

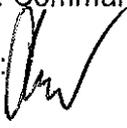


# CITY of NOVI CITY COUNCIL

Agenda Item 1  
January 26, 2009

**SUBJECT:** Consideration of City Code Amendment 08-125.21, to amend City of Novi City Code at Chapter 37 Woodland Protection Ordinance, and adopt the updated Regulated Woodland Map.  
**First Reading.**

**SUBMITTING DEPARTMENT:** Community Development Department - Planning <sup>Perch</sup>

**CITY MANAGER APPROVAL:** 

## BACKGROUND INFORMATION:

Over the last year, Community Development Department staff have been working to improve the value of the existing ordinance and map that regulate development in woodland areas. The existing ordinance and map have served the city well in regulating and allowing for development to take place while preserving and enhancing valuable natural resources. An update to the map is needed because the map no longer reflects the changes to the regulated woodlands that have taken place as a result of development activities, new roadways and infrastructure improvements, and though natural changes in the existing woodlands. An update to the ordinance is proposed to clarify the requirements and allow more innovative opportunities, while still protecting the City's woodlands.

Public comment on the updated map and ordinance was solicited through a display at the Civic Center and through information posted on the City's website. A City-wide notice was utilized for a public hearing that was held December 10, 2008 at the regular Planning Commission meeting. The Planning Commission has unanimously recommended approval of the ordinance and map to the City Council.

### Regulated Woodland Map

Working with the City's environmental consultant, the Community Development Department has prepared an update to the Regulated Woodland Map. The map is used as a guideline for development within the City, with the goal of protecting, conserving and preserving valuable environmental resources. As the ordinance requires, on any regulated wooded site where development is proposed, a tree survey specifically delineating the site's woodlands is required.

The process of updating the map involved several steps including review of the existing Woodlands map, and review of recent aerial photos and approved site plans, along with field verifications. Initially, Landscape Architect David Beschke reviewed all areas of the City through use of GIS systems maps and against the overlay of the City's most recent aerial photo information. All wooded areas were delineated and documented on a working copy of the map. The working map was then field verified throughout the City by Dr. John Freeland of ECT and David Beschke. Any necessary corrections or clarifications were completed on the final proposed map, with the assistance of the City's GIS division of the IT Department.

### Woodlands Protection Ordinance

Community Development Department staff and the City's environmental consultant worked with the City Attorney's office to update the Woodlands Protection Ordinance. Considerable revisions to

this ordinance are proposed with the intent of clarifying requirements and offering innovative opportunities, while still fully ensuring the protection of the City's woodlands. Revisions were made to assure clarity of the Ordinance, define woodland terminology and to outline staff and consultant duties.

Highlights of the proposed Ordinance update include:

- The newly included Reforestation Credit Table on Page 14 is a significant new addition allowing for more diverse Woodland Replacements. Currently, only large canopy trees and evergreens are allowed to be used toward replacement credits. The revised ordinance encourages mixed use of native canopy trees, evergreens, sub-canopy trees, large and small shrubs, perennials and groundcovers. Smaller sized vegetation would be allowed in exchange for higher plant quantities. These practices would allow for a far more complete and viable woodland habitat and is a great improvement over past practice that gave credit solely for large trees of a single caliper size.
- The updated Regulated Woodland Map and Ordinance no longer define woodlands as light, medium or dense categories as did the previous version. This past methodology had no bearing on the level of protection afforded to the woodlands. Defining site woodlands as simply regulated or unregulated is a much more straightforward and effective approach, especially as a narrative describing the general nature of all site vegetation will be required for any Woodland Permit submittal.
- Historic and Specimen Trees are more closely defined and are encouraged for nomination by residents. A new Specimen Tree Table on page 9 of the revised Ordinance identifies minimum sizes for nomination of Specimen Trees by species.
- The chart noting acceptable Woodland Replacement Species has been modified to include many more native species. All non-native species are now prohibited.
- The woodland replacement value for evergreens has been altered from the current two evergreens to 1 required canopy tree credit to a ratio of 1.5 evergreens to 1 canopy tree. This will encourage the use of more evergreens. Evergreens provide for good habitat and often provide for better screening and buffering. Applicants and residents appreciate the value of evergreens, and the improved ratio is more equitable with the City's landscape performance guarantee costs.
- Finally, the Ordinance now makes it clearer that Regulated Woodlands are intended for passive recreation rather than active recreation. Any proposed pavement or built amenities within woodlands will require a woodland permit.

The draft ordinance has been reviewed by the Parks, Recreation and Forestry Department, City Planners, the City Woodland Consultant and the City Attorney. Staff is in support of the proposed ordinance amendments.

On December 10, 2008, the Planning Commission held a public hearing on the proposed amendments and map and took action to recommend approval of the ordinance and map amendments. The draft minutes to that meeting are attached.

**RECOMMENDED ACTION:** Approval of City Code Amendment 08-125.21, to amend City of Novi City Code at Chapter 37 Woodland Protection Ordinance, and adopt the updated Regulated Woodland Map. **First Reading.**

	1	2	Y	N
Mayor Landry				
Mayor Pro-Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
CITY OF NOVI  
ORDINANCE NO. 08-125.21

**AN ORDINANCE TO AMEND CHAPTER 37,  
“WOODLAND PROTECTION” OF THE CITY OF  
NOVI CODE, TO PROVIDE NEW SUBSTANTIVE  
REGULATIONS CONCERNING REQUIREMENTS  
FOR WOODLAND PROTECTION WITHIN AND  
THROUGHOUT THE COMMUNITY.**

**THE CITY OF NOVI ORDAINS:**

**PART I**

That Chapter 37, “Woodland Protection” shall be amended in its entirety to read as follows:

**ARTICLE I. IN GENERAL**

**Sec. 37-1. Findings, purpose.**

(a) The city finds that rapid growth, the spread of development, and increasing demands upon natural resources have had the effect of encroaching upon, despoiling, or eliminating many of the trees and other forms of vegetation and natural resources and processes associated therewith which if preserved and maintained in an undisturbed and natural condition, constitute important physical, aesthetic, recreation and economic assets to existing and future residents of the city. Specifically, the city finds that:

- (1) Woodland growth protects public health through the absorption of air pollutants and contamination, through buffering in the reduction of excessive noise, wind, storms and visual screening, and through its cooling effect in the summer months;
- (2) Woodlands provide for public safety through the prevention of erosion, siltation, and flooding;
- (3) Trees and woodland growth are an essential component of the general welfare of the city by maintaining natural beauty, recreation, and an irreplaceable heritage for existing and future city residents; and
- (4) The protection of such natural resources is a matter of paramount public concern, as provided by Article IV, Section 52 of the Constitution of 1963, and

the Natural Resources and Environmental Protection Act of 1994, Act No. 451 of the Public Acts of Michigan of 1994 (MCL 324.101 et seq.), as amended.

(b) Therefore, the purposes of this chapter are to:

(1) Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives.

(2) Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and

(3) Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.

#### **Sec. 37-2. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

***Agricultural activity*** means the production of plants and animals useful to humans, including forages and sod crops, feed crops, field crops; dairy and dairy products; poultry and poultry products; livestock, including breeding and grazing of cattle, swine, captive cervidae, and similar animals; berries; herbs; flowers; seeds; grasses; nursery stock; fruits; vegetables; Christmas trees; and other similar uses and activities. Agricultural activity includes use in a federal acreage set-aside program or a federal conservation reserve program. Agricultural activity does not include the management and harvesting of a woodlot.

***American National Standards Institute*** means the most current version of A300, the industry consensus of performance standards for the care, pruning, and protection of trees.

***Arborist*** means and individual who is either a certified arborist by the International Society of Arboriculture (ISA) or has more than five (5) years of demonstrated professional experience as an arborist and who performs all work to ANSI A300 standards.

***Bona fide farming*** means the undertaking of good faith agricultural activity on land. In determining whether the activity occurring on land is bona fide, the following criteria shall be considered:

- (1) The length of time the land has been so utilized;
- (2) Whether the use has been continuous;
- (3) The size of the operation, as it relates to and as appropriate for the specific alleged agricultural activity;
- (4) Whether apparent effort has been made to care sufficiently and adequately for the land in accordance with generally accepted agricultural and management practices, including, without limitation, fertilizing, liming, tilling, mowing, reforestation, etc.;
- (5) Whether the land is under lease for the conduct of the activity and, if so, the length, terms, and conditions of the lease; and
- (6) The agricultural activity must be a permitted (or approved conditional) or accessory use as set forth in the zoning ordinance.

**Commercial farming** means a farming operation designed to generate income to the owner, reported for tax purposes on an annual basis, from the agricultural.

**Building area** means a designated outline of an area of permitted woodland encroachment for construction of a single-family residence. The building area shall include sufficient area for a residence, plus fifteen (15) feet around the residence for construction purposes. Building areas shall be located by depicting perpendicular distances to corresponding front, side and rear lot lines. In addition, perpendicular distances to regulated woodland boundaries from the corners of such buildings areas shall be depicted.

**Commercial nursery, tree farm** means a licensed plant or tree nursery or farm in relation to those trees planted and growing on the premises of the licensee, which are planted and growing for sale or intended sale to the general public in the ordinary course of the licensee's business.

**Critical Root Zone (CRZ)** means a circular area around a tree with a radius measured to the tree's longest dripline radius plus 1 foot.

**Damaged tree** means a tree that is injured so that it is not a viable tree or may cause harm. Any tree with greater than seventy-five (75) percent of its canopy intact shall be considered viable and healthy. This determination shall be made during the regular growing season.

**Dead tree** means a tree having no more than zero (0) to fifteen (15) percent of the canopy with leaves. This determination shall be made during the regular growing season.

**Development** includes any lawful land use authorized under Appendix A, "Zoning Ordinance," as amended.

**Diameter breast height (d.b.h.)** means the diameter in inches of a tree measured at four and one-half (4 1/2) feet above the existing grade.

**Diseased tree** means a tree that has been determined to have a terminal disease such as, but not limited to, Dutch Elm disease or Oak Wilt. Said disease must be confirmed by the Michigan State Cooperative Extension Service Plant and Pest Diagnostic Clinic at Michigan State University or an equivalent laboratory.

**Drip line** means an imaginary vertical line that extends downward from the outermost tips of the tree branches to the ground.

**Farm** means the land, plants, animals, buildings, structures, including ponds used for agricultural or aquacultural activities, machinery, equipment, and other appurtenances used in the commercial production of farm products.

**Farm operation** means the operation and management of a farm or a condition or activity that occurs at any time as necessary on a farm in connection with the commercial production, harvesting, and storage of farm products, and includes, but is not limited to:

- (1) Marketing produce at roadside stands or farm markets.
- (2) The generation of noise, odors, dust, fumes, and other associated conditions.
- (3) The operation of machinery and equipment necessary for a farm including, but not limited to, irrigation and drainage systems and pumps and on-farm grain dryers, and the movement of vehicles, machinery, equipment, and farm products and associated inputs necessary for farm operations on the roadway as authorized by the Michigan Vehicle Code, Act No. 300 of the Public Acts of 1949, being sections 257.1 to 257.923 of the Michigan Compiled Laws.
- (4) Field preparation and ground and aerial seeding and spraying.
- (5) The application of chemical fertilizers or organic materials, conditioners, liming materials, or pesticides.
- (6) Use of alternative pest management techniques.
- (7) The fencing, feeding, watering, sheltering, transportation, treatment, use, handling and care of farm animals.
- (8) The management, storage, transport, utilization, and application of farm by-products, including manure or agricultural wastes.
- (9) The conversion from a farm operation activity to other farm operation activities.
- (10) The employment and use of labor.

**Farm product** means those plants and animals useful to human beings produced by agricultural activity and includes, but it is not limited to, forages and sod crops, grains and feed crops, field crops, dairy and dairy products, poultry and poultry

products, cervidae, livestock, including breeding and grazing, equine, fish, and other aquacultural products, bees and bee products, berries, herbs, fruits, vegetables, flowers, seeds, grasses, nursery stock, trees and tree products, mushrooms and other similar products, or any other product which incorporates the use of food, feed, fiber or, fir, as determined by the Michigan Commission of Agriculture.

**Groundcover** means low-growing shrubs, woody vegetation, wild flowers and other small herbaceous plants within a woodland area.

**Grubbing** means the effective removal of understory vegetation, groundcover, shrubs or trees. In those instances when grubbing is permitted it shall not include the removal of any trees with a d.b.h. of greater than three (3) inches.

**Historic tree** means a tree which, ~~pursuant to section 37-6.5,~~ has been nominated to and designated by the Planning Commission to be of notable historic interest to the city because of its age, type, size or notable historic association.

ISA means the International Society of Arboriculture.

**Land clearing** means those operations where trees and vegetation are removed and which occur previous to construction of a building; e.g., road right-of-way excavation and paving, lake and drainage system excavation, utility excavation, grubbing, and any other necessary clearing operations.

**Locate** means construct, place, insert or excavate.

**Material** includes soil, sand, gravel, clay, peat, mud, debris and refuse, or any other material organic or inorganic.

**"No tree" verification** means a signed, notarized statement by the owner or agent stating that no trees exist upon the site of eight-inch d.b.h. or greater.

**Nonhuman cause** means a natural result proceeding from physical causes done without the intervention of humans, such as, insect infestation, diseases or acts of God (an act occasioned exclusively by violence of nature without the interference of any human agency).

**Operations** includes the locating, moving or depositing of any material, or any construction use or activity, or a combination thereof which in any way modifies the conditions of lands subject to this chapter.

**Owner** means any person who has dominion over, control of, or title to woodland.

**Person** includes any individual, firm, partnership, association, corporation, company, organization or legal entity of any kind, including governmental agencies conducting operations within the city and all tree removal companies and persons removing trees on behalf of others.

**Planning commission** means the planning commission organized under Article II of Chapter 27.

**Protective barrier** means a physical structure limiting access to a protected area, composed of wood or other suitable materials which ensures compliance with the intent of this chapter. Variations of these methods may be permitted upon written request if they satisfy the intent of this chapter.

**Regulated Woodland** means those areas within the City of Novi as depicted on the Regulated Woodland Map, as adopted by the City Council, as demonstrating a level of mature, historic and/or environmentally significant vegetation. A site with any level of regulated woodland must be field verified and documented in order to fully determine the vegetation that is referenced in this ordinance. Vegetation identified as regulated woodland includes large trees, understory trees, large and small shrubs and groundcover.

**Remove, removal** includes the cutting of trees and the injury and/or destruction of any form of vegetation, by whatever method, on any lands subject to this chapter.

**Specimen tree** means a tree which, pursuant to section 37-6.5, has been designated as a specimen tree by the planning commission because of its high value as a representative tree of a particular type or species, due to its size, age or other prominent characteristic.

**Structure** means any assembly of materials above or below the surface of the land or water, including but not limited to houses, buildings, bulkheads, piers, docks, landings, dams, waterway obstructions, towers, utility transmission devices.

**Transplant** means the digging up by a property owner of a tree from one place on a property and the planting of the same tree in another place on the same property.

**Tree** means a woody plant with an erect perennial trunk, which at maturity is thirteen (13) feet or more in height and which has a more or less definite crown of foliage.

**Woodland areas** means all lands (including all trees, shrubs and ground cover thereon regardless of size) which are subject to this chapter under section 37-4 as designated on the regulated woodland map and/or on an approved site plan.

**Sec. 37-3. Interpretation and application.**

In the interpretation and application, the provisions of this chapter shall be held to be minimum requirements adopted for the promotion of the public health, morals, safety, comfort, convenience, or general welfare. It is not intended by this chapter to repeal, abrogate, annul or in any way impair or interfere with any existing provisions of law or ordinance, or with any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to the law relating to activities within woodland areas; provided, however, that where this chapter imposes a greater restriction than is required by existing ordinances or by rules, regulations or permits the provisions of this chapter shall control.

**Sec. 37-4. Applicability.**

(a) This chapter shall apply to all lands depicted on the Regulated Woodland Map.

~~official woodlands map as light ("L") woodlands, medium ("M") woodlands or dense ("D") woodlands.~~

(b) This chapter shall further apply for the protection of any individual tree with a d.b.h. of thirty-six (36) inches or greater, irrespective of whether such tree is within ~~an area described in subsection (a) above~~ a regulated woodland. A woodland use permit shall be required under section 37-26 before the conduct of any activity which has the effect of removing, damaging or destroying a tree with a d.b.h. of thirty-six (36) inches or greater.

(c) Where uncertainty exists with respect to the boundaries of designated woodland areas shown on the ~~official woodlands~~ regulated woodland map, the following rules shall apply:

(1) Distances not specifically indicated on the map shall be determined by the scale on the map;

(2) Where physical or natural features existing on the ground are at variance with those shown on the ~~official woodlands~~ regulated woodland map, or in other circumstances where uncertainty exists, ~~the body or official reviewing the activity in question~~ the Community Development Director or his or her designee shall interpret the woodland area boundaries.

3) On any parcel containing any degree of regulated woodland, the applicant shall provide site plan documentation showing the locations, species, size and condition of all trees of 8" caliper or larger. Existing site understory trees, shrubs and ground cover conditions must be documented on the site plan or woodland use permit application plan in the form of a brief narrative. The woodland conditions narrative should include information regarding plant species, general quantities and condition of the woodland vegetation.

(d) Where there is uncertainty as to whether this chapter requires a woodland use permit for proposed activities on a given parcel of land, the owner or developer may provide the city with an affidavit, in form approved by the city, indicating that this chapter does not apply to the parcel. Upon verification by the city, the owner or developer shall be relieved of the necessity of submitting a woodland use permit application.

#### **Sec. 37-5. Enforcement.**

(a) Any person, firm or corporation determined to have been in violation of the provisions of this article shall be responsible for a municipal civil infraction and subject to the provisions of section 1-11 of this Code.

(b) In addition to the penalties provided for in section 1-11, any person who violates any provision of this chapter shall forfeit and pay to the city a civil penalty equal to the total value of those trees illegally removed or damaged, as computed from the International Society of Arboriculture shade tree value formula. Such sum shall accrue to the city and may be recovered in a civil action brought by the city. Such sum so collected shall be placed in the city tree fund. Replacement of illegally removed trees may be required as restoration in lieu of money. This replacement will be computed on an inch-for-inch ratio based on the total diameter measured at d.b.h. of the illegally removed trees. If, because of destruction of the removed trees, exact inch-for-inch measurements cannot be

obtained, the city may use other means to estimate the tree loss. A combination of ~~money-~~ tree replacement funds and tree replacement may be required.

(c) Any use or activity in violation of the terms of this chapter is hereby declared to be a nuisance per se, and may be abated by order of any court of competent jurisdiction. The council, in addition to other remedies, may institute any appropriate action or proceeding to prevent, abate or restrain the violation. All costs, fees and expenses in connection with such action shall be assessed as damages against the violator.

(d) If activities are conducted in a regulated woodland area contrary to the use permit required by this chapter or other applicable laws or ordinances, the ~~department of building and safety-~~ Community Development Department shall give written notice to the permit grantee, or if a permit has not been issued then to the person conducting the activity, notifying him of the violation of the permit, this chapter, or other applicable law or ordinance, and to appear and show cause why the activity should not be stopped. If the permit grantee or the person conducting the activity fails to appear and show good cause within one (1) full workday after notice is delivered, the ~~department of building and safety-~~ Community Development Department shall case a written order to stop the activity to be posted on the premises. A person shall not continue, or cause or allow to be continued, activity in violation of such an order, except with permission of the enforcing agency to abate a dangerous condition or remove the violation, or except by court order. If an order to stop is not obeyed, the enforcing agency may apply to the circuit court for the county in joining the violation of the order. This remedy is in addition to, and not in limitation of, any other remedy provided by law or ordinance, including the issuance of a municipal civil infraction for the failure to obey the order.

(e) Any person violating the provisions of this chapter shall ~~be come~~ become liable to the city for any expense or loss or damage occasioned by the city by reason of such violation.

**~~Sec. 37-6. Official woodlands map.~~ Regulated Woodland Map.**

(a) The ~~designated woodlands~~ regulated woodland areas are hereby established as shown on the ~~official woodlands map~~ Regulated Woodland Map which is on file in the office of the city clerk and which with all notations, references, and the information shown thereon, shall be as much a part of this chapter as if fully described in this section. If because of problems with scale or detail there is any ambiguity as to whether a particular area is a part of a woodland, that determination shall be made by the ~~body or official reviewing the use or activity for that area~~ Community Development Director or their designee. The map shall include the location of designated historical and specimen trees.

(b) The council may revise the official woodland area map at any time that new and substantial data for woodlands ~~and historic trees are~~ is available. Where the ~~official woodlands map~~ Regulated Woodland Map is amended to add an individual property or several adjacent properties as ~~designated woodlands~~ regulated woodland, notice of the proposed amendment and hearing shall be given to all owners of such property at least fifteen (15) days before the hearing.

**~~Sec. 37-6.5. Historic and specimen trees.~~**

(a) A person may nominate a tree within the city for designation as a historic or specimen tree based upon its age, type, size or documented historical or cultural associations. Such a nomination shall be made upon that form provided by the ~~planning department~~ Community Development Department. A person may nominate a tree within the City as a specimen tree based upon its size and good health. Any species may be nominated as a specimen tree for consideration by the Planning Commission. Typical tree species by caliper size that are eligible for nomination as specimen trees must meet the minimum size qualifications as shown below.

Specimen Trees Minimum Caliper Size

<u>Common Name</u>	<u>Species</u>	<u>DBH</u>
<u>Arborvitae</u>	<u>Thuja Occidentalis</u>	<u>16"</u>
<u>Ash</u>	<u>Fraxinus spp.</u>	<u>24"</u>
<u>American basswood</u>	<u>Tilia americana</u>	<u>24"</u>
<u>American beech</u>	<u>Fagus grandifolia</u>	<u>24"</u>
<u>American elm</u>	<u>Ulmus americana</u>	<u>24"</u>
<u>Birch</u>	<u>Betula spp.</u>	<u>18"</u>
<u>Black alder</u>	<u>Alnus glutinosa</u>	<u>12"</u>
<u>Black tupelo</u>	<u>Nyssa sylvatica</u>	<u>12"</u>
<u>Black walnut</u>	<u>Juglans nigra</u>	<u>24"</u>
<u>White walnut</u>	<u>Juglans cinerea</u>	<u>20"</u>
<u>Buckeye</u>	<u>Aesculus spp.</u>	<u>18"</u>
<u>Cedar, red</u>	<u>Juniperus spp.</u>	<u>14"</u>
<u>Crabapple</u>	<u>Malus spp.</u>	<u>12"</u>
<u>Douglas fir</u>	<u>Pseudotsuga menziesii</u>	<u>18"</u>
<u>Eastern hemlock</u>	<u>Tsuga canadensis</u>	<u>14"</u>
<u>Flowering dogwood</u>	<u>Cornus florida</u>	<u>10"</u>
<u>Ginkgo</u>	<u>Ginkgo biloba</u>	<u>24"</u>
<u>Hickory</u>	<u>Carya, spp.</u>	<u>24"</u>
<u>Kentucky coffee tree</u>	<u>Gymnocladus dioicus</u>	<u>24"</u>
<u>Larch/tamarack</u>	<u>Larix laricina (Eastern)</u>	<u>14"</u>
<u>Locust</u>	<u>Gleditsia triacanthos / Robinia pseudocacia</u>	<u>24"</u>
<u>Sycamore</u>	<u>Platanus spp.</u>	<u>24"</u>
<u>Maple</u>	<u>Acer spp. (except negundo)</u>	<u>24"</u>
<u>Oak</u>	<u>Quercus spp.</u>	<u>24"</u>

<u>Pine</u>	<u>Pinus spp.</u>	<u>24"</u>
<u>Sassafras</u>	<u>Sassafras albidum</u>	<u>16"</u>
<u>Spruce</u>	<u>Picea spp.</u>	<u>24"</u>
<u>Tulip tree</u>	<u>Liriodendron tulipifera</u>	<u>24"</u>
<u>Wild cherry</u>	<u>Prunus spp.</u>	<u>24"</u>

(b) A nomination for designation of a historic or specimen tree shall be brought on for consideration by the planning commission. Where the nomination is not made by the owner of the property where the tree is located, the owner shall be notified in writing at least fifteen (15) days in advance of the time, date and place that the planning commission will consider the designation. The notice shall advise the owner that the designation of the tree as a historic or specimen tree will make it unlawful to remove, damage or destroy the tree absent the granting of a ~~woodlands~~ woodland use permit by the city. The notice shall further advise the owner that if he objects to the tree designation the planning commission shall refuse to so designate the tree.

(c) Absent objection by the owner, the planning commission may designate a tree as a historic tree upon a finding that because of one (1) or more of the following unique characteristics the tree should be preserved as a historic tree:

- (1) The tree is associated with a notable person or historic figure;
- (2) The tree is associated with the history or development of the nation, the state or the city;
- (3) The tree is associated with an eminent educator or education institution;
- (4) The tree is associated with art, literature, law, music, science or cultural life;
- (5) The tree is associated with early forestry or conservation;
- (6) The tree is associated with American Indian history, legend or lore.

(d) Absent objection by the owner, the planning commission may designate a tree as a specimen tree upon a finding that because of one (1) or more of the following unique characteristics the tree should be preserved as a specimen tree:

- (1) The tree is the predominant tree within a distinct scenic or aesthetically-valued setting;
- (2) The tree is of unusual age or size (at least thirty-six-inch d.b.h.). Examples include those trees listed on the American Association Social Register of Big Trees, or by the Michigan Botanical Club as a Michigan Big Tree, or by nature of meeting the minimum size standards for the species;
- (3) The tree has gained prominence due to unusual form or botanical characteristics.

~~(e)~~ (e) Any tree designated by the planning commission as a historical or specimen tree shall be so depicted on the ~~woodlands map~~, a Historic and Specimen Tree Map to be maintained by the Community Development Department.

(f) The removal of any designated specimen or historic tree will require prior approval by the Planning Commission. Replacement of the removed tree on an inch for inch basis may be required as part of the approval.

**Sec. 37-7. Property inspection.**

The city, its officials, agents and employees may make reasonable entry upon any lands or waters within the city for the purpose of enforcement of this chapter or the conduct of any investigation, survey or study contemplated by this chapter.

**Sec. 37-8. Relocation or replacement of trees.**

(a) Whenever a ~~an~~ approved site plan or woodland use permit allows the removal of trees eight-inch d.b.h. or greater, such trees shall be relocated or replaced by the permit grantee. Such woodland replanting shall not qualify toward the landscaping requirements of the subdivision ordinance or the zoning landscaping, section 2509. All replacement trees shall be two and one-half (2 1/2) inches caliper or greater. Tree replacement shall be at the following ratio:

TABLE INSET:

Replacement Tree Requirements

<u>Removed Tree d.b.h./D.B.H. (In Inches)</u>	<u>Ratio Replacement/ Removed Tree</u>
<del>8 &lt;= 11</del>	<del>1-1</del>
<del>&gt; 11 &lt;= 20</del> <u>&gt;11 &lt; 19</u>	<del>2-2</del>
<del>&gt; 20</del> <u>&gt; 20 &lt; 29</u>	<del>3-3</del>
<u>&gt;30</u>	<u>4</u>

(b) All replacement trees shall satisfy American Association of Nurseryman standards, and be:

- (1) Nursery grown;
- (2) State department of agriculture inspected;
- (3) Tree spade transplanted while in the dormant state, or, if not in the dormant state, having been balled and burlapped with a solid well-laced root ball when in the dormant state;
- (4) No. 1 grade, with a straight unscarred trunk and a well-developed uniform crown (park grade trees are unacceptable);

(5) Staked, watered and mulched in accordance with Section 2509 of Appendix A, "Zoning Ordinance"; planted in accordance with the City of Novi Tree Planting Details, and approved through inspection by the City Landscape Architect or designee. (stakes shall be removed after one (1) year);

(6) Guaranteed for two (2) years, including labor to remove and dispose of dead material;

(7) Planted in accordance with the City of Novi Tree Planting Detail, and approved through inspection by the city.

(8) Of the same species as the removed tree where available from Michigan nurseries. Where trees of the same species are not available, replacement shall be pursuant to the Michigan native species or as listed in the replacement chart below. appended to Ordinance Number 98-125.11, on file in the office of the city clerk. The city can deny the use of certain trees based upon disease or insect susceptibility or the growing conditions on the site. Further, the city can determine the number of different tree species in a planting as a diversity of tree species is strongly encouraged.

(9) Planted with a minimum clearance of 10' from all built utility structures and outside of any and all easements whenever possible.

Woodland Tree Replacement Chart

TABLE INSET:

Common Name	Botanical Name
<u>Red Pine</u>	<u>Pinus resinosa</u>
<u>Paper Birch</u>	<u>Betula papyrifera</u>
<u>Yellow Birch</u>	<u>Betula alleghaniensis</u>
<u>Downy Serviceberry</u>	<u>Amelanchier arborea</u>
<u>Eastern Redbud</u>	<u>Cercis canadensis</u>
<u>Northern Hackberry</u>	<u>Celtis occidentalis</u>
<u>American Bladdernut</u>	<u>Staphylea trifolia</u>
<u>Kentucky Coffeetree</u>	<u>Gymnocladus dioica</u>
<u>Ohio Buckeye</u>	<u>Aesculus glabra</u>
<u>Black Cherry</u>	<u>Prunus serotina</u>
<u>Black Maple</u>	<u>Acer nigrum</u>
<u>Striped Maple</u>	<u>Acer Pennsylvanicum</u>
<u>Mountain Maple</u>	<u>Acer spicatum</u>
<u>Beech</u>	<u>Fagus</u>
<u>Sugar Maple</u>	<u>Acer saccharum</u>

Swamp White Oak (wet)	Quercus bicolor
Shingle Oak	Quercus imbricaria
Scarlet Oak	Quercus coccinea
Chinkapin Oak	Quercus muehlenbergii
Chestnut Oak	Quercus prinus
Red Oak	Quercus rubra
White Oak	Quercus alba
Burr Oak	Quercus macrocarpa
Black Oak	Quercus velutina
Walnut	Juglans
Shagbark Hickory	Carya ovata
Pignut Hickory	Carya glabra
Bitternut Hickory	Carya cordiformis
Horse Chestnut	Aesculus hippocastanum
Sweetgum (wet)	Liquidambar styraciflua
White Pine (2 for 1)(7') (1.5:1 ratio) (6' HT.)	Pinus strobus
Hemlock (2 for 1)(7') (1.5:1 ratio) (6' HT.)	Tsuga canadensis
White Spruce (2 for 1)(7') (1.5:1 ratio) (6' HT.)	Picea glauca
Black Spruce (2 for 1)(7') (1.5:1 ratio) (6' HT.)	Picea mariana
Ginkgo	Ginkgo biloba
Japanese Zelkova	Zelkova serrata
Bald Cypress	Taxodium distichum
Littleleaf Linden	Tilia cordata
English Oak	Quercus robur
Yellowwood	Cladrastis lutea
River Birch (for Paperbark)	Betula nigra
White Ash	Fraxinus americana
Red Maple (wet)	Acer rubrum
American Basswood	Tilia americana
American Sycamore	Platanus occidentalis
Tupelo	Nyssa sylvatica
Tuliptree	Liriodendron tulipifera

Thornless Honeylocust	Gleditsia triacanthos inermis
American Hornbeam	Carpinus caroliniana
American Hophornbeam	Ostrya virginiana
Eastern Larch (wet and acid)	Larix laricina

(c) The Planning Commission may approve the planting of a variety of native woodland plants toward required woodland replacements credits. The combined total of plant credits must meet or exceed the total DBH normally required for standard 2.5" caliper woodland tree replacement. Reforestation plants will receive credit as depicted in the reforestation credit table below. For example, two (2) 1.5" caliper Hickory trees could be planted and credited as one (1) replacement for a removed 8" regulated woodland tree. In order to assure a variety of plant types, the maximum allowable percentage of replacement credits for any plant type are as listed below. Site plans including proposed reforestation credits should include a chart such as above documenting the percentages of vegetation types utilized.

Reforestation Credit Table

Type	Minimum Size	DBH Credit Proposed Plant : Required Replacement.	Max. Use Percentage
Canopy Trees	1.5" Caliper	2:1	70%
Evergreen trees	36" Height	3:1	30%
Understory Trees	1" Caliper	5:1	30%
Large Shrubs	30" Height	6:1	30%
Small Shrubs	18" Height	8:1	30%
Perennials	1 Gallon Cont.	25:1	50%
Groundcover Seeding	Per Seed Source Recommendations	70 SY area:1	None

(ed) The location of replacement trees shall be subject to the approval of the city planning commission and shall be such as to provide the optimum enhancement, preservation and protection of woodland areas. Where woodland densities permit, tree relocation or replacement shall be within the same woodland areas as the removed trees. Such woodland replanting shall not be used for the landscaping requirements of the subdivision ordinance or the zoning landscaping, section 2509.

(de) When the proposed tree to be removed has multiple stems trunks, each stem that is eight inch d.b.h. or greater shall be calculated independently for its replacement value. For example, a tree that has three (3) stems of eight (8) inches, fourteen (14) inches, and sixteen (16) inches, shall require a total of five (5) replacement trees (1, 2, and 2 respectively).- each multi-stemmed tree caliper DBH inches shall be totaled and then divided by 8 to determine the required number or caliper inches of replacement vegetation. Sum DBH calipers shall be rounded down to determine the number of replacement credits required. For example, a multi-stemmed tree with 10", 12" and 13"

trunks (10 + 12 + 13 = 34 divided by 8 = 4.25. Therefore, rounding to the next full number, 5 replacement credits would be required.

(ef) Where tree relocation or replacement is not feasible within the woodland area, the relocation or replacement may be elsewhere on the property where the proposed activity is to be conducted.

~~(fg) Where tree relocation or replacement is not feasible either within the woodland area or elsewhere on the property where the activity is to be conducted, the relocation or replacement may be made at another location within the city approved by the city forester.~~ Where tree relocation or replacement is not feasible within the woodland area, the relocation or replacement plantings may be placed elsewhere on the project property.

(gh) Where tree relocation or replacement is not feasible within the woodland area, or on the project property where the activity is to be conducted, or on other property within the city approved by the city forester, the permit grantee shall pay into the city tree fund monies for tree replacement in a per tree amount representing the current market value for the tree replacement that would otherwise be required as approved by the Planning Commission. The city tree account fund shall be utilized for the planting of trees purpose of woodland creation and enhancement, installation of aesthetic landscape vegetation, provision of care and maintenance for public trees and provision and maintenance of specialized tree care equipment. Tree Fund plantings shall take place on public city property or within right-of-ways with approval of the agency of jurisdiction. Relocation or replacement plantings may be considered on private property provided that the owner grants a permanent conservation easement and the location is approved by the Planning Commission.

(i) Where replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that the replacement trees shall be preserved as planted, such as through a conservation or landscape easement to be granted to the City. Such easement or other provision shall be in a form acceptable to the City Attorney and provide for the perpetual preservation of the replacement trees and related vegetation.

### **Sec. 37-9. Tree protection during construction.**

(a) Before development, land clearing, filling or any land alteration for which a use permit is required by this chapter commences, the developer shall be required to erect for the protection of remaining trees barriers as approved by the city. Such protection shall be maintained and remain in its approved location until such time as it is authorized to be removed by the city or issuance of a final certificate of occupancy. The location of such barriers from protected trees shall be the same separation as is required for trench excavation pursuant to section 11-50 of this Code. During construction, no attachments or wires shall be attached to any of such trees so protected. The construction of barriers shall comply with the following:

(1) Woodland areas shall be separated from construction areas by the installation of "barrier" fencing either of plastic or wood slat materials, a copy of the fence detail is available from ~~the city forester~~ the Parks, Recreation and Forestry Department or the Community Development Department. These

materials shall be attached to five-foot "T" poles spaced at five-foot intervals and shall have a tree protection sign affixed to the fence every 50 foot in such a manner to be clearly visible to workers near the site. The use of chain link fence may also be required by the planning commission in the case of specimen trees or exceptionally valuable woodland or wetland areas. This barrier shall be installed at the critical root zone (CRZ) perimeter of the on-site trees to be protected prior to initiating project construction. Should it not be possible to place the protection fencing at the CRZ of a regulated tree due to practical hardship, the applicant may provide replacement value for the tree into the City Tree Fund. The applicant may also choose to allow the tree in question to remain at their option. Accurate critical root zones must be depicted on the site plan for all regulated trees within 50' of proposed grading or construction activities.

(2) If a woodland area is required to be fenced off, and the fence has been taken down without permission, or a violation of the fence area has been documented by a notice of violation by the ~~city forester or his representative~~ Community Development Department, and the department of public works has re-erected the normal protective fencing twice, the developer or builder shall be required to install the Michigan State University standard fence detail, a copy of which is available from the ~~city forester.~~ the Parks, Recreation and Forestry Department or the Community Development Department.

Barriers will be required for all trees being protected, except in large property areas separate from the construction or land clearing area into which no equipment will venture may be ribboned off by placing stakes a maximum of fifty (50) feet apart and typing ribbon, plastic tape, rope, etc., from stake to stake along the outside perimeters of such areas to be cleared.

(3) No placement of vehicles, trailers, equipment, construction materials, or temporary structures will occur within the CRZ of protected trees.

(b) It shall be unlawful for any person to conduct any activity within the ~~drip-line~~ critical root zone (CRZ) of any tree designated to be retained, including but not limited to the placing of any solvents, material, construction machinery, or soil within the ~~drip-line~~ CRZ.

(c) ~~The city forester or his designee~~ The Parks, Recreation and Forestry Operations Manager, Community Development Department Director, or their designee shall make a determination as to those trees which can reasonably be expected to survive the permitted activity. Particular consideration shall be given to the impact of changes in grade, deposition of storm water, duration of storm water encroachment, oil leaks, species of the impacted trees, soil types, soil compaction, the distance of earth moving activities from individual trees, and other construction or developmental activities which impact the area around the trees, irrespective of whether the activity is in the immediate vicinity of the affected trees. Trees which cannot be reasonably expected to survive shall be removed. Those trees which are removed pursuant to this section shall be considered in the calculation of replacement trees under section 37-8.

### **Sec. 37-10. Taking property without compensation.**

(a) This chapter shall not be construed to abrogate rights or authority otherwise provided by law.

(b) For the purposes of determining if there has been a taking of property without just compensation under state law, an owner of property who has sought and has been denied a permit or has been made subject to modifications or conditions in the permit under this chapter may file an action in a court of competent jurisdiction.

(c) If the court determines that an action of the city pursuant to this chapter constitutes a taking of the property of a person, then the court shall order the city, at the city's option, to do one (1) or more of the following:

- (1) Compensate the property owner for the full amount of the lost value;
- (2) Purchase the property in the public interest as determined before its value was affected by this chapter;
- (3) Modify its action with respect to the property so as to minimize the detrimental effect to the property's value; and
- (4) Modify its action with respect to the property so that the action will not constitute a taking of the property.

Secs. 37-11--37-25. Reserved.

## **ARTICLE II. PERMIT**

### **Sec. 37-26. Required.**

(a) Except for those activities expressly permitted by section 37-27, it shall be unlawful for any person to conduct any activity within a ~~woodlands-area~~ regulated woodland site without first having obtained a use permit upon proper application including the following activities:

- (1) Removing, damaging or destroying any tree or similar woody vegetation of any d.b.h. A ~~woodlands~~ woodland area that is also within a wetland or watercourse regulated by Article V of Chapter 12 shall not be exempt from the requirements of this chapter;
- (2) Removing, damaging or destroying any historic or specimen tree; and
- (3) Land clearing or grubbing.
- (4) Conversion of a farm operation use to a non-farm operation use without the restoration of the affected ~~woodlands~~ woodland area on the property pursuant to subsection 37-8(b).

(b) Where a final subdivision plat or a final site development plan which includes activities regulated by this chapter has been reviewed and approved by the city in conformance with the requirements of this chapter, such approval together with any additional terms and conditions attached thereto shall be considered to have completed the requirements for a permit under this chapter which shall then be issued by the city.

(c) Unless the requirements of this chapter can be satisfied by the setting aside without encroachment of sufficient woodland areas, the developer of a single-family residential subdivision plat or single-family residential site condominium shall, as a part of use permit approval under this article, designate building areas for all structures and impervious surfaces on each subdivision lot or site condominium unit. Once such building areas have been approved and made a part of the use permit, no additional ~~woodlands woodland~~ use permit shall be required for the erection of structures within such a building area. Activities on a subdivision lot or site condominium unit that extend beyond the confines of such a designated building or impervious area shall require an additional approval pursuant to this chapter, which shall only be approved when it is not otherwise feasible to utilize the lot or site condominium unit for single-family residential purposes. Whenever a building permit is granted for construction of a single-family residence the permit holder shall post a performance guarantee to ensure continued compliance with the use permit granted with the platting of the subdivision or approval of the site condominium. The form of the guarantee shall be in accordance with the provisions of chapter 26.5. The amount of the guarantee shall be based upon a pro rata share of the performance guarantee posted by the subdivision or site condominium developer under subsection 37-30(e)(3). ~~With each such posting a posting for a single structure, or with a significant number of postings for multiple residence developments,~~ the developer may apply for a corresponding reduction (or return) of the original performance guarantee posted by the developer under subsection 37-30(e)(3).

(d) A permit shall be required for any slab foundation or contiguous frost-depth footing proposed within a regulated woodland area.

**Sec. 37-27. Exceptions.**

Notwithstanding the prohibition of section 37-26, the following activities are permitted within woodlands woodland areas without a use permit, unless otherwise prohibited by statute or ordinance:

(1) The transplanting within a twelve-month period of no more than three (3) trees on a given parcel of land within ~~a designated woodlands~~ regulated woodland area;

(2) The removal within a twelve-month period of a single tree with a d.b.h. of less than eight (8) inches where a valid certificate of occupancy has been issued;

(3) The removal or trimming of dead, diseased or damaged trees or other woody vegetation, provided that the damage resulted from a nonhuman cause, and provided further that the removal or trimming is in compliance of ANSI standards; accomplished through the use of standard forestry practices and techniques;

(4) Conservation of soil, vegetation, water, fish, wildlife and other natural resources;

(5) Facilitation of passive outdoor recreation activities, such as the utilization of field-unpaved trails or woodlands for nature study, hiking, horseback riding, trapping and hunting as otherwise legally permitted and regulated and only to the extent necessary to undertake such activities. The exception for outdoor

recreation shall include the development of land for non-motorized recreational uses.

(6) Bona fide farming, where the farm operation is registered with the city pursuant to Chapter 8 of this Code, and forestry and nursery practices, where otherwise legally permitted, and where compatible with the individual woodland ecology and not in conflict with the standards contained in section 37-29 provided that a forest management use permit is obtained pursuant to subsection 37-8(d) for forestry activities within a ~~woodlands~~ woodland area;

(7) The operation and maintenance of existing dams and other water control devices if in compliance with all applicable statutes and ordinances; and

(8) Actions taken in times of emergency, including the repair or restoration of public roads, electrical lines, natural gas lines, water lines, sewage lines and storm drainage systems, when immediate action is necessary to protect public health or safety or to prevent damage to property. A person taking such emergency actions shall within fourteen (14) days thereof provide a report to the planning commission describing the actions taken, the nature of the emergency necessitating the actions, and the extent of any cutting or removal of, or damage to, any trees within the ~~woodlands~~ woodland area. The matter shall be reviewed by ~~a city arborist, the city forester,~~ the Parks, Recreation and Forestry Manager, or Community Development Director or his or her or his- designee, who shall make a determination as to whether the resulting tree cutting, removal or damage was reasonably necessitated by the emergency situation. To the extent the resulting tree cutting, removal or damage exceeds that reasonably necessitated by the emergency situation, the person shall be required to provide replacement trees in accordance with the replacement standards of section 37-8.

(9) The cutting, trimming or removal of trees and other woody vegetation in connection with the construction, maintenance or repair of a natural gas transmission main, electrical line, water main, sewer line and other essential utilities that are ~~which is~~ located within a private or public easement or property dedicated for such purpose, ~~easement of the public utility or within property owned in fee by the public utility,~~ provided the following conditions are met:

a. If the activity is conducted within an private easement, the public utility applicant shall notify the underlying property owner in writing at least fourteen (14) days in advance of the activity, with a copy of the notification forwarded to ~~the city forester-~~ Community Development Department;

b. The public utility applicant shall, where possible, protect and maintain historic and specimen trees;

c. If the activity is adjacent to property where there is located a residential dwelling, the public utility applicant shall, where possible, preserve an undisturbed buffer area of vegetation adjacent to such property; and

d. Any area that is cleared shall be cleaned, graded and seeded.

(10) When protected vegetation obstructs any street, sidewalk or pedestrian path to such an extent as it interferes with clear and safe lines of sight.

(11) Any tree that endangers the public health, welfare, or safety such that immediate alteration is required in the opinion of the Parks, Recreation and Forestry Operations Manager or their designee.

**Sec. 37-28. Contents of application.**

(a) *Required information.* An applicant for a use permit required by this article shall submit the following materials to the city clerk:

(1) A completed use permit application, on a use form prescribed by the city, which includes the following information:

a. The name, address and telephone number of the applicant and of the applicant's agent.

b. The name, address and telephone number of the owner of the property.

c. The project location, including as applicable, the street, road or highway, section number, name of subdivision, and name of any watercourse which will or may be impacted.

d. A detailed description and statement of purpose of the proposed activity.

e. Person or corporate entity performing such services, if known, along with a contact person, address and phone number.

(2) A use permit application fee in an amount as set by resolution of the council;

(3) Where the applicant is not the owner of the property, a written authorization from the owner permitting the proposed activity; and

(4) A site plan, including topographical survey, sealed by a registered engineer or registered surveyor, which includes the following information:

a. The shape and dimensions of the lot or parcel, together with the existing and proposed locations of structures and improvements, if any;

b. Locations based upon actual field survey of all existing trees by estimated number, size and condition and species and of shrubs and ground cover. For woodland areas in which there will be no development, aerial photography interpretation or sampling methods may be used instead of actual field survey;

c. For all woodlands woodland areas in which development is proposed the woodlands woodland survey plan shall be accompanied by a separate key identifying by location all trees eight (8) inches d.b.h. and greater, by size, common, genus and species names (i.e. Red Maple/Acer rubrum)

and condition. Such information shall be provided by a registered landscape architect, certified arborist, or registered forester, through an on-site inspection, who must verify the contents by seal or signature with and/or registration number with signature, whichever applies. For all trees proposed to remain, a topographic elevation at the base of the trunk shall be indicated. The dripline of affected trees shall be clearly indicated on the plan. All such trees shall be identified in the field by the painting of the identifying numbers in nontoxic paint of a white, yellow or orange color, or by a tree identification tag affixed loosely with a single nail. All trees, shrubs, and groundcover ~~proposed to remain or to be transplanted~~ shall be identified by estimated number, size, and species;

d. Existing general soil conditions throughout the parcel;

e. A statement showing how trees not proposed for removal are to be protected during land clearing, construction, and on a permanent basis, including the proposed use of protective barriers, tree wells, tunneling or retaining walls. See section 37-9.

f. Locations and dimensions of all setbacks, easement and existing and proposed public and private utilities;

g. Statements as to proposed grade changes and proposed drainage pattern changes for the lot or parcel, including information as to changes in water levels within ~~protected woodlands~~ regulated woodlands. Existing contour data for the entire property with a vertical contour interval of no more than two (2) feet, and vertical contour data at an interval of no more than one (1) foot for all areas to be disturbed by proposed tree removal operations, extending for a distance of at least fifty (50) feet beyond the limits of such areas. Indicated elevations shall be based on United States Geological Survey datum;

h. The number of trees to be cut which have a d.b.h. of eight (8) inches or more, plus a plan and cost estimate for their replacement per City of Novi standard cost figures. The standard cost figures are available at the Community Development Department. ~~Final costs for replacement shall be determined by a City arborist the city forester, or his designee, upon acceptance of final engineering plans by the city;~~

i. Information as to how all trees to be retained shall be identified at the site, whether by painting with water base paint, flagging, etc. prior to field inspection; and

j. The legal property description, zoning classification including adjacent parcels, existing structures, the extent of existing woodland areas, and the size and location of all elements of the proposed activity.

(b) *Alternate site plan information.* Where the proposed activity is located on a site with no trees with a d.b.h. of eight (8) inches or greater, the applicant shall so indicate in his application, and submit a "no tree" affidavit. In such case, the city shall conduct an inspection of the site. If the inspection substantiates the applicant's claim, the applicant

shall be relieved of the necessity of providing unnecessary information, such as the topographic survey, etc. However, where there are trees of less than eight-inch d.b.h. that are otherwise potential good specimens of that particular woodland, additional information will be required such as quality, size, species, health and such additional information as the city may request.

(c) *Land clearing or grubbing.* Where the proposed activity is land clearing or grubbing only the preparation of a site plan which depicts the location of all trees as required by subsection (a)(4)b. shall not be required. However, the applicant shall provide general information as to the number, species and size of the protected trees on the property before a use permit for the clearing or grubbing may be granted.

(d) *Forest management use permit.* An owner may be granted a forest management use permit for the purpose of maintaining and improving a ~~woodlands~~ woodland area by professional forestry management methods. Applications for this permit must be accompanied by a management plan for the subject area prepared by a certified arborist, landscape architect or forester licensed and registered in the state. The management plan shall include a description of and a schedule for the program, justifying reasons for the work specified, and a summary of the benefits to be obtained. Work under a forest management use permit shall be directed by a certified arborist, landscape architect or licensed and registered forester. Under the forest management use permit, provisions of this chapter which are applicable solely to development or land clearing activities shall not apply. The city shall not levy any fee for this special permit.

(e) *De minimis activities.* Where the proposed activities involve the removal or cutting of no more than three (3) trees of eight-inch d.b.h. or greater within a twelve-month period, and are not taken in conjunction with the development of a parcel or erection of structures on a parcel, the city may waive the requirement for a site plan and permit fees, provided ~~the city forester~~ the Parks, Recreation and, Community Development Director or their designee, is otherwise able to make a determination that the proposed activity will not adversely impact the ~~woodlands~~ woodland area or violate the criteria of section 37-29.

**Sec. 37-29. Application review standards.**

The following standards shall govern the grant or denial of an application for a use permit required by this article:

(1) No application shall be denied solely on the basis that some trees are growing on the property under consideration. However, the protection and conservation of irreplaceable natural resources from pollution, impairment, or destruction is of paramount concern. Therefore, the preservation of woodlands, trees, similar woody vegetation, and related natural resources shall have priority over development when there are no location alternatives.

(2) The integrity of ~~woodlands~~ woodland areas shall be maintained irrespective of whether such woodlands cross property lines.

(3) The reviewing authority shall evaluate the quality of the involved woodland area, including in its evaluation consideration of:

a. Soil quality;

- b. Habitat quality;
- c. Tree species (including diversity of tree species);
- d. Tree size and density;
- e. Health and vigor of tree stand;
- f. Wildlife within the woodland area;
- g. Understory species and quality; and
- h. Other factors such as the value of the woodland area as a scenic asset, windblock, noise buffer, environment, asset (i.e.--Cooling effect, etc.), and the value of historic or specimen trees within the woodland area.

(4) The removal or relocation of trees shall be limited to those instances:

- a. When necessary for the location of a structure or site improvements and when no feasible and prudent alternative location for the structure or improvements can be had without causing undue hardship; or
- b. The tree is dead, diseased, injured and in danger of falling too close to proposed or existing structures, or interferes with existing utility service, interferes with safe vision clearances, or conflicts with other ordinances or regulations.

(5) Where the removal or cutting of any trees with eight-inch d.b.h. or greater is permitted, replacement trees shall be provided in accordance with section 37-8.

(6) The proposed activity shall include necessary provisions for tree protection in accordance with section 37-9.

(7) Where the proposed activity consists of land clearing it shall be limited to designated street rights-of-way, drainage and other utility areas, and areas necessary to the construction of proposed buildings and structures, as depicted on the plat or site plan. Where the proposed activity consists of grubbing, all trees with a d.b.h. of three (3) inches or greater will be left undisturbed. The understory of such trees shall likewise be left undisturbed within the drip line or within an area three (3) feet from the tree, whichever is greater.

(8) Where the proposed activity includes residential development, residential units shall blend into the natural setting of the landscape for the enhancement of the sound, orderly economic growth and development and for the protection of property values in this city. Naturally occurring runoff may pass from one wooded area to a second area without an easement, provided developed runoff is not directed to such second area. Naturally occurring low areas may remain where no developed runoff is directed to such areas. Buildings within ~~protected woodlands~~ regulated woodland shall have gutters and downspouts which direct

developed runoff away from ~~protected woodlands~~ regulated woodland either through the building's storm water discharge system or by weeping tile directing water away from the protected woodland.

(9) The proposed activity shall be in compliance with all other applicable statutes and ordinances.

(10) The reviewing authority shall consider the total acreage of ~~woodlands~~ woodland existing within the city.

(11) The burden of demonstrating that no feasible and prudent alternative location for structures or improvements without undue hardship shall be upon the applicant.

### **Sec. 37-30. Application review procedures.**

(a) ~~The city forester, The Parks, Recreation and Forestry Operations Manager, and Community Development Director or his~~their designees, shall review the submitted application for a use permit required by this article to ensure that all required information has been provided. At the request of the applicant or the city, an administrative review meeting may be held to review the proposed activity in light of the purpose and review standards of this chapter. A field inspection of the site may be conducted. ~~The Parks, Recreation and Forestry Operations Manager, and Community Development Director~~ The city forester, or theirhis designees, shall, after review of the proposed activity, submit a report and recommendations to the planning commission ~~or woodlands review board~~ as to the propriety of the proposed use under the review standards and criteria of section 37-29.

(b) ~~Where the proposed activity does not otherwise require site plans or plat approval, the granting or denying of the use permit shall be the responsibility of the woodlands review board.~~ Planning Commission. ~~The woodlands review board shall be composed of three (3) citizen members, which are three (3) persons appointed by city council who are residents of the city and have the qualifications required by the city's Charter for officers of the city. The members appointed by city council shall serve for terms of two (2) years beginning at noon on January 1 of each even-numbered year. The city council shall appoint three citizen members to the woodlands review board who shall serve from the date of the adoption of this ordinance, or as soon thereafter as practical, to January 1 of 2006. The granting or denying of all other use permits shall be the responsibility of the planning commission, which shall also have the responsibility to grant or deny permits in the place and stead of the above described Woodlands Review Board, if at the time an application for a permit hereunder is received and a duly and fully-constituted Woodlands Review Board is not established. The granting or denying of all permits shall be governed by the review standards contained in section 37-29.~~

(c) Prior to a determination by the planning commission on a use permit application, notice of the application and the date, time and location of the planning commission meeting at which the application will be considered shall be published in the paper of general circulation within the city. A copy of that notice shall be mailed to those persons to whom real property adjacent to the proposed activity is assessed. Prior to a determination on a use permit application by the ~~woodlands review board~~ Planning

Commission, a notice of the pending application shall be published and mailed to those persons to whom real property is assessed (based upon addresses on city assessing records) situated within three hundred (300) feet of the property boundaries of the land for which the permit is proposed. The notice shall indicate a date prior to which written comments regarding the application may be submitted to the city for consideration by the ~~woodlands review committee.~~ Planning Commission.

(d) Whenever a use permit application is denied, the reasons for denial shall be transmitted in writing to the applicant.

(e) Whenever a use permit is granted, the reviewing authority (~~planning commission or woodlands review board~~) Planning Commission shall:

(1) Impose such conditions on the manner and extent of the proposed activity or use as are necessary to ensure that the intent of this chapter is carried out and that the activity or use will be conducted in such a manner as will cause the least possible damage, encroachment, or interference with natural resources and natural processes within the ~~woodlands~~ woodland area. A condition to every permit shall be that the grantee, by acceptance of the permit, consents to entry onto the premises by representatives of the city and law enforcement officers to inspect the activities conducted pursuant thereto. In those instances where the permit requires the preservation of a woodland area, the grantee shall provide the city a conservation easement for such area in such form as is acceptable to the city engineer and city attorney. Where the activity includes the development of property for single-family residential use, a condition to the permit shall be that the grantee erect and maintain signage on the property indicating areas of ~~protected woodlands~~ regulated woodland. The signage shall be at such locations approved by the Parks, Recreation and Forestry Operations Manager, Community Development Director ~~the city forester, or their designee,~~ and shall remain until all lots or units adjacent to such woodland areas are constructed upon. The signage shall include the telephone number of ~~the city forester.~~ the Parks, Recreation and Forestry Operations Manager.

(2) Fix a reasonable time within which any ~~wøodlands~~ woodland operations must be completed.

a. In general, woodland operations are to be completed in a time period consistent with the provisions of chapter 26.5, particularly section 26.5-5(c).

b. If compliance with this chapter will include an obligation to replant two thousand (2,000) trees or more, as calculated under section 37-8, the city council, following review and recommendation by the reviewing authority, may allow an extended period, not to exceed ten (10) years, for the completion of any portion of the replanting requirement to be undertaken off the site of the land which is the subject matter of the permit. If an extension is granted under this subparagraph, the total replanting requirement shall be satisfied, and shall be carried out in equal annual installments during each year of the extension. The first planting year-installment shall be identified in the approval. The precise number of years allowed for the completion of replanting shall be determined based upon a demonstration by the applicant that, unless an extension for the

requested period of time is granted, the applicant shall be impaired from carrying out the activity for which the land is being developed. If the replanting period approved by the city will extend over a period of five (5) years or more, the applicant may propose, and the city council may approve, a form of security other than the mechanisms specified in the following subsection (3), provided, as a condition to approving such alternate form of security, the applicant must demonstrate to the council that the timely replanting requirement shall be fully and lawfully secured.

(3) Require the filing with the city of a performance guarantee to ensure compliance with the approved use permit. Such performance guarantee shall be in accordance with the provisions of chapter 26.5, and shall be in an amount determined necessary by the city to cover the cost of replacing the tree(s) as well as any costs that may be incurred by the city in the reinstallation of protective fencing.

**Sec. 37-31. Appeal from granting or denial.**

A permit approved by the planning commission ~~or woodlands review committee~~ shall not be issued until ten (10) calendar days following the date of the approval. Any interested person who is aggrieved by the granting or denying of a use permit required by this article may request an appeal of the decision to the council. A request for appeal must be filed within ten (10) calendar days following the grant or denial. If an appeal is requested during such ten-day period, the issuance of any permit shall be suspended pending the outcome of the appeal. The council, upon review, may reverse, affirm or modify the determination and/or permit issued by the planning commission ~~or woodlands review committee~~.

**Sec. 37-32. Term.**

Any and all permits issued by the city as requirements of this chapter shall be declared null and void if commencement of work so permitted is not started within a reasonable time, but not to exceed six (6) months. But in no case will the permit be valid for more than twelve (12) months. Permits not used within this period will become null and void and future work will require a new application. For purposes of this section a permit shall be used when the work authorized by the permit is completed.

**Sec. 37-33. Display of permit.**

The grantee of a permit required by this article shall prominently display on the site the permit issued. Such display shall be continuous while trees are being removed or replaced or while work authorized under the permit is being done, and for at least ten (10) days after the completion thereof. Failure to allow entry for inspection by city representatives pursuant to the conditions attached to the permit shall constitute a violation of this chapter.

Secs. 37-34--37-40. Reserved.

**ARTICLE III. DEAD, DAMAGED, OR DANGEROUS TREES ON PRIVATE PROPERTY**

**Sec. 37-41. Private trees--Clearance.**

Owners of trees on private property shall maintain or treat such trees so that they do not become a danger to the public or to adjacent property and so that they do not harbor dangerous or communicable insect infestation or tree disease. It shall be the responsibility of such owners to remove all dead, diseased or dangerous trees, or any broken or decayed limbs which threaten the safety of the public or are a hazard to adjoining property. Any owner of any property failing to maintain or remove trees in conformity with this section or section 37-42 shall be notified in writing by ~~the city forester~~ the Parks, Recreation and Forestry Operations Manager to do so; which notice shall specify the time period within which such maintenance or removal shall be performed. In determining whether the condition of a tree threatens safety or is a hazard, ~~the city forester~~ the Parks, Recreation and Forestry Operations Manager shall utilize the International Society of Arboriculture Guide to Evaluation of Hazard Trees in Urban Areas. Upon the expiration of the notice time period, ~~the city forester~~ the Parks, Recreation and Forestry Operations Manager may cause the maintenance or removal to be done. All expenses incurred in performing such work, including administrative expenses, shall be debt due the city from the owner or owners of the property. ~~The city forester~~ the Parks, Recreation and Forestry Operations Manager shall provide the city treasurer verification of such costs within ten (10) days of receipt of such verification, the treasurer shall forward a statement of the total charges assessed to the owner as shown by the last current assessment or tax roll, and such assessment shall be payable to the city treasurer within thirty (30) days from the date when the statement was forwarded. If not paid within the prescribed thirty-day period, such statement shall be filed with the city assessor and shall thereupon be assessed against the land in question and become a lien on such property in accordance with Chapter 11 of the City Charter. The amount so charged may be discharged at any time by the payment of the amount specified in the statement, together with interest at the rate of six (6) percent per year compiled from the time of filing such certificate with the city assessor. Such amount shall be a debt of the person to whom assessed until paid and, in case of delinquency, may be enforced as delinquent city property taxes or by a suit against such person.

**Sec. 37-42. Same--Diseases and infestations.**

When ~~the city forester~~ Parks, Recreation and Forestry Operations Manager shall discover that any tree growing on private property within the city is afflicted with any dangerous and communicable insect infestation or tree disease, including, but not limited to Emerald Ash Borer, Dutch elm disease, elm blight, Verticillium (albo-atrum) wilt, Oak wilt or Bronze Birch borer, he shall forthwith serve a written notice upon the owner or his agent, or the occupant of the property describing the tree, its location and the nature of the infestation or tree disease and ordering the owner, agent and occupant to take such measures as may be reasonably necessary to cure such infestation or disease and to prevent the spreading thereof, specifying the measures required to be taken. Such order may require the pruning, spraying or destruction of trees as may be reasonably necessary. Every such notice shall be complied with within the time period specified within the notice.

**Sec. 37-43. Same--Appeal of destruction order.**

In case the owner, agent or occupant of the property shall feel himself aggrieved at an order of the city requiring the maintenance, removal, treatment or destruction of any tree, he may within forty-eight (48) hours make an appeal to the director of public services by communication filed with the department of public services. The director

shall set a time for consideration of the appeal, provide notice of the time to the applicant, and thereafter make a determination as to the appeal.

**Sec. 37-44. Same--Owner's failure to comply with destruction order.**

In case the owner, agent and occupant of the property should refuse to carry out the order of ~~the city forester~~ the Parks, Recreation and Forestry Operations Manager within the time directed, or in case of an appeal within five (5) days after the ~~director~~Manager shall have affirmed such order, ~~the city forester~~ the Parks, Recreation and Forestry Operations Manager shall carry out the pruning, spraying or other treatment, maintenance, removal or destruction of the trees as deemed necessary by him. All expenses incurred in performing such work, including administrative expenses, shall be recovered in the manner provided in section 37-41.

**Sec. 37-45. Violations.**

In addition to the other remedies provided in this article, the failure of a property owner to comply with a notice from ~~the city forester~~ the Parks, Recreation and Forestry Operations Manager requiring the treatment, maintenance, removal or destruction of a tree shall be deemed a violation of this Code.

**PART II**

**Savings Clause.** That the amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

**PART III**

**Severability.** That should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

**PART IV**

**Repealer.** All other Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**PART V**

**Effective Date: Publication.** That the provisions of this Ordinance shall become effective fifteen (15) days after its adoption and shall be published within 15 days of its adoption by publication of a brief notice in a newspaper circulated in the City, stating the date of enactment and the effective date of the ordinance, a brief statement as to the subject matter of this Ordinance and such other facts as the Clerk shall deem pertinent, and that a copy of the Ordinance is available for public use and inspection at the office of the City Clerk.

**CERTIFICATION**

It is hereby certified that the foregoing Ordinance was adopted by the Novi City Council, Oakland County, Michigan, at a meeting of the Council duly called and held on the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**CITY OF NOVI**

By: \_\_\_\_\_  
Maryanne Cornelius, City Clerk

**ADOPTED:**

**EFFECTIVE:**

**PUBLISHED:**

|

**PLANNING COMMISSION MINUTES  
DECEMBER 10, 2008**

# PLANNING COMMISSION

DRAFT COPY

CITY OF NOVI  
Regular Meeting

**Wednesday, December 10, 2008 | 7 PM**  
Council Chambers | Novi Civic Center | 45175 W. Ten Mile  
(248) 347-0475

## ROLL CALL

**Present:** Members, Victor Cassis David Greco, Andrew Gutman, Brian Larson, Michael Meyer, Mark Pehrson, Wayne Wrobel

**Absent:** Members Brian Burke (excused), Michael Lynch (excused)

## 2. ORDINANCE TEXT AMENDMENT 08-125.21

The Public Hearing was opened on the Planning Commission's recommendation to City Council for an ordinance to amend Chapter 37, Woodlands Protection, to amend the City Code related to an update of the Woodland Protection Ordinance and revised Regulated Woodland Map.

Deputy Director of Community Development Barbara McBeth said that Landscape David Beschke and Woodland Consultant John Freeland were instrumental in the update of the map and the Ordinance. She said this has been a long project and she wished to go over the highlights of the work.

This is a Public Hearing for consideration of an updated Regulated Woodland Map and Woodland Protection Ordinance. The City's Regulated Woodland Map serves as a guideline for development on wooded parcels within the City with the ultimate goal of protecting, conserving and preserving valuable resources. It is important to note that the Regulated Woodland Map simply serves as a guideline for responsible development. On any regulated wooded site where development is proposed, a tree survey specifically delineating site woodlands is required. The Planning Commission frequently sees these plans.

Staff created the proposed Woodland Map by utilizing The City's GIS system to carefully review the current Regulated Woodland Map (last updated in 1998) against an overlay of the City's most recent aerial photography. All potential wooded areas were delineated and documented on a working map. The working map was then field-verified throughout the City by David Beschke as the City's Landscape Architect and Dr. John Freeland, the City's Woodland Consultant. City woodlands were reviewed with regard to tree health, species, rarity, density and maturity. Any necessary corrections or clarifications were prepared on the final map as proposed. Ms. McBeth said that it was interesting to note that even with the ongoing development, the natural succession and the past woodland mitigation projects have actually added about 220 acres to the City's woodlands, for a total of 4,870 acres. The revised map has already been favorably introduced to the members of the Environmental Committee.

Staff has proposed considerable revisions to the Woodland Protection Ordinance with the intent of clarifying requirements and offering innovative opportunities, while still protecting personal property rights. Revisions were made to assure clarity of the Ordinance, define woodland terminology and outline Staff and Consultant duties.

Just a few of the highlights of the proposed Ordinance include:

- The newly included Reforestation Credit Table on Page 14 is a significant new addition allowing for more diverse Woodland Replacements. Currently only large canopy trees and evergreens are allowed toward replacement credits. The revised Ordinance encourages mixed use of native canopy trees, evergreens, sub-canopy trees, large and small shrubs, perennials and groundcovers. Smaller sized vegetation would be allowed in exchange for higher plant quantities. These practices would allow for a far more complete and viable woodland habitat and is a great improvement over past practice that gave credit solely for large trees of a single caliper size.
- The updated Regulated Woodland Map and Ordinance no longer define woodlands as light, medium or dense categories as did the previous version. This past methodology had no bearing on the level of protection afforded to the woodlands. Defining site woodlands as simply regulated or unregulated is a much more straightforward and effective approach, especially as a narrative describing the general nature of all site vegetation and will be required for any Woodland Permit submittal. Ms. McBeth said the Consultant's review generally provides a description of the woodland quality.
- Historic and Specimen trees are more closely defined and are encouraged for nomination by residents. A new Specimen Tree Table on page 9 of the revised Ordinance identifies minimum sizes for nomination of Specimen trees by species.
- The chart noting acceptable Woodland Replacement Species has been modified to include many more native species. All non-native species are now prohibited.
- The woodland replacement value for evergreens has been altered from the current two evergreens to one required canopy tree credit to a ratio of 1.5 evergreens to one canopy tree. This will encourage the use of more evergreens. Evergreens provide for good habitat and often provide for better screening and buffering. Applicants and residents appreciate the value of evergreens, and the improved ratio is more equitable with the City's landscape performance guarantee standards.
- Finally, the Ordinance now makes it clearer that Regulated Woodlands are intended for passive rather than active recreation. Any proposed pavement or built amenities within woodlands will require a woodland permit.

The draft Ordinance has already been reviewed by the Parks, Recreation and Forestry Department, City Planners, the City Woodland Consultant and the City Attorney. Public comment on the updated map and Ordinance was solicited through display at the Civic Center and through information posted on the City website. Public comments received to date are in the Planning Commission packages.

Ms. McBeth said that David Beschke and Dr. John Freeland were available for any questions.

Chair Pehrson opened the floor for public comment.

- Rick Shanowski, Barclay Estates Subdivision: Commented that the map seemed very coarse and appears to map areas on private property. What is the impact to the homeowner who happens to have regulated woodlands and runs afoul? He was afraid they may be blindsided by the Ordinance provisions, if they didn't realize that there were regulated woodlands on their own properties. How are the homeowners being protected in that respect?

Member Gutman said there was no correspondence. Chair Pehrson closed the Public Hearing.

Chair Pehrson asked Mr. Beschke to respond to Mr. Shanowski's comments. Mr. Beschke said there are many private properties that were regulated before and remain regulated with the update. This doesn't tend to affect them. This map is really aimed at large parcels that are yet to be developed. In the case where a private residence backs up to a woodland, the City actually extended the woodline as far as it could go just to show the full breath of it. This is a rough map and when an area is zoomed in on with the online mapping portal, one can see how close it is. The map that is produced actually is very rough. The City has never denied someone who wanted to remove a tree in their private residence at the back yard. If the tree is threatening or diseased, the City simply goes out and takes a look at the tree and the resident is told whether its

removal is fine. It is reasonable to try to extend the boundaries onto someone's lot if the boundary of the woodland goes there, but it doesn't really affect the private resident.

Chair Pehrson noted that it is Novi's typical methodology to solicit public comment in many ways, such as through correspondence and online comments. He asked whether the City responds to the comments collected. For example, comment #7 from the online list said the area near Rotary Park looked good except the writer asked why the section north of Asbury and south of Roethel was not regulated. Chair Pehrson thought it seemed like a fair question. Mr. Beschke said it did seem like a fair question, and he said there were eight comments received through the Survey Monkey. He did not know of any way to respond directly to those people. The comments are anonymous. He said the City could certainly look at these areas; that is part of the reason for this opportunity. One of the reasons for the public comments was to determine whether the public had questions about specific areas. The map can be revised prior to being adopted. The comment has been taken into account but the City can't directly answer the author.

Chair Pehrson remembered the beautiful oak tree specimen on Grand River. He asked what the process was for designating a tree as historic. If it is deemed historic by a count of ten votes, does the tree become untouchable? Mr. Beschke said there was information beyond the definitions, which can be found on page ten. There is a section that explains what qualifies as an historic tree. This is up to the Planning Commission. It is not new to the Ordinance. The Planning Commission can adopt an historic tree if someone comes forward with appropriate information that proves the tree is historic for any of the different reasons – associated with a notable person or historic figure, a state, an educator, art, literature or law. The nominator has to prove their case, and it is something of a fuzzy science. If the tree is dedicated as an historic tree, it has the same regulations as any of the regulated woodland trees.

Ms. McBeth added that the section of Ordinance Mr. Beschke referred to states that the removal of any designated specimen or historic tree would require approval by the Planning Commission. Replacement of the removed tree may be required on an inch-for-inch basis. This is more of an honorary nomination. Ms. McBeth also said that if there was any notoriety associated with a tree on a site plan before the Planning Commission, this information would be provided to the members for consideration. The intent is to include the location of all of these trees on the Woodland Map, and then this information would be referenced as part of the Consultant's review.

Member Meyer commented that he once visited Abraham Lincoln's birthplace and saw a 300-year old tree; the next time he visited, the tree had died.

Member Cassis complimented the Planning Department and Mr. Beschke for their hard work. Some of the language has been clarified. He noted Letter "h" on page 21; he asked how the cost of trees is estimated. Mr. Beschke responded that standard fees are adopted by City Council. Canopy trees are considered as \$400 average price. It's far easier to use a benchmark price rather than have the Applicant estimate on each species of tree. The performance guarantees and bonds are based on this number. A large shrub is \$50. [\$250] is the price for a sub-canopy tree. The prices were just adjusted a few years ago, and every few years these costs are reviewed.

Member Gutman commended the Staff's efforts. It's great to be part of a City where the Staff proactively works at improving the process for our constituents.

Moved by Member Gutman, seconded by Member Cassis:

**In the matter of Ordinance Text Amendment 18-125.21, motion to send a Planning Commission recommendation to City Council for an Ordinance to amend Chapter 37, Woodlands Protection, and to amend the City Code relating to an update to the to the Woodland Protection Ordinance and revised Regulated Woodland Map.**

**DISCUSSION**

Dr. John Freeland introduced himself to the Planning Commission. Chair Pehrson thanked him for his continued service and dedication in helping the City learn and grow. He understood that much of the collaborative effort included him. Dr. Freeland had no other comment.

**ROLL CALL VOTE ON ORDINANCE TEXT AMENDMENT 18-125.21 WOODLAND PROTECTION ORDINANCE AND WOODLAND MAP RECOMMENDATION MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER CASSIS:**

**In the matter of Ordinance Text Amendment 18-125.21, motion to send a Planning Commission recommendation to City Council for an Ordinance to amend Chapter 37, Woodlands Protection, and to amend the City Code relating to an update to the to the Woodland Protection Ordinance and revised Regulated Woodland Map. *Motion carried 7-0.***

**PROPOSED  
REGULATED WOODLAND MAP**

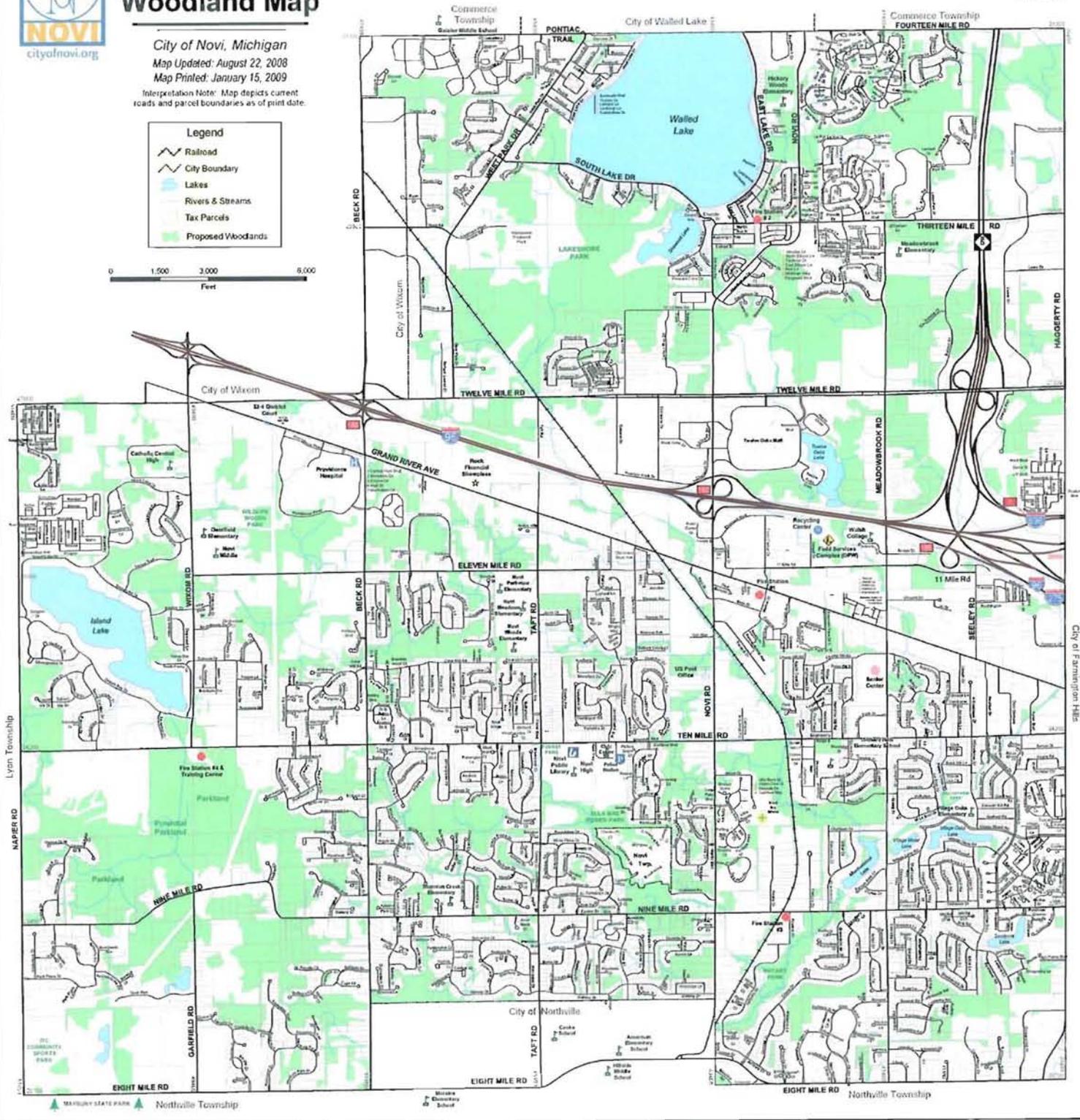


# Proposed Regulated Woodland Map

City of Novi, Michigan  
Map Updated: August 22, 2008  
Map Printed: January 15, 2009

Interpretation Note: Map depicts current roads and parcel boundaries as of print date.

Legend	
	Railroad
	City Boundary
	Lakes
	Rivers & Streams
	Tax Parcels
	Proposed Woodlands



Map Produced by the City of Novi  
Geographic Information Services  
Department of Information Technology  
45175 W. Ten Mile Road  
Novi, MI 48375

Publication Date: January 15, 2009  
Map Author: Christopher Blough, City GIS Manager

**MAP INTERPRETATION NOTES**

Woodland areas were identified through aerial photo analysis and selected field verification. This map is not a substitute for a site-specific woodland delineation. It should be interpreted according to the City of Novi Code of Ordinances Section 37.6. Contact the City of Novi Department of Community Development for more information about this map product. This map shall not be reproduced or redistributed without the approval of the City of Novi.  
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