



**MEADOWBROOK OFFICE BUILDING
(REVISED FACADE)
SP #07-68**

**MEADOWBROOK OFFICE BUILDING (REVISED FACADE), SITE PLAN NUMBER
07-68**

Consideration on the request of HEFCO Properties, for revised façade approval. The subject property is located in Section 14, at the southwest corner of Meadowbrook Road and Twelve Mile Road, in the OST, Planned Office Service Technology District. The subject property is approximately 4.68 acres.

Required Action

Approve/deny the revised facade

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	1/4/08	<ul style="list-style-type: none">• Minor items to be addressed at time of Final Site Plan submittal• Screen rooftop equipment to meet standards in facade consultant's letter
Façade	Approval recommended	1/8/08	<ul style="list-style-type: none">• Screen rooftop units to match the dark trim of the building and simplify the profiles of the units

Motions

Approval – Revised Façade

In the matter of Meadowbrook Office Building, SP 07-68, motion to **approve** the revised façade, subject to the conditions and items listed in the staff and consultant review letters being addressed on the Stamping Sets; *with the following considerations...*

- a. Screening of the rooftop equipment to meet the standards listed in the façade review letter;
- b. Compliance with all the conditions listed in the staff and consultant review letters,
- c. *(Insert specific considerations here)*

for the following reasons...(because it is otherwise in compliance with Section 2520 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance).

Denial of Façade

In the matter of Meadowbrook Office Building, SP 07-68, motion to **deny** the revised façade, for the following reasons...(because it is not in compliance with the Ordinance).

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

January 4, 2008

Planning Review

Meadowbrook Office Building (Revised Façade Materials)

SP #07-68

Petitioner

Hefco Properties

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: Southwest corner of Twelve Mile and Meadowbrook Roads
- Site Size: 4.68 acres
- Zoning: OST (Office Service Technology)
North: RA (Residential Acreage)
West, East, South: OST (Office Service Technology)
- Proposed: Façade review only - Existing façade was constructed of different materials than what was on the approved Stamping Sets (SP01-04)
- Plan Date: 10.8.04 Site Plan; 12.2.05 Approved Façade; 12.22.06 Constructed Façade for review

Project Background and Summary

Meadowbrook Office Building (SP01-04) was approved by the Planning Commission on November 5, 2003. The façade met the Zoning Ordinance standards, and therefore did not require a Section 9 waiver. The Stamping Sets for the Meadowbrook Office Building were stamped for façade approval on December 9, 2005 (the approved façade drawings are dated December 2, 2005 by the architect). However, when the building was constructed, it was not built with the materials approved on the Stamping Sets. Also, the change in façade materials resulted in additional color changes from the approved façade. The applicant indicates the approved brick materials were no longer available from the manufacturer at the time of construction, and they were unaware additional reviews would need to be conducted by the Planning Division for the revised materials. Therefore, since the existing façade materials were not approved, this is a review of the façade and associated screening of the rooftop units.

Recommendation:

Approval of the Preliminary/Final Site Plan is recommended, subject to providing appropriate screening of the rooftop equipment units to meet the standards noted in the façade consultant's review letter. A sample of the proposed screening materials must be submitted informally to the city, prior to the Planning Commission meeting on January 23th, to verify the screening meets the standards.

Ordinance Requirements

The submitted Preliminary/Final Site Plan was reviewed per the standards of Section 2516 (Site Plan Review – All Districts) and Section 2520 (Exterior Building Wall Façade Materials) of the Zoning Ordinance:

- **Site Plan Review and Approval:** Per Section 2516.1.b.(7).iii. of the Zoning Ordinance, changes to the façade design or sample board of a previously-approved site plan shall be reviewed and approved by the Planning Commission. On the revised plans/Stamping Sets, clearly differentiate between the approved façade (dated 12.2.05) and the built façade (dated 12.22.06) on the site plan drawings.
- **Façade:** Per Section 2520.10 of the Zoning Ordinance, Revisions After Approval, changes to the façade after approval by the City need to undergo the review process for the revised materials.
- **Elevations:** Per Section 2520.3 of the Zoning Ordinance, rooftop equipment must be screened from the roadway and adjacent properties. As shown in the photographs of the site, the rooftop equipment is readily visible from portions of both 12 Mile Road and Meadowbrook Road. However, while the applicant indicates he does not wish to attract more attention to the rooftop with additional screening, the size and shape of the units are too obtrusive to not warrant additional screening. As noted in the Façade Consultant's review, in order to meet the standards of Section 2520 of the Zoning Ordinance, additional screening of the rooftop units (in a dark color compatible with the building trim) is required to appropriately block the view of the structures from the adjacent properties and roads.

Planning Commission and Response Letter

The applicant is asked to provide a response letter to the Planning Department, responding to the issues raised in the planning review and façade review letters, prior to the plan undergoing review by the Planning Commission. As noted above, a sample of the proposed screening materials must be submitted to the city for informal review prior to the Planning Commission meeting. Thirteen copies of the façade drawings (no changes made from the reviewed plans), one reduced copy of the façade plan (8.5"x11"), and the response letter are due by Wednesday at noon, the week before the meeting. After the Planning Commission's review, 6 copies of the plans (with original signatures and original seals) will need to be revised and submitted as Stamping Sets, addressing all of the comments in the review letters and those comments made by the Planning Commission.

Karen F. Reinowski

Planning Review by Karen F. Reinowski, AICP, PCP 248.347.0484 or
kreinowski@cityofnovi.org

FAÇADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS, & SURVEYORS

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

January 8, 2008

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: FACADE ORDINANCE – Preliminary and Final Site Plan Review
Meadow Office Building (SP-07-68)
Façade Region: 1
Zoning District: OST
Size: (1) Building – 2 story, 40,706 Sq. Ft.

Dear Ms. McBeth:

The following is the Façade Review for Preliminary and Final Site Plan review regarding the drawings prepared by Ron Jona & Associates, dated 12-22-06 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials proposed are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column. **This review is based on material changes after the original stamping set was approved. The types and percentages of the new materials are consistent to those previously approved, except the color and/or texture have been modified. The applicant has provided a well written letter of intent, dated December 4, 2007, for consideration.**

Drawings Dated 12-22-06	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
NATURAL BRICK	86.8% ✓	79.8% ✓	78.2% ✓	78.2% ✓	100% (30% Min.)
STONE	8.3% ✓	16.2% ✓	17.4% ✓	17.4% ✓	50%
FLAT METAL PANELS	4.9% ✓	4.0% ✓	4.4% ✓	4.4% ✓	50%

Recommendations:

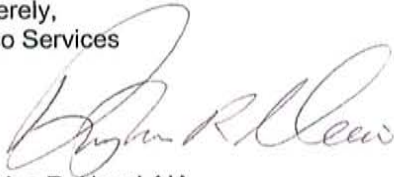
1. The materials shown on the sample board are consistent with the façade ordinance.
2. The drawings show a generator and trash enclosure utilizing materials that match the building.
3. The applicant is seeking relief of the typical material requirements for the rooftop mechanical equipment, based on limited viewing and suggesting that adding traditional screening would make the units more noticeable. After visiting the site, no mechanical equipment is visible from the applicant's site, but they are visible from the neighboring community. Please see attached photos for reference. In some of the photos the profile of the units are noticeable. Painting the units would not enhance or disguise the nonrectangular shapes. It is our recommendation that the units be screened with materials that match the dark trim of the building. This screening may be physically attached to the units rather than traditional methods, but the goal would be to simplify the profiles to simple rectangular shapes.

It is our recommendation that the building meets the intent of the façade ordinance and a Section 9 Waiver is not required contingent upon item number 3.

If you have any questions regarding this matter, please contact me at your convenience.

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,
Metco Services



Douglas R. Necci AIA



View looking East on 12 Mile Road.



View looking South on Meadowbrook Road.

**EXCERPT FROM PLANNING COMMISSION MEETING OF NOVEMBER 5, 2003,
WITH MOTION TO GRANT APPROVAL FOR MEADOWBROOK OFFICE
BUILDING**

EXCERPT OF
**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 5, 2003, 7:30 P.M.**

1.MEADOWBROOK OFFICE BUILDING, SITE PLAN NUMBER 01-04

Consideration of the request of HEFCO Properties for approval of a Preliminary Site Plan. The subject property is located in Section 14 on the southwest corner of Twelve Mile and Meadowbrook Road in the OST (Office Service Technology) District. The developer is proposing a two-story office building. The subject property is 4.68 acres. This case was postponed by the Planning Commission on 1/15/03.

Planner Barb McBeth located the property on an aerial photo. It is located in Section 14 on the southwest corner of Twelve Mile and Meadowbrook Road. This matter last appeared before the Planning Commission in January of this year. A number of concerns were expressed about the proposed plan by the Planning Commission at that time. The matter was tabled to allow the Petitioner to continue working on the proposed development plans to resolve those issues. The Applicant has met and discussed the site plan with the Plan Review Center on several occasions since that meeting in January and a number of the concerns expressed at the Commission have been resolved. There are three items still remaining for possible waiver or variance. Among the issues resolved are the elimination of the Planning Commission waiver for inadequate parking lot setback along the south side of the property and the relocation of the proposed loading area.

Ms. McBeth said that the subject property is currently developed with one single family home. The property to the south is developed with single family homes fronting on Meadowbrook Road. To the east and west is vacant land. These properties are zoned OST, Office Service Technology, and master planned for office uses. To the north, across Twelve Mile Road, is the Michigan State University Tollgate Education Center. It is zoned R-A, Residential Acreage, and the Master Plan describes the property as a Quasi-public use, designating the land use as the MSU Tollgate Education Center.

The proposed site plan shows a two-story office building containing a total of 46,659 square feet. The plan that was presented to the Planning Commission in January of this year contained 46,595 gross leasable square feet, approximately 64 square feet less than the proposed office building now under review. The one change made to the building is a modification of the front of the building with different material, and has technically expanded the size of the building by the 64 square feet. Two driveways are proposed, one from Twelve Mile and the other from Meadowbrook Road. The west part of the site contains a wetland area which continues off-site. The stormwater detention area is proposed to be located at the southwest corner of the property.

Ms. McBeth said the Planning Review indicates that a City Council waiver of the required eight-foot wide safety path along Twelve Mile will be required for the area west of the

proposed driveway on Twelve Mile. The elevation naturally drops away in this area because of a large wetland system that exists on this site and further to the west.

Previously there was considerable discussion regarding the screening and location of the proposed loading area. The proposed loading area has been moved from the area just south of the main entrance on the south side of the building to an area further away from the main door and out of the drive aisle (just south of one of the traffic control islands). The Planning Commission may wish to make a determination whether the intent of the OST Ordinance has been met for screening of the proposed loading area. The OST Ordinance encourages the screening of truck service areas by either a courtyard building design or an ornamental wall or berm. The proposed plan does provide landscaping along the north side of the loading area, and along the east, west and south sides of the property.

The Wetlands Review indicated that a Minor Use Permit is needed for temporary disturbance of approximately 600 square feet of the wetland buffer in order to construct a retaining wall. Restoration of the wetland buffer will take place following construction of the retaining wall. Administrative approval of the permit is possible and will be granted following approval of the site plan. There are no Regulated Woodlands on the site.

The Landscaping Review indicated that two ZBA variances will be needed. The first variance is for the lack of the required berm or wall along the Twelve Mile frontage and part of the Meadowbrook Road frontage and is necessary since the plan is being reviewed under the previous Landscape Ordinance. These areas are adjacent to the building and where the wetland exists on the west side of the property. The second variance is for the required interior parking lot landscaping; the submitted plans are deficient by approximately 1,554 square feet.

The Traffic Review indicated items that may be addressed at the time of Final Site Plan review. The Engineering Review contained a number of items that may be addressed at the time of Final Site Plan Review. The Façade Review recommended approval of the plan subject to two items being addressed at the time of Final Site Plan review. Ms. McBeth showed the Planning Commission the façade board. The proposed building will be constructed primarily of brick with cast stone. Spandrel glass is also proposed. The Fire Marshal's Review indicated items that need to be addressed on the next submittal of plans. The Applicant provided a letter addressing the waivers and variances discussed in the review letters and in this presentation.

Howard Friedlander, 5138 Village Commons Drive, West Bloomfield, represented the Applicant at the meeting. He acknowledged that stone material was added to an area that was previously submitted in brick. This change resulted in a larger building footprint, as the window and wall connection had to be redesigned to alleviate a potential problem of standing water.

Mr. Friedlander said the loading area was moved and alleviated the concerns that the entrance or handicapped spaces may get blocked. He had confirmed with the Planning Department that the screening he provided on this OST site plan would have been sufficient in the other Office Districts. This screening requirement contemplates a more

intense use than what is proposed – an office building with professionals and no shop area.

Mr. Friedlander said that the safety path near the Twelve Mile entrance could be installed as a bridge-like structure on stilts and would dead-end in mid-air. It seems more appropriate to construct this path when a plan is presented for the adjacent property. He would agree to this as a future obligation, as long as the cost is reasonable under the circumstances.

Mr. Friedlander said that the eight-foot safety path along Meadowbrook Road was designed in accordance with the City's request to observe the future ROW rather than the existing ROW. Civil Engineers Brian Coburn and Ben Croy have agreed that having the safety path within the future ROW would not violate anything in the Ordinance and is therefore not an issue.

Mr. Friedlander said that the berm has been removed from around the building. The area between the building and public streets is exposed. The Ordinance says the screening is meant to obscure parking areas and provide an aesthetically pleasing view from the road. He said that there is no parking in that area; they felt it was a better design to put the building at the setback on such a prominent corner. The berm would detract from the landscaping. He acknowledged that this is a judgment call and that a berm could be added if requested.

Mr. Friedlander said that the interior parking landscaping was previously reviewed and agreed to by Mike McGinnis, even with its deficiencies. He was not sure how Landscape Architect Lance Shipman's number is different, but Mr. Friedlander admitted there is a shortage of landscaping. If this plan was redesigned to the existing ROW that shortage would disappear. Again, this Ordinance could be satisfied but it would slide the parking area further to the east and would only be removed when Meadowbrook Road is widened. The landscaping that is being left out there for the road widening could be relocated to the parking area, a sketch of which was provided to the Planning Commission as Exhibit B. This plan would create a new landscaped island and remove thirteen feet of greenbelt that would result in a twelve-foot wide strip of grass. While that could be done, Mr. Friedlander did not think it was the better way to go forward.

Mr. Friedlander asked for the Planning Commission's approval and favorable recommendations for the City Council and ZBA issues. He said he is willing to change the plans if his suggestions are not found to be acceptable.

Member Sprague confirmed that the additional 64 square feet is the result of an additional 2'x32' area. He did not think that the safety path that led to nowhere was necessary at this time; he confirmed with City Attorney Tom Schultz that the Planning Commission only needs to forward their recommendation to City Council regarding this plan's failure to meet the City's Design and Construction Standards. Mr. Schultz said that a financial mechanism can ensure that this work will ultimately be done, and would be created with input from the Engineering, Finance and Treasury departments. The need for the mechanism will be set forth in City Council's motion if the plan is approved. The Planning Commission's motion should include the language similar to, "subject to the waiver by the

City Council of that Design and Construction Standard." Member Sprague was concerned that it would not be taken care of to the extent that the Planning Commission desired. Mr. Schultz said their recommendation could include their opinion on how they would like the waiver to proceed. He said that he would not expect the Planning Department to recommend that the waiver remove the standard altogether; the issue is determining what the mechanism will be that guarantees the work will ultimately be completed.

Member Sprague asked Mr. Evancoe what the Planning Department's recommendation would be. He responded that they will recommend that the sidewalk be constructed at the appropriate time with an escrow or bond attached to the stipulation to assure that the developer maintains the financial responsibility for the completion of the work. He explained that the amount that would be escrowed or bonded would be determined at today's dollars plus a percentage increase to reflect the future construction of the path. A cash escrow would also gain interest over the years.

Member Sprague asked whether there is any additional information regarding the property located to the west. Ms. McBeth responded that the City did not have any additional information on that parcel. She said that it could not be estimated when that parcel would be developed.

Member Sprague was inclined to agree with the request to waive the berm from an aesthetic point of view. He asked how the Planning Commission defends their granting of waivers when it is their charge to ensure that Applicants comply with the Ordinance standards. Mr. Shipman thought one of the considerations must be the effect or intent of the proposed landscaping – would it be affective by some other means, and still be within the spirit of the Ordinance? Aside from that, he said he was unsure how this would be handled on a broader basis for other sites.

Member Sprague asked Mr. Shipman if it was his opinion that the site was more aesthetically pleasing without the berm. He responded that the question was rather subjective; he did believe the Applicant has proposed a reasonable amount of landscaping. Whether their plan serves a better purpose than the berm or rolling landscape is subjective and Mr. Shipman asked that the Planning Commission make the determination based on their own opinion, with acknowledgement of the other projects where the berm has been required. Member Sprague concluded that he may agree to waive the berm and he certainly did not want a wall in its place.

Member Sprague thought the relocation of the loading area was an improvement. He felt the Applicant's parking lot landscaping plan made sense and he would support their request for a waiver. He asked the Applicant about putting handicapped parking spaces along the west side of the building. Mr. Friedlander responded that the problem with that request is the intent of the plan is to have a field of parking and a main entrance. There are two side entrances but they are not intended to be used as often. Depending on how this building is used or who the tenants will be, it may not be practical to have handicapped spaces on the west side because that entrance may not have access to all of the tenants. It will ultimately depend on the final interior design. By keeping the handicapped parking by the main entrance, patrons of the building will enter where they have access to all tenants (both first and second floors), the rest rooms, etc. Mr.

Friedlander also commented that this same consideration applied to their reasoning for not shifting the loading area to a location that did not adequately serve the entire building. He concluded that while he is not adverse to moving the parking places, he does not consider it wise until the interior buildout has been determined.

Member Papp agreed that it did not make any sense for the City to require the path and subsequently maintain it when it isn't going to be functional until the next parcel is developed. He supported the idea of requesting a financial guarantee.

Member Papp asked whether the loading and unloading would occur through the front entrance and whether the moving trucks would be blocking entry into the building. Mr. Friedlander responded that the moving trucks would park where it is most convenient, on a temporary basis. He previously discussed this with the Planning Department and was told that moving trucks are an occasional event and a necessary short term inconvenience. He felt enough area was provided for maneuvering around a moving truck. Mr. Friedlander said there was no freight elevator.

Member Papp confirmed with Mr. Friedlander that the side entrances would be available for emergency building evacuation, for all tenants.

Member Papp thought the building was attractive and that a berm would detract from its appearance. He felt the landscaping proposed on the plan looked good.

Member Shroyer liked the building and felt that it would look good on the proposed corner. He was also in favor of waiving the berm requirement because the building is attractive and the landscaping is sufficient. He felt that the Planning Commission had come to terms with the path issue.

Member Shroyer was not convinced that the loading area meets the intent of the Ordinance. He asked if the use of the building changes would the City have any recourse regarding the loading area. Mr. Schultz responded that the short answer is no; the Planning Commission is determining this evening whether the proposed building layout and plan meets the Ordinance requirements. A change of tenant would not typically require a change to a site plan. If a new tenant needs a different kind of physical layout, then the Planning Commission may well have the site plan back before them at some point in the future. Member Shroyer agreed that the new loading location was better but he was not convinced of new plan's worthiness.

Member Shroyer's biggest concern was that there were two issues that the Staff gave negative recommendations on. He said the plan was postponed the first time so that the Applicant could reduce the size of the building, thereby reducing the parking lot allowing more space for a better loading location and interior lot landscaping. He said the Applicant has had nine months to reduce the size of the building and instead, he returns with a larger one. The other issue – the parking spaces and increased landscaping – may have been discussed but they weren't adequately addressed. At this time Member Shroyer was not in favor of the plan.

Member Avdoulos was also concerned for the same reasons. He said that at the last meeting the Planning Commission determined there were landscaping deficiencies, loading area issues, and building issues. He was uncomfortable with the loading area being shown as four crossed out parking places. He felt the loading area should be safe and not be a hindrance to any other traffic in the parking area or to any pedestrians. Member Avdoulos felt that the UPS and Fedex drivers will likely park in front of the building and run in and out with their deliveries. He would be more comfortable with the loading area being placed where it would not be an interference.

Member Avdoulos felt that the lobby area would be used for transporting up and down in the building. This ties into how the parking lot circulation is going to be. With the large footprint of the building, the parking is being adversely affected and is causing landscaping issues. He felt that something has to give.

Member Avdoulos was also concerned about the HVAC screening because of the proximity of the building to the street. Mr. Friedlander responded that the super frame stone material runs all the way to the back of the building and the mechanical equipment will be located where it is hidden from view.

Mr. Friedlander also stated that both Mr. Evancoe and the Traffic Consultant had looked at the loading area and they found that it was safe and harmonious. Member Avdoulos was considering the issue based on the intent of the Ordinance. He felt the proposed location is not providing the access that the Ordinance was looking to provide.

Member Avdoulos did not have an issue with the berm or path requests. He was concerned about the loading area not being in close proximity to the building and not meeting the Ordinance's intent and the deficiencies in the landscaping issues in the middle of the site. He assumed that the new Landscaping Ordinance did not apply because of the timing of this plan's submittal.

Member Avdoulos asked what ROW is on record with the City. Civil Engineer Brian Coburn said that the intent is to plan for the future – the sixty-foot half ROW. That's what the City has asked the Applicant to do. He did not think they were offering to dedicate the land to the City at this time.

Member Avdoulos asked if the actual square footage of the building has been determined since there seemed to be some confusion. Ms. McBeth said she agreed that the number must be clarified and that can be done at the time of Final Site Plan review.

Member Ruyle said that when this plan came before the Planning Commission in January he did not have a problem with it. He has no problem with the additional 64 square feet because the aesthetics are better and it alleviates a potential maintenance problem. He had a problem with the loading area. He sells office furniture for a living and he knows how lazy his people are – they would go right to the front door. He suggested that the Applicant have a traffic cop/building manager at the building to request that trucks park in the loading area. He said that ultimately it is the Applicant's responsibility to manage this problem.

Member Kocan agreed with many comments made thus far. She was most disappointed with the fact that the downsizing of the building was not even addressed, which was the biggest issue of the January review. She noted that it was a beautiful building. She said that although this plan does not fall under the new Landscape Ordinance, the Planning Commission does have the discretion of looking at aesthetics as one of the determining factors for a berm, and because the intent of the new Ordinance takes this into consideration, she felt comfortable making a positive recommendation to the ZBA to grant this variance.

Member Kocan was trying to determine whether there was a deficiency in green space, landscaping or parking islands. She determined from Staff that it is not the island; she asked if the Applicant was taking the thirteen feet that they are providing between the potential new Meadowbrook setback and the current Meadowbrook setback and using it to their advantage in calculating. Mr. Shipman responded that if the developer were to develop to the current ROW situation that would afford them the opportunity to push their parking lot out further and actually add an island space between bays of parking, down the center of two head-in parking spaces. It would provide them an opportunity to provide more interior landscape space. It is their contention that since they're bringing the parking back thirteen feet to stay out of a proposed ROW, they have lost their ability to provide that landscaped space. What they are deficient in is the square footage of landscaped space that would typically be required. He confirmed that thirteen feet of greenbelt is being used as part of the landscaping calculation, although it typically would not be used.

Mr. Schultz said that in Novi setbacks are measured from the existing ROW, not from the future ROW. The Applicant could build to the existing ROW and everything would be interior to his site, but he pulled everything back at the request of the City. This is throwing off the calculations. The Applicant has to go to the ZBA for a variance; the issue at hand is whether the Planning Commission accepts this proposal such that they could forward a positive recommendation.

Member Kocan noted that this configuration will ensure that when the road is widened, this parking lot is not abutting the road. Mr. Shipman responded that building to a future ROW removes the potential for a scenario like Novi Road Big Boy where the parking lot is up against the road.

Member Kocan understands that the Planning Department has recommended the waiver of the Design and Construction Standards; she thought that historically the Planning Commission has asked for an escrow or, as the City Attorney suggested, the establishment of a covenant to be recorded for the possible future conception of a bike path, with an obligation that would be deemed appropriate and reasonable by the City and the Developer at that time. She is more comfortable with a covenant or a bond than she would be to recommend a waiver, because she doesn't want this path to fall by the wayside and never be completed. She commented that the City has to have a lot of bike paths that lead to nowhere - all of which will eventually connect. She felt that the City needs to be consistent in this matter. Member Kocan wished the building were smaller and that there were fewer parking spaces.

Chair Markham was happy to see the Applicant back. She liked the building the first time they came before the Planning Commission. The question of the new vs. the old ROW is answered by the fact that the Applicant is only required to work with the old ROW. By working with the new ROW they are actually doing the City a favor – preventing future problems. Good planning outweighs the desire to have the landscaping internal to the parking lot. It is conceded that they could meet the intent of the Ordinance if they design to the old ROW, but that doesn't make long term sense.

Chair Markham thought the Applicant should be financially obligated to build the bike path. How this is ultimately phrased is of no consequence to her, but the path is definitely needed. Eventually all the paths will be connected throughout the Community.

Chair Markham agreed that the Twelve Mile berm should be waived. The intent of the Ordinance was to screen parking, and this is being accomplished by the building. It defeats the purpose of the building as it has been designed.

Chair Markham does not see a good solution to the loading problem. She felt the Applicant made an attempt to solve the problem but it is not optimal. She also thought that it wasn't such an issue that it couldn't be worked out with the tenants. She said that the design meets the intent of the Ordinance, but in a very minimal way.

Moved by Member Sprague, seconded by Member Ruyle:

ROLL CALL VOTE ON MEADOWBROOK OFFICE BUILDING, SP01-04, MOTION MADE BY MEMBER SPRAGUE, SECONDED BY MEMBER RUYLE:

In the matter of the request of HEFCO Properties, SP01-04, motion to grant approval of the Preliminary Site Plan subject to: 1) City Council waiver of the eight-foot wide safety path on Twelve Mile, west of proposed driveway, with the appropriate money put in escrow, bond or other means to secure [future] construction at the cost of the developer; 2) ZBA variance for required berm or wall along Twelve Mile and part of Meadowbrook Road; 3) ZBA variance for required interior parking lot landscaping; 4) The comments in the attached review letters being addressed at the time of Final Site Plan review; and 5) Continued evaluation of handicapped parking placement depending on the tenant configuration that occurs within the building; for the reason that the plan is in accordance with the parcel's zoning and Master Plan of the City.

Motion carried 6-1 (Yes: Avdoulos, Kocan, Markham, Papp, Ruyle, Sprague; No: Shroyer).

APPLICANT RESPONSE LETTER(S)



January 16, 2008

Ms. Barbara E. McBeth, Deputy Director
City of Novi Planning Department
45175 W. Ten Mile Road
Novi, MI 48375

Re: Meadowbrook Office Building (SP-07-68)

Dear Barb:

Per your request, we are submitting this response letter along with the requested items. Accordingly, you will find 13 signed and sealed full-size sets of façade drawings and one reduced copy, depicting both the approved façade and the revised façade. Also, we are submitting a sample of the proposed screening material, a separate color sample, and information about the product for your review. Below is our response to the issues presented in your review letters for additional consideration by the Planning Commission.

There are two issues being submitted for review:

1. Façade Revisions – As required under the Zoning Ordinance, we are now requesting a review and approval of changes made to the façade design and sample board for the previously approved site plan. After such review and approval, we will submit six revised copies of the façade drawings which clearly differentiate between the approved façade and the built façade for inclusion in the Stamping Sets of plans.
2. Rooftop Unit Screening – In response to your review letters and accompanying photographs of the site, we offer the following thoughts for further consideration. We do not dispute the fact that there is some visibility of the rooftop units from both Twelve Mile and Meadowbrook Roads. However, we do not believe that the “snapshots” present an accurate depiction of what is actually seen by the naked eye. To illustrate this, we respectfully request that the Commissioners do a personal drive-by to view the site from the same locations as presented in the photographs. It is our opinion that the existing condition of the rooftop view is consistent with the intent of the screening requirement and that the addition of traditional screening materials in this particular situation will be more conspicuous and thereby detract from the view (because such screening would be taller and wider than the units).

Regardless, if the Planning Commission desires additional screening, we will comply by installing an approved screening material. For this purpose, we have submitted a sample of the Envisor brand screening system. We would propose using the vertical system without any optional top trim. Please note that we have not yet obtained samples of all the available panel designs – we have only received a sample of the “wide rib” panel, which may not be the best design for this application. Based on the product literature, we believe that the “louver” panel design may be a better fit with the architecture. Also, the “wide rib” panel provided is not in the color that we would propose using – so, we have separately provided a sample of “slate gray” (which is probably the best of the available color selections). Under the circumstances, we would request that the final material selection be administratively approved by the Planning Department at a later time if the Planning Commission determines that additional screening is required.

Please let me know if you have any questions or need anything further.

Sincerely,

A handwritten signature in black ink, appearing to read "Howard Friedlaender", written in a cursive style.

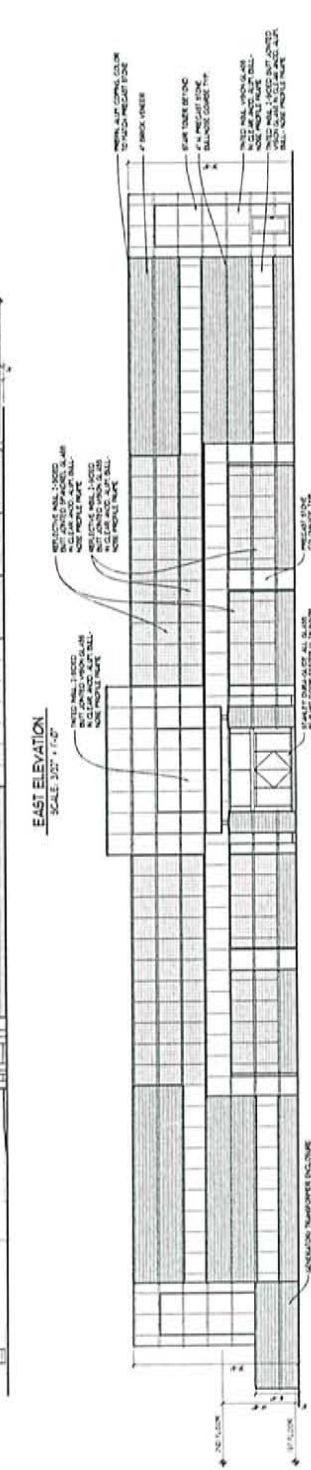
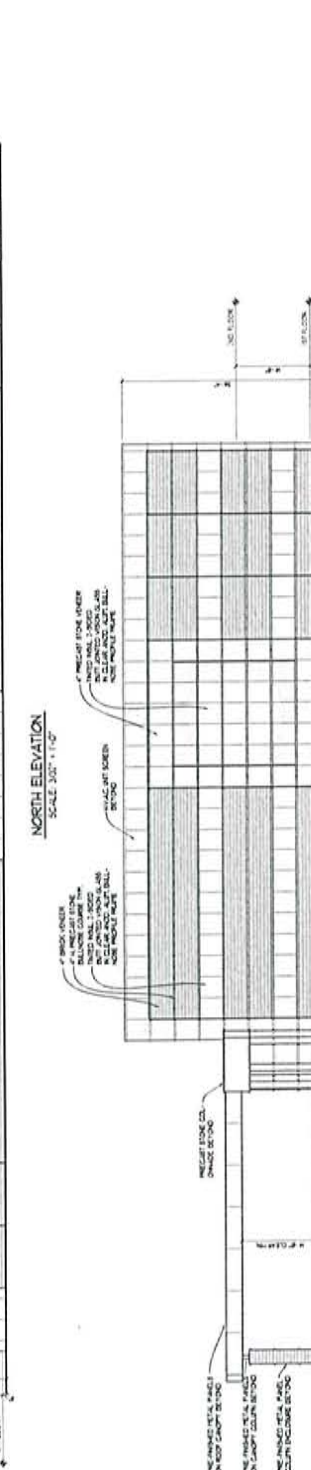
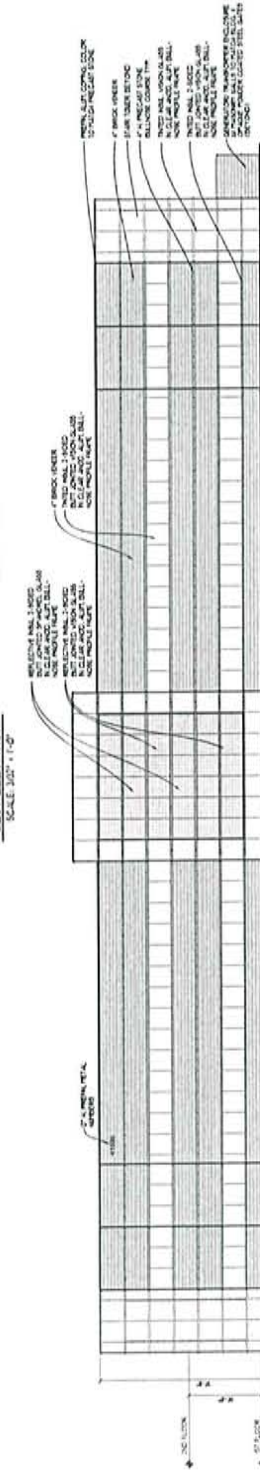
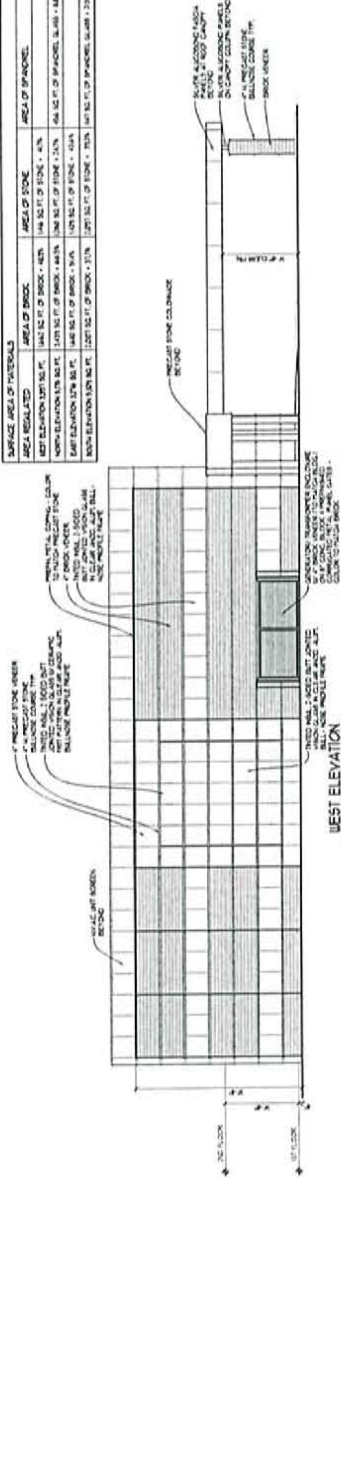
Howard Friedlaender, President

REDUCED SITE PLAN

20000 INKSTER
 SUITE 130
 FARMINGTON HILLS, MI
 48334
 TEL: 248.357.3600
 FAX: 248.357.3606

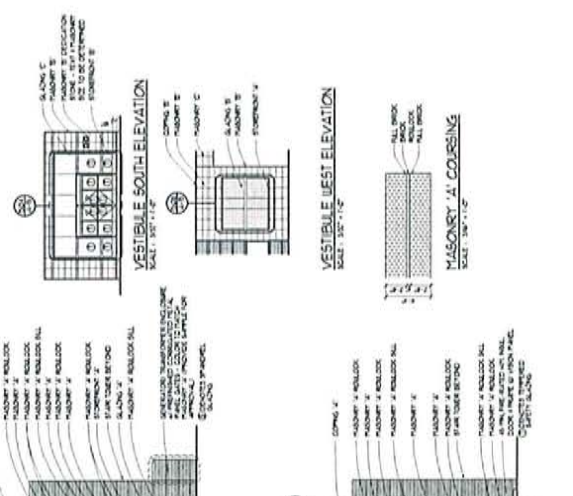
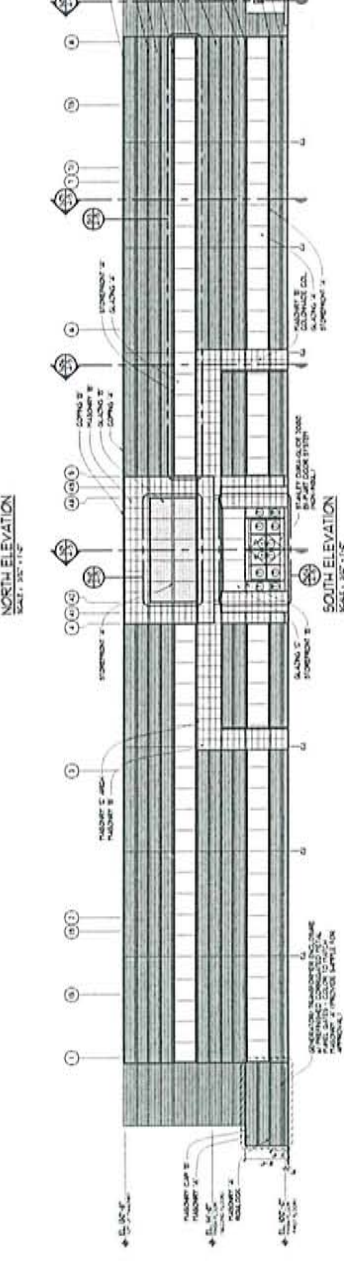
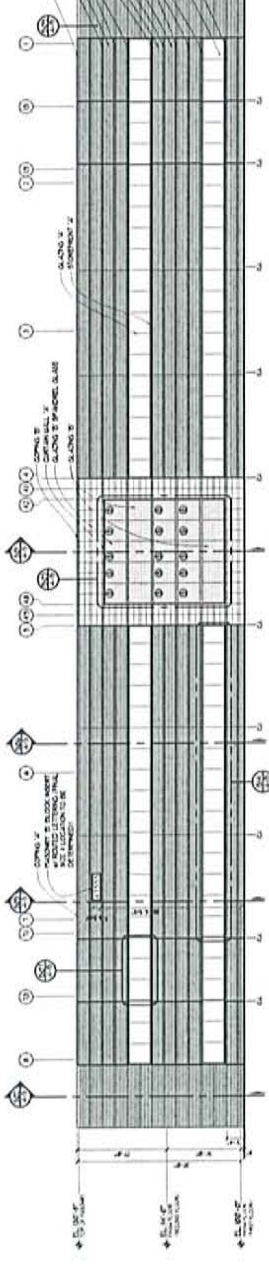
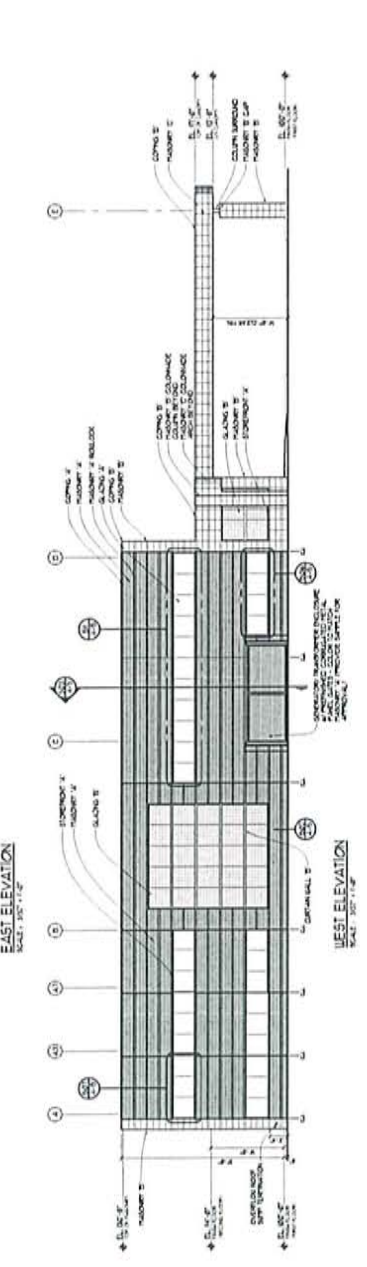
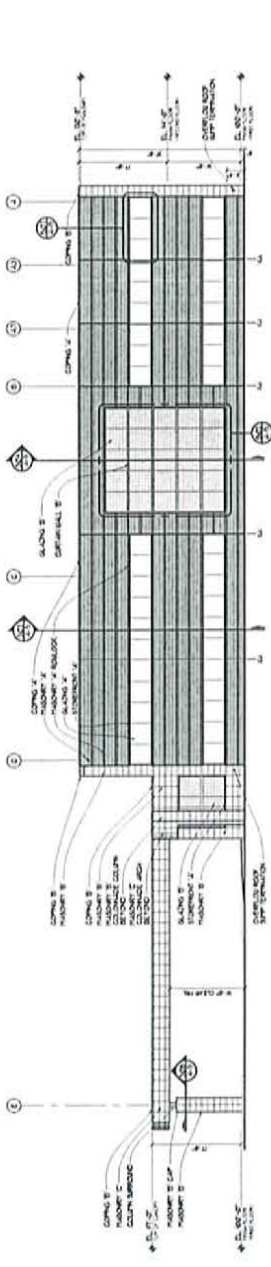
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DATE	11/11/03
SCALE	AS SHOWN
BY	JONAS
CHECKED	JONAS
DATE	11/11/03
PROJECT	HEADQUARTERS OFFICE BUILDING
CLIENT	GENCO PROPERTIES Co. 10000 WOODLAND DR MARIETTA, GA 30067 TEL: 770.426.5000 F: 770.426.5001
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AREA	FINISH	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
WEST ELEVATION	BRICK	14,820	14,820	14,820	14,820
EAST ELEVATION	BRICK	14,820	14,820	14,820	14,820
NORTH ELEVATION	BRICK	14,820	14,820	14,820	14,820
SOUTH ELEVATION	BRICK	14,820	14,820	14,820	14,820
TOTAL		59,280	59,280	59,280	59,280



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1.0-98	DOOR
1.0-99	DOOR
1.0-100	DOOR

DESCRIPTION	EXTERIOR FINISH	INTERIOR FINISH	FINISH/PAINT COLOR
MASONRY	BRICK	BRICK	BRICKWORK COLOR
WOOD	BRICK	BRICK	BRICKWORK COLOR
GLASS	GLASS	GLASS	GLASS
STEEL	STEEL	STEEL	STEEL
CONCRETE	CONCRETE	CONCRETE	CONCRETE
PAINT	PAINT	PAINT	PAINT
CEILING	CEILING	CEILING	CEILING
FLOOR	FLOOR	FLOOR	FLOOR
WALL	WALL	WALL	WALL
DOOR	DOOR	DOOR	DOOR
WINDOW	WINDOW	WINDOW	WINDOW
ROOF	ROOF	ROOF	ROOF
MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL	ELECTRICAL	ELECTRICAL
PLUMBING	PLUMBING	PLUMBING	PLUMBING
FINISH	FINISH	FINISH	FINISH
DETAIL	DETAIL	DETAIL	DETAIL
NOTE	NOTE	NOTE	NOTE
REVISION	REVISION	REVISION	REVISION



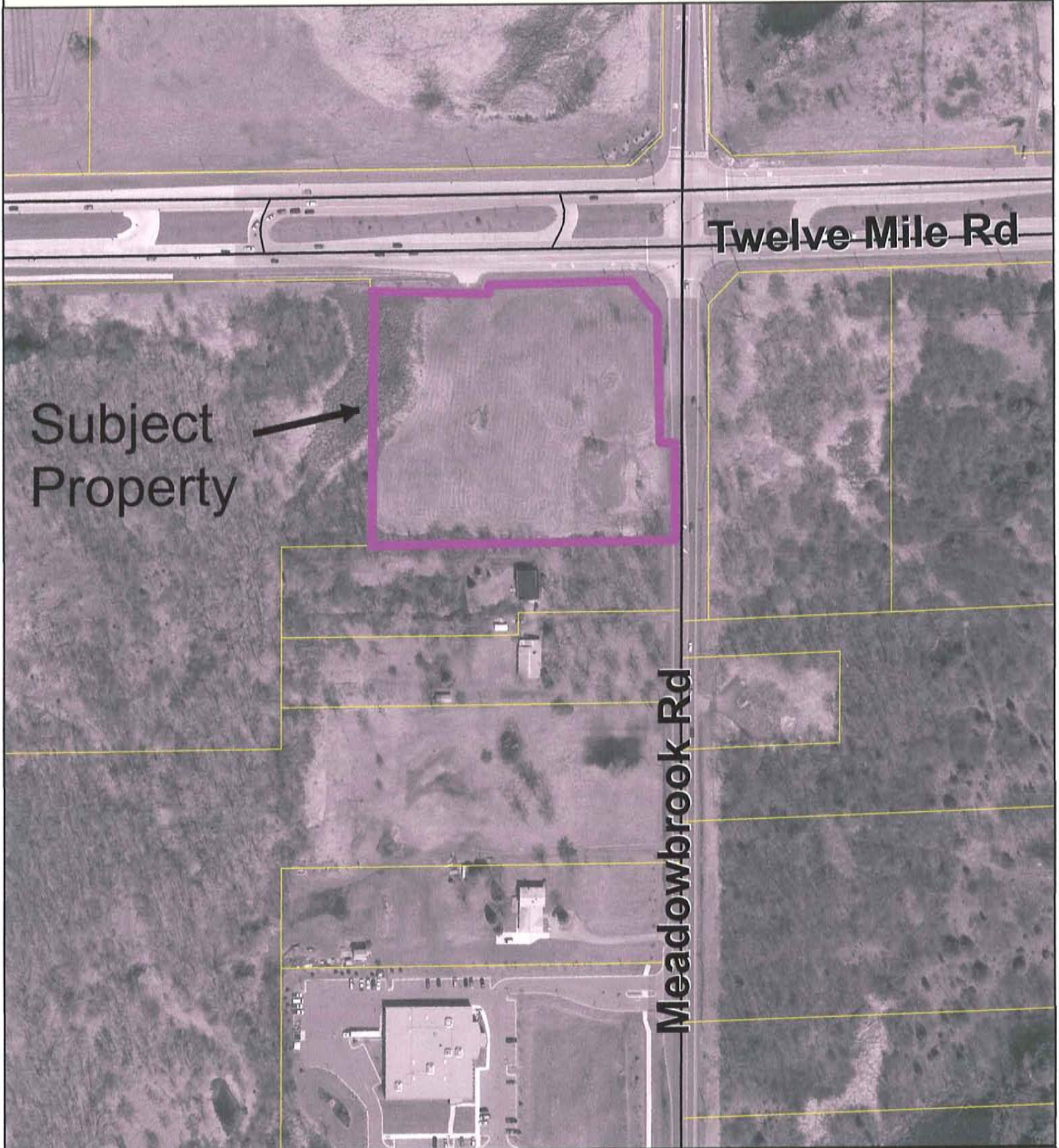
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SCALE: 1/8\"/>

MAPS

**Location/Air Photo
Zoning**

07-68 Meadowbrook Office Building (Facade)

Location Map



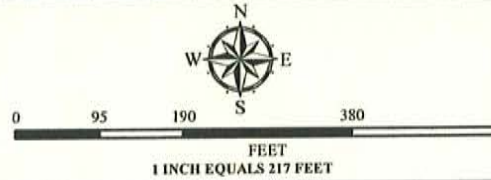
Subject
Property

Twelve Mile Rd

Meadowbrook Rd



CITY OF NOVI
GEOGRAPHIC INFORMATION SYSTEMS OFFICE
DEPARTMENT OF INFORMATION TECHNOLOGY
NOVI CITY HALL/CIVIC CENTER
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-3279
WWW.CITYOFNOVI.GOV



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Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate. 570hd should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

07-68 Meadowbrook Office Building (Facade)
Zoning Map

RA

RA

Twelve Mile Rd

Subject
Property



OST

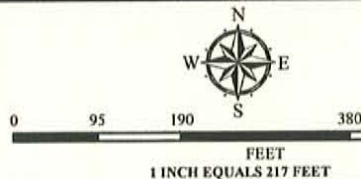
OST

Meadowbrook Rd

RM-2 PRO



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PHOTOS



Eastbound on 12 Mile



Eastbound on 12 Mile



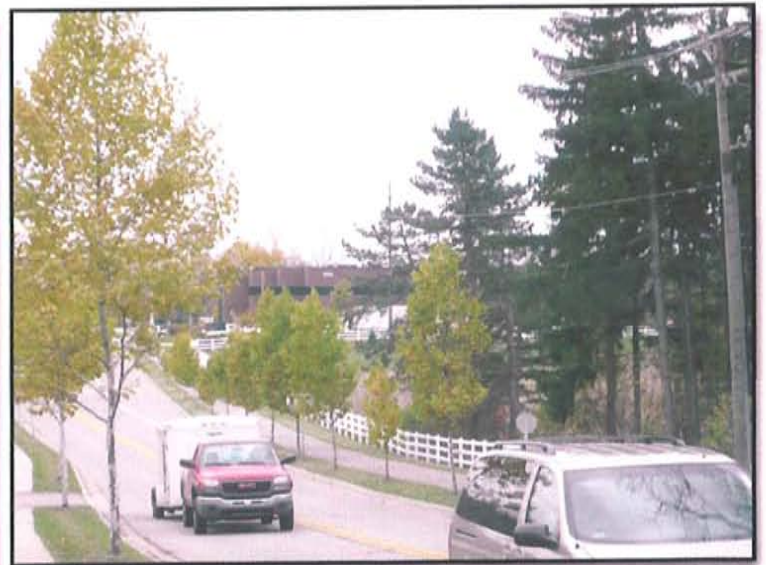
Southbound on Meadowbrook



Southbound on Meadowbrook



Southbound on Meadowbrook



Southbound on Meadowbrook



Westbound on 12 Mile



Westbound on 12 Mile



Northbound on Meadowbrook



Northbound on Meadowbrook



Eastbound on 12 Mile



Eastbound on 12 Mile





PROPOSED ROOFTOP SCREENING MATERIALS

envisor³®

innovative equipment screens



3 generations ahead of the next best solution



An affordable solution for equipment screening is finally here...

Envisor equipment screens now offer architects the flexibility to create affordable, elegant, **customized screening solutions** that integrate with their building design, all with **no rooftop penetration**.

Our patented equipment screens also provide a viable solution for **municipal screening code requirements** on everything from HVAC units to



52" Louver Panels

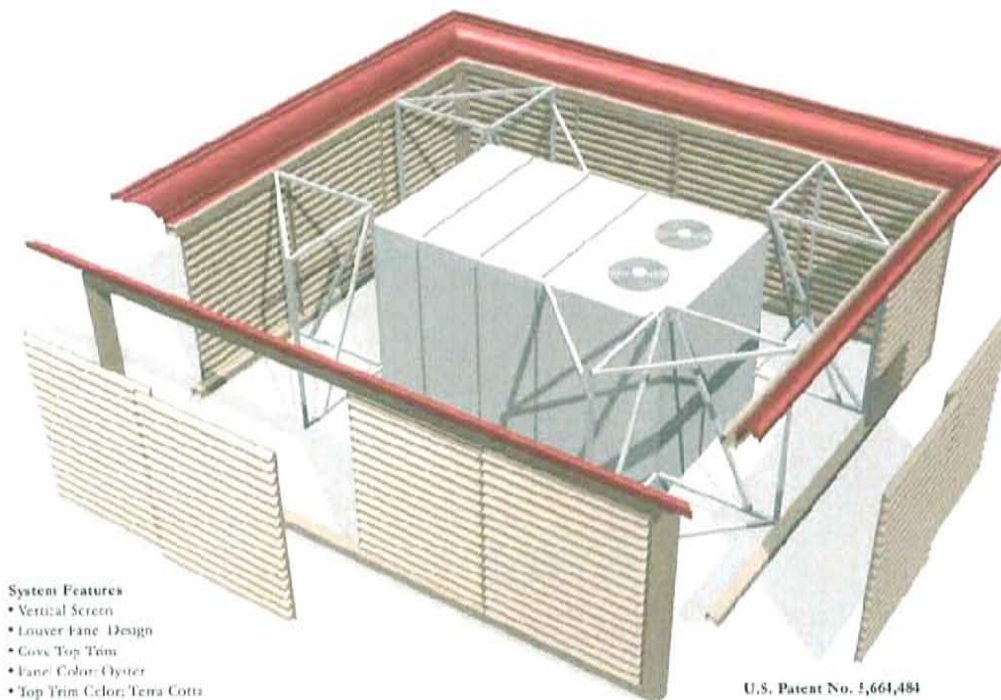


The Ohio State University Foundation - Columbus, Ohio

chillers, air handlers, power exhausts, roof stacks, communication equipment, dumpsters - you name it!

Customizing a screen to fit your needs is easy...

Simply choose between canted or vertical, decide on a panel design, select a top trim (optional), and pick a color. It's that simple! We can **customize any feature** to your particular design requirements, including custom panel designs, custom colors, and custom top trim designs. If you don't see what you need, tell us what you want. We'll build it for you.



- System Features**
- Vertical Screen
 - Louver Panel Design
 - Cove Top Trim
 - Panel Color: Oyster
 - Top Trim Color: Terra Cotta

U.S. Patent No. 1,661,484

Step 1: Choose a Canted or Vertical System



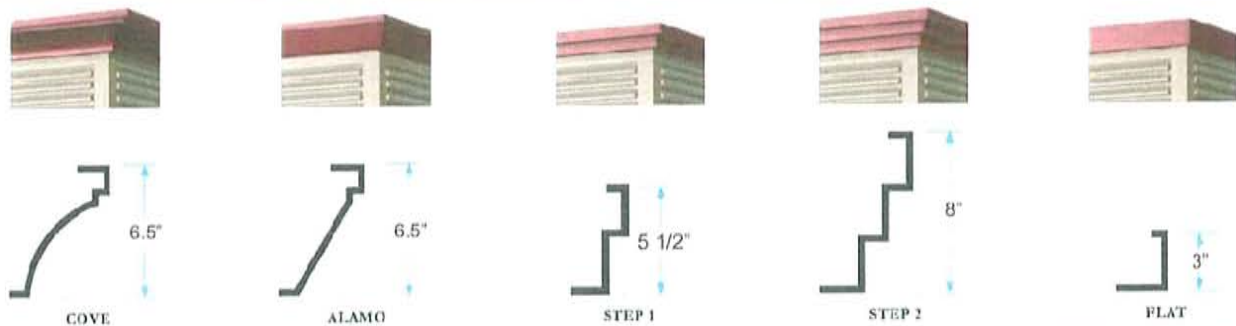
Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secure our screens directly to the equipment with no rooftop penetration. Screen heights are available to screen virtually anything you desire.

Step 2: Decide on a Panel Design



Panels are available in 5 standard styles allowing you to control the project without sacrificing the essential elements of the building design. The panels are constructed of thermoformed high impact ABS with a co-extruded UV protective layer on both sides. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance. Don't see a panel that fits your project? Tell us and we'll make one that you design.

Step 3: Select a Top Trim (optional)



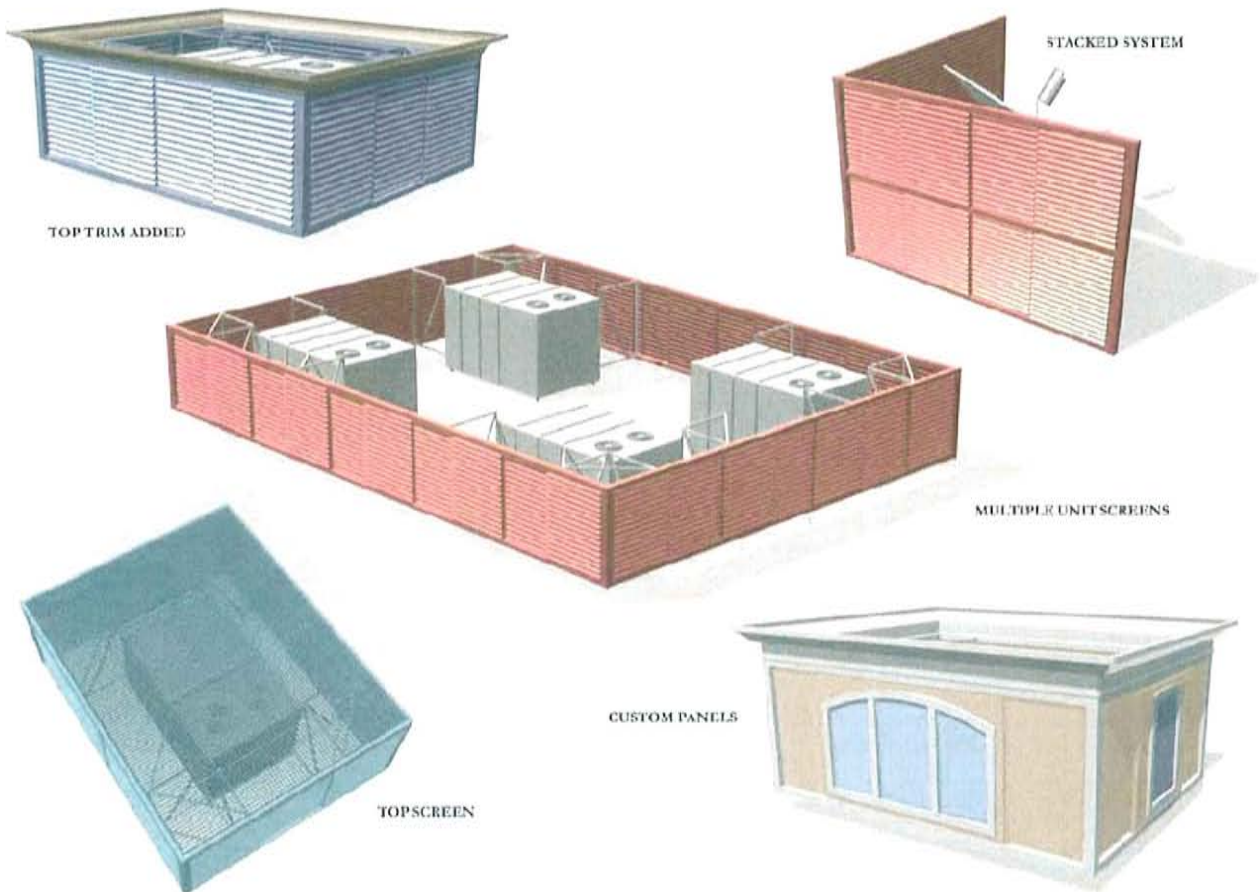
Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by **picking up on your building design elements** and incorporating those details into the screen itself. Although optional, they offer one more way to make screens part of the design, not part of the problem. We can manufacture any size and shape top trim you create.

Step 4: Pick a Designer Color



Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to **match to any cross-referenced color specification**. Send us samples to match. We've even matched a color to a rock! *Colors shown are only approximate. Please call for actual samples.*

Step 5: Custom Designed Solutions



Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building, or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers, and the special requirements you might have. Call for a complete design kit today or visit our website at www.cityscapesinc.com.

Product Features

No Rooftop Penetration

Pre-Engineered Screening System

Screening Code Solution

Attractive Alternative to Parapet Walls

Multiple Panel Designs

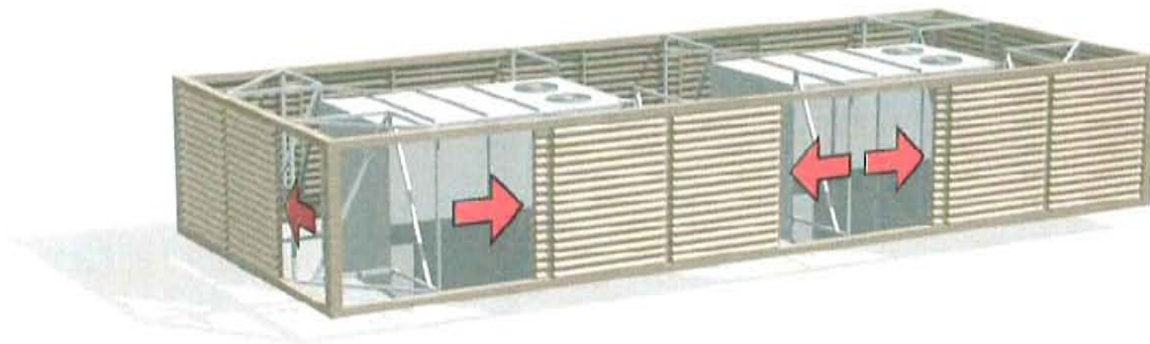
Designer Top Trim Accents

Vertical or Canted Designs

Wide Range of Designer Colors

Panels Slide for Easy Service Access

Custom Design Capabilities



Our panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

Equipment Vendors

Commercial HVAC and Chiller Equipment Vendors who have installed ENVISOR Rooftop Equipment Screens include:

Trane	Hussmann
Lennox	Airwise
York	Bryant
Carrier	McQuay
Heil	BAC
AAON	Hill Phoenix
Liebert	Am. Standard
Rheem	Munters
Reznor	Engineered Air

Retail Clients

Some of the clients utilizing ENVISOR Rooftop Equipment screens on their HVAC and Chiller Equipment include:

Aldi	McDonald's
AMC Theaters	Meijer
Avis	Mobil Oil
Best Buy	Muvico
Blockbuster	Rite Aid
Costco	Sam's Club
CVS	Sears
Hertz	Target
Home Depot	Walgreen's
Kohl's	Wal-Mart
Lowe's	Wendy's



by CityScapes International
4200 Lyman Court
Hilliard, OH 43026
Toll Free: 877.727.3367
Fax: 800.726.4817

CityScapes
INTERNATIONAL