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MASTER PLAN & ZONING COMMITTEE
City of Novi Planning Commission
June 18, 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 7:00 PM.

ROLL CALL

Present: Members Victor Cassis, Andy Gutman, Michael Lynch

Absent: Michael Meyer

Staff Support: Mark Spencer, Planner, Tom Schultz, City Attorney

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

Member Gutman asked if anyone in the audience wished to speak.

John Kuenzel: He stated he received a letter regarding the southwest corner of Beck and Eleven Mile Roads. He would like to emphasize that he would like the area to stay single family residential rather than the rezoning for multiple family. He would also like to suggest that if you do make changes or propose changes that you poll the residents who have properties near there [including residents in subdivisions] what their feelings are about it prior to putting it on a map or making it part of your plan. He also stated that when residents buy property zoned one way then it changes they get quite upset. He suggested that we communicate to the residents before we start changing the Master Plan & Zoning in the residential zoning areas.

Member Cassis asked Mr. Kuenzel if he was addressing the southwest corner. Mr. Kuenzel said he was addressing subareas 5 & 4 and also part of subarea 3. Mr. Kuenzel said he is not concerned with north of Eleven Mile depending on what the committee is talking about, if the committee is talking commercial for that area than he stated he would discuss that issue. He stated that we have more commercial out there and not enough available customers. He stated that we have 27 vacant units in the immediate area, and he said that doesn't make much sense to create more. Member Gutman thanked Mr. Kuenzel for his diligence on behalf of the residents.

Member Gutman asked if anyone else wished to speak.

Bill Bowman Sr: He stated that the Committee is talking about several different parcels tonight and he would like to reserve any public comments until all presentations have been made. He stated he read all the material and that it was put together very nicely. Member Gutman said they will give Mr. Bowman the opportunity to speak after the presentations.

MATTERS FOR DISCUSSION

Item 1

Master Plan for Land Use Review

a) Eleven Mile & Beck Roads study area.

Planner Mark Spencer began the discussion talking about other study areas and also some other subject

matters that staff has looked at and will present some ideas and a report. He stated that it is up to the Committee Members to make a recommendation to the Planning Commission. He said that this is a very complicated area and that he has sub divided it into five sub areas. He also said that as a committee you may or may not want to use these boundaries. Even though Mark Spencer divided area into five sub areas you as a committee can make your recommendations. Mark Spencer wants the committee to be clear that if they want something different done that he would like to know before the final report for the committee that will go the Planning Commission with the proposed amendments that we will all be in sync with what you as Committee Members want. Mark Spencer also stated that as we move through this process and talk about the other study areas we will present a consolidated report and minutes like the last time when we updated this before. And that we will hold a public open house with some scenarios and ask for public comments. Mark Spencer said that they are looking for public comments before the final draft goes before the Planning Commission. Mark Spencer also said they didn't do any mailing surveys this time to a specific area. He stated that they have invited and talked to various property owners in the areas. Committee discussed including property owners along Grand River, Mark indicated that they are planning on getting some of those business owners involved.

Mark Spencer stated that this study area was chosen for discussion because it is located between relatively intense development along Grand River and one family residential to the south. The study area encompasses 327 acres and includes 20 parcels. Substantial growth has occurred in the last ten years nearby including Catholic Central High School, Kirkway Place, Central Park Estates, Providence Hospital expansion, Target, Sam's Club, Kroger and a number of banks and restaurants. In the past several years the City has discussed some potential developments for this study area and received inquiries from several different property owners. Mark Spencer indicated that this area could be ready for some changes. The area has an extensive amount of natural resources. Most of the area drains to the south and west into the Lyon drain which flows into Island Lake and then into the Huron River. Small portion of the study area [east of Profile Steel site] flows into the Rouge river system. About 21% of the study area (based on the City's wetland map) is wetlands, 37% regulated woodlands and about 36% of the study area contains priority habitat areas. There are also some floodplains in the study area.

Mark Spencer stated that the Grand River and Beck study area is sandwiched between residential open space in Kirkway Place and other subdivisions, the ITC corridor, the school sites and the park sites and the higher intensity development to the North. It is also separated by two arterial roads. This study area could be considered for a land use changes to provide a transition between lower and higher intensity uses, rather than the currently planned low density single family residential uses. By placing moderately intense development between high and low intensity development traffic, noise would gradually decrease. Increase in the planned intensity of development in the study area can also increase tax revenue for the City. It may also increase the number of dwellings units that can be built in the City which could eventually increase the demand for additional retail, office and industrial floor space. This could also stimulate additional development outside the study area. Increasing residential density could also increase the range of housing choices available to people. Providing the mix of uses can increase available services and provide more opportunities for social interaction. Increasing density and providing a mix of uses are principles that are supported by the American Planning Association, Smart Growth Network, the Governors Council on Physical Fitness and many other organizations.

Mark Spencer stated that increasing intensity development in this transitional area by replacing single family dwellings with senior housing, condos, apartments, would increase traffic on Beck, Wixom and Eleven Mile Roads, would increase the demand on public services. The City's Master Plan for Land Use has multiple family, residential and office uses in several areas.

The existing retail like Target, Office at Providence Park and Industrial uses extend south of Grand River about ½ mile. Committee member asked if Profile Steel was rezoned Mark stated that it did have a rezoning but believed it has lapsed. Mark Spencer indicating that some of the [nearby] property has intense uses like Central Park and another piece of property zoned RM-2 which is higher density. Committee Member asked if that is the Singh property Mark Spencer indicated that it the "Beck House" property [Senior Housing] that was approved previously. Those properties are all about ½ mile from Grand River. South part of Providence is included in that zone it goes all the way down to higher density residential and includes part of Catholic Central.

Mark Spencer indicated that it might be appropriate to create a less intensive transitional area that is about ½ the width with the distance being about ¼ mile from Grand River. As a possibility for a transitional zone area Mark Spencer suggested a potential suburban low rise use designation to provide a transitional use area that would minimize the impact upon neighboring land uses. Staff's proposed new suburban low rise use designation for the Master Plan could permit multiple family residential, institutional and office uses when developed under a set of use and design guidelines to keep the residential character of the area and to minimize the effect that the transitional uses would have on the single family residential in the nearby area. The Master Plan could ask to create this form based suburban low rise district to implement the plan. This could also be followed through with a PRO option to meet the intent. Mark Spencer indicated if this did become incorporated into the Master Plan staff would propose ordinance changes that would reflect that.

Mark Spencer stated that a form based zoning districts allow a variety of uses and include design standards to give the uses in the district a similar appearance. A form based district creates a predictable streetscape. This district would be primarily controlled by physical form with a lesser focus on land uses through a set of enforceable regulations. The form based design guidelines would help maintain the residential appearance and reduce the impact on neighboring properties. Mark Spencer gave an example that we could require two story or one story with a two story look with a 25 ft. minimum height including the peak of the roof to say a 3 ½ story 40 ft. maximum overall height of the building [north of eleven mile]. South of Eleven Mile Mark indicated he would recommend a smaller footprint 1½ story, 20 ft. minimum up to a maximum of 2 ½ story and 30 ft. maximum overall height. All uses would look similar from the street, parking would be in the back, access could be off local or collectors streets and developments would be connected by pedestrian and bicycle facilities. Another benefit Mark Spencer said is that by having minimum standards you are encouraging more intense development, so when property does develop you are going to maximize more of the property. Staff proposes no detached single family dwellings in the transitional area, no personal services, fitness centers, retail, or restaurants etc. to keep out the retail look in the area]. Staff proposes including a set of institutional uses that are already permitted in our residential districts [places of worship, public parks and recreation facilities, public & private schools and daycare facilities].

Mark Spencer also stated staff recommends they include nursing homes, assisted living facilities, and different types of senior housing that are more typical to our multiple family and office districts verses the single family district. When designed with this form based zoning it could fit well into this same kind of transitional zoning district.

Mark Spencer stated that anytime you increase the intensity of land uses you are going to have some infrastructure concerns. If you increase intensity you will have more traffic and more demand on public utilities. If the whole study area were to be re-master planned. r from R-1 zoning district [to suburban low rise] the Engineering Department indicated that impact on the water system would be minimal but could increase required sewer service capacity by 5%. The City's traffic consultant estimated parts of this area for suburban low rise will stay the same. Based on a bigger area of multiple family and office than proposed by the Planning Staff, the City's traffic consultant indicated that the daily trips on Wixom Road would only increase by about 8% and daily trips on Beck Road could increase up to 15%. This would accelerate the need to add additional lanes to Beck and Wixom Roads. The need for the lanes are in the current forecast and as built-out occurs they will be needed.

Member Cassis asked how many lanes will be needed. Mark Spencer stated from 2 to 3 lanes to 4 to 5 lanes. Member Cassis asked if that study went before City Council. Mark stated that the report that went to Council included widening intersections and potentially adding left hand turn lanes in that study area. He also indicated that when any intensity in development increases you will have some infrastructure needs to meet those demands. Mark Spencer stated that throughout the City's history investments in infrastructure usually pays off for the community. The city has grown because of those investments.

Sub Study Area 1

Mark Spencer indicated the sub-area has 3 parcels with a total of 37.6 acres. Most of properties adjacent to the west side of Wixom Road are single family residential [Island Lake] with couple of larger lots. North side is bounded by Target, some vacant land and a detention pond in Novi Pomenade and some vacant industrial zoned land. The ITC parcel is to the east And Wildlife Woods Park is to the south. The sub-area was master planned in 1999 for light industrial uses and in the 2004 Master Plan it was changed to single family residential at 4.8 dwelling units per acre. It was not updated in the 2008 plan. Current zoning of property is I-2 and R-1. The surrounding property to the west and south is R-1, RA for the utility corridor to the east and I-1 to the north. Some portion of the I-1 zoning is under a consent agreement for retail uses. On the future land use map the industrial parcels are master planned for office uses. Since this sub study area is located within the ½ to ¾ mile area from Grand River and is buffered by an existing park and section line roads, staff feels that this area would be a good candidate for the proposed suburban low rise transitional use designation. It would provide a transition from single family residential uses to the retail and commercial uses. Mark Spencer staff's second choice for this area would be still suburban low rise, but limited to multiple family and institutional uses. Other alternatives could be straight office, straight multiple family, higher density single family residential, or no change at all. Planning Department staff does not recommend this option because they feel that there is ample area for single family residential in the City right now. Design guidelines could make higher intensity uses compatible with the neighborhoods.

Committee member asked if the primary recommendation from staff for area 1 is multiple family residential. Mark Spencer stated no, our primary one is suburban low rise which includes office, multiple family and institutional uses. Mark indicated that the more flexibility in the district the more chances of attracting developments. Committee member asked if the committee just approved some multiple family north of Catholic Central and Planner Spencer stated that the area was approved for duplexes and that plan is gone for now. Tom Schulz [City Attorney] asked Planner Spencer to clarify that the City would have to create a new [form based] district that includes the [use and design] regulations, He did. Member Cassis asked if the area would be sectioned off [for uses] or leave it general for the market [to decide the location]. Mark stated his recommendation would be to leave it for the market. Member Cassis asked if they would need a special land use. Tom Schulz indicated that form based ordinances do not usually require a special land use. Committee member asked if sub area 1 and 3 would be form based and he stated his concern is that it would look uniform with the character of the area. Committee member brought up that he has concerns about the form based suburban low rise concept. Member Cassis stated that the concept for sub areas 1 and 3 would persuade him because of the fact of the traffic on Beck Road. He talked about the homes south of Ten Mile and the wall that was built in front of the homes for the traffic on Beck. The committee discussed the traffic study with the widening of Beck Road. There was some discussion about the Basilian Fathers Residence located on Eleven Mile & Taft having that type of development to blend in near Providence Hospital. Mark Spencer stated that would be good idea for 1 or 2 acre lots but not for larger parcels.

Sub Study Area 2

Mark Spencer started the discussion stating sub study area 2 is a park right now. The City proposed to trade the property with the school district but that the deal is not on the table right now. The current master plan is for public park, the staff recommends that we retain that designation. The current underlying residential density if it stops being viable for a park it would be 0.8 dwelling units per acre. Staff believes as it transitions to these higher density areas it would be appropriate for this property and the next tier of properties to have a higher density. The staff recommends that the underlined residential density be increased to 3.3 dwelling units per acre. Mark Spencer indicated that the chances of this area being developed as residential would be slim if the City owns the property. This property was included with the Island Lake RUD as part of the whole development. If this property was to develop it could increase housing and increase the tax base.

- **Karl Wizinski** [in the audience] stated that the Novi Community School District has had a difficult budget to approve. He said there are two things the school district looks at for the budget the number of students and the state budget. He stated that we do not have many new young families coming into the district, which the district really needs. He also stated that the City has not built housing for young families in 25 years. A Committee Member asked Mr. Wizinski to explain. He stated on the

east side, subdivisions that started in Novi were built for young families. He also stated it is very hard to separate the success of the Community of Novi with the success of the Novi Community Schools.

The Committee discussed the issues that Mr. Wizinski brought up. Mark Spencer indicated that he met with the school district's assistant superintendent and that they would like to see any ideas that will increase the amount of families that move into the Novi School District. Mark also said with the form based concept you could put percentages on the areas. You could put percentages on dwelling units that could be this type or that type. This is an underlying zoning technique used in other communities. Committee member talked about how the Novi School District attracts young families to the City of Novi. Mark Spencer stated that we have over a 1000 single family lots available right now. This concept [form based zoning] is long term and can lay the ground work now for the future. Consensus of the Committee for sub study area 2 to maintain the public park use designation with underlying maximum residential density of 3.3 dwelling units per acre.

Sub Study Area 3

Mark Spencer stated that this is the most complex sub-study area because this is the largest with 11 parcels covering 124.7 acres. It is also the home of the ITC Transmission line north of Eleven Mile Road. There are a variety of things already here such as a landscape business, vacant parcels with single family homes, parcels that are owned by the hospital. Currently, mostly master planned for low density residential. The north 150 ft. of the sub-study area was planned for office uses as far back as 1993. In 1999 the master plan basically kept this about the same. Our current master plan is similar with the office area expanded a little. the single family residential is at a maximum of 1.65 dwelling units per acre. The zoning of the parcels does not match the master plan. The Bosco property on the master plan is for 1.65 dwelling units per acre but is zoned RA. Most of the study area is within the ½ to ¾ mile boundary area from Grand River. Staff does recommend for suburban low rise uses with the maximum residential density, the same as recommended for sub-study area 1, at a maximum of 7.3 dwelling units per acre. The one exception is that staff recommends leaving the utility corridor for utility uses. Staff's reasons for this proposal is basically the same reasons as with Sub-Area 1.

Member Cassis stated that he thought the suburban low rise would work well in this area. Mark Spencer stated that the parcel south of Eleven Mile Road would be the hardest piece to include in this package. Mr. Kuenzel stated he expressed his opinion on this parcel earlier. A committee member asked what the character is for that area and that he doesn't want the character to change in the surrounding residential area. Mark stated that the [proposals for the sub-study] area would have a lot of residential feel and look to it, but it would be different than single family residential. Mark asked the committee for any comments on area 3. Committee discussed the possibilities for the area. Mark Spencer asked for a consensus from the committee. Committee decided to continue discussion at a future meeting.

Sub Study Areas 4 & 5

Member Gutman started the discussion saying that sub-study area 4 is next to the ITC Transmission line corridor and Mark Spencer is recommending a higher maximum residential density. He also stated that area 5 is also partially next to the transmission line but also borders an R-1 area, which staff is recommending that area 5 stay the same..

- **Bill Bowman Sr.** [in the audience] He stated that he thought the suburban low rise use designation has a great deal to offer the city tax based wise and in other ways. He's talking primarily about study areas 1 and 3 and he hopes we will keep an open mind on Karl Wizinski's property. He also stated that Mr. Spencer's recommendation on the suburban low rise has very good points. He also said to keep an open mind in regards to some things that the private sector has done extensively on studies over the last 1 ½ to 2 years that could be added on and presented to you. He indicated that one of the things you can't ignore is that Providence Hospital [Park] is here and it's a great thing for the community. We are at a point where that has had a great deal of influence on the anticipation of having some of these activities or uses that could be complimentary in regards to the Hospital. He mentioned the Kaluzny [north piece] of property is being studied right now for a senior nursing home. He said it makes a lot of sense because it fits in within the framework of the uses that are in that area. He also said it would be a convenient location for doctors whose patients are in the nursing

home. We think this program with the uses that are proposed make a lot of sense tax based wise as well cultural and practical uses. He stated he is representing the owners of the Kaluzny's property as well on the presentation. Member Gutman asked Mr. Bowman if he had some statistics to share with the committee. He suggested he give the information to Mr. Spencer for a future meeting. Member Gutman thanked Mr. Bowman for his presentation and comments.

- Mr. Deremer is here representing the potential developer of the 20 acre Kaluzny piece [pine piece] proposing a wellness center [nursing home]. They are very interested in that piece and they typically do a single story facility so he is concerned about staff's proposed minimum 2 ½ story look. They have real difficulty administering and maintaining multiple story nursing homes because of the nature of the style for the way it has to be maintained. He said that is a prime location for the use that they have used in other facilities in the State. They are committed to a resident based type of home, which is a nursing home you have never seen. This would be 20% semi-private rooms and 80% private homes. They would have separate small area for dining. This would be a much more human aspect of a nursing home than you have seen in the past. Also focusing on more of a turnaround than a long term nursing center. It would do more wellness activities including facilities for hip replacement patients and physical therapy. It would have large physical and occupational therapy components. He stated that it is a tough site because it is a 20 acre site that yields about 8 acres of buildable property that is configured now so it will take a lot of discussion to try to reconfigure this piece of property.
- **Paul Bosco** [in the audience] asked if the green line is dividing his property. The Committee said that the line shows a distance of ¾ of mile from Grand River and it's just a reference point.

Member Gutman stated he loves the fact that Mark Spencer took the time to provide what could be beneficial opportunities for the community that are outside of the norm. He's not real sure on the suburban low rise concept yet. He suggested at a future meeting to spend time digging deeper into what can be done and what can't be done with the area.

Mark Spencer stated that this is what it is all about getting these thoughts out there for feedback. He also would like the committee to think about staff's proposals. He said the idea of a minimum height was included to look at the idea of maximizing the uses of some of these properties, rather than getting developments that are on the other side of the spectrum. He also said that one of the big things the committee could help him with would be to provide comments or ask for additional research. He said you may think of some other type of uses that might fit into these areas. He stated the committee will be making recommendations [to the Planning Commission].

Member Cassis stated that the one thing the City of Novi has done wrong is creating these malls and shopping centers that are competing with each other and now we find ourselves with empty buildings. Committee members agreed. Member Cassis said that we need to be very careful he mentioned the downtown area and how empty it is. He said that we are suppose to be the prime community that everybody wants to come and develop. Member Cassis indicated that Mark Spencer has come up with a concept that allows for very limited use of the office use. He feels what Mark has provided is acceptable and he thinks that's the way we should go.

- **Bill Bowan Sr.** [in the audience] would like a minute to bring up in relative to your duplex ordinance is that it leaves out the possibility of four-plexes and that seem to be a very simple change to the plan.

Mark Spencer stated that option could be done on certain parcels with the City's one family cluster option. Mr. Spencer stated that Staff is exploring the possibility of updating the cluster options, especially to save the natural features. Member Gutman suggested this might be something to discuss at a future meeting.

ADJOURN

Moved by Member Lynch, seconded by Member Cassis:

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

A motion to adjourn. Motion carried 3-0

The meeting adjourned at 9:30 PM.

Transcribed by Bonnie S Shrader
Customer Service Representative
July 20, 2009
Date Approved: