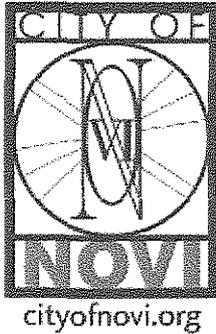


MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, AICP, PLANNER *Mark Spencer*
SUBJECT: SPECIAL PLANNING PROJECT AREA 1 STUDY AREA
DATE: NOVEMBER 18, 2009

At the November 5th Master Plan and Zoning Committee meeting, the Committee reviewed a letter from Matt Quinn, attorney for Dan Weiss who is the property owner of much of the land in the Special Planning Project Area 1 Study Area, located between the railroad tracts and Novi Road. In the letter Mr. Quinn states that "...the Committee's discussion, comments and decision on March 19, 2009 should remain intact. No one, including staff, has presented any facts or other material to the Sub-Committee that would in any way change your minds." This memo is a response to these comments.

Although the Master Plan and Zoning Committee reviewed the Special Planning Project Area 1 Study Area at their March 19, 2009 meeting and indicated a preferred set of future land uses, it has not made a final recommendation to be sent to the Planning Commission. The Committee had discussed at various meetings that staff would not be asking for final recommendations until after the Master Plan Review Open House and closing of the Master Plan Review Survey. At the Committee's August 5th meeting, a Master Plan Review Process memo from staff was distributed which including a discussion of this procedure.

At the Committee's September 16, 2009 meeting, a short discussion occurred on the Master Plan alternatives to be presented at the Open House. A memo to the Community Development Department from the City's Economic Development Director, Ara Topouzian, was distributed at the meeting. This memo indicated that Mr. Topouzian recommended Alternative 1 because he believed that existing business owners would suffer if additional retail was added. During his discussions with many shopping center managers they indicated they were chiefly concerned with finding and keeping tenants. He said that if additional commercial land was available the existing commercial owners and managers would suffer tenant loss and may not be able to make improvements to older shopping centers. Staff told the Committee that the City's Planning and Administrative staff had the same concerns. At the meeting the Committee agreed that the alternatives presented were acceptable for soliciting public comment.

All of these meetings were public meetings, and all of these referenced documents are public documents.

Further, at the November 5th meeting, the Committee asked staff to present each of the three study areas one final time at separate meetings, with findings supporting staff's recommendations on each of the three study areas. As indicated, the Committee's recommendations will be forwarded to the Planning Commission as a whole for further discussion and a public hearing before final adoption of the Plan.

I look forward to working with the Committee on finalizing their recommended amendments in the near future.

c: Barbara McBeth, Deputy Director Community Development
Charles Boulard, Director Community Development
Tom Schultz, City Attorney