



MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
May 7, 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 7:30 PM.

ROLL CALL

Present: Members Victor Cassis, Andy Gutman

Alternate: David Greco

Absent: Michael Lynch, Michael Meyer

Staff Support: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner

APPROVAL OF AGENDA

Moved by Member Cassis, seconded by Alternate Greco

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER CASSIS AND SECONDED BY ALTERNATE GRECO

A motion to approve the April 2, 2009 Agenda. *Motion carried 3-0.*

AUDIENCE PARTICIPATION AND CORRESPONDENCE

NO AUDIENCE PRESENT

Matters for Discussion

Received e-mail from Council Member Mutch on Master Plan update items.

Eight items to look into. Mark Spencer suggested committee members could look through items to see if any warrant reports, or Mark suggested going through items one by one.

Committee decided to discuss the OST property South of Twelve Mile east & west of Meadowbrook Roads. Propose some mixed use development and higher density development. Committee would like to explore all items on Council Member Mutch’s list at a future meeting for further discussion. Committee members commented how they appreciate Council Member Mutch on his ideas and what’s best for the city.

Item 1

Master Plan for Land Use Review

- a) Walkable Novi Committee Non-Motorized Recommendations – Walkable Novi Committee asked Master Plan and Zoning Committee to recommend their set of recommendations for inclusion in Master Plan. Motion to approve by Member Cassis seconded by Member Greco. **Motion carried 3-0.**
- b) Review of sections 13, 14, 23 & 24 – The area is between Haggerty Rd & Novi Rd and Twelve & Ten Mile Rds. Area is mostly stable. Committee is not aware presently of any concept of change with the exception of some discussion with the people who own Regency Industrial Park who just received approval for a brown field grant for properties along Haggerty. Mark Spencer pointing to a parcel that is owned by Suburban Automotive on west side of Haggerty. They proposed a small building for car detailing and storage but the proposal was not approved. Zoning in this area is Light Industrial which does not allow car dealerships.

Some properties in this area are zoned differently than the master plan.

Section 13

Some current uses are a manufactured home park, landscape company and office buildings. ITC plans to expand for another building and another parking lot. Several high tech uses going in right now. Light Industrial permits high tech uses. There are a couple of parcels available on Campus Tech that haven't been developed yet. The zoning is light industrial. Committee talked about office research area and asking if this is something we are going to further explore. Mark also asked do any of these industrial properties fit, if so we could craft something to merge together with light industrial and office tech. If the Committee decides that's the case we still can discuss that concept further. At that time should we look at some of these industrial properties to see if they do blend in. Mark indicated that the industrial use designation works better than office when you have uses that are light industrial. One of the ongoing problems with light industrial is that property owners store stuff outside. In OST district we make them enclose the shipping area. Member Casis brought up the Hummer Dealership and Mark Spencer said the good thing about that building is that it is built to the Gateway East standard and lends itself to reuse in a Gateway type format.

Section 24

The manufactured home park is long term in this area, people want to keep it there. Mark Spencer (pointing to map) said there is a variety of light industrial uses and some have transitioned to partially retail. Committee may want to look at greater detail in the future on how to redevelop these older properties in Novi. Most of the area is already developed and it is harder to master plan it for change. South side of Grand River (Mark pointing to map) has mixes of retail and may be susceptible to redevelopment in the future. Gateway East starts at Meadowbrook Road along Grand River. Gateway East can be commercial or office uses or mixed uses and designed to have parking behind the buildings. It is an extension of Main Street and downtown area, "Gateway to downtown." Committee decided to have further review on this concept. Improving Grand River could have big effect. Mark Spencer talked about the latest transportation ideas for planning and developing downtown roads. Creating a downtown experience can happen with road projects. Road changes can help stimulate development, slow speeds, provide pedestrian corridors, create additional parking, bring stores up to sidewalk edge, and make more attractive place for pedestrians. Mark also said that studies indicate that per sq. ft. neighborhoods like that can earn 5 times as much as strip centers per sq. ft. of retail space. Planners are looking more into this. Couple of parcels on Karim Blvd (pointing to map) recommended for office type uses. Multiple family well established. Mark said he would look into and provide more information on extending Gateway District.

Section 23

Big vacant properties spaces are Brooktown that are all clear, which are recommended for Gateway East. There are a lot of established uses already. No further discussion needed.

Section 14

Couple of parcels vacant that are office in the Master Plan. (Mark pointing to map) Eleven & Meadowbrook, Twelve Mile & Novi Rd well established areas. PD1 residential component was an approved rezoning for some mix use multiple family. (Barb McBeth pointing at map) Could modify the Singh PRO piece in this area, for multiple family. They needed the PRO and rezoning to have multiple family but it hasn't been developed yet. Committee agreed to leave as office.

c) Sections 15, 16, 21 & 22

Section 15

Section 15 is fully developed. Regional commercial and regional commercial with plan development option will give them flexibility with design. Property owners haven't asked for any changes or do anything more creative, residential with it could work. Regional Commercial zoning district does permit residential components if they wanted to do that. (Mark pointing at map) Mark asked if we need any changes. Member Casis brought up maybe high rise multiple, Mark suggested this might be something to explore and would look at what criteria you would want to consider, buffer for freeway, specific geographic area work on both sides of freeway. Very attractive area with the wetlands. Committee discussed the building of the bridge on Twelve Mile Rd over the railroad tracks. Office High Rise would work for that area. This area would be eligible for high rise OST for taller office buildings within a certain vicinity of the freeway. Taft Rd would have to be improved and the access to it would have to be improved. Barb pointing on map to the area for the Victory Plan, City wanted to partner with M-Dot because of I-96 and the Road Commission, county roads in that area. We believe it has been turned over to M-Dot. Mark also mentioned tools used in the past on the master plan in areas that are fairly complicated the process wasn't slowed down would be assigned as a special study area if you wanted to put some language to those areas to look at differently.

Section 16

Sections 15 & 16 south side. Mark pointing on map indicating the properties along the railroad tracks previously known as downtown west, last master plan review set up land uses for this area no need to talk about that area further. Moving over to Beck area this area already identified as future studies will receive more information on that area. Properties east of the Expo Center master plan for offices. Light industrial acceptable for south side. Committee discussed residential in this area which is already developed. Higher density multiple family approved for Beck house before still viable.

Sections 21 & 22

Majority of this area developed. This (Mark pointing to map) piece here is County owned. County is putting in a parallel road. They will have property left over which the County is asking what can be done with it possible office. Parcel south of Stricker Paints is owned by the county. Discussion about the bridge that will be built over the railroad tracks. One of the things we will bring back is this designated park area, one night we will go through all parks at one time. Committee agreed no changes need to be made.

Sections 23 & 24

Novi Rd to left Ten Mile on the bottom Eleven on top (Mark pointing to map) Almost all Developed. Couple of open spaces are city owned for floodplain. Heavy Industrial Designation along the railroad tracks current developments are not heavy industrial. Acceptable by Committee.

Committee decided to postpone sections 25, 26, 35 & 36 and sections 27, 28, 33 & 34 to next meeting.

MINUTES

Moved by Member Casis, seconded by Member Greco

VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER CASIS AND SECONDED BY MEMBER GRECO:

A motion to approve the April 2, 2009 minutes. Motion carried 3-0.

ADJOURN

VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER CASIS AND SECONDED BY MEMBER GRECO:

A motion to adjourn.

The meeting adjourned at 8:40 PM.

Future Meetings

June 4 & June 18, 2009

**Transcribed by Bonnie Shrader
Customer Service Representative
May 22, 2009**