



**MASTER PLAN & ZONING COMMITTEE**  
**City of Novi Planning Commission**  
**March 19, 2009 at 7:00 PM**  
**Novi Civic Center – Conference Room C**  
**45175 W. Ten Mile, Novi, MI 48375**  
**248.347.0475**

**CALL TO ORDER**

The meeting was called to order at 7:07 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; Kristin Kolb, City Attorney

**APPROVAL OF AGENDA**

The Retail Vacancy Rate discussion was removed from the Agenda.

Moved by Member Meyer, seconded by Member Lynch:

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

**A motion to approve the March 19, 2009 Agenda as amended. Motion carried 4-0.**

**AUDIENCE PARTICIPATION AND CORRESPONDENCE**

**Paul Bosco:** The Committee suggested that Mr. Bosco hold off on his rezoning request until after the May 5<sup>th</sup> millage vote on the parkland. Mr. Bosco's request for an Office zoning would be reviewed in a different light if the millage passes. Ms. McBeth asked Mr. Bosco to send a letter to the City asking for his request to be placed on hold, or whatever his preference might be.

Mr. Bosco asked about submitting the traffic study. Mr. Spencer responded that he could seek a Waiver of that requirement from the Planning Commission. That could be a viable option once the Master Plan review has been completed, since a traffic overview is one component of Committee's study. Mr. Spencer added too, that the traffic review will likely be incorporated into the site plan process of the park, along with the planning of a shared access. The Planning Staff recommends this planning feature to reduce the number of driveways because it will help maintain a residential character throughout the corridor.

The Committee discussed that the subject area has been in a state of flux with the development of the Providence campus. The Committee will again review this area to determine whether the Master Plan designations are current or require change.

**Joe Drolshagen:** Northern Equities' Joe Drolshagen attended the meeting to hear the Committee's comments regarding the OST District.

**Matt Quinn:** Attorney Matt Quinn, representing the Weiss property owners, noted that the potential for a Multiple Family Residential designation for this Special Planning Project Area could negatively affect the utilities and was therefore probably not a viable option.

Mr. Quinn thought that the viable option for this Study Area was Option 3, which recommended Commercial along Ten Mile, and the balance of the land recommended for Office. Most of the balance land is covered in wetlands and is non-buildable.

**John Kuenzel:** A letter from John Kuenzel, written on behalf of the Echo Valley, was read at the meeting. The subdivision's residents continue to support the maintenance of the Single Family Residential zoning designation in the southwest quadrant section of the City. He supported Multiple Family Residential and Retail near the Ten Mile and Novi Road Area. He was concerned that self-reporting retail vacancy rates would be misstated (Mr. Spencer said that Staff knowledge of the centers would help ensure the accuracy of these numbers).

## **MATTERS FOR DISCUSSION**

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

#### ***Special Planning Project Area 1 Land Use Review***

The traffic review should be available for the next meeting. Mr. Spencer encouraged the Committee to review the retail information and ask questions on anything that they might feel needs clarification. Industrial and Office reports will be forthcoming.

The Committee discussed senior housing. The once-approved senior housing plan for the land south of Central Park Estates was never built. The Maples of Novi project is moving slower than anticipated. Fox Run is not completed at this time. If properties realistically providing senior housing, though not specified for senior housing (The Enclave, sections of Island Lake, etc.) were counted, it may provide a different picture of Novi's supply of this commodity. Any Multiple Family Residential zoning could accommodate senior housing as well. The Legacy Parc proposal was considered an "active adult" community. Fox Run was cited as another senior housing [continuum of care] project. Mr. Spencer said that areas with a high density and mixed use areas can both accommodate Multiple Family Residential senior housing projects. Some Master Plans do cite "senior housing" specifically; others are careful not to cite an "age specific" designation. Mr. Spencer said that the Oakland County Housing Needs Report from a few years back could be redistributed to the Committee for their review.

#### ***Ten Mile Associates (Wisne) property***

A representative for the Wisne property did not attend the meeting.

#### ***Natural Features Review***

There are about 18 acres of wetlands and a floodplain on this site. They are mixed with scrub shrub and woodland wetlands of generally high quality. There are sixty acres of regulated woodlands. There are priority habitat areas in the southeast portion of the Study Area. The County identified this site as a hub site or linkage in natural habitat areas in the county. This area is the corridor along the Walled Lake Branch of the Middle Rouge River. Chatman Creek is also on this site. The Oakland County Green River Corridor Vision Map identifies this river corridor as a high quality worth special consideration. These areas are identified as such so as to make it easier to procure grant funding for stream bank rehabilitation, recreation facilities, etc. This effort was put into place because the County was witnessing deterioration of the states' waterways. Mr. Spencer suggested that the Committee could consider language for the Master Plan that would encourage this site to be developed under an option that would ultimately preserve the natural features.

Historically, the railroad corridor in Novi has been master planned for Industrial. Mr. Spencer's Industrial Review should be completed in the next week or so. The Committee must decide whether there is a demand for this designation. I-1 does permit office uses, indoor recreation facilities, quasi construction-oriented, etc. Some communities are holding onto their railroad corridors in case the manufacturing industry returns to the states.

#### ***Utilities Review***

The Multiple Family Residential designation would increase the contractual capacity of the sewer plant by 2.5%. The Office and Industrial scenarios would not have as negative of an effect as the Multiple Family Residential.

Mr. Spencer asked the Committee whether they wished to discuss the Wisne site or whether they wished to wait for a representative to attend the meeting. He reminded them that they have reviewed a proposal

for Office and Retail on Area 1 and a portion of Area 2. There is adjacent Multiple Family Residential. The current Industrial zoning on the site could also be considered. Mr. Spencer was looking for feedback from the Committee.

The Committee did not like the concept of changing the Wisne designation to Multiple Family Residential. The railroad is too close to the site for a decent residential offering.

The Committee discussed how to mix the various uses to make the most sense of the land. Regarding the information provided by Staff, only Alternative 1 and Alternative 3 seemed plausible. Alternative 3 offered Local Commercial along Ten Mile and also offered Industrial/Office elsewhere. This seemed acceptable to the Committee. The Light Industrial designation would allow both Office and Industrial uses.

***Alternate use and/or recommended uses***

Member Lynch suggested that the Committee designate Local Commercial as shown on Alternative 3, and designate Industrial/Office as shown as Office on Alternative 3.

Member Cassis suggested that Light Industrial replace the Industrial/Office term in Member Lynch's suggestion, because Industrial would limit the height and impact of an Office use.

The meeting attendees firmed up the designations. One piece would be named Light Industrial and one section would be named Local Commercial. Or, the whole of the south area could be named Research Technology, a new designation.

Mr. Spencer asked the Committee to provide Findings for these designations. Their comments were:

- The railroad tracks are not compatible with Residential for the eastern portion of the study area.
- The natural features provide a natural boundary for the separate designations.
- The Light Industrial designation is more effective than an Office designation; it works with the surrounding designations as developments will be low-rise.
- Adequate roads exist to serve Light Industrial and Commercial designations.
- Local Commercial is acceptable along Ten Mile as the area needs this service.
- Preserving the Industrial designation along the rail-transit corridor may help provide for the return of manufacturing.

Mr. Quinn was asked to comment on these designations. He responded that he was seeking Commercial close to Ten Mile, east to the nature area along the railroad track and west to the Walgreen's. Offices are proposed along the Novi Road frontage, which is proposed for Industrial and will accommodate his Applicant's request to develop Office. There are no real plans for the southerly land; it was Industrial and it makes sense that it's next to the Sports Club. Mr. Quinn's opinion was that Multiple Family Residential is not going to work because of arsenic left over from the orchard trees. No Residential is going to work. The Light Industrial will fit in and gives the Applicant options. He also liked the idea of a "Research Technology" designation, as he thought this designation was missing in Novi and in other municipalities as well.

The Committee did not endorse the City spending more money on a Traffic Study for this Study Area. One study was completed a few years ago in conjunction with the intersection improvements, and the Weiss property will be submitting one with their proposal.

***Sections 1, 2, 11 & 12 Discuss potential studies or future land use changes OST/Office portion***

These four sections were also discussed at the March 5, 2009 meeting. Previously the Committee discussed whether the land east of M-5 should be given a designation such as Research Technology. Is there a possibility of adding a Commercial component? This could be done within the Zoning Ordinance, like the OSC District, or this could be done by selecting pockets to designate for Commercial services.

Mr. Drolshagen clarified that part of their Office corridor is built out and they did previously seek to add a Starbucks location to service the buildings. They considered that perhaps they should be seeking to add more service to their park to emulate the College Park development in a nearby municipality. He asked

for clarification about the difference between OST and Research Technology. Mr. Spencer said the OST is a zoning designation; Research Technology is being discussed as a Master Plan designation.

Mr. Spencer clarified that the Committee could consider leaving the current designations in place. Based on the discussions, the Committee might also look at identifying potential commercial nodes for this area in the Master Plan. The next step is to determine how to integrate this concept into the Zoning Ordinance. As an example, language could specify that any Commercial use must be located along an arterial road, but access must be through an internal road. On the Master Plan level, an area may be circled to identify where a Commercial business might be located. The Committee may wish to limit the locations of Commercial, i.e., not allowing it to be internal to an office park, because that might limit the drive-by traffic that would support the service. Ms. McBeth suggested that this be discussed further at another meeting, once Staff has prepared some language to review. The Committee can determine how to introduce the Commercial element – limiting, for instance, the size of the project, percentage of the park, location within the park, access into the site, etc.

The Staff will also prepare language regarding the Research Technology designation. The Committee will return to these sections (specifically the area east of the freeway) at a future meeting.

***Sections 3, 4, 9 & 10 Discuss potential studies or future land use changes***

The Committee determined that most of the undeveloped land is within the Beck North Industrial Park, Beck West Industrial Park, and Novi Corporate Campus. There are also some Single Family Residential parcels along Dixon Road and 12½ Mile. Mr. Spencer noted that all parkland will be reviewed at a later time.

Mr. Spencer said that some parcels in the Novi Corporate Campus have been rezoned to Office. This may be an area where the Research Technology designation might also apply. Mr. Spencer offered that Staff could prepare a Study on this area similar to the area east of M-5 from the previous discussion.

The Committee thought that most of this area would require very strong arguments in order to change any of the standing designations.

***Sections 17, 18, 19 & 20 Discuss potential studies or future land use changes***

The Committee discussed the potentially-developable land in these sections and found that no Master Plan designation changes were necessary.

**MINUTES**

Moved by Member Lynch, seconded by Member Cassis:

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

***A motion to approve the February 19, 2009 minutes. Motion carried 4-0.***

**ADJOURN**

Moved by Member Lynch, seconded by Member Meyer:

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

***A motion to adjourn.***

The meeting adjourned at 9:01 PM.

**Future Meetings**

April 2, 2009  
April 16, 2009  
May 7, 2009  
May 21, 2009  
June 4, 2009  
June 18 2009

Transcribed by Jane L. Schimpf,  
Customer Service Representative  
March 26, 2009  
Date Approved: