



MASTER PLANNING & ZONING
City of Novi Planning Commission
October 7, 2009 at 7:00 p.m.
Novi Civic Center – Conference Room A
45175 W. Ten Mile, Novi, MI 48375
248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:05 PM.

ROLL CALL

Present: Members Victor Cassis, Andy Gutman, Michael Meyer and Michael Lynch

Staff Support: Mark Spencer, Planner, Barbara McBeth, Deputy Community Development Director, Tom Schultz, City Attorney

APPROVAL OF AGENDA AS AMENDED

Moved by Member Cassis, seconded by Member Lynch – **Motion passed 4-0**

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

AUDIENCE PARTICIPATION AND CORRESPONDENCE

Chairman Gutman asked Planner Spencer if he had any correspondence to report. Planner Spencer answered no.

Mr. Kuenzel stated he appreciates the opportunity to address the group and the Planning Commission. He stated he would like to make some observations this evening. He said he became aware of the upcoming Open House for the master plan on October 14, 2009 through an article in the Detroit Free Press. He commented that he did not see this published in the Novi News. Mr. Kuenzel stated that he watches for these things and he suggested that probably the attendance for this upcoming event will be quite small, in fact he said he wasn't planning on attending himself. He said he just wanted the committee to know that may be the case. He stated the article in the Free Press didn't state what the issues are, didn't talk about the three study areas or what it is all about.

Planner Spencer stated that we have an ad going into the newspaper this week and it's been on our web page for over a week, we also sent out some emails to people. Mr. Spencer said he would double check his email list he thought Mr. Kuenzel was on the email list for this Master Plan & Zoning Open House.

Ms. McBeth stated that it was advertised on the sign in front of the Civic Center.

Chairman Gutman asked how it was advertised the last time.

Ms. McBeth said there were letters sent out the last time. Planner Spencer also said he was checking with Community Relations Department to see if there are some other methods to send notifications out.

Mr. Kuenzel just wanted the committee to know that it is not as widely distributed as in other times. He also stated he has a couple of other observations as well. The reason he mentions this is because there has been a tendency lately under our city government to operate on the principle of opposition or concerns that aren't present to some project proposals. Then the populous must approve what has happened, in reality the populous may not be aware or not have the time to study the reviews. To live in Novi most people have to be working their jobs to afford to live here. Mr. Kuenzel said these are just

observations. Again he stated that the committee's vote is extremely important because you are looking long term you are creating the vision of where we want to be in the future.

Mr. Kuenzel mentioned he has some concerns about the current on line survey. He hoped that we were done with surveys of this type given our experience from the last time we went through the Master Plan review. But, the ability still exists for anyone from anywhere to respond to staff's responses to favor a specific agenda. The second concern is a potential age discrimination problem in the current survey. Residents were asked if the residents in the household were over 55. Residents were asked if they had children under 18 living in the home. The age of the respondent should be irrelevant. Mr. Kuenzel stated that as long as someone is an adult their reviews should not be valued differently no matter what their age or whether or not they have children. He encourages the committee to be very cautious as you look at the results of this survey process.

Member Lynch commented that it is unfortunate as a planning activity that we have to look at the overall structure of the city. We have to provide housing needs for everyone. He stated that one of the comments brought up was we are not doing enough for the aging population, in terms of keeping the older residents in their homes and not having to leave Novi. We are trying to understand where we are right now and that was the purpose of trying to understand where we are, what type of housing is available, how much housing is available. How much real estate we have in Novi, and if we have a shortage of senior housing then we need to accommodate that need. Member Lynch stated that we have two groups that we really need to understand as we go through this strategic planning process. Number one is the young families and how to attract them to our schools to keep them going strong, second is the presentation on how people can age in place.

Member Lynch stated that we will get the results of the 2010 census in 2011 or 2012, but we need to make decisions now and not wait until the census comes out. He stated he applauds staff on their effort in trying to get more data for us to make intelligent decisions.

Planner Spencer stated that the intention of the staff was to apply that towards the general questions to get some sense of the importance to some of those general issues. Mr. Spencer stated to Mr. Kuenzel to keep in mind that this is a just poll to gather information from the public.

Chairman Gutman asked for any other audience participation at this time.

Greg Tysowski [JPRA Architects] is here representing Mr. Jeff Heyn [could not be here tonight]. Mr. Heyn concern is his portion of Grand River and Beck Road area that he is involved with and he is proposing an OSC designation, because they are trying to develop that area for office right now and that would not work for him. Mr. Tysowski said that Mr. Heyn asked him to come and participate in the meeting.

Bill Bowman Sr. has some comments about the sections he is involved with, which is the Eleven Mile Road area as well as Wixom Road. One of the things we would like to put on the table for consideration is a small section on the north side adjacent to the Target store as a small amount of commercial or retail type zoning. One of the reasons for having that additional retail we know that there is a substantial amount in the area is that coupled, which we think is wise relative to section one for the 27 acres of the Profile Steel facility. Mr. Bowman stated that someday that could happen and there is a plan that was submitted. Member Lynch asked if that was the condominiums that were going to be put back there.

Member Lynch asked Mr. Bowman if those were the condominiums that were going to be put back there.

Mr. Bowman stated the zoning was for duplexes. Mr. Bowman said that now we are looking at a new master plan proposed and the modifications of the master plan. He stated that this is part of this study program that is going on to make some determinations. Mr. Bowman is asking the committee to consider putting on the table that potential small amount of commercial that would service not only the 11 acres, but also the proposed office and maybe a daycare center incorporated in that mixed use area. Mr. Bowman said that right now there isn't a sufficient roadway to do a development for the Profile Steel by

itself. It almost needs to be combined in some way for a road situation, which would permit a road to come and service the Profile Steel out to Wixom Road.

Member Lynch asked Mr. Bowman how do we get back there now.

Mr. Bowman said that it is about 100 ft. wide. Mr. Bowman stated that in some way that would likely be worked out when that property is developed, to have a road system that would come through and not have more than necessary road accesses on Wixom Road.

Member Lynch asked Mr. Bowman if that road would serve for that small amount of commercial.

Member Cassis asked Mr. Bowman if they are combining the two for a development.

Mr. Bowman answered that he doesn't want to represent that we have that done, but it seems practical in that some way, shape or form that property is going to have to be married to Profile Steel.

Member Meyer asked Mr. Bowman if we are talking about the 27 acres and the 11 acres. Mr. Bowman answered yes.

Mr. Bowman asked what the density is for the plan. Ms. McBeth stated the current plan is recommended for RT 4.8.

Member Lynch asked if that is the highest density in that area. Planner Spencer indicated that the committee is entertaining 7.3 along with these other areas north of Eleven Mile Road study area [pointing on map].

Member Meyer asked Mr. Bowman if he has been in touch in Carl Wizinsky in this discussion.

Mr. Bowman answered yes we have. Mr. Bowman also said that Mr. Wizinsky furnished some photographs to the committee.

Ms. McBeth asked Mr. Bowman if any conceptual plans have been developed for the combined 2 pieces of property.

Mr. Bowman answered no. The only conceptual plans that we have done were done back at the time under the PRO [duplexes].

Member Meyer wanted to clarify with Mr. Bowman if he is asking for the potential for small amount of commercial in this area [pointing on map]. Mr. Bowman replied yes. He also stated that they don't see any potential for Profile Steel to have any commercial. Mr. Bowman stated that these are not anything he can represent to you that we have, we are just looking to plan ahead and thinking in terms of and will have discussions after the city makes a determination as to what the master plan is going to look like and the future zoning.

Member Meyer thought Mr. Bowman had three areas he wanted to talk about. Mr. Bowman indicated that the committee has already made a decision on number two as he understands. Member Meyer asked what is section 2. Mr. Bowman answered that section two is where the park and school is located and the oil well.

Planner Spencer stated that both properties were part of the RUD agreement for Island Lake. Mr. Schultz [City Attorney] wanted to clarify that both the school and city property are shown in the Island Lake RUD.

Member Lynch asked Planner Spencer if alternative two was resolved previously. Planner Spencer stated that the suggested recommendation was to keep it the same as the master plan designation as public park.

Mr. Bowman went on to discuss the next area that is from the ITC line running east to Beck Road, which includes a 20 acres piece on the north side and a 20 acre parcel on the south side of Eleven Mile Road. Both of those parcels abut the ITC corridor. Mr. Bowman also talked about the southern portion of the combined about 40 acres for a PRO for what was almost a cluster housing type of zoning for smaller lots, but leaving about 51% as natural features because of the requirement under the cluster housing.

Member Lynch asked Mr. Bowman what smaller lots mean. Mr. Bowman stated that it was clustered on the buildable area. There is a substantial amount of floodplain, wetlands and woodlands on the south side. On north side [section 3] those properties on the north side of Eleven Mile Road primarily back up to Providence Park.

Mr. Bowman stated that the designation the way he understands it for discussion is for suburban low rise, which is a mix of uses and one of those is a nursing home to be compatible with Providence Hospital. Mr. Bowman also indicated that his understanding is that the 20 acres immediately east of the ITC lines, north of Eleven Mile and backing up to Providence is under contract with Medilodge [nursing home facility]. As he understands that Medilodge is getting ready to set up their meeting schedule with the City of Novi to start the process. One of their concerns is with the requirement of the two story appearance. Mr. Bowman indicated that the architects for the project are adamant about having a single story operation.

Member Cassis mentioned to Mr. Bowman that he might want to read the article about suburban low rise. Ms. McBeth said she would get a copy of the article for Mr. Bowman.

Mr. Bowman stated that the uses for suburban low rise seem to make good sense not being conflicting with the residential around it and also works well with Providence Park. Mr. Bowman said that they are in strong support relative to the arrangement and proposed master plan for that area along the north side of Eleven Mile Road backing up to Providence Park. He also said that when putting together the campus for Providence Park that we also kept acquiring parcels.

Mr. Bowman indicated that all the things that he has heard discussed are in compliance with the proposed master plan.

Member Lynch responded by saying not the current master plan, but the proposed low rise, form based suburban low rise master plan.

The last item Mr. Bowman would like to discuss is section 4, which is the south side of Eleven Mile Road that backs up to the property [approx. 77 acres] that is owned by the school district, which was going to be Signature Park. Mr. Bowman indicated that the discussion on this section is for higher density than what is permitted under the current zoning. He also stated that the three parcels on the south side make up about 40 acres, which was approved and still is in effect for a PRO. It is based on the cluster housing concept.

Member Lynch asked Mr. Bowman what is meant by cluster housing [condos].

Mr. Bowman replied that they would be single family units.

Member Lynch asked if they would be similar to the Knightsbridge Gate subdivision.

Mr. Bowman answered no. Planner Spencer explained that the density of the houses in the developed areas once developed was to be similar, but our zoning ordinance provides that you can put all of the permitted houses close together and keep open space around them.

Planner Spencer also indicated that the density was 1.65 dwellings units per acre in this area [pointing on map] by definition of our zoning ordinance wetland and right of ways are excluded from those density calculations except from under certain conditions.

Member Lynch wants to be consistent and asked what we did with the Links of Novi. How did we calculate, did we calculate it the same way?

Planner Spencer stated that it was calculated in a similar manner.
Member Lynch asked about Island Lake.

Planner Spencer stated they used another mechanism [RUD].

Member Lynch asked if you could use an RUD in that area. Mr. Schulz responded by saying it is now governed by a plan rezone overlay.

Member Lynch stated that he just wants to be consistent with what we have done in the past.

Member Lynch commented that he would like to get things done as we go through them. He asked Planner Spencer about the property that he is proposing to have 50 or 60 units on 40 acres and put the homes close together with open space to separate the clusters. In his opinion those types of homes would that lend themselves to young families

Mr. Schultz replied that the area Mr. Bowman is talking about is in an agreement to build x number of houses and is recorded against the property, In order to change that you would have to come back through the Planning process. Mr. Schulz also indicated that the area has a very low density of 1.65. He stated that Planner Spencer had proposed and you as a committee agreed to look at increasing the density..

Mr. Bowman stated that what has been suggested has a great deal of merit and the owners would be most willing to cooperate if we can't work it out. One more thing Mr. Bowman wanted to mention is the senior housing [active adult housing] is relative to having duplexes and triplexes and quadplexes with park areas and joint recreational facilities within the program. He stated that these options [duplexes, triplexes and quadplexes] could be affordable housing for young families.

Ms. McBeth asked Chairman Gutman if he would like to see the plan for Oberlin.

Committee all agreed they would like to see the plan for Oberlin. Planner Spencer will bring the plan to the next meeting.

Chairman Gutman asked if anyone else in the audience would like to speak.

Mark Szerlag would like to talk about the south side of Grand River east of Beck Road, which is the Jeff Heyn property. He stated that they have been involved for the last year with the pre approved plan for Old Town Village. He understands that the Planning Commission can only hold on and approve or deny projects that are presented. This project has been going on for 4 years and unfortunately it has been a failure. We are looking for help to possibly go through the ordinance. He stated the only zoning allowed is OS-1 for permitted uses as well as OS-2, which we have. He stated that there is a hotel approval which we don't think is needed for that area. Mr. Szerlag stated that anything they bring to you would be subject to Planning Commission approval. They would like the opportunity to bring something new and fresh to the current property.

Planner Spencer [pointing on map] stated the area [south side of Grand River east of Beck Road] is currently zoned I-1. Mr. Spencer stated that the way the current master plan is looking at this and the way it was discussed in the Grand River plan was for this area to be OST.

Member Lynch asked Mr. Spencer what the difference is between OST and OSC.

Planner Spencer answered OSC allows up to 20% of a office complex to be retail, OST stands for Office Service Technology, no retail component with OST zoning.

Member Meyer stated that Mr. Szerlag and Mr. Tysowski are here to see if we would consider OSC for that area. Planner Spencer answered yes.

Ms. McBeth stated that the OSC district has other standards as well from OST it's not just the uses, but there are different height standards and setbacks requirements and different land uses permitted.

Planner Spencer also stated one of the biggest things OSC doesn't permit is the industrial operations that OST does.

Member Lynch indicated that since he's been on the Planning Commission he thought what we are trying to do is get all the retail and office up along the Grand River corridor and stay out of the residential areas. He stated he doesn't understand the difference between OST and OSC.

Planner Spencer answered that one of things presented to the committee on retail was a retail demand, floor space demand based on residential growth. It did indicate that we were close to maxing out at build out the amount of retail land areas that would be needed to meet those needs.

Member Lynch asked that by putting retail in that area we would be satisfying the deficiencies that we have in the study that Planner Spencer is referring to.

Planner Spencer responded by saying that you would be using it up quicker than the build out. Mr. Spencer also stated that we have a surplus of retail at the present time.

Member Meyer asked Mr. Tysowski and Mr. Szerlag if the proposed office complex was a failure because of it being zoned light industrial.

Mr. Szerlag stated that the previous ownership group came in about 4 years ago for 3 or 4 office buildings along Grand River within the last year we have not had any takers. He stated with Providence Hospital changing that whole intersection we feel that area will get away from industrial type components, we think it will be primarily office. We are not asking for retail we are asking if OSC is still 80% office which would allow for ancillary uses.

Committee discussed the road conditions in the City of Novi and how it reflects on the city.

Member Gutman asked for any more audience participation.

Staff Report

Planner Spencer said no report tonight.

Matters for Discussion

Item 1

Master Plan for Land Use Review

a) Potential Housing Goals, Objectives and Implementation Strategies

Planner Spencer stated that in the committee's packet there is a memo and set of goals and objectives and implementation strategies. Planner Spencer indicated that there are changes from the last time, which are based on the committee's comments from the last meeting. Mr. Spencer said that there was one additional strike out based on staff and administrative discussions and that was "consider policies and programs to encourage affordable housing options."

Member Lynch asked why that was scratched off.

Planner Spencer answered that there was some concern that the exact wording of that could be used to force undesirable affordable housing projects in the city.

Member Lynch stated that the word “affordable” is a broad term.

Planner Spencer stated that affordable is a broad term and we also felt we covered it in other areas by the flexibility we put in this language.

Planner Spencer went through the goals, objectives and implementation strategies.

Mr. Spencer stated another concern if the City required commercial uses near residential areas to incorporate residential characteristics that this language could be used to encourage commercial near residential. The draft includes language to attract new residents to the city by providing housing opportunities, including language to encourage ordinance changes to permit limited size attached accessory dwelling units. There was concern that they could be bigger than the principle [dwelling units]. Staff looked at some ordinances from neighboring communities and gave the committee some information in their packets. It includes an accessory dwelling unit case study that was presented to the US Department of Housing. Planner Spencer encouraged the committee to read through the information.

Member Meyer asked Planner Spencer why “investigate” was eliminated in developing policies and programs.

Planner Spencer indicated that staff took out review and development and added “to continue to research and implement” to promote the development of innovative housing styles.

Planner Spencer indicated that “...under ordinance changes to permit smaller single family homes” we added to expand for opportunities for attached single family homes. Mr. Spencer also said staff has been working since the last master plan review process on some revised residential attached dwelling units standards, and cluster standards.

Planner Spencer stated on the next objective rather than “investigate and develop” the indication Mr. Spencer received from the committee was to develop policies and programs to facilitate the development of new private and public senior housing to meet the needs of the city’s expanded elderly population.

Member Lynch stated that we can still do some more investigating on that objective. Planner Spencer agreed.

The next objective Planner Spencer mentioned was that staff took out “some strength and current ordinances” to ensure that all residential developments are walk able and bike able. There was some concern that we didn’t want to put extra burden on the developers so Planner Spencer reworded it to say “educate the public and developers on the benefits on making residential development more walkable and bikeable to encourage developers to build walkable and bikeable residential developments that are connected to the city’s non-motorized transportation system where possible.”

Planner Spencer also stated that recent statistics show that places that are connected to walking and biking facilities have a higher value. you can sell your houses from \$5,000 to \$35,000 more when connected to a nearby pathway system. Mr. Spencer said that it makes good economic sense, and health sense. This is what people are looking for in a community.

Consensus of the Committee was to present the discussed goals, objectives and implementation strategies as amended at the Open House.

b) Potential Office and Light Industrial description and map changes

Planner Spencer stated that most of this discussion is outside the study areas except the Grand River and Beck Road study area and the southern portion of the Providence Hospital area which is zoned OSC.

Planner Spencer stated there was some concern that having a master plan use category that just says office is a very wide spectrum and being just office may not attract the businesses that the City wants. He also stated that the Plan has a huge area that just says office which ranges from large sites [Haggerty Corridor Corp Park] to little offices on the corner of intersections that have been developed into local office uses.

Planner Spencer said his idea would be to divide the area into three different categories it may suit more of what you would really want for those areas along with expanding some definitions.

The next category Mr. Spencer singled out was office commercial, he proposed this land as designated for a variety of medium scale and large scale general medical office buildings or complexes with limited personal services and retail uses. The area may also include facilities for human care, transit residential, higher educational and indoor and outdoor recreation.

Planner Spencer explained that the area he designated as office commercial are existing OSC areas [around Providence, and Orchard Hills]. Mr. Spencer also expanded to one additional area for discussion, which are properties just due east of the Novi Town Center.

Member Lynch stated what Planner Spencer presented he doesn't have an issue with it.

Planner Spencer stated he will be looking for some feedback on that idea from the committee.

The last category Mr. Spencer wants to address is for office research development and technology this is land designated for a variety medium to large scale general and medical office buildings and complexes and research developments and technology facilities with or without related manufacturing or warehouse facilities. The area also could include office research and development support services, human care, transit residential, higher educational and indoor and outdoor recreational.

Planner Spencer indicated that what he was hearing was that this area sounds more like a research and technology zone versus just plain office.

Ms. McBeth asked Planner Spencer if this is the same as having a couple of different categories for your commercial developments.

Planner Spencer answered it is similar in some ways.

Mr. Schulz asked Mr. Spencer if these are all intended to correspond with existing districts or will you have to do ordinance amendments to match the plan.

Planner Spencer responded by saying currently they would match the existing zoning districts, except that he would propose to eliminate OS-2. Mr. Spencer indicated the only parcel that is zoned OS-2 is under a consent judgment for residential.

Ms. McBeth asked Planner Spencer if he was looking to change the zoning designation at this point.

Planner Spencer answered no not at this point.

Mr. Spencer also stated along with the previous discussion is to have a little more strength to the office research areas was to strengthen some language for our light industrial. Planner Spencer changed the definition of that slightly to "industrial research development and technology versus light industrial."

Mr. Schulz stated that it actually describes what is exactly there rather than just industrial. Consensus of the committee to present at Open House.

Planner Spencer stated that there are some proposed map changes he would like to go over with the committee that includes some map changes.

Planner Spencer [pointing on map] up by Novi Corporate Campus and a city owned parcel on the corner this would give them the flexibility because part of their property is zoned OST [northern portion] the southern part is I-1. This would give them the flexibility to keep it as I-1 or rezone it to OST.

Another piece Planner Spencer [pointing on map] is located next to the cemetery [Eldridge piece]. Mr. Spencer indicated that the city entered into a consent agreement for OS-1 uses on that property.

Tom Schulz responded that the expectation was for some kind of mortuary.

Consensus of the committee is to present at Open House.

Planner Spencer went on to discuss retail overlay being potentially acceptable at Grand River and Beck Road. There has been some discussion to have some additional retail services to serve the nearby office community.

Mr. Spencer stated that he looked at three different areas [pointing on map] the first property is located at Fourteen Mile & Haggerty. There are two parcels vacant around the corner [car wash proposed at one time on L-shape parcel].

Ms. McBeth mentioned that there were some grade changes on the south piece.

Planner Spencer stated that with the retail services in the area it might be a candidate for an office complex.

Ms. McBeth stated that at one time the north piece was mentioned as office by Bennett Donaldson.

Chairman Gutman stated that the area is heavy with retail.

Chairman Gutman stated that he thinks the area is worth further discussion. Committee agreed.

Planner Spencer asked the committee if this is something they would like to see put up at the Master Plan Open House.

Committee agreed to leave it off for the Master Plan Open House for now.

Planner Spencer stated also that the committee should make their decisions about rezoning based on the Master Plan.

Member Cassis asked Planner Spencer what the area is zoned currently.

Planner Spencer answered OST.

Chairman Gutman stated what he likes about our discussions is we thoroughly look into these issues and putting them out to the public for further review. He understands that

Planner Spencer has found a couple of more areas that he would like to discuss, but his feeling is not to have a 5 minute discussion added to the agenda for the public consumption, before we thoroughly review the issues.

Committee agreed with Chairman Gutman statement.

Planner Spencer agreed with what the committee is saying and that is why he was careful in how he presented this. Planner Spencer said that this is a retail overlay concept with a limited basket of [additional] uses.

Planner Spencer indicated he put the other two pieces out there because the committee has heard discussions on these two parcels. Planner Spencer would like to go through the other two parcels with the committee. Mr. Spencer understands the committee does not want these parcels put on for the Open House.

Planner Spencer went on to show the committee the other two parcels, one is located at Twelve Mile and Cabot Dr currently with a bank on it, he stated if the bank closes the property would probably go retail. The other piece the committee had discussions with the property owners for rezoning. Planner Spencer asked Ms. McBeth if they went to the Planning Commission. Ms. McBeth answered she wasn't sure she thought they came before this committee for a coffee shop.

Ms. McBeth stated they came back with a request to modify the zoning ordinance, so they are thinking about modifying the OST district to allow certain kinds of restaurant uses. They are in with that proposal now and we are taking that to the Implementation Committee. Ms. McBeth stated that Planner Spencer is proposing this as an alternative and it would make good sense for this committee to look at specific parcels to identify where the overlay concept is that he is talking about.

Consensus of the committee is to present to the Implementation Committee for further review.

Planner Spencer stated if the committee would like further information on these three parcels to let him know.

Planner Spencer asked the committee if they are still comfortable with including the two areas for retail overlay along Grand River.

Committee agreed.

c) Potential Natural Features map and text changes to update woodland, wetland and floodplain maps recently adopted by City

Planner Spencer said that in the committee's packet is a natural feature element set of maps we proposing to put this on the boards for the Open House. The language in the woodland portion has changed slightly to eliminate the three categories of woodlands we once had in the ordinance which was high, medium and low canopy in the woodland ordinance that has been removed.

Planner Spencer went on to show the committee [pointing on map] the new and old woodland and wetland maps.

Committee discussed how some people's perception with woodland and wetlands on property that it can't be developed.

Planner Spencer stated that what staff is going to present will be a small scale map to express that it needs to be changed versus the details of it. It will also be used as a reference.

Committee discussed flood plain map issues.

Member Meyer wanted the maps to stand out and be easy to read for the public at the Open House.

d) Open House October 14, 2009

Planner Spencer asked for some volunteers for the Master Plan Open House.

Planner Spencer showed a brief layout of the Open House. He stated that we will have a receptionist, a couple of tables for the public to fill out surveys.

Member Cassis asked Planner Spencer if he was going to do an introduction about the Master Plan process.

Ms. McBeth stated that if people come at 6:30 they will have Angie [receptionist table] put them in the Council Chambers and someone on staff will explain to them the process and what it is all about and that we want to get some public input.

Planner Spencer said we can have a 15 minute introduction then the people can ask questions or talk one on one with the Planning Commissioners and staff people.

Chairman Gutman thought that would be useful and let people have a chance to ask questions and tell us what they think.

Member Meyer stated that he was very surprised from the last Open House how many people came up to ask the commissioners what their thoughts were on different items, it seems like there was a real interest on part of the community. He hopes the turnout for this Open House will be well attended, but he's not sure how well the Master Plan Open House was advertised.

Mr. John Kuenzel [in audience] had a few comments about the Master Plan Open House and how it was advertised to the public.

Planner Spencer stated that he is planning on having four tables set up one for the Eleven Mile and Beck study area, Grand River and Beck study area, one for Special Planning Project Area 1 and one combined miscellaneous such as housing, transportation, natural features and parks.

Ms. McBeth stated that there will be one staff person per table.

Planner Spencer stated before the end of the week he will send the committee volunteers what staff member you will be with for the Open House. Mr. Spencer will also send an email to the Planning Commission asking if they would be available to volunteer.

Member Meyer commented about the surveys that they should be short and simple with about 5 questions. He stated the survey looked wonderful, but by the 3rd page he was getting tired.

Planner Spencer said that he tried to be complete with the questions, he also said if he had to do this all over again he would hire a professional to do the survey. Mr. Spencer also stated for next time staff discussed a better way of doing surveys. Next time pay the money for a scientific survey versus a poll.

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 August 19, & September 2, 2009 minutes. Motion carried 3-0

ADJOURN

A motion to adjourn.

The meeting adjourned at 9:44 PM

Future Meetings

November 5, 2009
November 19, 2009
December 3, 2009
December 17, 2009

Transcribed by Bonnie S. Shrader
Customer Service Representative
November 5, 2009
Date Approved: