



Outdoor Accents JC14-120

Outdoor Accents, JC14-120

Consideration of the request of Outdoor Accents, Inc. for Preliminary Site Plan and Section 9 Façade Waiver approval. The applicant is proposing to occupy the former Timberlane Hardware building at 42780 Ten Mile Road in Section 23 on the north side of Ten Mile Road, east of Novi Road in the I-2, General Industrial District. A change in roof materials is also proposed for the Main Building and Warehouse A.

REQUIRED ACTION

Approve the Preliminary Site Plan and Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	9-30-14	No additional items need to be addressed
Landscape	Approval recommended	9-15-14	Items to be addressed on the Final Site Plan
Facade	Approval recommended	9-26-14	<ul style="list-style-type: none"> ▪ Section 9 façade waiver to for the overage of standing seam metal on the Main Building and Warehouse A (staff supported) ▪ Items to be addressed on the Final Site Plan
Fire	Approval recommended	9-19-14	Items to be addressed on the Final Site Plan

Motion sheet

Approval – Preliminary Site Plan and Section 9 Façade Waiver

In the matter of Outdoor Accents, JC14-120, motion to approve the Preliminary Site Plan and Section 9 façade waiver, which is hereby granted to allow an overage of standing seam metal on the basis that the proposed alteration:

1. *Represents an improvement in the existing façade that is compatible with the existing façade and with adjacent buildings, and*
2. *Is generally in keeping with the intent and purpose of Section 2520.*

-OR-

Denial- Preliminary Site Plan and Section 9 Façade Waiver

In the matter of Outdoor Accents, JC14-120, motion to deny the Preliminary Site Plan and Section 9 façade waiver to allow an overage of standing seam metal...(because the plan is not in keeping with the intent and purpose of Section 2520.)

Maps
Location
Zoning
Future Land Use

Outdoor Accents JC14-120

Location

Subject Property

Ten-Mile Road

Map Author: Kristen Kapelanski
Date: 10-01-14
Project: Outdoor Accents JC14-120
Version #: 1.0

Map Legend

 Subject Property

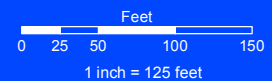
MAP INTERPRETATION NOTICE

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



City of Novi

Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



Outdoor Accents JC14-120

Zoning

Subject Property





Ten Mile Road

Map Author: Kristen Kapelanski
Date: 10-01-14
Project: Outdoor Accents JC14-120
Version #: 1.0

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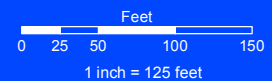
Map Legend

-  Subject Property
-  R-4: One-Family Residential District
-  I-1: Light Industrial District
-  I-2: General Industrial District



City of Novi

Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



Outdoor Accents JC14-120

Future Land Use

Subject Property






Ten-Mile Road

Map Author: Kristen Kapelanski
Date: 10-01-14
Project: Outdoor Accents JC14-120
Version #: 1.0

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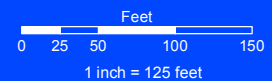
Map Legend

-  Subject Property
-  Single Family
-  Industrial RD Tech
-  Heavy Industrial
-  Public



City of Novi

Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

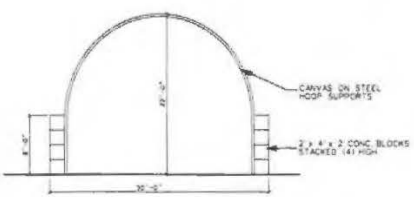
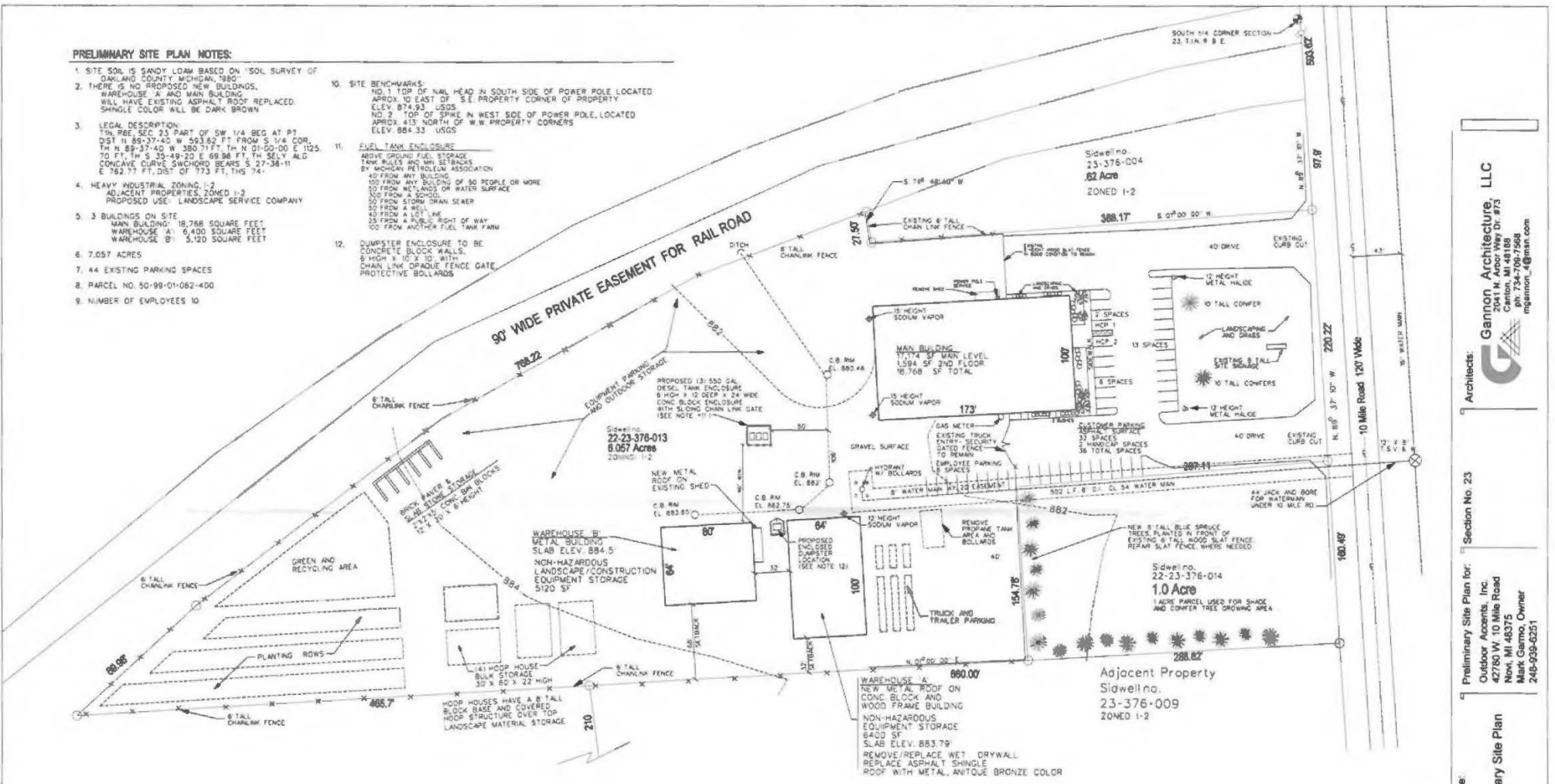


Site Plan/Elevations

PRELIMINARY SITE PLAN NOTES:

1. SITE SOIL IS SANDY LOAM BASED ON SOL SURVEY OF OAKLAND COUNTY MICHIGAN, 1980
2. THERE IS NO PROPOSED NEW BUILDINGS. WAREHOUSE A AND MAIN BUILDING WILL HAVE EXISTING ASPHALT ROOF REPLACED. SHINGLE COLOR WILL BE DARK BROWN
3. LEGAL DESCRIPTION: TH. 88E SEC. 23 PART OF SW 1/4 BEG AT PT DIST N 89-37-40 W 593.62 FT FROM S 1/4 COR. TH N 89-37-40 W 380.71 FT TH N 01-00-00 E 1025.70 FT TH S 33-49-20 E 69.96 FT TH SELV ALG CONCAVE CURVE SWCHORD BEARS S 27-38-11 E 762.77 FT, DIST OF 773 FT, THS 74.
4. HEAVY INDUSTRIAL ZONING I-2 ADJACENT PROPERTIES, ZONED I-2 PROPOSED USE: LANDSCAPE SERVICE COMPANY
5. 3 BUILDINGS ON SITE
MAIN BUILDING: 18,768 SQUARE FEET
WAREHOUSE A: 6,400 SQUARE FEET
WAREHOUSE B: 5,120 SQUARE FEET
6. 7.057 ACRES
7. 44 EXISTING PARKING SPACES
8. PARCEL NO. 50-99-01-082-400
9. NUMBER OF EMPLOYEES 10

10. SITE BENCHMARKS:
NO. 1 TOP OF NAIL HEAD IN SOUTH SIDE OF POWER POLE LOCATED APPROX. 10 EAST OF S.E. PROPERTY CORNER OF PROPERTY ELEV. 874.93 USGS
NO. 2 TOP OF SPIKE IN WEST SIDE OF POWER POLE LOCATED APPROX. 413 NORTH OF W.W. PROPERTY CORNERS ELEV. 884.33 USGS
11. FUEL TANK ENCLOSURE
ABOVE GROUND FUEL STORAGE TANK BOLLIES AND MOUNT STRUCKS BY MICHIGAN PETROLEUM ASSOCIATION
40' FROM ANY BUILDING
100' FROM ANY BUILDING OF 50 PEOPLE OR MORE
50' FROM WETLANDS OR WATER SURFACE
50' FROM A SCHOOL
50' FROM STORM DRAIN SEWER
50' FROM A WELL
40' FROM A LOT LINE
25' FROM A PUBLIC RIGHT OF WAY
50' FROM ANOTHER FUEL TANK PANM
12. DUMPSTER ENCLOSURE TO BE CONCRETE BLOCK WALLS, 6' HIGH X 10' X 10' WITH CHAIN LINK OR PALE FENCE GATE, PROTECTIVE BOLLARDS



Hoop House Elevation
SCALE 1/8" = 1'-0" (30' x 60' x 22' height)

Site Plan
SCALE 1" = 40'-0"
1 INCH = 40'-0"



Gannon Architecture, LLC
Architects
10000 W. 10 Mile Road
Canton, MI 48188
ph: 734-709-7568
mgannon_a@gannon.com

Preliminary Site Plan for:
Outdoor Accents, Inc.
42780 W. 10 Mile Road
Newport, MI 48375
Mark Gannon, Owner
248-938-6251

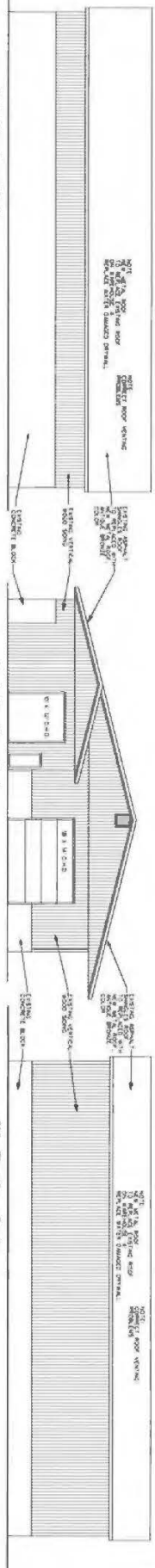
Section No. 23
Preliminary Site Plan

Sheet Title: Preliminary Site Plan

NO.	REVISIONS

Date: 6-8-14

Preliminary Site Plan



Side Elevation - North
WAREHOUSE 'A'
SCALE 3/8" = 1'-0"

Front Elevation - East
WAREHOUSE 'A'
SCALE 3/8" = 1'-0"

Side Elevation - South
WAREHOUSE 'A'
SCALE 3/8" = 1'-0"

WAREHOUSE 'A'

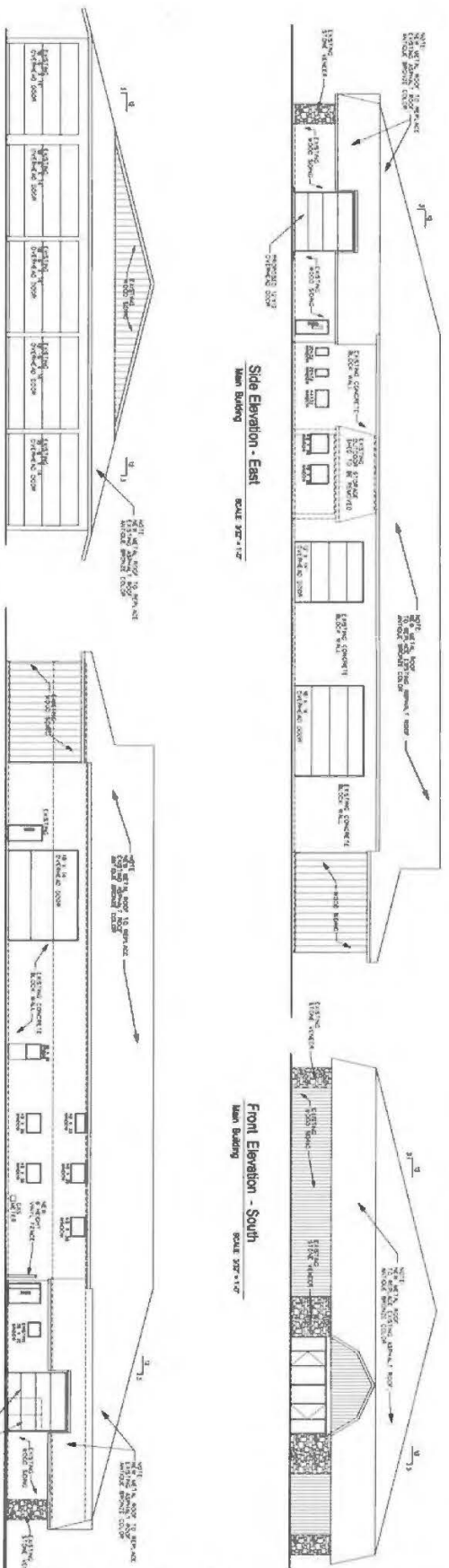


Side Elevations - North
WAREHOUSE 'B'
SCALE 3/8" = 1'-0"

Front Elevation - East
WAREHOUSE 'B'
SCALE 3/8" = 1'-0"

Side Elevation - South
WAREHOUSE 'B'
SCALE 3/8" = 1'-0"

WAREHOUSE 'B'



Rear Elevation - North
Main Building
SCALE 3/8" = 1'-0"

Side Elevation - West
Main Building
SCALE 3/8" = 1'-0"

MAIN BUILDING

Preliminary Site Plan

No.	REVISIONS

Sheet Title:
ELEVATIONS
WAREHOUSE 'A'
WAREHOUSE 'B'
MAIN BUILDING

Preliminary Site Plan for:
Outdoor Accents, Inc.
42780 W. 10 Mile Road
Novi, MI 48375
Mark Garmo, Owner
248-939-6251

Section No. 23



Architects:
Gannon Architecture, LLC
2041 N. Arbor Way Dr. #73
Canton, MI 48188
ph: 734-709-7566
mgannon_4@msn.com

Planning Review



PLAN REVIEW CENTER REPORT

September 30, 2014

Planning Review

Outdoor Accents

JC14-120

Petitioner

Outdoor Accents Inc.

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: 42780 W. Ten Mile Rd., north of Ten Mile Rd. and east of Novi Rd. (Section 23)
- Site Size: 7.5 acres
- Zoning: I-2, General Industrial
- Use: Former Timberlane Hardware
- Adjoining Zoning: North: railroad right-of-way; East and West: I-2; South (across Ten Mile Rd.): I-1
- Adjoining Uses: North: Railroad right-of-way; East: existing industrial and railroad right-of-way; West: Vacant and existing industrial; South (across Ten Mile Rd.): vacant
- Proposed: Office, warehouse and outdoor storage for landscape company
- Plan Date: 09-09-14

Project Summary

The applicant is proposing to occupy the former Timberlane Hardware building at 42780 Ten Mile Road. The buildings will be used for the office and warehouse storage portion of Outdoor Accents, a landscape company. Outdoor storage is also proposed. The roofs of the Main Building and Warehouse A are proposed to be replaced with standing seam metal. Additionally, a dumpster and enclosure are proposed north of Warehouse A and blue spruce trees are proposed near the southwest portion of the property.

Recommendation

Approval of the Preliminary/Final Site Plan **is recommended** at this time. Following approval from the Planning Commission, the applicant should submit six additional signed and sealed plan sets for Stamping Set approval.

Ordinance Standards

The submitted site plan was reviewed per the standards of Article 20 (I-2, General Industrial District) and relevant sections of Article 24 (Schedule of Regulations) and Article 25 (General Provisions).

1. Facade Waiver: A waiver is required for the overage of standing seam metal on the Main Building and Warehouse A. As the alteration will significantly improve the overall appearance of the building, approval of the waiver is recommended. See the facade review letter for additional information.
2. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland at 248.347.0438 or jniland@cityofnovi.org for information regarding sign permits.
3. Screening of Outdoor Storage Yards: Outdoor storage is a permitted use in the I-2 District and previously existed on this site. Appropriate screening must be provided. The existing chain link fence is proposed to remain along the rear and side yards.

Response Letter

A letter from the applicant is requested to be submitted prior to the Planning Commission meeting addressing the comments in this and all other review letters.

Stamping Set Approval

Stamping sets are still required for this project. After receiving approval of the required waiver from the Planning Commission, the applicant should submit **6 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval.

Outdoor Accents JC14-120
September 30, 2014

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org



Planning Review by Kristen Kapelanski, AICP

Landscape Review



PLAN REVIEW CENTER REPORT

September 15, 2014

Preliminary Landscape Review

Outdoor Accents – JC14-120

Petitioner

Outdoor Accents, Inc.

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Ten Mile
- Site Zoning: I-2, General Industrial
- Adjoining Zoning: North: railway; East: I-1; West: I-1; South I-1.
- Site Use(s): Vacant industrial buildings / yard
- Site Size: 7.057 acres
- Plan Date: 9/9/2014

Recommendation

Approval of the Preliminary Site Plan for Outdoor Accents JC14-120 is recommended.

Ordinance Considerations

Please note that no physical alterations are proposed on the site. Only a change in use is proposed. As such, no landscape improvements are required at this time. Existing landscape will remain in place. Should the Applicant propose alterations to the site landscape in the future, a full landscape plan will be required.

A one acre portion of the property has frontage directly on Ten Mile. The Applicant has proposed planting seventeen (17) evergreens along the existing east and north wooden screen fences. These trees are not required under the Ordinance, but have been included as landscape augmentation. The remainder of this frontage property will be planted with landscape stock available for future sales. This is not precluded by the Ordinance and may also serve as a good buffer to the more active areas and structures to the rear of the site.

Per Article 20 Sec. 2001.3 any proposed outdoor storage will be required to be screened from view by an obscuring fence/wall, landscape, earthen berms or a combination. Please provide additional detail on materials that may be stored outdoors and how the screening will be accomplished.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.

Reviewed by: David R. Beschke, RLA

Façade Review



September 26, 2014

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE – Final Site Plan Review
Outdoor Accents, PSP14-0163

Façade Region: 1 & 3, Zoning District: I-1, Building Size(s): See below

Dear Ms. McBeth:

The following is the Facade Review for Final Site Plan Approval of the above referenced project based the drawings prepared by Gannon Architecture LLC, date 9/9/14. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Facade Schedule, if any, are highlighted in **bold**.

The Main Building and Warehouse “A” are within 500 feet of a major thoroughfare and are therefore in Façade Region 1. Warehouse B is 510 feet from a major thoroughfare and is therefore in Façade Region 3.

Main Building, 18,700 SF Façade Region 1	South (Front)	West	East	North	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30% Min)
Standing Seam Metal Roof (bronze)	65%	48%	55%	53%	25%
Wood Siding (Existing)	25%	16%	17%	47%	0%
Painted CMU (Existing)	0%	35%	27%	0%	0%
Stone (Existing)	10%	1%	1%	0%	50%

Warehouse A, 6,400 SF Façade Region 1	South (Front)	West	East	North	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30% Min)
Standing Seam Metal Roof (bronze)	28%	0%	0%	46%	25%
Wood Siding (Existing)	55%	93%	92%	20%	0%
Painted CMU (Existing)	17%	7%	8%	34%	0%
Stone	0%	0%	0%	0%	50%

Warehouse B, 5,100 SF. Façade Region 3	South (Front)	West	East	North	Ordinance Maximum (Minimum)
Brick	0%	0%	0%	0%	No Minimum in Façade Region 3
Standing Seam Metal Roof (existing to remain)	43%	0%	0%	45%	50%
Wood Siding (Existing)	57%	100%	100%	56%	50%
Painted CMU (Existing)	0%	0%	0%	0%	0%

As shown above the minimum percentage of Brick is not provided on The Main Buildings and Warehouse “A”. The percentages of Asphalt Shingles, Wood Siding and Painted CMU exceed the maximum amount allowed by the Façade Chart on various facades. These deviations represent pre-existing conditions on facades which are not proposed to be altered. The existing asphalt shingle roof on the Main “B” and Warehouse “A” are proposed to be replaced with Standing Seam Metal. The percentage of this material exceeds the maximum amount allowed by the Façade Chart. In this case the introduction of this material will significantly improve the overall appearance of the buildings.

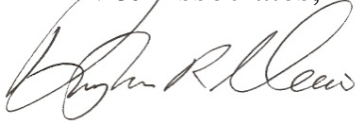
Recommendation - For the reasons stated above it is our recommendation that this application is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the overage of Standing Seam Metal roof. It should be noted that in the event that painting of any existing façade materials occurs, this would be regulated under Section 2520.2, and revised drawings and a sample board illustrating the proposed colors will be required.

Notes to the Applicant: Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over the printed name below.

Douglas R. Necci, AIA

Fire Review



September 19, 2014

TO: Barbara McBeth- Deputy Director of Community Development
Kristen Kapelanski- Plan Review Center

RE: Outdoor Accents

PSP#14-0163

CITY COUNCIL

Mayor

Bob Gatt

Mayor Pro Tem

Dave Staudt

Gwen Markham

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

Interim City Manager

Victor Cardenas

Director of Public Safety

Chief of Police

David E. Molloy

Director of EMS/Fire Operations

Jeffery R. Johnson

Assistant Chief of Police

Victor C.M. Lauria

Assistant Chief of Police

Jerrold S. Hart

Project Description: Proposed outdoor storage and landscape supply at 42780 Ten Mile Rd.

Comments:

- 1) A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.
- 2) Entrances to private roadways shall not have locked gates, cables or barricades that would impede fire apparatus response. All locks must be approved by the Fire Department.
- 3) A detailed plan of the fuel storage is required and to include manufactures sheets of all tanks and related equipment.

Recommendation: Approval with the above conditions.

Sincerely,

Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

Novi Public Safety Administration

45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

cc: file

Applicant Response Letter



2245 Keith Rd.
West Bloomfield, MI 48324
248-366-3052
Fax 248-366-3053

October 1, 2014

To: City of Novi

Attention: Kristen Kapelanski

Re: Outdoor Accents
JC14-120

Dear Ms. Kapelanski:

We have received the review letters for the Preliminary/Final Site Plan for 42780 W. Ten Mile Rd. We do intend to seek the waiver and understand the comments in the review letters. We will work with your staff in every way possible. Please schedule us for the October 8th meeting.

Sincerely,

Mark Garmo