



**MASTER PLANNING & ZONING**  
**City of Novi Planning Commission**  
**August 19, 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 Lynch

**Absent:** Michael Meyer

**Alternate:** David Greco

**Staff Support:** Mark Spencer, Planner Barb McBeth, Deputy Director Community Development

#### **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**

**Paul Bosco** had a question regarding changing sub study area 3 into sub study area 5. He stated he falls into sub-study area 3. Planner Spencer [pointing to area on map] stated at the last Master Plan & Zoning Committee meeting the committee discussed the different areas in the Eleven Mile and Beck Road study area and determined it was appropriate to have this parcel associated with sub study area 5. Chairman Gutman agreed with Planner Spencer. Member Cassis asked Mr. Bosco what his desire is for that area. Mr. Bosco stated his desire is to stay in sub study area 3. He also stated for future traffic on Beck Road he thinks it should stay residential he also thinks the property will end up with the City of Novi. He stated again he would like to stay in sub study area 3 if at all possible.

Member Cassis stated that Planner Spencer was right, the Committee last included this parcel with sub study area 5 and not with sub study area 3. He admitted he wasn't thinking clearly on that issue at the last meeting and the reason behind him backing off is because it's on the corner and logically if you put all of the north side as sub study area 3 Mr. Bosco can come in anytime and say look you have that as sub study area 3 and I live across the street and I have every right to be here.

Planner Spencer stated that people say that all the time about boundaries. People are always asking why they can't have what's on the other side of the boundary. Chairman Gutman stated the reasoning from the last meeting to put it there was when you look at the boundaries in sub study area 3 it was an odd shape to include in the sub area 3.

Mr. Spencer stated before this proposal goes before the Planning Commission we will have a open house with a survey to collect feedback from the citizens. When the material is ready for that proposal we can present alternatives or we may have other thoughts at that time.

Chairman Gutman stated we have received strong input from the owner [Mr. Bosco] and when we add that in that will help with the decision.

**Bill Bowman Sr.** wanted to update us on the skilled nursing facility. He anticipates they will be making the formal application in the near future. He also stated he thought it would be a good project because he believed it is a good compatible service program for the area that backs up to the Providence campus.

## Staff Report

Planner Spencer stated he had nothing to report tonight.

## Matters for Discussion

### Item 1

#### Master Plan for Land Use Review

##### a) Grand River Avenue and Beck Road Study Area

Planner Spencer stated that at the last Master Plan & Zoning meeting he presented some information on potentially including a retail service overlay concept. He said this whole area is master planned for office. The proposal for retail service overlay he presented at the last meeting is about 8 acres. Planner Spencer [pointing at map] indicated the area on the board is about 11 acres. He stated he gave the committee a handout tonight comparing the two parcels. Some positives for the area are having retail it could help develop the area by providing services to this area. It would increase demand on infrastructure because restaurants usually use more utilities than offices. Some other things staff and consultants have proposed to make things work better in this area is the traffic consultants proposed a set of collector road for this whole study area.

Planner Spencer also stated in his reviews for retail he looked at some issues that were in the traffic review as far as circulation, which could be driveways, private or public roads. He also indicated there is some wetlands on these properties to the south as well. Member Cassis asked if the Ward's were aware of what is going on with these parcels. Ms. McBeth replied that Planner Spencer has been reaching out and contacting the Ward's. Ms. McBeth asked Planner Spencer if he contacted the Ward's and he said he did on the previous study area, but they haven't contacted him since we sent out our last inquiry to them. The Ward's own the two corner parcels [Mr. Spencer pointing on map] during some light discussion with Mrs. Ward about the Eleven Mile Road and Beck Road area her comment was she was going to have her children worry about this later. Planner Spencer said that Mrs. Ward did indicate that they were hoping to demo some of the buildings this year, but we have not received any applications on that yet.

Planner Spencer said that staff sent out invitations to all property owners within the study area to meet with staff or come to the Master Plan & Zoning Committee meeting to discuss in person or on the telephone their ideas for this study area. He stated that we received a lot of replies, a few of the property owners stated that they would be here for tonight's meeting. Mr. Spencer indicated that some of the property owners would not be available until later this week to talk to, so by the next meeting we should have some more input for the committee from the property owners.

Mr. Spencer indicated with retail in the area [Westmarket Square] the Master Plan & Zoning Committee has reviewed a proposed retail center on the Providence Park property about 50,000 sq. ft. of retail. The proposed retail overlay concept presented would limit uses to service uses for this district [restaurants, gas stations]. As an overlay, language would be put in the zoning ordinance to control a lot of different things. It would be a new designation in the Master Plan with some suggested proposed language that the use area is designated as office designation with an additional retail service overlay designation to include retail service uses that serve employees and visitors to the office use area including but not limited to fuel stations, car washes, restaurants including drive thru and convenience stores in an office use area. Mr. Spencer added that the underlined Master Plan & Zoning of office and OST as the zoning district would still be in place this would be an additional basket of uses that could be permitted beyond the OST uses.

Mr. Spencer commented that the traffic review done by Birchler Arroyo proposed the collector road and one of the reasons for that is by having a collector system that it moves traffic back from the intersection of Beck and Grand River and then you can prohibit left turns onto Beck Road. Birchler Arroyo felt this was very important with the amount of traffic on Beck Road. Planner Spencer indicated Beck Road might need some improvements because of the planned development for the Eleven Mile and Beck Road area.

Blair Bowman stated that he agrees with the need for a collector road. The grander scale one for the whole region he thinks would be great. Currently we do have an option on some of these properties but we probably won't continue to hold those because of the loss of the Detroit Auto Show. He thinks that ultimately anyone who develops those properties individually will see some benefits as well. What you can expect from us is that maybe a little faster pace than the master plan process itself might have, his only concern is that they want to work within the process maybe submit a freeway service style use for a rezoning of some kind that would work along the Beck Road frontage. Traffic issues will be a key concern. He stated that working with his traffic consultants that there will be a way to modify the Beck Road median from the way it was constructed. Mr. Bowman and committee went on with the discussion regarding the traffic and roads in that area.

Member Cassis stated that Mr. Bowman agrees with the overlay proposal. Mr. Bowman stated so long as it's not too restrictive. He stated that there would be more opportunity for discussion when the overlay is in place.

Chairman Gutman stated that both Mr. Bowman's came in with some projects that seem like they are progressing. He questioned what the Master Plan & Zoning Committee could do while thinking about other ideas to not slow the process for these viable developments for the future. Planner Spencer stated as part of the rezoning process our planning reviews would indicate that these proposals are contrary to the master plan.

Member Cassis stated that Mr. Blair Bowman was talking about generalities for locations. Member Cassis said if Mr. Bowman brought in something to clarify wouldn't that give us a better idea of what they are planning. He stated that he thought the smaller area would be more difficult in his opinion because it doesn't give you much frontage on Grand River. He liked the second alternative better.

Mr. Cassis asked Mr. Bowman if they have developed any concepts. Mr. Bowman replied they have more than just concepts they have full site plans ready to come in. He stated that this area needs a gas station/convenience store which we can develop and build very nicely. He stated if that is what you want to look at to accomplish we can bring that in. Then after that we can discuss the boundaries and what makes sense for the overlay and continue with the master plan process. Mr. Bowman stated his intentions next would be continue to participate in this process. Hopefully we will be submitting some service uses that would otherwise be consistent with what is being proposed with the overlay. He stated he would like to avoid a PRO.

Ms. McBeth stated one challenge we would have would be if there were any drive-thru restaurants to be proposed because we just had a discussion about drive-thru restaurants in the B-3 district. Ms. McBeth stated they are permitted in the freeway service district and the PD2 with RC wareas and there have been discussions on clarifying the standards in the B-3 district for drive-thru restaurants, we brought that before the Planning Commission as a whole they sent it to the committee for further discussion so it's still in question.

Planner Spencer asked if Providence Hospital had any comments about adding additional retail areas.

Richard Abbott [Providence Hospital] stated regarding the retail uses in the area he thought it would be complimentary to provide conveniences for associates and tenants [visitors] at the site. His concern would be the traffic in the area.

Planner Spencer gave a brief introduction to his residential overlay area proposal. This is another basket of uses that could help encourage development in this area. Mr. Spencer indicated that the Committee expressed some interest in providing additional areas for residential including OST areas. Planner Spencer said an overlay would allow residential to locate into this area. Locational advantages would be good transportation, available retail services etc. The proposal is for an overlay that would also be on top of the office designation. Mr. Spencer stated uses in the area change from the current industrial uses, this area would not be appropriate place for residential building.

Mr. Cassis asked Planner Spencer who owns all that area and who would coordinate mid rise, would there be one or two outfits to work together to put this mid rise together. Mr. Spencer said that somebody could do that. Planner Spencer stated that for somebody driving by this mid rise development it would be hard to tell the difference between office and the residential buildings.

Planner Spencer stated that one of the advantages for considering mid rise residential is to find different ways to provide for residential growth beyond the current residential build-out number to provide places for more residents to the community. Chairman Gutman asked are we talking about apartments, or single family condos mid rise. Planner Spencer replied it could be an apartment building or a condo. Chairman Gutman's concern with regards to this concept is he wants to make sure we are not doing something on one side of Novi that will hurt the other side of Novi.

Chairman Gutman stated he appreciates when Planner Spencer gets creative and provides us with other options that add another component to help us with our long term planning. He thinks both ideas are spectacular and worth pursuing.

Chairman Gutman asked for any comments or questions from the committee or audience on the residential service area. There were no comments.

Planner Spencer reviewed his last option which is to leave the sub study area alone no changes. Member Cassis asked what is the area zoned. Planner Spencer answered OST. Mr. Spencer stated all the properties on the North side of Grand River are zoned OST. The properties south of Grand River are zoned mostly I-1 [light industrial]. The north part of the Ward property is B-3 the south part is RA.

Mr. Cassis asked Mr. Bowman Sr. how serious is the proposed skilled nursing home. Mr. Bowman Sr. stated they have had a series of meetings. Their main concern are the architects, the problem is the requirement to have the 2 story building. Mr. Bowman Sr. stated that Medilodge [skilled nursing home] is financially capable and has a good reputation to proceed with this project. The Committee and audience members continued with the discussion regarding the 2 story requirement and other options with the skilled nursing home.

Planner Spencer asked the committee for a consensus to draft proposals for the future like we did for the previous study areas. Ms. McBeth asked Mr. Abbott [Providence Hospital] if he had a chance to review the suburban low rise overlay district. Mr. Abbott stated no. Ms. McBeth asked Planner Spencer to give Mr. Abbott a brief overview of the low rise overlay district and what it includes.

Ms. McBeth asked Planner Spencer about non-residential uses but uses that are different for this suburban low rise concept. Mr. Spencer stated residential and non-residential uses also would allow multiple family residential, attached single family residential, but no individual single family homes in that proposed district. Another key component will be no access off the arterial or collector roads, a separate road system with these uses would have to be off an internal road system. Planner Spencer indicated he is proposing minimum number of floors of two and maximum of 3 ½ or 4 for the suburban low rise to keep it on a scale of residential. Mr. Spencer indicated it's a formed base proposal, but it would have different type uses.

Chairman Gutman asked Planner Spencer if we are limiting ourselves to 2 ½ stories. Mr. Spencer stated that there are limits and benefits. The benefit is that these pockets of land are available the uses on them might be more maximized. Chairman Gutman asked Mr. Spencer about 1 story and Mr. Spencer said he did have some in the pictures, but he didn't recommend 1 story. Chairman Gutman asked to see the pictures so the committee can have a better understanding of what would fit in. Planner Spencer and the committee spent some time looking at the different styles of suburban low rise.

Chairman Gutman expressed how he likes the concept of the suburban low rise. He said he agrees with Member Cassis thoughts about blending it into the neighborhoods, which would allow for both.

Planner Spencer stated that he has presented the concept of the retail overlay and residential overlay to the committee and is this something you would like to see incorporated into those options. The consensus of the committee is to go ahead with this concept.

Member Cassis asked Planner Spencer about the statistics regarding the senior housing. Mr. Spencer stated we do not have an exact account for senior housing. The next census will be in 2010.

Planner Spencer indicated that there is a pocket up in the northwest corner that is very high in rental properties and there is a low percentage of children in that area. The other areas are at about 50% rental properties they have a similar amount of families and children as in the single family areas that are more owner occupied. The southwest quadrant in the city [year 2000] had low development, but has the highest percentage of non rental property, but had the highest percentage of children per population. Mr. Spencer also added that the areas that have more dwelling units you generally have the higher amount of children and families that help support the school district.

#### **MINUTES**

No minutes to approve.

#### **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 8:55 PM

#### **Future Meetings**

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

Transcribed by Bonnie S. Shrader  
Customer Service Representative  
September 2, 2009  
Approved: