



MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
June 4, 2009 at 7:00 p.m.
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, Michael Lynch and Michael Meyer

Alternate: David Greco

Absent: Andy Gutman

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

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Cassis – **Motion passed 3-0**

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

AUDIENCE PARTICIPATION AND CORRESPONDENCE

(discussed after Item 1a and b)

Committee Member brought up letter from John Kuenzel, which he asked to be read to the Master Plan & Zoning Committee.

As a citizen I am attempting to monitor the master plan for land use review which is currently being undertaken by your Master Plan and Zoning Committee. He stated that he is aware of some discussion regarding the zoning for the portion of land in Section 20, which is the southwest corner of Beck Road and Eleven Mile Rd. He stated that there is a suggestion that zoning would allow office land use for that land would be appropriate. I wish to challenge any plan for office designation anywhere in Section 20 south of Eleven Mile Road. Office uses are a type of commercial use we find offices in many commercial areas already existing in Novi also in areas zoned as OS-1. I strongly believe that the City of Novi has an obligation to existing commercial and office property owners to allow them to fill their existing vacancies prior to changing the zoning in any areas in the city from office to residential or commercial. On June 3, 2009 I did a visual survey of current available office sites in the existing areas surrounding Section 20. This is what I found: Pineridge Ten Mile & Novi 6 vacancies, Office Building south of Ten Mile on Novi Rd 9 vacancies, Northwest corner of Taft and Ten Mile 1 vacancy, Briar Pointe Plaza at Beck and Ten Mile 1vacancy, Westmarket Square at Grand River and Beck 10 vacancies, 27 total vacancies. While this survey does not list all available properties along Grand River it certainly shows what a disservice it would be to current property owners in Novi to convert any additional residential properties for office usage. Was there any discussion held with the Providence Park Hospital Medical Office Building owners regarding what affect Section 20 office land use might have on them. I am attaching a portion of a copy of a February 16, 2009 USA Today article with additional information on what is happening to commercial developments in our Country. I strongly urge the Planning Commission to keep all of Section 20 zoned for single family residential use only.

Sincerely Yours,

John A Kuenzel

Member Cassis stated he read from the Detroit News that in Novi some large offices are coming to Eleven Mile and Beck. This is for the northwest side. Barb McBeth said that the only one she has heard about is a tiny blur in the Crain Detroit Business which was for a Convalescent Home. Barb

McBeth said her and Mark Spencer can divulge to you that Bill Bowman Sr. has talked to us about a Convalescent Home or Nursing Home south of Providence on the north side of Eleven Mile Rd. It is either a 20 acres or 30 acre piece. Barb McBeth stated that it is only preliminary because they have only had a brief discussion with Mr. Bowman. This is the Kaluzny piece of property which Mark Spencer identified. Barb McBeth stated that there are wetlands on the back portion of the property, not yet developed. Kaluzny's own property both on the North and south sides. Member Cassis asked if this is the same piece of property Mr. Bowman came in a couple of years ago about the Pontifical Institute, Barb McBeth said it is the same piece of property. Committee member asked what prompted the letter from Mr. Kuenzel, Mark Spencer said that there was a rezoning proposal with signs up on the corners in that area. The rezoning has been put on hold indefinitely. Mark Spencer indicated in one of the City Council packets included a discussion of a mixed use type of form based Zoning for suburban low rise.

Matters for Discussion

Item 1

Master Plan for Land Use Review

- a) Committee discussed Sections 25, 26, 35 & 36 additional studies or future land use changes.

Section 25

Nine and Ten Mile and Haggerty and Meadowbrook Roads. Mark Spencer (pointing to map) indicated that most of the area is developed. A few parcels are not developed. The area is planned mostly for residential uses. Mark Spencer indicated a few other use areas such as educational, office and commercial. Primarily developed this parcel [the northwest corner of Nine mile and Haggerty] is vacant. The three out of four adjacent property owners have asked at different times to do something other than single family residential. They were told that their property was master planned for multiple family residential. They have been approached by the owner of the corner property about the possibility of doing commercial development or office development. Mark Spencer stated that we will have a later discussion on the Parks & Recreation areas. The Committee's consensus was that no further study needs to be done on this section.

Section 26

Nine Mile and Ten Mile Meadowbrook & Novi Roads. This encompasses special planning project area 1, which the Committee already made recommendations on. It includes a potential Kroger store. No site plan was submitted as of yet. Mark Spencer (pointing on map) this section [Special Planning Project Area 1] was recommended for commercial while leaving the office & industrial areas the same. Most of the remaining area is developed. There was a mistake on the previous master plan for private open space that we are going to present tonight as a park correction. The only other piece we have had inquiries about potentially changing is this piece on the [northeast] corner [of Nine Mile and Novi Roads] the Arkin piece. This piece has some high ground on the top and low with a creek with some wetlands and woodlands. The owner has asked about different types of uses such as office, institutional type residential uses which could be permitted in this district. Committee Member Lynch asked if this is something that the Zoning Board of Appeals can handle, or is it something that the Master Plan Committee needs to spend time on. Mr. Spencer replied that since the rezonings are based on the Master Plan, the Committee may want to discuss if these issues warrant a change in this area. Committee member asked if we need to study this area further. He asked since it's such a small piece that they want to change, can't they just come into the Master Plan and Zoning Committee to take a look at it then present it to the Planning Commission. Mark Spencer said without a study you could ask for some brief comments on the property or you could ask for a recommendation. Consensus of the Committee was to leave Section 26 the same.

Section 35

Eight and Nine Mile and Novi and Meadowbrook Roads. Mark Spencer (pointing on map) area is mostly developed. The green area is park land. One parcel may need to be added to this

we have asked for clarification from Parks & Recreation Department. Mark Spencer said that we will have a separate discussion item on the agenda about the parks. There is no potential development parcels on the park land. Consensus of the Committee is to leave Section 35 alone.

Section 36

Meadowbrook and Haggerty and Eight and Nine Mile Roads. Mark Spencer (pointing on map) said there is a few developable parcels. There is one lot in Orchard Hills and there is a set of office master planned parcels [off of Haggerty Road]. Committee Member asked what it is current zoned and Mark Spencer said OSC along Haggerty and OS-1 in the back adjacent to the residential. Also there are three [potential development] parcels near Nine Mile including one with an old white house. Staff had a recent conversation with someone at the counter regarding buying it for a small office development. Consensus of the Committee is to leave Section 36 the same.

Committee Member asked if anyone in the audience would like to speak. No one wished to speak, the audience members stated they were there to just listen.

Consensus of the Committee is that there is no change needed for Sections 25, 26, 35 & 36.

b) Committee discussed Sections 27, 28, 33 & 34 for additional studies or future land use changes.

Section 27

Nine and Ten Mile and Novi & Taft Roads. Mark Spencer (pointing on map) stated that one [potential development] piece is part of Mr. Chawney's development, which there is already a master plan in place for that piece of property. One piece [on the north side of Nine Mile Road] is 26 acres and has development potential although it has a 5700 sq. ft. house that was built in the 1930's. It is zoned single family residential. No commercial or office in that area. Most of the properties are zoned R-3. Consensus of the Committee is to leave Section 27 the same.

Section 28

Taft and Beck and Nine and Ten Mile Roads. (pointing on map) said this section had no developable parcels but it included a lot of open space, including City owned property. Consensus of the Committee is to leave Section 28 the same.

Section 33

Eight and Nine Mile and Taft and Beck Roads. Mark indicated that the City limits do not go all the way to Eight Mile, but just to the Northville city limits. He said the area is mostly developed. Consensus of the Committee is to leave the same since there is no potential development sites in this section.

Section 34

Novi and Taft and Nine Mile roads to city limits of Northville. This area is fully developed. There are a few parcels that might have some potential. Consensus of the Committee is to leave Section 34 the same no need for future study.

Consensus of the Committee is that there is no change needed for Sections 27, 28, 33 & 34.

c) Changes to Public and Private Park areas on Future Land Use Committee discussed changes to Public and Private Park use areas on the Future Land Use Map to match the Community Recreation Plan and changes made by new developments. Mark Spencer stated the Committee asked to consider is to update public and private park areas on the future land use map so they reflect changes in the community. He said the master plan has two park categories, public park and private park uses. Mark Spencer identified some areas for potential change first one is Island Lake private parks. Some land that still is owned by the developer and does not have development rights was not included because they were not in the condominium boundaries. Most of the ones identified are right on the lake and surrounding areas.

Mark Spencer (pointing on map) to the green area. He said in their packets is a map that is also the Community Recreation Area Map. This is in the Parks & Recreation Plan that is on the internet for public comments. Parks & Recreation staff just got done drafting this recently, there will be a public hearing in the near future. The map's item #5 is part of the southwest core reserve which is part of Singh's property. The park designation in the Master Plan was updated in 2008 to say there was an underlying residential density when the property is no longer feasible for park uses. It then reverts to a residential use designation. Mark stated that there are considerable wetlands and that basically the Singh land is not buildable. He said that it has a potential to stay as park land no matter what develops on the balance of the property. He said it would most likely be open space of some sort because of the wetlands. The property is located near Ten Mile, Napier and Nine Mile Roads. This was designated public park on Singh's proposed Legacy Park plan that is still approved.

Mark Spencer (pointing on map) indicated that these two pieces were on the Parks & Recreation Plan. He said the Heritage Shops parcel is being purchased with a grant from the DNR but since the purchase is not final yet, so it's not shown as park land. Two pieces near there were donated to the City of Novi by the developers of Provincial Glades when they developed the property. The other areas that are open spaced on this development are shown in red as private parks. There is a private open space around Evergreen Estates. Those are the areas in this section we would like to update on the map. Mark Spencer indicated that there is some other private open space that didn't make it to the last round of changes, which is associated with Maybury Park and Tuscany Reserve. The Parks Department is not interested in designating any of the proposed Signature Park as future parkland, so it should stay educational use. It is also part of the Eleven Mile and Beck Roads study area. Mark Spencer also indicated that we have made some modifications to the boundaries based on Parks and Recreation plan for the Fuerst Park. We also added the Ice Arena as park land. There are two other pieces of property that are undeveloped park land the City of Novi owns. These are the Mirage Development parcel that was in Orchard Hills and the Village Oaks parcel. In the last few months the city has gained titles to those properties. Another piece identified on the 2004 Master Plan as being private park on the east side of the Rouge River just south of Meadowbrook Lake may not be designated as parkland. It might be flood zone related open space because of the location of the river. Mark Spencer has asked for clarification on that piece of property from Parks & Recreation then incorporate the appropriate change into the map. He said this will be part of the full set of amendments that we will recommend to the Planning Commission. He said there is one other piece that we need some clarification on exactly where the boundary is.

Committee Member Lynch asked if when the city advertises the amount of park land, if they include private parks. Mark indicated that they do not. Mark Spencer talked about our biggest park and right now we have a notch cut out for a sewer plant. There is cleared land around it. This area has been used on and off by the City Utility Department for storage. It was an area that was not wooded and it's been clear for a while now. Since this is an area that the City is considering for an additional water tank, we maybe asking to take another piece out of this area designated public park. The consensus of the Committee was that the changes presented are acceptable and staff may make a change to Rotary Park and Lakeshore Park based on Parks & Recreation and Engineering direction.

Future Agenda Items

Mark Spencer talked about presenting our research material with potential changes to the Master Plan for the Eleven Mile and Beck study area. This was the property the City of Novi was considering for Signature Park, Mr. Bosco's property, Providence Hospital property that comes down to Eleven Mile and also the Kaluzny property we talked about earlier. In staff discussions it was brought up to poll the Committee to see if there is still an interest to review this area. Mark Spencer said if he presents a study of the area he will present some alternatives that could range from what it is now to something that transitions into the development along Grand River. Consensus of the Committee is to continue the study of this area for a future meeting.

Mark Spencer indicated that he has given the Committee in their packets, hand outs to possibly discuss at a future meeting. First one comes from the American Planning Association regarding

keeping families in the community. Accessory dwelling units is an excellent way to do that, you may have heard them referred to as "Granny Flats." They allow parents to live with their children, but in a separate area attached to the house. There they could live independently.

Another hand out Mark gave out is about form based zoning as being a possibility for a transitional zone. One of the factors is to have design standards. This would not work in Novi, but it is a good example of an ordinance that has design standards just so that you can see how they fit into a community.

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 March 5, 2009 and April 2, 2009 minutes. Motion carried 3-0

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.

The meeting adjourned at 8:31 PM.

Future Meeting

July 16, 2009

Transcribed by Bonnie Shrader
Customer Service Representative
June 29, 2009
Date Approved: