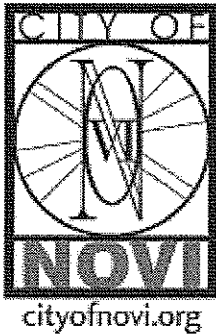


MEMORANDUM



TO: BARBARA MCBETH, COMMUNITY DEVELOPMENT DEPUTY
DIRECTOR

FROM: KRISTEN KAPELANSKI, PLANNER *Kristen*

SUBJECT: SP06-05 MEADOWBROOK CORPORATE PARK PHASE II
EXTENSION OF FINAL SITE PLAN APPROVAL

DATE: SEPTEMBER 8, 2009

The subject property is approximately 4.57 acres and the applicant is proposing to construct a 34,100 square feet, one-story building for speculative Office Service and Technology use in the Meadowbrook Corporate Park on the east side of Meadowbrook Road, south of 12 Mile Road and north of I-96. An overall plan was approved in 1999 for the entire park. Two buildings have been constructed for phase I and are now occupied. The applicant proposes the construction of a one-story building.

Approvals for the project proceeded as follows:

- The Planning Commission granted Woodland Permit approval, Stormwater Management Plan approval and Preliminary Site Plan approval, subject to conditions on March 22, 2006.
- The Planning Commission granted revised Woodland Permit approval on July 12, 2006.
- The applicant submitted plans addressing the comments in the review letters and the Planning Commission conditions. The Final Site Plan was approved by the Plan Review Center on June 26, 2006.
- Stamping Sets were submitted and received final approval on September 19, 2006.
- One Final Site Plan extension was granted on September 26, 2007.
- A second Final Site Plan extension was granted on September 10, 2008.

The applicant has now requested a third and final extension of the Final Site Plan approval. The Zoning Ordinance allows for up to three one-year extensions of Preliminary and Final Site Plan approval. As previously noted, two Final Site Plan extensions have already been granted.

The Community Development Department is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. Approval of the extension of the third Final Site Plan approval is recommended.

Please refer to the attached letter, which requests the extension of the Final Site Plan approval. Also attached are minutes from pertinent Planning Commission meetings, and a reduced copy of the approved Final Site Plan.

LETTER FROM APPLICANT REQUESTING EXTENSION

Burton-Share Management, Inc.

August 28, 2009

Ms. Angela Pawlowski
Planning Department
City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: SP06-05 Meadowbrook Corporate Park – Phase 2

Dear Ms. Pawlowski:

As we all know, economic development has slowed in the South East Michigan area. Nonetheless, we are optimistic about the site and continue to have discussions with potential clients.

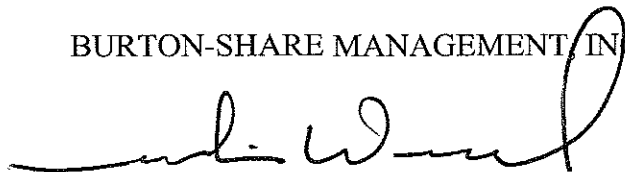
We respectfully request that the Planning Department extend the above referenced Site Plan for one year.

Please acknowledge our request via mail or email. I can be reached via email at mwroubel@burton-katzman.com.

Thank you for your consideration in this matter.

Best regards,

BURTON-SHARE MANAGEMENT INC.



Marlin Wroubel, CPM
Senior Vice President

MW/jks/novi.meadowbrook2.request

**PLANNING COMMISSION MINTUES
SEPTEMBER 10, 2008**



PLANNING COMMISSION

CITY OF NOVI

Regular Meeting

Wednesday, September 10, 2008 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members Victor Cassis, David Greco (7:17 PM), Andrew Gutman, Brian Larson, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel

Absent: Member Brian Burke (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Rob Hayes, City Engineer; Kristin Kolb, City Attorney

PLEDGE OF ALLEGIANCE

Member Wrobel led the meeting in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Wrobel, seconded by Member Gutman:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER WROBEL AND SECONDED BY MEMBER GUTMAN:

Motion to approve the September 10, 2008 Planning Commission Agenda. Motion carried 7-0.

CONSENT AGENDA - REMOVALS AND APPROVAL

1. EVERGREEN ESTATES, SP04-42

Consideration of the request of Evergreen Estates, LLC for a one-year Final Site Plan extension. The subject property is located in Section 30, north of Nine Mile and east of Napier Road in the R-A, Residential District. The subject property is 13.2 acres and the Applicant is proposing a seven-unit, single-family site condominium.

2. NOVI PROMENADE OUTLOT 1, SP07-10

Consideration of the request of Oliver Hatcher Construction for a one-year Final Site Plan extension. The subject property is located in Section 17, east of Wixom Road and south of Grand River Avenue in the I-1, Light Industrial District, subject to the B-3, General Business Regulations, pursuant to the terms of the Novi Equities Partnership Consent Judgment. The subject property is approximately 1.57 acres and the Applicant is proposing to construct a 13,300 square foot retail development comprising eight attached units on Outlot 1 of the larger Novi Promenade development.

3. MEADOWBROOK CORPORATE PARK PHASE 2 BUILDING 3, SP06-05

Consideration of the request of Burton-Katzman Development Company, for a one-year Final Site Plan extension. The subject property is located in Section 13, east of Meadowbrook Road, south of Twelve Mile and north of I-96 in the OST, Planned Office Service Technology District. The subject property is approximately 4.57 acres and the Applicant is proposing a 34,100 square-foot one-story speculative office, service and technology use.

4. HAMPTON WOODS PHASE 4N, SP05-40

Consideration of the request of Amarjit S. Chawney, for a one-year Preliminary Site Plan extension. The subject property is located in Section 27, west of Novi Road and south of Ten Mile in the OS-1, Office Service District. The subject property is approximately five acres and the Applicant is proposing to build a 79,563 square-foot three-story senior housing facility.

5. WESTERN OAKLAND MEDICAL CENTER, SP07-26

Consideration of the request of G. Fisher Construction Company for a one-year Preliminary Site Plan extension. The subject property is located in Section 16, south of Twelve Mile between West Park Drive and Beck Road in the OST, Planned Office Service Technology District. The subject property is approximately 3.67 acres and the Applicant is proposing to construct a 25,521 square-foot medical office building.

Moved by Member Wrobel, seconded by Member Gutman:

VOICE VOTE ON CONSENT AGENDA APPROVAL MOTION MADE BY MEMBER WROBEL AND SECONDED BY MEMBER GUTMAN:

Motion to approve the Consent Agenda. *Motion carried 8-0.*

PLANNING COMMISSION MINTUES
SEPTEMBER 26, 2007



APPROVED

PLANNING COMMISSION

REGULAR MEETING

WEDNESDAY, SEPTEMBER 26, 2007 7:00 PM

COUNCIL CHAMBERS - NOVI CIVIC CENTER

45175 W. TEN MILE, NOVI, MI 48375

(248) 347-0475

cityofnovi.org

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members John Avdoulos, Brian Burke, Victor Cassis, Andrew Gutman, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel

Also Present: Barbara McBeth, Deputy Director of Community Development; Karen Reinowski, Planner; David Beschke, Landscape Architect; Kristin Kolb, City Attorney

PLEDGE OF ALLEGIANCE

Member Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Pehrson, seconded by Member Burke:

VOICE VOTE ON AGENDA APPROVAL MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER BURKE:

Motion to approve the Agenda of September 26, 2007. Motion carried 8-0.

CONSENT AGENDA - REMOVALS AND APPROVAL

4. MEADOWBROOK CORPORATE PARK PHASE 2, SP06-05

Consideration of the request of Burton-Katzman Development Company, for a one-year Final Site Plan extension. The subject property is located in Section 13 east of Meadowbrook Road, south of Twelve Mile and north of I-96 in the OST, Planned Office Service Technology District. The subject property is approximately 4.57 acres and the Applicant is proposing a 34,100 square foot, one-story speculative office, service and technology building.

Moved by Member Pehrson, seconded by Member Gutman:

ROLL CALL VOTE ON CONSENT AGENDA MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER GUTMAN:

Motion to approve the Consent Agenda. Motion carried 8-0.

**PLANNING COMMISSION MINTUES
REVISED WOODLAND PERMIT APPROVAL
JULY 12, 2006**

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 12, 2006 7:30 P.M.
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(248) 347-0475**

CALL TO ORDER

The meeting was called to order at or about 7:30 p.m.

ROLL CALL

Present: Members John Avdoulos, Brian Burke, Victor Cassis, Andrew Gutman, Michael Lynch, Michael Meyer, Mark Pehrson

Absent: Members David Lipski, (excused), Wayne Wrobel (excused)

Also Present: Barbara McBeth, Director of Planning; Tim Schmitt, Planner; Jason Myers, Planner, David Beschke, Landscape Architect; Ben Croy, Engineer; Larry DeBrincat, Woodland and Landscape Consultant; Paul Taylor, Façade Consultant; David Gillam, City Attorney

1. MEADOWBROOK CORPORATE PARK PHASE 2, SP06-05A

The Public Hearing was opened on the request of Marlin Wroubel for revised Woodland Permit approval. The subject property is located in Section 13, east of Meadowbrook Road, south of Twelve Mile and north of I-96, in the OST, Planned Office Service Technology District. The subject property is approximately 4.57 acres and the Applicant is proposing a 34,100 square foot one-story speculative office for service and technology use.

Planner Jason Myers said that during the Final Site Plan review of this project, it was discovered that another twelve trees were going to be impacted on this site. They are along the edge of the woodland. Originally there was a light cover woodland over much of this site, and some medium cover woodland behind it. Some of the light cover woodland was impacted by the roads and utilities. Before, it was thought that the woodland and the conservation easement had the same boundary; it was then discovered that they do not have the same boundary. The trees within the conservation easement will not be impacted.

Chair Cassis asked how the City didn't know this information at the time of Preliminary Site Plan review. Mr. Myers said that he did not have the necessary information at the time of Preliminary Site Plan review, and that it would not necessarily be required at that time. To some extent the City went on the Applicant's word that no trees would be impacted. Woodland Consultant Larry DeBrincat can verify that he was concerned at the time of Preliminary Site Plan review that the trees might be impacted. He took their word on good faith. Chair Cassis asked whether the City is sure that the information is now correct. Mr. Myers responded that he believed that it was.

This park has two existing buildings, and M-5, I-96 and Meadowbrook Road border the property. Trane Corporation is to the north.

Ashley Heidelberg with Burton Katzman addressed the Planning Commission. Their address is 30100 Telegraph Road, Suite 366, Bingham Farms, 48025. She introduced their engineer from Giffels Webster, and landscape architect Mark Hanson, 2871 Bond St., Rochester Hills.

Mr. Hanson said that Mr. DeBrincat asked them to identify the trees on site. When they were in the process of doing so, they added some more trees to the list. They tied the trees into their survey and the conservation easement. That is when they determined that the two boundaries were not the same. They brought this information forward to the City. They, too, had assumed that the tree protection fence was on the conservation easement boundary, although it wasn't.

Chair Cassis said the City appreciated the Applicant bringing this information to light. No one from the audience wished to speak and no correspondence was received so Chair Cassis closed the Public Hearing.

Member Avdoulos noted that the overage of parking lot trees have been proposed to be planted within the conservation easement. Mr. DeBrincat explained that six trees proposed for the easement area aren't replacement trees, which would be welcome in the easement. He did not feel that parking lot trees were appropriate or acceptable for the easement area. It doesn't make sense to plant parking lot trees there because they will be lost. There are some trees that have died in the area. Planting replacement trees in the easement is appropriate.

Member Avdoulos asked if the Applicant can accommodate the six trees. Mr. Hanson said they have altered their plan to do so.

Member Avdoulos also appreciated the Applicant bringing this information forward.

Moved by Member Avdoulos, seconded by Member Pehrson:

ROLL CALL VOTE ON meadowbrook corporate park, phase ii, building 3, sp06-05a, revised woodland permit MOTION MADE BY Member Avdoulos AND SECONDED BY Member Pehrson:

In the matter of Meadowbrook Corporate Park, Phase II, Building 3, SP06-05A, motion to approve the revised Woodland Permit, subject to all the comments in the Woodland Consultant's review letter, for the reason that the plan meets the intent of the Zoning Ordinance. *Motion carried 7-0.*

**PLANNING COMMISSION MINUTES
WOODLAND PERMIT
STORMWATER MANAGEMENT PLAN
PRELIMINARY SITE PLAN APPROVAL
MARCH 22, 2006**

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 22, 2006 7:30 P.M.
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(248) 347-0475**

CALL TO ORDER

The meeting was called to order at or about 7:30 p.m.

ROLL CALL

Present: Members John Avdoulos, Victor Cassis, Andrew Gutman, Lynn Kocan, Michael Lynch, Michael Meyer (arrived 7:36 p.m.), Mark Pehrson

Absent: David Lipski (excused), Wayne Wrobel (excused)

Also Present: Jason Myers, Planner; Tim Schmitt, Planner; Mark Spencer, Planner; Ben Croy, Civil Engineer; Angela Pawlowski, Planning Assistant; David Gillam, City Attorney; Larry DeBrincat, Woodland Consultant

1. PUBLIC HEARINGS

MEADOWBROOK CORPORATE PARK, PHASE 2, SP06-05

The Public Hearing was opened on the request of Meadowbrook Road Investors, LLC for Preliminary Site Plan, Woodland Permit, and Storm Water Management Plan, and Section 9 Façade Waiver approval. The subject property is located in Section 13 east of Meadowbrook Road, south of Twelve Mile and north of I-96, in the OST, Planned Office Service Technology District. The subject property is approximately 4.57 acres and the Applicant is proposing a 34,100 square foot, one-story speculative office building for service and technology use.

Planner Jason Myers described the project for the Planning Commission. Adjacent properties include Trane to the north and Walsh College across the expressway. M-5 is behind this property. There is some State controlled land between the property and the right-of-way. Most of the area properties are master planned for Office, with some Light Industrial to the south. The land master planned for Office is zoned OST. The southerly land is zoned I-1. There is some RM-2 and a PRO across Meadowbrook Road.

There are a number of regulated wetlands in the vicinity of the project. These wetlands were all protected as a part of Phase I, which is already constructed. The Woodland Map shows a light cover regulated woodland over the rear portion of this entire development. Some of those trees have been removed as part of Phase I. There is no anticipated impact to trees with this project. The Woodland Permit is for the maintenance of a Woodland protection fence along the construction edge. There are some low priority natural features on the opposite side of Meadowbrook Road that do not directly impact this site.

Mr. Myers said that this project is Building 3. The entire park project was previously preliminarily approved in 1999. This building will be single story, much like the buildings that are already built. The Conservation Easements are already in place.

The Phase I buildings are u-shaped. The loading zone is therefore in the middle of the building. This building is effectively very similar, except there is no courtyard. The building has been, in some ways, rolled out to be a linear shape to fit the site. The previous plan showed a two-story building in a different vicinity and perpendicular to another building. The Applicant has given a few reasons of why they prefer this new layout.

There are a number of issues identified in the reviews. The Applicant has been working with the City to resolve these issues. There is deficient parking lot and building foundation landscaping. There is a lack of turning radii for a fire apparatus. A Section 9 Façade Waiver for building materials is necessary. Woodland information is lacking. All but three of these have been resolved.

The parking lot has been tweaked to include appropriate landscaping and Fire access. Mr. Myers believed that the changes address the Ordinance requirements, but if not, the Final Site Plan will do so. The woodland information is being provided and the Applicant has committed not to impact any trees. There is a small area of concern where there is a grade shift between the Conservation Easement and the construction area. This area will be reviewed to a greater detail on the Final Site Plan submittal.

The Section 9 Façade Waiver is recommended for approval by the Façade Consultant.

The deficiency in the foundation landscaping is unresolved. The Applicant states that he can meet the requirement, but the Landscape Consultant does not believe it can be done without reducing the building footprint. The Planning Commission may waive the requirement.

The Planning Commission must also decide if the loading area screening is adequate. Section 2302.a provides for the various ways in which the screening can be provided – by the building, a wall, landscaping or a berm. The area of concern is seen by the property to the north. The Applicant has discussed using evergreens rather than canopy trees to provide better screening. The Planning Commission will have to determine if they think this is appropriate.

Marlin Wroubel from Burton Katzman addressed the Planning Commission. Their address was given as 30100 Telegraph, Suite 366, Bingham Farms. Mr. Wroubel displayed an original site plan, showing the other two buildings and the then-proposed third building. It was anticipated to be a flex building with about 75% office space and 25% lab space. The loading was designed in the rear of the building. They have chosen not to build this two-story design because they could not compete in the Novi market with another two-story building. They have been successful with their one-story design, so they have upgraded their design for Building 3 to be a one-story. The other buildings in this park are getting filled up. The new plan reduces this building size from 44,000 to 34,000 square feet. The building's orientation has been changed to face Meadowbrook Road. The back of the building will face the wooded area. They thought this would also help with curb appeal. They added bump-outs to the building to provide more screening. Mr. Wroubel said that this building's users will not have regular loading needs. They may have an occasional twenty-foot truck drop off machinery or product, but the users are hi-tech and don't require much loading space. The proposed building will have a loading area in an open area in the back of the building. They felt this design is superior to the old design, and puts the loading area in a less conspicuous place.

Mr. Wroubel explained that the full site approval included the roadwork and landwork necessary for this building as well. The Conservation Easement is already in place. The storm drainage is in place. The skeleton of this park is not changing – only the building style and orientation are different from the approved full-park plan. He reiterated that they would have built the larger building had the market conditions supported that decision. However, they did not see the two-story design as practical at this time.

Mr. Wroubel said that Al Hardis from Giffels Webster (their engineering firm), 2871 Bond Street, Rochester Hills, could speak to the Fire Department issue. Mr. Hardis explained that their firm uses a software package called AutoTURN, which is a standard package used in the industry. They took the information provided by the Novi Fire Department, and they worked out a fire truck in AutoTURN using the dimensions given. He showed a depiction of this exercise, and said that the green represented the outside overhang. The blue represented the front tire, and the red represented the rear tire. They revised the curb lines around the building to allow the Fire Truck to maneuver through the site both clockwise and counter-clockwise. They were confident the new design provided the Fire Department with enough room. The exercise was based on a 41'5" truck, 8'6" wide. It has a fifty foot outside radius. Member Pehrson confirmed that was the size of a large fire truck.

Member Kocan asked about the difference between the two sketches shown. Mr. Hardis said each showed one direction of going around the building. Even with a margin of error, this new design was not on the ragged edge. Mr. Hardis said that usually AutoTURN is very conservative, sometimes to the detriment of building design.

Mr. Wroubel said that they did not believe there would be any woodland issues since they were handled at the time of the full-park review. He was not aware that he would have to show a woodland plan that showed which trees were within the Conservation Easement. This area will not be impacted. These trees have since been tagged, and they are prepared to correct this deficiency.

Mr. Wroubel introduced Mark Hanson from Giffels Webster. He said that the landscape has been modified to address the parking lot, parking lot trees, screening requirement and foundation plantings. They have now shown 71 parking lot trees. They are proposing evergreens for better screening. They have now provided more than 7,800 square feet of landscaping. They eliminated the access doors to both sides of the building and a sidewalk to meet the requirement.

Mr. Hanson said that the existing trees are also shown on the plan. He spoke with Larry DeBrincat, the City's Landscape Consultant, regarding the area where the grading might be a sensitive issue. Mr. DeBrincat wanted a record of the trees on site so that their continued existence could be monitored. Mr. DeBrincat said it was his suggestion to use evergreen trees for a better screening material. There is a grade change between this property and the northerly site. A berm would not be effective because the screening area is lower. If the Applicant abides by the counts provided in the review, then they are closer to meeting the intent of the Ordinance.

Mr. Wroubel explained that when they looked at the plan for options to place additional landscaping, they found they could remove a sidewalk along two edges. These two sidewalks really wouldn't be used, so now they won't have to be salted and there is less impervious surface. This plan will easily meet all of its ingress/egress requirements, even without these doors and sidewalks. There are at least 13 doors. Safety would not be compromised so that more landscaping could go on site. Each suite would meet its own safety requirements.

Chair Cassis closed the Public Hearing after determining no one from the audience wished to speak. There was no correspondence.

Member Pehrson appreciated the Applicant response letter. He said that the Landscape Consultant was satisfied with the landscaping issues being addressed. The woodland issue seems to be protection of the existing Conservation Easement.

Member Pehrson thanked the Applicant for showing the AutoTURN information. He thought that the loading area was being addressed in the most appropriate way. He noted that the bump-outs

on the building help and the evergreens will provide more screening. Given the grade change, not much more can be expected.

Member Pehrson appreciated the Applicant returning with an alternative design that did not impact the site any more than the originally designed building. It showed respect for the park and a willingness to work with the City.

Moved by Member Pehrson, seconded by Member Gutman:

In the matter of Meadowbrook Corporate Park, Phase II, Building 3, SP06-05, motion to approve the Preliminary Site Plan subject to: 1) A Section 9 Waiver for façade materials as they meet the intent of the current-day building materials; 2) The plan submitted with the response letters being further modified at the time of Final Site Plan submittal, and that the Fire Marshal also reviews the turning radius and agrees with that design; 3) All the comments in the staff and consultant review letters in the packet; for the reason that the plan meets the intent of the Master Plan for Land Use.

DISCUSSION

Member Avdoulos asked if a master plan was approved for the park layout. He did not know if there was a stipulation requiring a minor or major change to an approved park plan to be brought forward. He noted that there are other buildings that were proposed and those might have to change too. If an entire plan was approved with certain expectations, how does the City handle the changes that are made over time? Planner Tim Schmitt said that this process is not typical in the City any more. This was an older way of approving plans – first approving the overall site, prepping it, then coming forward for Final Site Plan approval as each phase comes forward. The change in this philosophy happened with Fox Run. They were not allowed to clear the whole site. They do their land work on a phase by phase basis. Each new building will be required to come forward for review and approval. Mr. Schmitt noted that old approvals would not be up to code.

Member Avdoulos said that his experience with a similar project is that he would not be able to move forward with the building change until their full site's master plan was reviewed and the change was approved first at the full-site level. Member Avdoulos liked the fact that this park has low buildings in the front and taller buildings to the rear. Aesthetically, that has a nice look. If the Applicant can go building by building and change their designs, that is okay too, as long as procedures are being followed. Mr. Schmitt said that Mr. Wroubel was ahead of his time when he brought this plan forward. Today's Ordinance allows for the Road and Utility design to come forward prior to the building site plans.

Mr. Wroubel said that the Conservation Easement area was clearly defined. They are working within the constraints of the originally approved development. He hoped that the other buildings would be built as designed – a two-story and a three-story. That will be dictated by economics. They will work within the envelopes created by their roads and utilities. Mr. Wroubel said that the actual buildings were not approved with the full park – just their building envelopes were part of the original approval.

Member Avdoulos was pleased with the screening outcome. Mr. Myers said he has looked at the updated plan, but he could not say whether the requirements have been met. He thought that they were probably acceptable. Member Avdoulos asked if the sidewalks proposed for removal were required. He looked at the floorplan, and he thought that there might be a need for doors, depending on how the space inside is designed. He thought this should be considered. Mr. Myers said that the City would prefer to see a sidewalk, especially along the north side. There is nothing in the Ordinance that would require the sidewalk be placed there. The Building Department would not allow a barrier-free space so far away from the doors. Therefore the barrier-free access would

not be necessary. Mr. Myers said that both he and Mr. DeBrincat believed that the only way to get all the landscape on the site would be to shrink the building.

Member Avdoulos confirmed that the Fire Marshal has not reviewed the most recent turning radius plan. Mr. Myers felt that this new plan addresses the issues, and any changes necessary would be minor. Member Avdoulos has used AutoTURN type programs, and he agreed that they were conservative.

Member Avdoulos noticed that the parking space count is based on 100% office – 649 spaces. He said there was a suggestion that something be placed in the motion or deed restriction to keep the Applicant from exceeding parking needs above what the site can handle. The Applicant will never provide fewer spaces than necessary, but it is important that the site not be taxed by its parking needs. Mr. Myers said that he would defer to Mr. Gillam, the City Attorney. He agreed that when tenants change over, there can be issues with adequate parking levels.

Mr. Gillam understood that an amendment must be made to the Master Deed for this development to allow for the revised layout of this building. The Master Deed would be the appropriate place to address the issue of parking needs. There could be general language restricting the amount of area devoted to office use to the amount of parking on site. The alternative would be for the Planning Department to calculate the amount of parking required by the office space, and a specific number could be referenced as a ratio in the Master Deed. The second of the two ways, the more specific calculation, would be the better way to go. It would be appropriate for the Planning Commission to stipulate that the Applicant amend the Master Deed to include a restriction on the amount of area that could be devoted to office space, based upon the parking that has been provided on site.

Member Avdoulos asked if the Applicant would have a ratio to work with. Mr. Wroubel believed that the plan is already in place. The idea was the park would be designed at a 75/25 office/lab ratio, and the parking ratio is complementary.

Mr. Wroubel said that a survey of the existing buildings shows an almost perfect 75/25 split in the uses. The property is not overparked. The other buildings include Trinity Health Care Administrative Center, Sony Sound Division, Rolm Electric, Miden, engineering firms, IKON Business Solutions, etc. None of these uses lead to a lot of big truck traffic either.

Member Avdoulos agreed with the Façade Consultant. The building is of good quality and is representative of what the park and setting should be. He was encouraged to see this corridor coming along. He also thanked the Applicant for a nice response letter. He supported the motion.

Member Avdoulos and Member Pehrson questioned whether the Master Deed information needed to be put in the motion, though Member Avdoulos noted that it was contained already in the reviews.

Mr. Wroubel said that the revised Master Deed is already being processed, and that the parking information is contained therein. He had no issues with the parking information being a part of the Master Deed.

Member Kocan said it sounded to her that the Applicant was aware of what needed to be done. She thought that the Planning Commission should start being consistent at the table in making the parking a point of information. **She suggested that, "A Master Deed restriction amendment to limit the total area devoted to office to ensure adequate parking, which would include specific calculations," be added to the motion.** Mr. Gillam agreed that leaving the calculation phrase open vs. stating 75/25 was preferable. Member Kocan confirmed with Mr.

Gillam that the Master Deed is updated with each phase. **The maker and seconder of the motion approved of the addition.**

Mr. Myers said that there is nothing more to be done with the Conservation Easement. The City holds financial guarantees on some of the landscaping and woodland issues from Phase I. There has been recent activity to clear up those items. Mr. DeBrincat said that with Phase I, the replacement trees were expected to be planted in their entirety. However, only fifty trees have been accepted thus far, and 326 trees are required. Member Kocan asked if these trees should now be addressed on the Phase II approval. Mr. Schmitt explained that it is not uncommon for Phase I to be incomplete when Phase II begins on a phased project. Both buildings have C of Os. There are financial guarantees. The Administrative Staff is working on closing out these old projects. Mr. Schmitt respectfully asked that these trees not be made part of Phase II, because it would conflict with the process in place. Member Kocan asked that the Applicant take note that the City is aware that Phase I is not completed.

Member Kocan said that the landscaping deficiency was about 2,000 square feet on the first plan submitted. Member Kocan would like to see the sidewalk remain, particularly along the north side of the building. There is parking on the east side, whose patrons may like to use this sidewalk. She didn't know how this impacts the landscape number. With building foundation landscaping, she knew that the Planning Commission could grant certain waivers. She asked whether additional landscaping could be added to other phases. Mr. Myers said that more landscaping could go in the parking lot. There is no room in the perimeter. He understood that the Planning Commission can give a waiver for the landscaping, and a condition of that waiver could be additional consideration elsewhere.

Mr. Schmitt said that the Planning Commission has routinely reviewed bank plans where the foundation landscaping is missing in the drive-through area. Additional landscape is typically provided on the opposite wall of the building. The Planning Commission can waive along one face of the building and ask for it to be made up elsewhere. The Planning Commission can also waive the number in its entirety. **Member Kocan asked that, "Minimizing the building foundation landscaping deficiency as much as possible through additional parking lot landscaping and working with the City Landscape Architect to the extent feasible, and a granting of a waiver for the balance." Discussion over what the stipulation meant ensued, after which it was iterated that the maker and the seconder of the motion agreed to the addition of the language.** Mr. Myers said that technically, the statement waives the building foundation requirements. If the sidewalk went back onto the plan, the foundation deficiency would remain. There could be additional parking lot landscaping, which can be required at the discretion of the Planning Commission. Member Kocan said that was her intent.

Chair Cassis summarized that there would still be a deficiency in the sidewalk area. This verbiage allows for some of the deficiency to be addressed with additional parking lot landscaping. Chair Cassis asked the Applicant for his input. Mr. Wroubel pointed out that there is not much room in the area. If the southerly sidewalk is removed, the deficiency would be halved. He asked that just the sidewalk be placed on the top, then there would be a 1,000 square foot deficiency (number revised to 200 square feet later in the meeting). It could be even less. Member Kocan said she was more concerned with the north side. She would consider the removal of the southerly sidewalk. Mr. Wroubel said that he didn't want to mislead the Planning Commission about how much additional landscape could be added to the parking lot area. He offered to landscape the south side and look at some other areas. They might be able to lose a parking space. He felt they could minimize some of the deficiency, and he appreciated the Planning Commission's waiving the requirement with the caveat that he continue to work on the plan to minimize what the actual deficiency is.

Mr. Myers said that there is room in the parking lot if spaces were removed. The plan is 19 spaces over the requirement. Two of those spaces have already been removed for the Fire

Marshal's request. The southerly sidewalk removal might be a good idea, especially when compared to the north. Mr. Myers asked if the Applicant would be interested in providing some foundation landscaping in the vicinity of the four parking spaces shown in the middle of the back of the plan, between the two loading areas. Operationally, if those spaces were removed, it wouldn't affect their loading zone. Mr. Myers wasn't sure however, whether that area could be considered foundation landscaping. Mr. Wroubel said that they did consider that area once before for a landscape element. They felt that having the area open is helpful for trucks and for screening purposes. He offered to look at other areas for landscape inclusion.

Chair Cassis asked whether there was any space in Phase I that might benefit from the transfer of landscaping from Phase II. Mr. Myers responded that the Phase I landscaping is probably established, so that would not be an easy design. Without reviewing the Phase I plan, Mr. Myers was not sure where that area might be. Chair Cassis thought the front of the development could use more landscaping. In general, that area is void of landscaping. They cut all the trees.

Mr. Schmitt offered that the previous phase was built under the old Landscape Ordinance. Chair Cassis said the Planning Commission is considering a deviation from the Ordinance, so why not make the best of it by suggesting a more productive proposal? Member Kocan said she wanted the stipulation to reflect that the Applicant would continue to work with the City on a resolution to this matter. Could she ask the Applicant to do so?

Mr. Hanson said that the foundation landscaping could be added to front of this building, because this is the main entrance. Landscape could be added to the one landscape island that is most visible. There is considerable landscaping in other areas already. This suggestion would add understory landscaping to the trees. Mr. Hanson said that they are currently proposing seven additional parking lot trees that might be considered as additional landscaping. Member Kocan said the point is to add as much landscaping as possible. She said that whatever the City can work out with the Applicant would be helpful. Mr. DeBrincat understood that the Applicant was suggesting to add material, not land, to the landscape area. Landscaping the sidewalk area would result in a net deficiency of about 200 square feet. They would make up that difference and the net result would be a surplus of material. Mr. DeBrincat wanted the Planning Commission to understand that the Applicant is proposing more material, not more area. Member Kocan did not want to beat this issue to death, and she appreciated the Conservation Easement, and she took pride in the appearance of Novi. While she did not need to hold this Applicant to 1,800 square feet of landscaping, she would be satisfied if the Applicant would agree to provide some additional landscaping.

Member Kocan encouraged the Applicant to continue to work with the City. The Applicant agreed to do so.

Member Kocan asked to add to the motion, "Additional landscaping being added to screen the loading zone area as was discussed this evening." The response was that it was part of the comments stipulation. Mr. Myers said that technically, the motion should state the Planning Commission approves of evergreen trees in lieu of canopy trees in the vicinity of the loading zone area. Member Kocan asked that this language be added to the motion. The maker and the seconder agreed.

Member Meyer said that initially he had concerns for the number of issues that were on the table. He is assured that there has been a real solid collaboration between the Applicant and the Planning Department. He supported the motion.

Chair Cassis appreciated all of the comments. He commended the Applicant for his adjusting to the times and the market conditions. He would rather see an Applicant develop his property accordingly than have him stay with an old plan that is not marketable. He thanked him for

working with the Planning Department. The property is being developed to its potential and the City's needs have been satisfied.

Chair Cassis said it was a better plan to leave the sidewalk in place, for both the landowner and his tenants. He was receptive to the additional landscaping being placed in the front for a spruced up viewshed. Chair Cassis said that the City's vision for Meadowbrook Road is finally unfolding, and the City hopes to see the future projects come forward with similar quality.

Mr. Myers clarified that the Applicant is removing the south sidewalk but will keep the north sidewalk. The landscaping will be added to the site where possible, but the actual landscape Ordinance number has been waived to a reduced number as yet unknown.

Mr. Myers wished to clarify that the Phase I plan approved the first two buildings. The "concept" of Building 3 was approved – nothing more. Future buildings will also have to go the Preliminary Site Plan process. The roads are not fully complete to the back of the site. The grading is done and the clearing is done. Mr. Wroubel said that the information was correct. Mr. Wroubel stated that Ashley Heidelberg will be heading up the rest of this project.

ROLL CALL VOTE ON MEADOWBROOK CORPORATE PARK PHASE 2, SP06-05, PRELIMINARY SITE PLAN MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER GUTMAN:

In the matter of Meadowbrook Corporate Park, Phase II, Building 3, SP06-05, motion to approve the Preliminary Site Plan subject to: 1) A Section 9 Waiver for façade materials as they meet the intent of the current-day building materials; 2) The plan submitted with the response letters being further modified at the time of Final Site Plan submittal, and that the Fire Marshal also reviews the turning radius and agrees with that design; 3) All the comments in the staff and consultant review letters in the packet; 4) A Master Deed restriction amendment to limit the total area devoted to office to ensure adequate parking, which would include specific calculations; 5) Minimizing the building foundation landscaping deficiency as much as possible through additional parking lot landscaping and working with the City Landscape Architect to the extent feasible, and a granting of a waiver for the balance; and 6) The Planning Commission approving evergreen trees in lieu of canopy trees in the vicinity of the loading zone area; for the reason that the plan meets the intent of the Master Plan for Land Use. *Motion carried 7-0.*

Moved by Member Pehrson, seconded by Member Gutman:

ROLL CALL VOTE ON MEADOWBROOK CORPORATE PARK PHASE 2, SP06-05, WOODLAND PERMIT MOTION MADE BY MEMBER PEHRSON AND SECONDED BY MEMBER GUTMAN:

In the matter of Meadowbrook Corporate Park, Phase II, Building 3, SP06-05, motion to approve the Woodland Permit subject to all comments in the Staff and Consultant review letters for the reason that the plan meets the intent of the Ordinance. *Motion carried 7-0.*

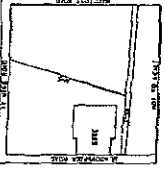
It was noted by Member Kocan that this project does not remove any additional trees from the site.

Moved by Member Pehrson, seconded by Member Gutman:

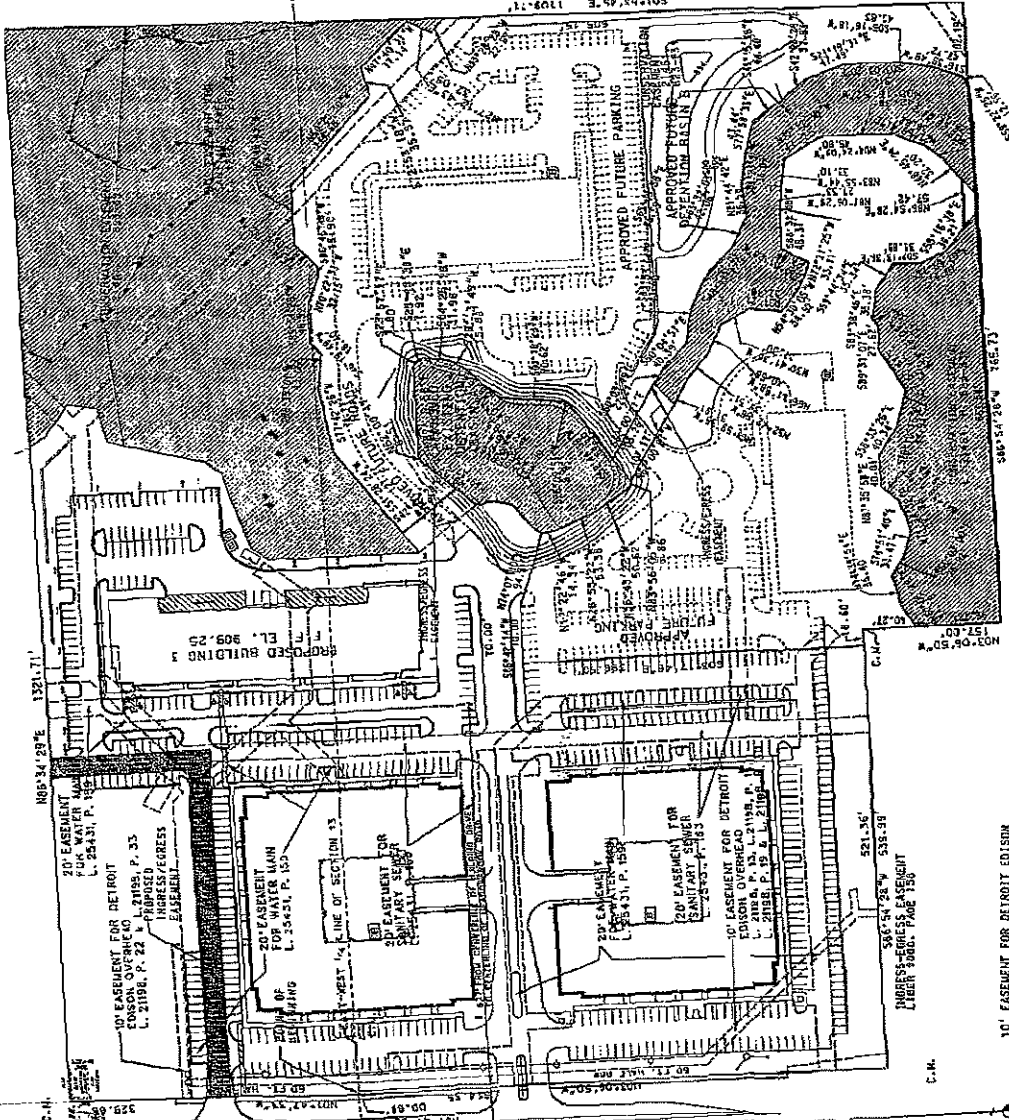
**ROLL CALL VOTE ON MEADOWBROOK CORPORATE PARK PHASE 2, SP06-05,
STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER PEHRSON AND
SECONDED BY MEMBER GUTMAN:**

**In the matter of Meadowbrook Corporate Park, Phase II, Building 3, SP06-05, motion to approve the Stormwater Management Plan subject to all comments in the Staff and Consultant review letters for the reason that the plan meets the intent of the Ordinance.
*Motion carried 7-0.***

REDUCED COPY OF APPROVED FINAL SITE PLAN



C. 11.



C. 11.

ZONING NOTE
 THIS SITE AS WELL AS ALL ADJACENT SITES ARE ZONED
 OFFICE SERVICE TERRITORIAL (OSX).

NORTHWEST CORNER
 SECTION 13
 T-1-N, R-9-E,
 L.C.R.C.
 L. 166504 P. 483

186° 42' 11" E
 60.00'
WEST 1/4 CORNER
 SECTION 13
 T-1-N, R-9-E,
 L.C.R.C.
 L. 166504 P. 184
 POINT OF COMMENCEMENT

SOUTHWEST CORNER
 SECTION 13
 T-1-N, R-9-E,
 L.C.R.C.

MEADOWBROOK ROAD (PUBLIC)

10' EASEMENT FOR DETROIT EDISON
 UNDER LICENSE NO. 242017, P. 384.

PROGRESS-EGRESS EASEMENT
 LIBER 1000, PAGE 150

SCALE 1"=50'

MEADOWBROOK CORPORATE PARK - BUILDING THREE
 PROPOSED SITE PLAN
 CITY OF DETROIT, MICHIGAN



Gerald Winkler Engineers Inc.
 1000 WEST WASHINGTON AVE
 DETROIT, MI 48226

DATE: 11/11/11
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES

11/11/11

11/11/11

11/11/11

11/11/11

Plans available for viewing at the
Community Development Department.