



MASTER PLANNING & ZONING
City of Novi Planning Commission
August 5, 2009 at 7:00 p.m.
Novi Civic Center – Activities Room
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 Meyer, David Greco Alternate

Absent: Michael Lynch

Staff Support: Mark Spencer, Planner

APPROVAL OF AGENDA

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

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

AUDIENCE PARTICIPATION AND CORRESPONDENCE

Mr. J. Kuenzel stated that the staff [Master Plan & Zoning] recommendations are critical to the citizens of this city, we feel very important in what you are doing here. It appears that sometimes the City Council goes around your involvement and when it does it proves problematic for good reasons. He stated he does not understand why we are paying \$20,770.00 some odd dollars to consultants for the piece of property on the Lake that is already master planned for park property. This property comes before this committee [Master Plan & Zoning] and to the Planning Commission for the recommended change zoned from B3. The citizens are concerned about what will happen to this property around this area. We feel the Planning Commission and this committee [Master Plan & Zoning] provide a very valuable service and so when we come to you and say for example the issue we are discussing tonight, which will be the properties around Beck Road and Eleven Mile when we say to you that we are concerned if you go with zoning other than single family residential south of Eleven Mile, we feel that it is important that you hear it and we feel you do hear it and you take into account what we say to you. You are not politicians maybe some of you wished to be sometime, but you are not politicians you are residents of the city that we feel are looking long term and you are not going to make short term political decisions we don't think. So you can see when things go phooey and they have gone phooey a couple of times in the last few years when your roll has not been incorporated, and so I am saying to you again we appreciate what you are doing and we appreciate the fact that you are listening and we do know that you listen.

Member Cassis asked Mr. Kuenzel if he attended the meeting regarding the Landings property [by the lake] and what was the purpose of the meeting. Mr. Kuenzel stated that they wanted citizen input on the use of this land and also they put a survey on the city's website for input. His concern is that this property did not come before the Master Plan & Zoning Committee and Planning Commission. He raised his concern with the City Council and he stated he received a call from Councilman Stout saying it was his intention to have this be a park, he just wanted to make sure everything was explored before it was zoned park.

Chairman Gutman stated that we do appreciate citizens being involved and that helps us with these issues.

Bill Bowman Sr. read an e-mail from his client, Metilodge who is in the process of looking to build a one story nursing home on the 20 acre Kaluzny property. They intend to make the appropriate application to construct a one story skilled nursing home on that site. The skilled nursing home contemporary design

must be only for a 1 story operation. He did not see the reason for enforcing the two story appearance on the developer for the skilled nursing home, it does not make operational sense and would just force higher and unnecessary costs. He also said that under the current market demands that majority of all medical office facilities would like one story office facilities not to be compelled to have two story type of design. He also stated relative to the property on the south side of Eleven Mile increasing the residential density makes good sense. He also said consideration should be given to encourage higher densities for permitted uses, for senior citizens, assisted living and fourplexes.

Karl Wizinski shared some photographs with the committee of buildings that have a residential character.

Member Cassis stated he will not be able to attend the Planning Commission meeting next week and he wanted to comment about the public hearing on the zoning ordinance [amendment] by reading a letter he wrote to the Planning Commission.

My fellow Commissioners:

Regarding the public hearing ordinance 918238 which was approved for public hearing last week. We are asked on section 1502 article 15 of the zoning ordinance of the City of Novi. I am opposed to allowing fast food, carryout, drive-in, drive-thru restaurants within 60 ft. of residential zoning, which is 9B of this ordinance as being proposed. Novi is a primarily residential community we have consistently carefully and purposely confined our commercial zoning within certain areas, so as not to encroach and disturb the peaceful enjoyment and preserve the values of our residences. That is what attracted you and others to the City of Novi, specifically for many years we did not even allow drive-in's except in very few instances. Now we are being asked to allow drive-in restaurants within 60 ft. of residences. We have always experienced the deviations from our ordinances if it is 60 ft. the petitioner asks for 40 ft. I have spoken to Ms. McBeth about my stance she said that yes there are a few things to be considered. My thanks to you all.

Victor Cassis

Staff Report

Planner Spencer reviewed his memo about the master plan process. He also discussed the concept of the Master Plan providing broad-brush guidance that would be implemented in detail with ordinance changes.

Member Cassis questioned the time frame. Planner Spencer stated that there is no time frame as of now. He stated the conversations and inquires of the committee have been excellent. He also said he would like to have this wrapped up by the end of the year. He would like to have the open house sometime in September.

Planner Spencer discussed his memo regarding children and rental units by census block groups in Novi based on the 2000 census. He stated that as density increased the number of children increased except in the highest density block group. He said areas of the City with between 8% and 50% rental units all had between 20% and 30% of their population under 18 years of age. The Committee viewed pictures of and discussed the similarities between rental and owner owned multiple family and single family attached dwellings in the city. Staff presented these facts – 2009 49% of dwellings in Novi single family detached, 2000 Census 66% of dwelling units in City owner occupied, and 2000 Census 17% of Novi workforce lived in the City. Planner Spencer gave a breakdown where people commute from most from neighboring communities. Mr. Spencer indicated that increasing housing choices is an opportunity to capture some of those residents to Novi.

Matters for Discussion

Item 1

Master Plan for Land Use Review

a) Eleven Mile and Beck Roads Study Area

Planner Spencer discussed the alternatives presented at the last meeting for each of the sub-study areas. He stated the Committee only agreed on sub study area 2 [Wildwood Park] for park uses. He mentioned that at the last meeting he presented a [proposed] general description of suburban low rise that could be used as a land use category to be included in the master plan. Mr. Spencer reviewed a table with different options presented in his memo..

A committee member asked about master plan amendments and how they could be worded. Planner Spencer explained the report has a general [land use] definition for suburban low rise. Planner Spencer stated possible language could be a goal to have a transitional use area between high density office, industrial and commercial uses and single family residential uses. Mr. Spencer also indicated that under the master plan goals there are always objectives and implementation strategies, and a possible objective could be to provide a "form based" low rise suburban development option to promote a development and provide a transition from higher intensity office and retail uses and industrial to one family residential developments and include access and design and use standards that promote a residential character to the streetscape to provide increased economic value.

Planner Spencer stated he researched nursing homes and did not find a preference for 1 story versus 2 story. Most of the research staff has read recently indicates nursing homes tend to be directed towards providing a place to live not a place to stay.

Planner Spencer said that form based language proposed is a blended form based concept. A lot of the form based ordinances actually spend the money and develop a whole plan to go with it that has a lot of very specific design and architectural guidelines.

Planner Spencer indicated that the city expects to receive a plan for a retail center in the Providence Complex soon. The committee has seen the concept plans and the Planning Commission worked on some ordinance changes to provide opportunities for retail in Providence Village shopping that would be within walking distance [of the suburban low rise area].

Member Cassis agreed with the definitions and concepts Planner Spencer has provided with the sub study areas. He questioned if they would be put under a special land use. Planner Spencer indicated it would be similar to a PRO.

Planner Spencer stated that sub study areas 1 and 3 gives additional flexibility by providing additional options which could increase the chances of development. Member Cassis agreed with Planner Spencer, however he indicated that Gateway Village has a lot of heavy surplus of residential in a mixed use environment.

Member Cassis asked the committee [and audience] after this recession what will be the next rage for building [in Novi] will it be single family residential, apartments, or condominiums. One of the audience members said it could be a mix of things. Member Cassis stated that he asked this question because the committee is talking about long term.

Chairman Gutman said that when Planner Spencer presented this concept at the last meeting he thought it was an interesting concept. But with the documentation presented to us today I can really picture what it will look like.

Planner Spencer stated planning research indicates that the next wave of people [looking for housing] will be young adults and they are looking for more urban environments, but as they get into their 30's & 40's and have families they will want single family residences for ownership.

Chairman Gutman said we have gotten some good general feedback on these issues. He also said this is a good opportunity to pursue. One of things we decided at the beginning is that we would go through and look at the items and one of those would be density, which he would like to watch more carefully. Planner Spencer stated that one of the pluses for increasing density is to increase the population in the City of Novi you will increase the demand for floor space for office, retail and industrial. The higher the density of the development usually the lower the cost per resident to provide [public] services.

Planner Spencer asked the committee for clarification on the Bosco property (Planner Spencer pointing to map). Member Cassis said it is a very unique piece and should be treated by itself. Planner Spencer replied that it could be left out there on its own, or if the committee wanted we could attach it to sub-study area 5. Planner Spencer indicated that staff could go either way on this piece and reminded the committee that they have heard concerns from the residents in the area about extending office south of Eleven Mile. Chairman Gutman asked if sub area 5 was owned by the Novi Community School District how could the small parcel be part of sub study area 5. Planner Spencer said who owns is not an issue because the educational facility use has an underlying residential use and density component.

Member Cassis stated that is why he thinks this [parcel] would go well with sub study area 5 instead of going with sub study areas 2 or 3. There are more possibilities with sub study area 5. Chairman Gutman agreed with Member Cassis.

b) Grand River Avenue and Beck Road Study Area

Planner Spencer reviewed his report and stated the area is master planned for office which does not match the zoning south of Grand River which is B-3 zoning on the Ward piece, for only 250 ft deep with the rear portion residential acreage and light industrial for the balance south of Grand River. The north side matches and is all OST. In 1967 the whole area was master planned for manufacturing uses. In 1980 it was changed to light industrial uses and in 1988 area north of Grand River was designated as office uses. Back part was designated for residential uses. Planner Spencer stated from 1988 thru 1999 the master plan stayed the same except for some minor changes. In 2001 the city commissioned a Grand River geographic plan which recommended the entire area for offices, they also encouraged road improvements which have occurred. The plan also included a recommendation for a limited amount of commercial uses including a limited amount of restaurants and retail uses to support the nearby offices and expo uses.

Planner Spencer indicated that there are 5 parcels containing small commercial buildings and 7 vacant parcels. The assessed value of the area is about 7.4 million dollars and 82 acres of the study area is susceptible to development or redevelopment. If the 82 acres were to be developed with 8000 sq. ft. of office per acre the study area would gain about 650,000 sq. ft. of office space. This could increase property values in the area about 500%. OST district currently permits stand alone restaurants, hotels, personal services, banks, daycare centers, indoor recreational facilities along with some office. The OSC district allows commercial uses up to 20% total floor space with a maximum of 150,000 sq. ft. of floor area per office complex.

Mr. Spencer stated that for this review staff looked at five future land use alternatives. Changing a portion of this study area from office to commercial this is proposed with a retail service overlay area (a new use concept) or changing this area from office to multiple family. Another option would be a mid-rise residential overlay and the last option leaving the study area the same. These alternatives were explored because the properties on the southeast corner are zoned B-3 [general business] and some of the property owners in the study area have expressed an interest in providing some limited retail services. Also, the Committee expressed an interest in allowing some mid rise residential development in the city near I-96 freeway and an interest in developing a broader mixed used designation in the areas in the city with OST zoning. Industrial uses were not considered because there are many areas already planned for industrial uses in the city.

Planner Spencer proposed a retail service overlay concept for about 8.3 acres of the study area. The area was limited to keep it focused on serving the employees and visitors to the study area and not

be in direct competition for other planned retail areas. With the use of the overlay concept staff recommends if it is used that access not be off the arterial roads but off an internal collector road system. In Birchler Arroyo's study area traffic study they suggested a bigger collector system to serve the whole area because that would help open up the back areas of lots for office uses.

Member Cassis stated chopping up parcels and providing very limited access in a very busy area would be very difficult and there are enough of these services in the area. Mr. Cassis suggested hotels, offices etc. Planner Spencer said all though things can be done in that district. Mr. Spencer stated that the reason he selected a small area was our experience with retail is that they want to be close to the road they don't want to be buried into the site.

Chairman Gutman asked Mr. Blair Bowman [in audience] what his thoughts are regarding the expansion of Rock Financial Showplace to accommodate the Detroit Auto Show asking which direction the expansion would come from and who owned the property. Mr. Bowman stated that the proposal is now dead. The properties are owned by multiple different property owners Chairman Gutman asked Planner Spencer if the expansion would be in compliance with the present master plan and Mr. Spencer answered no. Mr. Bowman commented that they are proposing retail development near the northeast corner of Beck and Grand River and the area of proposed [in Mr. Spencer's report] for retail use could be too restrictive and that all-way access was important to and from Beck Road.

Mr. Cassis asked Mr. Bowman his opinion on one unit developments. Mr. Bowman answered he loved to see something coordinated there, he stated he had talked about that as far as the Rock Financial Showplace being a driving force for that. That is why we are engaged in and involved in the ownership of the property on the western end. We have talked about internal connective roads and all those things depend on what the city's involvement or any other authority with funding needs. Mr. Bowman also stated they feel there is a need for a gas station/convenience service center on a portion of that property. He feels they have the best location with access to the freeways. Mr. Bowman also indicated to Member Cassis that access is going to be extremely important and that's what we have been discussing in terms of needing to maintain keeping it at a single point attempting to get the other properties to entering and exiting on the main collector road.

Member Cassis asked how many acres Mr. Bowman was looking at putting together. Mr. Bowman stated they are looking at about a little over 21 acres. Committee and Mr. Bowman continued the discussion on the proposed gas station/convenience service center for the Beck and Grand River study area.

Member Cassis asked Mr. Bowman his thoughts on other type uses. Mr. Bowman stated they have had talks with Providence regarding a 24 hour Pharmacy because their pharmacy is not open 24 hours that could be a possibility, upper scale restaurants, or possible medical offices. Mr. Bowman also stated we need to keep long term planning in mind for the future. Mr. Bowman also indicated when opportunities arise they will come before the Committee to present them.

Planner Spencer suggested to the members to think about this for the next meeting, what you envision for this study area, do we need new retail centers or something that serves the people coming in and out of this area, or maybe some other components.

The Committee briefly discussed adding mid-rise residential and another potential use in the study area. All issues to be discussed further at the next meeting.

MINUTES

Moved by Member Greco, seconded by Member Cassis:

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

A motion to approve the April 16, June 4, & June 16, 2009 minutes. Motion carried 3-0

ADJOURN

Moved by Member Greco, seconded by Member Cassis:

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

A motion to adjourn.

The meeting adjourned at 9:45 PM

Future Meetings

September 2, 2009
September 23, 2009
October 7, 2009
October 21, 2009

Transcribed by Bonnie S. Shrader
Customer Service Representative
August 25, 2009
Date Approved: