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**MASTER PLAN & ZONING COMMITTEE**  
**City of Novi Planning Commission**  
February 19, 2009 at 7:00 p.m.  
Novi Civic Center – Mayor’s Conference Room  
45175 W. Ten Mile, Novi, MI 48375  
(248) 347-0475

**CALL TO ORDER**

The meeting was called to order at or about 7:00 PM.

**ROLL CALL**

**Present:** Members Victor Cassis, Andy Gutman, Michael Lynch and Michael Meyer

**Also Present:** Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner

**APPROVAL OF AGENDA**

Moved by Member Lynch, seconded by Member Cassis:

**VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:**

**A motion to approve the Agenda. *Motion carried 4-0.***

**AUDIENCE PARTICIPATION AND CORRESPONDENCE**

Member Gutman opened the floor for public comment.

- John Kuenzel: Concerned that the Master Plan update will explore the possibility of including Multiple Family Residential near the southwest quadrant of the City. He wanted to know if homeowner associations in the area have been notified of this intent. He questioned whether any portion of the southwest quadrant would be under review in this Master Plan update. He asked whether the Master Plan and Zoning Committee minutes could be posted on the website.

Planner Mark Spencer read the correspondence into the record:

- David Jankowski: Asked that the Wisne Design parcel be included in the Special Planning Project Area #1.

**ELECTION OF CHAIR AND VICE CHAIR**

Moved by Member Meyer, seconded by Member Lynch:

**VOICE VOTE ON CHAIR ELECTION MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER LYNCH:**

**A motion to elect Andy Gutman as Master Plan and Zoning Committee Chair. *Motion carried 4-0.***

Moved by Member Gutman, seconded by Member Lynch:

**VOICE VOTE ON VICE CHAIR ELECTION MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER LYNCH:**

**A motion to elect Michael Meyer as Master Plan and Zoning Committee Vice Chair. *Motion carried 4-0.***

**MATTERS FOR DISCUSSION**

## **1. Master Plan for Land Use Review**

Planner Mark Spencer began the discussion regarding the Master Plan update.

### **A. Kick-Off**

The letter has been sent to the surrounding communities, railroad and utilities regarding Novi's Master Plan update review. The Master Plan webpage is up and running, and ideally, packets will be online the Friday before the week of a meeting. Approved minutes will be posted. The same format used for the Planning Commission and City Council Agendas and Minutes is not available for this process.

The website gives helpful information regarding the Master Plan process. If a homeowners' association would like to host a stakeholders meeting and have City staff attend, the City is happy to comply. There will be a public input session, most likely near the end of the process when recommendations have been developed.

### **B. Work Plan**

This is a tentative plan. The Committee will review the City section by section. It may wish to expand its review to include a thoroughfare review, pathways plan, etc. The new woodland map could easily be incorporated into this new review.

Staff will be producing general reviews for the Committee's benefit. Reports will be updated with regard to housing, retail, office and industrial forecasts and studies. A retail vacancy study has been distributed and the response rate is above 50% at this time. After review of this information the City will host stakeholder and public visioning meetings. If, after these steps, the Committee recommends amendments to the plans, steps 13 and beyond will be implemented. Committee work can be done by early June. The Planning Commission can wrap their work up by the end of June. The latter steps would take this process through the third week in August.

Mr. Spencer said someone will be attending a seminar in the upcoming weeks to learn more about incorporating an alternative energy discussion into Master Plan. The Staff keeps its ear open for any training or educational opportunity that will keep the City updated on new processes. The Committee was encouraged to contact Staff if they become aware of any opportunities.

### **C. Define Study Areas**

The document provided to the Committee mapped out probable review zones based on natural boundaries and corridor-type boundaries. These can be adjusted at the request of the Committee. Once these study areas are defined, Mr. Spencer said that the consultants and engineering staff will be asked to weigh in on each area. This Committee will provide each with a variety of scenarios – even a blend of zonings – so that the reports will respond to each possibility.

#### ***Eleven Mile - Beck Road Area***

The area includes Singh's Oberlin project that has since been abandoned. The Signature Park area was identified. The term "Potential Suburban Low-Rise Area" was a term put forth for consideration, and it does not include the Signature Park area. Potentially developable parcels were identified. There is some vacant of Providence property to consider. There are some wetland complexes, the ITC corridor, and parkland going to the school in the immediate area, which create the natural boundaries of this review section.

Providence has previously considered adding community-valued projects on their site, such as an educational nature facility or senior living. This idea of Suburban Low-Rise adds to the Single Family Residential in the area, and acts as a transition in the area. All the land in the area is not usable because of the wetlands and Providence's conservation easement. The benefit of Signature Park in this area is that the natural features will remain in tact. Kirkway Place has also provided a conservation easement that will add to the natural beauty of the area and act as a buffer.

Mr. Spencer was careful not to include parcels into this review area that might infringe on the existing residential, though if the Committee wished to include them they could be added.

Eleven Mile has previously been identified as both a residential collector and a minor arterial road. The speed limit is 30 mph and it has a fairly low traffic count. This lends itself to adding capacity to the area. The current design can handle up to 20,000+ trips per day. Mr. Spencer said that sections of Ten Mile of the same size handle up to 25,000 trips per day. That intensity is too much for Eleven Mile, but there is additional traffic capacity on both Wixom and Beck roads, so increasing the intensity of the uses in the area could be appropriate to some degree. Once the Committee commits to the area of the review, Staff can prepare traffic and density numbers for its review.

Committee concerns include:

- This is a school Bus Route.
- Could Senior Housing work in this area? The previous Master Plan update revealed the position that this use should be closer to the retail area along Grand River (than in the southwest quadrant).
- What are the traffic implications relating to increased density?

The parcel just south of Central Park Estates is already zoned for Multiple Family Residential, and was not included in this study area. The area does include the natural areas and the park land. These elements were added to demonstrate the buffer zones that would be necessary for any future Multiple Family Residential use. This perimeter seemed confusing in that it suggested that the park land could be developable, and if the millage fails the land returns to school district's jurisdiction. Mr. Spencer suggested moving the area's boundary as demonstrated at the meeting. Both he and Ms. McBeth reminded the Committee that the boundaries serve the "study" area, not the "future zoning designation" area. The Committee determined that the boundaries would remain, and that the park land would be better identified as such in illustrations.

Mr. Spencer encouraged the Committee to consider how the land designation and the Ordinance must work together in order to achieve the desired results. As an example, the Gateway District encourages mixed use, but the parameters of the residential component do not provide the customer base upon which the commercial element of that district relies.

#### ***Grand River - Beck Road Area***

Mr. Spencer enlarged the boundary of this study area than what has previously been considered for this area. The area includes the land up to the freeway and east to Rock Financial. The properties in this area are developed, but not all properties to capacity. The Committee discussed what exists in the area, what has been proposed in the past, what new interest there is in the area, and what could be a good fit. Westmarket Square has not ruled out adding a gas station on their site. The Olde Town Office Village is still expected to be built,

#### **Special Planning Project Area 1**

The Committee discussed the area known as Special Planning Project Area 1. Mr. Spencer noted the grade difference near the middle of the site. There are wetlands that are fed by the Middle Rouge River. The Committee agreed to expand the area of the study area to include additional parcels (Wisne). Mr. Spencer also noted that there is also railroad track that borders this study area; the railroad companies actually prefer to have residential a minimum of 600 feet away from their tracks.

The Committee discussed the boundaries of the proposed study areas and reached a consensus that the study area boundaries were acceptable as presented.

#### ***Other Areas***

The Committee discussed accessing the City maps using the City's mapping portal, and that Mr. Spencer would continue to make relevant copies for the meetings. The Committee reviewed the City section by section.

#### **D. Reviews**

##### ***Special Planning Project Area 1***

Mr. Spencer stated that Planner Kristen Kapelanski has drafted a report on this area. He said that the Committee could look at the possibility of B-2 zoning at an upcoming meeting.

**SCHEDULE/FUTURE AGENDA**

The next Meeting is scheduled for March 5, 2009.

**APPROVAL OF DECEMBER 2, 2008 MINUTES**

Moved by Member Meyer, seconded by Member Gutman:

**VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER GUTMAN:**

**A Motion to approve the December 2, 2008 Master Plan and Zoning Committee minutes.  
*Motion carried 4-0.***

**ADJOURN**

Moved by Member Lynch, seconded by Member Cassis:

**VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER CASSIS:**

**A motion to adjourn. *Motion carried 4-0.***

The meeting adjourned at or about 8:30 PM.

Transcribed by Jane L. Schimpf,  
Customer Service Representative  
March 16, 2009  
Date Approved: