cuts, we will deal with that. She asked in terms of the traffic impact statement, there is a reference in the motion that talks about the fact that we are waiving a traffic impact statement, because there was one done in 2018. She wondered if that was a traffic impact statement or was that part of the Corridor Traffic Study. She asked for clarification. City Planner Bell replied yes, that was the study that was done by the City through a AECOM for many of the developments

that were kind of happening in this area. She said again, they had assumed a greater number of trips than what is currently proposed. Member Casey thanked her for refreshing her memory. Member Casey had one more question regarding Item 13, A, the variance to allow 20-foot building setback adjacent to an RM-2 District versus 117, she asked if they could flash that up on the screen and clarify for us exactly where the is that spot. City Planner Bell explained that is adjacent to the Main Street Village to property here. They are like uses and almost the same density. She said where normally the ordinance in that area is written as if they are going to be commercial uses adjacent to residential, and it does not make a difference for a residential property adjacent to a residential property. Member Casey said wonderful. Member Casey thanked them both for their time to answer all those questions. Member Casey said she had a couple of questions to understand a little bit more detailed, but she was in support of this project. Thank you.

Mayor Pro Tem Staudt asked Mr. Rankin to come back up for a few questions. He wondered about the current parking lot there, that is completely dilapidated. He asked him if that was going to be their responsibility to fix or what is the story with the parking lot. He thought the piece of the property was yours. He said currently it is completely fallen apart. He wondered what they intended to do with it. Mr. Rankin understood, and Jason might be able to back him on this, but he thought the part of that was theirs, we are going to have to redo a little bit of that to connect out to Sixth Gate. He believed only that portion was theirs to improve. He asked Jason Emerine, P.E. from Seiber & Keast Engineering if that was correct.

Jason Emerine P.E. with Seiber & Keast Engineering replied there are multiple parking lots there. He said you are familiar with the Atrium Building, so due north of the Atrium building is under common ownership. He said it is under Singhs property, but there is a maintenance agreement amongst several property owners that is responsible for maintaining the part just north of that. He stated if you go west of it, there is that dilapidated kind of area. He said that is all getting ripped out. He said they are putting in the townhomes, so west of the building is all coming out, due north of the Atrium Building is under Singh ownership, but common maintenance. He said then north of that below that retaining wall that still on there is a City owned parking lot, that is under City maintenance. Mayor Pro Tem Staudt said he was aware of that one, but the one that has the common, that is always been an area of contention and that part of the parking lot has completely fallen apart. He confirmed that it is the one that is due north of the buildings, Mayor Pro Tem Staudt said yes, that is your property. Mr. Emerine said yes, but it is shared with four different entities that are responsible for sharing. Mayor Pro Tem Staudt said he would love to see that shared maintenance agreement get tightened up and an agreement to do something to fix that lot, because you are taking away our shortcut over to the building now. He said you are going to put buildings on it, but that design you are going to have a masonry wall up against that parking lot, is that true? Mr. Emerine said that was correct, just like the existing wall that is kind of on the north side there. Mayor Pro Tem Staudt said he would be remiss to asked one more question. He asked what type of investment we are talking about in this development in this and not counting the land that you purchased. How much do you intend to spend to build all

these units? Mr. Rankin replied that he did not have a figure to share at this point, he was not prepared to have that kind of information, he did say it would be substantial. Mayor Pro Tem Staudt wondered when they will have that number. Mr. Rankin replied he could have it in a couple of days. Mayor Pro Tem Staudt said that would be great, he could do it through the Manager's office. He said this is something that is going to be very significant, it is always good for the public to know that this is a big investment. Thank you.

Roll call vote on CM 22-05-065

**Yeas: Thomas, Gatt, Staudt, Casey, Crawford,
Fischer Smith,
Nays: None**

CONSENT AGENDA REMOVALS FOR COUNCIL ACTION: None

AUDIENCE COMMENT:

Brandon Bueter, 21875 Beck Road, said he had more concerns, maybe not questions, but things that you may need to know. He said he knew we had City Planner McBeth up here to explain some things. He said he asked her specifically this question with these new ordinances, and what you are trying to do with climate control, he wondered if he could take down two of his buildings and put up a three-story building and put up a multi-use facility with climate control. He said she replied yes, as it was written, you could do that. He said now they have altered the rules in between that, and now, that does not allow him to do that. He said we are a storage facility that you do not know we are there until you need us. He said clients have said, they lived here for 30 years, and did not even know they existed. He said that is the concept of screening and everything that is going in on Novi Road. He stated his opinion, that is the way it should maintain. He said now, within that timeframe, they have put stuff in here that now it specifically says drive up storage is no permitted next to residential. He asked why. What is the impact. He wondered where the studies that show that we have a bigger impact on residential than a development such as the potential development at Novi Bowl. He said that was the only example he had, and that is all we are familiar with. Where are the studies, his impact is greater, he has full screening? He said if you sand out there, he will buy you the coffee. He said you could sit there and listen to the noise; they do not have noise. He said at most, there are three or four tenants in there at a time that are going in and going through their collectibles, doing what they are doing. He asked why this was inserted into this now when before it was allowed. He wondered why we haven't shrunk the size requirements for the lots for drive up storage if there is proper screening. Why can't it be? He said there is no impact on it, you do not see them. He said everything is a screen, we are a single store we had to remain. He believed it was 14-foot ceilings, so we disappeared in the landscape, you do not know where they are until you need us. He gave his opinion, this whole storage box rather than being divided into two small boxes of drive-up storage and climate-controlled storage. He asked why we are leaving drive up storage alone and just trying to monitor that or adjust this. He said it doe does not make sense the way that this whole thing is working out. He stated we talked about the night requirements that somebody else could do this. He is willing to put his money where his mouth was, we will buy the property and he will put a single story on. He said this is what the City needed,

that protect that residential in there. He did not have a problem with that, he just wanted to let you know and clarify this for you. He said there are more questions other than what we talked about, that was his main concern, the height requirement that is affecting across the street. He stated he would love to be on the Board or part of the conversation.

Mayor Gatt thanked him for his time and suggested Mr. Bueter contact the City tomorrow and talk to somebody in the Planning Department to answer some of those questions.

Merlyn Trauss, 21937 Novi Road wanted to bring up the issue on the mixed-use on the Novi Bowl renovation and remodel. He said the 10% are, currently there is a liquor license. He wanted to know if that is going with the sale and could that 10% be part of a use in the future for alcohol consumption, a bar in there is part of that 10% area and restaurant to have a lunch or evening place to stop in. He wondered if that is also part of the mixed-use options.

Mayor Gatt suggested Mr. Trauss contact the City so they could answer his questions. Thank you.

COMMITTEE REPORTS: None

MAYOR AND COUNCIL ISSUES: None

Mayor Gatt stated they were going to adjourn into Executive Session and they did not plan on returning.

ADJOURNMENT – There being no further business to come before Council, the meeting was adjourned at 8:19 P.M.

Cortney Hanson, City Clerk

Robert J. Gatt, Mayor

Transcribed by Deborah S. Aubry

Date approved: June 6, 2022