



**MASTER PLANNING & ZONING**  
**City of Novi Planning Commission**  
**September 16, 2009 at 6:00 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 6:00 PM.

**ROLL CALL**

**Present:** Members Victor Cassis, Andy Gutman, Michael Meyer

**Absent:** Michael Lynch

**Alternate:** David Greco

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

**APPROVAL OF AGENDA AS AMENDED**

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

**VOICE VOTE ON AMENDED AGENDA APPROVAL MOTION MADE BY MEMBER CASSIS AND SECONDED BY MEMBER MEYER**

**AUDIENCE PARTICIPATION AND CORRESPONDENCE**

Planner Spencer stated he received two letters one from Council member Andrew Mutch. Planner Spencer indicated he informed Council Member Mutch that the items on tonight’s agenda proposed alternatives for discussion purposes and Council Member Mutch asked that the committee take his comments in that light.

Mr. Spencer also indicated he received a letter from Mr. Kuenzel [could not be here tonight]. Mr. Kuenzel’s concern is placing a suburban low rise overlay use designation onto the Bosco property [he wants office uses to stay north of Eleven Mile Road]. He also talks about having volumes of vacant office buildings and no need for more office and office zoning. He also had some concerns about the process.

Planner Spencer asked the committee if they would like him to read the letter into the record or just read the high points. Committee agreed the high points are sufficient.

Chairman Gutman stated they will put audience participation on hold for now if we get an audience we will open up for participation.

**Staff Report**

Planner Spencer stated no staff report tonight.

**Matters for Discussion**

Item 1

Master Plan for Land Use Review

a) Amendment Alternatives

Planner Spencer stated that public input will be a very important part of this process. He indicated that staff is looking to develop alternatives to present to the public for discussion purposes. Planner Spencer indicated that for each study area staff put together a set of alternatives. The alternatives are based on the committee’s suggestions and comments from our city’s administrative staff. Mr. Spencer stated that if the committee likes the alternatives or likes them with some amendments then we could present them to the Planning Commission as whole tonight for their approval. Then we could use these displays and concepts for Fall for Novi, the Master Plan Open House and on our web

page. Planner Spencer asked for any comments from the committee on the amendment alternatives concept before moving on to the first alternative. No comments were made.

1) Special Planning Project Area 1 Study Area

Planner Spencer stated that each of these sets refer to three study areas that have basically three sets, two alternatives and an existing master plan. Mr. Spencer indicated that he has it labeled as the existing Future Land use Map, but if the committee prefers to have the existing master plan labeled as an alternative also, we can do that [could be alternative 1,2 & 3].

Chairman Gutman asked committee their preference. Member Cassis stated to keep the one that is existing for everyone to compare.

Chairman Gutman stated he liked how it is. Committee agreed to keep it the way Planner Spencer presented it as the existing master plan.

Planner Spencer started with alternative 1, and said the staff recommendation, after consulting with our administrative staff, is to extend the office and industrial over the special planning project area 1. Alternative 2 would be to have the same area as community commercial. Planner Spencer stated that between these two alternatives it should solicit a lot of comments from the public. Planner Spencer asked for any comments from the committee.

No comments were made from the committee.

2) Eleven Mile and Beck Road Study Area

Planner Spencer stated we have the existing master plan first then alternative 1. Mr. Spencer indicated that there is not a lot of difference between alternative 1 and alternative 2. Alternative 1 shows suburban low rise in areas north of Eleven Mile Road and along Wixom Road it shows residential for the remaining properties except for the school property which is educational south of Eleven Mile Road. With alternative 2 the only difference is that it shows the Bosco property as suburban low rise. Planner Spencer stated that we have received enough positive response on the suburban low rise that we included it in both alternatives rather than have straight multiple family or office in those areas.

Chairman Gutman asked Planner Spencer if all of these \_alternatives came from one of our prior meetings. Planner Spencer answered yes with some modifications. Planner Spencer asked the committee if they would like him to highlight what isn't 100%.

Chairman Gutman replied that he would like Planner Spencer to highlight what isn't 100%.

Planner Spencer stated this Eleven Mile and Beck Road study area is pretty much 100%. One of the things that we talked about instead of this [the Bosco property] being residential was to have it be attached to educational. Mr. Spencer stated that even though there was an underlying residential component to educational there was some concerns that might not be appropriate since Mr. Bosco owned it [and not the school district].

Ms. McBeth stated that in previous meetings the committee discussed it both ways, either leave it recommended for residential uses only or look at it for suburban low rise. Ms. McBeth recollection was that the committee talked about it both ways and we had some public input and Mr. Bosco came in to discuss it.

Member Cassis asked what are the intentions of the school system. Ms. McBeth answered that we have not heard anything in terms of another proposal like we've heard in the past, so our best estimate would be to leave the school piece educational and hope in the future it is used for educational purposes.

Member Cassis asked how much would the educational encompass in the planning process.

Planner Spencer indicated that it could be any type of educational facility [public or private].

Member Meyer asked for some clarification on what suburban low rise means.

Planner Spencer stated as a land use description he drafted this language that is designated as suburban low rise uses including attached single family, multiple family residential, community service, human care, and office uses 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 nearby single family residential properties.

Committee member stated he thought suburban low rise meant ranch style homes. Planner Spencer answered no.

Member Meyer stated when he first came to the city about 25 years ago that whole area beyond Beck there seemed to be a feeling that people who moved there felt they could live on 1 acre lots and there wouldn't be any density. He stated then Catholic Central came and there seemed to be major question regarding density. Member Meyer asked how dense would this suburban low rise be.

Planner Spencer responded by saying the proposed density for this area is up to what we find in our RM-1 district, which is about 7 dwellings units per acre. Planner Spencer also stated the public comments from people in the residential neighborhoods has been fairly supportive for that area north of Eleven Mile Road.

Mr. Spencer indicated the current density right now in this area [pointing to map] is 1.65 over where the park and school is .8, the area along Wixom Road 4.8. Planner Spencer proposal is for suburban low rise to be a maximum of about 7.3 dwelling units per acre.

Member Meyer wanted to make sure we aren't promoting high density for the sake of high density as it seemed in this one letter from Mr. Kuenzel. Planner Spencer answered no. Member Meyer wanted to make a point of saying that the people on this committee are very dedicated and devoted to making this a beautiful city and we don't have any desire to randomly build out the city with careless wanderlust. His point is that it certainly seems that were talking about suburban low rise with a certain amount of prudence.

Member Cassis commented on Member Meyer's wise comments. Member Cassis also stated that this whole area is surrounded by residential and we need to be very cognitive of that when introducing a new concept. Committee agreed.

Planner Spencer stated that he is confident that staff can draft up an ordinance around the guidelines of this kind of master plan to keep it from spreading all over.

Chairman Gutman asked Planner Spencer where are we as far as a city for total build-out. Planner Spencer answered between 85% and 90%. He also indicated that with these proposed changes this could change it could give us additional dwelling units.

Chairman Gutman asked Mr. Spencer if the economy looks like it is turning around or are we going to be have developers asking for extensions of site plans.

Ms. McBeth answered that we will have more developers asking for extensions on site plans for a while we aren't seeing a lot of new developments coming in.

Committee discussed the possibility of more jobs coming in to the city with the proposals for the former Wixom Ford Plant and the possibility of more people moving into the area.

Planner Spencer asked the committee if the alternatives he has presented on the Eleven Mile and Beck Road study are ok with the committee.

Committee agreed so long as the residents [at the open house for Master Plan & Zoning] understand what is meant by suburban low rise.

Planner Spencer stated that staff will have a board with the description on it so the residents can see it.

3) Grand River Avenue and Beck Roads Study Area

Planner Spencer stated that the existing master plan was for the whole area as office. Mr. Spencer indicated that alternative 1 still includes the retail service overlay concept, but it doesn't include a residential overlay concept. Straight retail is shown as alternative 2 [community commercial].

Ms. McBeth asked Planner Spencer if one would be a recommendation for zoning the other would be a recommendation for retail overlay district to be developed.

Planner Spencer replied that we have a description of that, which is land that is designated with an office designation and additional retail services overlay designation to include retail services that serve employees and visitors to an office use area including, but not limited to fuel stations, car washes, restaurants including drive thru, and convenience store in office use areas.

Planner Spencer also stated this includes the collector road system that Birchler Arroyo proposed and a proposed retail driveway circulation system.

Planner Spencer stated to the committee that they have the option of recommending to the Planning Commission to leave the area the same.

Member Cassis stated that if Mr. Blair Bowman wants to develop a gas station in this area let him come before us and we will consider it.

Planner Spencer [pointing on map to the Ward property]] stated this piece which is currently zoned B-3 could also be office with a retail overlay. There hasn't been any movement on the property except that now we have a demolition permit issued for it. There hasn't been any interest by the city to rezone the property to OST commercial zoning.

Member Meyer mentioned about the vacant buildings around the city and how it doesn't speak well of the city.

Planner Spencer asked the committee if this is something worth putting out there for discussion, committee agreed that they like what Planner Spencer did with the goals and adjectives to continue to make the City of Novi a desirable place to live. Consensus of the committee is to move forward with the Grand River Avenue and Beck Roads Study Area.

b) Potential Amendments

1) Transportation

Planner Spencer stated that the first portion is the non-motorized part that the Walkable Novi Committee recommended to the Master Plan & Zoning Committee. Mr. Spencer said he worked with the committee on some rapid transit goals that were presented previously. The current goal in the plan is to continue to make the City of Novi a desirable place to do business. To support that Planner Spencer said he included an objective to develop a regional rapid transit hub in Novi as a desirable amenity to help attract additional residents and developments to the city.

Planner Spencer said that Council Member Mutch in his comments thought it would be important in our transportation to include something that would address the fact that we have

senior buses large enough to go to designations like the mall and theatre and take seniors on field trips. Planner Spencer stated that we might want to include this in upcoming language to promote that to get into the ordinances for the future.

Member Cassis suggested that we should encourage alternative transportation within the city. Member Cassis asked Planner Spencer if staff could include that. Planner Spencer answered if the committee would like that we could work on some language for the next meeting. Committee agreed.

2) Other

Planner Spencer stated he has a housing alternative that hasn't been reviewed yet. Mr. Spencer talked about the parks and that the committee agreed to the suggested changes previously. The first map is the existing master plan for public and private parks. There is a list of areas proposed for change and a map showing those proposed changes, which includes new private parks, new public parks, and previous park land.

Chairman Gutman asked Planner Spencer if we have run into any challenges with this since the Signature Park proposal was voted down by the citizens.

Planner Spencer replied that this is stuff that is already in place. Planner Spencer indicated that the only piece of property in question of us obtaining [pointing on map] is the Heritage Shops Collision piece of property which we are seeking grant money for, but it is not finalized yet.

Ms. McBeth asked Planner Spencer if he is looking for support for this map. Planner Spencer answered yes.

Committee wants to make sure it is clear on the master plan for the citizens at the Fall for Novi Open House.

Ms. McBeth invited the Master Plan & Zoning Committee to Fall for Novi which is September 26, 2009 from 10:00am to 2:00pm. We will have tables set up with the Master Plan. Planner Spencer and Ms. McBeth will be standing behind the tables taking questions and comments from the citizens.

**MINUTES**

None

**ADJOURN**

Moved by Member Meyer, seconded by Member Cassis:

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

**A motion to adjourn.**

The meeting adjourned at 6:55 PM

**Future Meetings**

September 23, 2009

October 7, 2009 & October 21, 2009

Transcribed by Bonnie S. Shrader  
Customer Service Representative  
October 16, 2009  
Date Approved:

