



**MASTER PLANNING & ZONING**  
**City of Novi Planning Commission**  
**November 5, 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 7:00 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 Meyer, seconded by Member Cassis – **Motion passed 4-0**

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

**AUDIENCE PARTICIPATION AND CORRESPONDENCE**

Matt Quinn discussed his letter to the Committee of November 4, 2009 regarding the Weiss property and Special Planning Project Area 1 Study Area. Mr. Quinn reviewed the planning history of the property and reminded the Committee that they have submitted a PRO rezoning application to build a Kroger and retail center on the property. Mr. Quinn stated that in March the Committee made a recommendation for the Study Area that included local commercial for the proposed retail portion of the Weiss property and that the Committee made findings regarding their recommendation. He stated that in September the staff presented the Committee with a staff recommended alternative that was not previously recommended by the Committee to present at the open house. He stated that staff did not present any facts or additional material to the Committee regarding the proposed alternative. Mr. Quinn asked the Committee to reaffirm their previous recommendation.

Dan Weiss discussed the designation of his property with the Committee. He said that this area was previously master planned for commercial and that he was asked several years ago to wait until the intersection improvements were complete at Novi and Ten Mile Roads before proceeding with a development plan. He encouraged the Committee to designate his property in a manner to permit the proposed retail uses.

Jim Bowen stated that he has reviewed the packet material regarding the Grand River Avenue and Beck Road Study Area alternatives and asked the Committee to consider alternative 3 that propose a collector road system that intersects with Grand River Avenue near the east side of Aladdin Heating and Cooling as referenced in Planner Spencer's October 27, 2009 memo to the Committee. He said this location is also the preferred location of the property owner on the south side of Grand River, Mr. Heyn said that this alternative has the best chances of being built and include signalization.

Bill Bowen, Sr. discussed the future uses of properties in the Eleven Mile and Beck Roads Study Area and suggested the Committee consider including retail uses for the property just south of Target.

Karl Wizinski also discussed the future uses of properties in the Eleven Mile and Beck Roads Study Area and suggested the Committee consider including retail uses for the property just south of Target.

## **Staff Report**

Deputy Director of Community Development Department Barbara McBeth reviewed her memo of November 2, 2009 regarding final recommendations for the Master Plan Review Study Areas with the Committee. She said that was prepared to provide rationale for Staff's Master Plan amendment recommendations. She said the City has received two rezoning petitions for property located within two of the Study Areas. She asked the Committee if they would like to review the petitions before making a final decision on any recommended Master Plan amendments for the Study Areas. The consensus of the Committee was to review the petitions before making a decision on any amendments. Chairperson Gutman asked Planner Spencer if this could be done in a timely manner and asked Mr. Bowen and Mr. Quinn if this was acceptable to them [they are the rezoning petitioners] and they said it was acceptable. Chairperson Gutman asked for these reviews to start with the next meeting. Planner Spencer said the review could start at the next meeting. Mr. Quinn indicated he would prefer to be on a later meeting agenda.

## **Matters for Discussion**

### Master Plan for Land Use Review

Open House October 14, 2009 Recap – Planner Spencer said only 6 people attended the Open House and the few comments received will be placed into the Master Plan Review record.

Survey Results – Planner Spencer discussed his memo and recap of the Master Plan Survey. He said that 58 responses were collected. He also said he highlighted responses that were two to one since this was a small sample poll. Member Lynch asked how much weight should the Committee place on these results and expressed concern that people other than residents could have participated. City Attorney Schulz responded that this was just one method of collecting input and should be considered as such along with other public input. After reviewing a few particular responses, the Committee asked Planner Spencer to go to the next item on the agenda and that they would read the recap themselves.

### Recommended Master Plan Amendments

#### Future Land Use designations

Planner Spencer reviewed Staff's recommendation to eliminate the Office use category and replace it with Community Office, Office Commercial and Office, Research, Development and technology use designations. He said that by creating these new designations the descriptions would be closer to matching the descriptions of the office zoning districts. He also said that the new Office, Research, Development and Technology designation would give more clarity to the City's intent to have the OST types of uses in these areas verses just an Office designation that is very broad and general. The Committee asked if the proposed changes would conflict with the zoning district intents and Planner Spencer responded no. Planner Spencer's next reviewed Staff's recommendation to replace the Light Industrial use category with an Industrial, Research, Development and Technology category. He said the new language could help promote the area better by reflecting the types of businesses the City desires in these areas. The consensus of the Committee was to include these proposals with the set of proposed amendments.

#### Future Land Use Map

Planner Spencer and the Committee reviewed Staff's section by section Future Land Map recommendations. He further stated that the proposed new office designations generally match the zoning of the property.

#### **Section 1**

Planner Spencer stated Office areas east of M-5 are recommended for Office, Research, development and Technology. Office areas west of M-5 recommended for Community Office. Updated proposed non-residential collector road east of M-5 to reflect recent construction of Cabot and MacKenzie Drives.

**Section 2 and 3**

Planner Spencer stated no proposed changes.

**Section 4**

Planner Spencer stated that Staff proposes changing all Light Industrial use areas to the proposed Industrial, Research, Development and Technology use area. This includes the Beck North industrial park development.

**Sections 5-8**

Planner Spencer indicated that these sections are not located in the City of Novi.

**Section 9**

Planner Spencer stated the Light Industrial areas in Novi Corporate Campus and surrounding property on Twelve Mile Road are recommended for Office, Research, Development and Technology since part of Novi Corporate Campus is zoned OST. The balance of the Light Industrial areas recommended for Industrial, Research, Development and Technology.

**Section 10**

Mr. Spencer stated all Office areas recommended for Community Office.

**Section 11**

Planner Spencer indicated all Office areas recommended for Community Office.

Mr. Spencer said about 10 acres adjacent to Oakland Hills Memorial Gardens are recommended to change from Cemetery to Community Office since a consent judgment with the City permits OS-1 office uses on the property. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology.

**Section 12**

All Office areas are recommended to be changed to Office, Research, Development and Technology.

**Section 13**

Mr. Spencer stated all Office areas are recommended to be changed to Office, Research, Development and Technology. All Light Industrial areas are recommended to be changed to Industrial Research, Development and Technology.

**Section 14**

Mr. Spencer indicated this section is bounded by Eleven Mile Road, Twelve Mile Road, Novi Road and Meadowbrook Road. Office areas north of I-96 are recommended to be changed to Office, Research, Development and Technology and Office areas south of I-96 are recommended to be changed to Office Commercial. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology.

**Section 15**

Planner Spencer indicated all Office areas are recommended to be changed to Office, Research, Development. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology. Add proposed local streets proposed in the 2008 update of the Master Plan near the northwest corner of Grand River Avenue and Novi Road and located in the area south of West Oaks Shopping Center.

**Section 16 (includes the Grand River Avenue and Beck Road Study Area)**

Planner Spencer stated the Office use areas for two parcels north of Central Park Apartments are recommended to be changed to Community Office. The balance of the Office use areas are recommended to be changed to Office, Research, Development and Technology. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology. He said the proposed retail overlay or commercial designations would be discussed with the Grand River Avenue and Beck Road Study Area recommendations.

**Section 17**

Mr. Spencer stated that the Office areas located in the Providence Park site are recommended to be changed to Office Commercial. The balance of Office areas are recommended to be changed to Office, Research, Development and Technology. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology. Planner Spencer stated the proposed suburban low rise areas will be discussed with the Eleven Mile and Beck Roads Study Area recommendations.

**Section 18**

Planner Spencer indicated that there were some small areas in Island Lake that are proposed to change from single family residential to Private Park to reflect private parks created by new residential development.

**Section 19**

Planner Spencer stated the same changes are proposed for Section 19, some Single Family to Private Park.

**Section 20 (includes a portion of the Eleven Mile and Beck Road Study Area)**

Planner Spencer stated the only change staff proposed in this area [Bosco property] will not be discussed tonight (suburban low rise) but will be discussed with the Eleven Mile and Beck Road Study Area recommendations.

**Section 21**

Planner Spencer stated no proposed changes.

**Section 22**

Planner Spencer stated all Office areas are recommended to be changed to Community Office. One Public Park parcel is recommended to be changed to Public [13.8 acres west side of Novi Road] owned by the City of Novi.

**Section 23**

Planner Spencer stated the only change proposed is all Light Industrial areas to Industrial, Research,

**Section 24**

Mr. Spencer stated all Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology. All Office areas are recommended to be changed to Community Office.

**Section 25**

Planner Spencer stated all Office are recommended to be changed to Community Office. Single Family to Public Park is proposed for the Village Wood Lake parcel.

**Section 26**

Planner Spencer stated that the Special Planning Project Area 1 will be discussed at another time. All Office areas are recommended to be changed to Community Office. All Light Industrial areas to Industrial, Research, Development and Technology. Single Family is proposed to be Public Park for Orchard Hills West [Mirage] parcel. The Novi Ice Arena parcel is recommended to change from Public to Public Park. Planner Spencer said this parcel was changed to a park designation in the Park and Recreation plan. Private Park to Single Family is recommended for a part of a parcel between Meadowbrook Lake and Nine Mile Road east of the Middle Branch of the Rouge River that was misidentified as a private park during the 2004 Master Plan update.

**Section 27**

Mr. Spencer stated all Office areas are recommended to be changed to Community Office, also going from Public and Educational Facility to Public Park for Fuerst Park is recommended.

**Section 28**

Planner Spencer stated no proposed changes.

**Section 29**

Planner Spencer stated that staff may recommend changing [pointing on map] this parcel to Single Family. It is on the Parks and Recreation Plan for public park [the Heritage Shoppe property] but added that it's looking fairly unlikely that the city will obtain the parcel. Mr. Schulz stated that it may not be unlikely, but it looks like it may take a little bit longer.

**Section 30**

Planner Spencer stated that Single Family is recommended to be changed to Public Park for the Provincial Glade donation property. A small amount of Single Family is recommended to be changed to Private Park [the small private park areas in Bella Terra [Provincial Glades].

**Section 31**

Planner Spencer stated no proposed changes.

**Section 32**

Planner Spencer stated some private parks have been added to these newer developments [Tuscany Reserve and Maybury Park Estates]. These areas are recommended to change from Single Family to Private Park.

**Sections 33 and 34**

Planner Spencer stated no proposed changes.

**Section 35**

Planner Spencer indicated Single Family is recommended to be changed to Public Park for a small parcel added to the eastside of Rotary Park. All Light Industrial areas are recommended to be changed to Industrial, Research, Development and Technology.

**Section 36**

Planner Spencer stated the Office areas currently in the OS-1 zoning district are recommended to be changed to Community Office. The Office areas currently in the OSC zoning district are recommended to be changed to Office Commercial.

Mr. Spencer asked the committee if they have any questions on the proposed land use map changes. No comments or questions were made by the committee. Planner Spencer said that staff will put the discussed recommendations into the final amendment document.

Committee members commented to Planner Spencer on how well the presentation was put together.

Residential Density Patterns Map

Planner Spencer stated the only changes proposed are located in the Eleven Mile and Beck Road study area to be discussed in the future. Mr. Spencer noted that the members will see a discrepancy between his notes that are highlighted versus what is depicted on the map for the area south of Eleven Mile Road. 3.3 is in the text and 4.8 is on the map. Planner Spencer stated that we have discussed this both ways with the committee previously

Member Cassis asked Planner Spencer if we are going to include density in the master plan as a separate map. Planner Spencer answered yes.

Goals, Objectives and Implementation Strategies

Planner Spencer stated that a lot of the recommendations are based on the study areas and will be discussed later with the appropriate study areas.

## **Infrastructure**

Planner Spencer stated that this is an existing category. Proposed new goals are from the Walkable Novi Committee recommendations. The Committee asked the Master Plan & Zoning Committee to include them in the update. Planner Spencer stated that staff also recommends the other transportation type of goals, which is to “consider the development of a regional rapid transit hub in or near Novi as a desirable amenity to help attract additional residents and developments to the city.”

## **Housing**

Planner Spencer stated this is a new category that staff proposed, Create, preserve and enhance the quality of residential areas in the city is the first proposed goal. The first objective proposed is to “development and improve strategies to preserve, enhance existing residential neighborhoods.” The next [proposed] objective is to “attract new residents to the city by providing a full range of quality housing opportunities that meet the housing needs of all demographic groups, including but not limited to singles, couples, first time home buyers, families and the elderly.” Planner Spencer asked the committee for any questions or changes. The Committee stated that [the proposed amendments] sound good.

Planner Spencer stated another objective is to “create residential developments to promote healthy lifestyles.” Consensus of the committee is to accept these objectives into the final document.

## **Green Amendments**

Member Cassis asked Mr. Spencer if we have included any kind of a green objective. Planner Spencer answered nothing specifically new, except for the environmental ones that are already on the master plan. Mr. Cassis stated he isn't sure if this is something to be put in the master plan or not. He stated with all the energy cost saving promotions he's asking if this would be a proper suggestion for the master plan. Mr. Spencer stated that some communities do include these ideas. Chairman Gutman stated that is a great suggestion. Ms. McBeth stated that she could draft some things up for Mr. Cassis's consideration. Chairman Gutman stated staff will put together some language for the committee to consider.

Planner Spencer stated that staff will put that in as another set of goals, objectives and implementation strategies.

## **Reference Materials**

### Intersection Traffic Counts

Planner Spencer discussed the proposed maps and started with the new map. Mr. Spencer and the Committee spent some time discussing the high traffic issues.

### Thoroughfare Plan

Planner Spencer stated that this has been in our master plan for several renditions of the Master Plan. The only changes are up by the Northern Equities properties, around I-96 and Novi Road and temporary the proposed roads around Grand River and Beck Road.

### Road Jurisdiction

Planner Spencer indicated that there has only been one change on this map. We added some additional city local roads and private roads for new developments. Mr. Spencer stated that Twelve Mile Road is city shared, but we are the responsible party instead of Wixom.

Bill Bowman Sr. [in audience] asked Mr. Schulz whether or not there were stimulations that Wixom would not be participating in any way with the improvements of that road. Tom Schulz City Attorney stated that the final agreement doesn't really address that question it ends up saying both to encourage whoever develops [along the road] first, to do what they need to do for improvements. Planner Spencer stated that typically we have had joint participation on all the shared roads. One entity usually does the maintenance [snowplowing].

Tom Schulz City Attorney stated all that stuff now is done by Novi correct? It doesn't say for example it's going to be paved and Novi is going to do it, and that Wixom will not participate.

Member Cassis stated that when that parcel is developed we wanted them to improve that Road. He asked the committee if he was correct? Committee agreed with Member Cassis. Planner Spencer stated that the City of Wixom does have a definite proposal for the north side of Wixom Road [Catholic girl school].

#### Zoning

Planner Spencer stated that the zoning will be a duplication of whatever zoning map is in effect at that time.

#### Existing Pathways & Sidewalks

Planner Spencer stated they updated the map to show more detail. Mr. Spencer also stated they updated the master plan for pathways. The biggest change is that staff added Recreational pathways that are either proposed regionally or in place.

#### Woodlands & Wetlands

Planner Spencer indicated that the regulated woodland map is the same 2009 update it's just put in the format of the master plan. Planner Spencer stated for the wetland map staff is using the same key as in the previous Master Plan.

#### Floodplain

Mr. Spencer stated the revised floodplain is from the 2006 FEMA data that we used to update the floodplain map. Mr. Spencer stated staff used the same symology that was used on the previous master plan.

#### Green Infrastructure

Planner Spencer stated this new map is going to be placed in the appendix of the master plan. Mr. Spencer also indicated that staff participated with Oakland County on their county wide infrastructure mapping project. The project identified higher priority areas as hubs, smaller priority areas as sites and linkages between them. It also included potential other restoration links that could be linkages. Planner Spencer also added that there are two core areas that have been identified as habitat core areas previously in the city. Those two areas show up as prime hubs on this map, which are Lakeshore Park and the area around Garfield and Nine Mile Road. Mr. Spencer stated that this map include areas along the Rouge River as sites including our park areas and areas in the Special Planning Project Area 1 [Study Area], He said it also includes a large amount of area surrounding Providence Hospital [site areas].

## **MINUTES**

Moved by Member Meyer, seconded by Member Lynch

### **VOICE VOTE ON MINUTES APPROVAL MOTION MADE BY MEMBER MEYER AND SECONDED BY MEMBER LYNCH:**

**A motion to approve the September 16, 2009 minutes with corrections. Motion carried 4-0**

## **ADJOURN**

Moved by Member Lynch, seconded by Member Meyer:

### **VOICE VOTE ON ADJOURNMENT MOTION MADE BY MEMBER LYNCH, AND SECONDED BY MEMBER MEYER:**

**A motion to adjourn.**

The meeting adjourned at 9:00 PM

**Future Meetings**

November 19, 2009

December 3, 2009

December 17, 2009

Transcribed by Bonnie S. Shrader

Customer Service representative

November 20, 2009

Date Approved:



