



KUBICA INVESTMENTS SP 11-18

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Public hearing on the request of Kubica Corporation dba Prime Technologies for Kubica Investments for approval of the Preliminary Site Plan and Special Land Use Permit. The subject property is located at 22575 Heslip Drive, on the west side of Heslip Drive, north of Nine Mile Road, in Section 26 of the City. The property totals 1.1 acres and the applicant is proposing to occupy the existing industrial building for the purpose of designing and building automation systems, industrial controls engineering, software development and control panel assembly.

REQUIRED ACTION

Approve or deny Preliminary Site Plan and Special Land Use Permit.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	05/10/11	Waiver of Noise Impact Statement requested

Motion sheet

Approval – Special Land Use

In the matter of the request of Kubica Corporation dba Prime Technologies for Kubica Investments SP 11-18, motion to **approve** the Special Land Use permit, subject to the following:

- a. Planning Commission finding under Section 2516.2.c for the Special Land Use permit:
That, relative to other feasible uses of the site,
 - The proposed use will not cause any detrimental impact on existing thoroughfares *(due to the fact that no additional trips beyond those normally associated with an office/accessory manufacturing use are expected)*.
 - The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood *(due to the fact that the site is contained within an existing office/industrial park.)*
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
 - The proposed use will promote the use of land in a socially and economically desirable manner.
 - The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located *(as noted in the staff review letter);*
- b. Waiver of the required Noise Impact Statement as all work areas are totally enclosed and the applicant is not adding any noise generating equipment to the outside of the building;
- c. Compliance with all conditions and requirements listed in the staff and consultant review letters; and
- d. *(additional conditions here if any)*

(because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)

Approval – Preliminary Site Plan

In the matter of the request of Kubica Corporation dba Prime Technologies for Kubica Investments SP 11-18, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Compliance with all the conditions and requirements listed in the staff and consultant review letters; and
- b. *(additional conditions here if any)*

(because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)

Denial – Special Land Use

In the matter of the request of Kubica Corporation dba Prime Technologies for Kubica Investments SP 11-18, motion to **deny** the Special Land Use permit ...because the plan is not in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance.

Denial – Preliminary Site Plan

In the matter of the request of Kubica Corporation dba Prime Technologies for Kubica Investments SP 11-18, motion to **deny** the Preliminary Site Plan...because the plan is not in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance.

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

May 10, 2011

Planning Review

Kubica Investments

SP11-18

Petitioner

Kubica Corp dba Prime Technologies

Review Type

Preliminary/Final Site Plan and Special Land Use

Property Characteristics

- Site Location: 22575 Heslip, west side of Heslip Drive, north of Nine Mile Road (Section 26)
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, South and East: I-1; West: RM-1
- Current Site Use: Existing vacant Light Industrial
- Adjoining Uses: North, South and East: Existing manufacturing/warehouse; West: Multiple-Family Residential
- School District: Novi School District
- Site Size: 1.1 acres
- Plan Date: 10-12-01 (No exterior site changes proposed.)

Project Summary

The applicant is proposing to occupy a vacant industrial building at 22575 Heslip Drive. Kubica Investments specializes in designing and building automation systems, industrial controls engineering, software development and control panel assembly. Manufacturing and assembling is a special land use in the I-1 District when a property abuts residential zoning. No exterior alterations are proposed.

Recommendation

Provided the applicant receives a waiver of the required Noise Impact Statement, approval of the site plan and special land use permit is recommended.

Special Land Use Considerations

In the I-1 District manufacturing uses fall under the Special Land Use requirements (Section 1902) when adjacent to residential districts.

Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.

- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1 Light Industrial District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in bold below must be addressed by the applicant.

1. **Noise Impact Statement:** Manufacturing use in the I-1 District adjacent to residential zoning requires the submission of a Noise Impact Statement. The applicant has requested a waiver of the Noise Impact Statement requirement from the Planning Commission and has submitted a letter describing all noise generating equipment on site and explaining the waiver request. Staff supports this waiver.
2. **Signs:** Exterior business signage is not regulated by the Planning Division. Contact Jeannie Niland at 248-735-5678 for sign permit information if new signs are proposed.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this review letter is required prior to the Planning Commission meeting.

Stamping Set Approval

Stamping sets are required for this project. Provided the applicant receives approval of the Preliminary Site Plan and Special Land Use Permit from the Planning Commission, plans submitted for review will be used for Stamping Set approval.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, AICP, Planner

APPLICANT RESPONSE LETTER AND WAIVER REQUEST
FOR THE NOISE IMPACT STATEMENT

Project Name: 22575 Heslip Drive
Owner: Kubica Investments, L.L.C.
Sidwell Number: 50-22-26-376-018

Planning Review Response Letter

Kubica Investments, L.L.C. is the owner of the building and property at 22575 Heslip in Novi. This building will be used by Kubica Corp Prime Technologies. Prime Technologies specializes in designing and building automation systems, industrial controls engineering, software development and control panel assembly.

Sincerely,

Bryan Stickrad
Executive Team
Kubica Corp dba Prime Technologies

Project Name: 22575 Heslip Drive
Owner: Kubica Investments, L.L.C.
Sidwell Number: 50-22-26-376-018

Special Land Use Description

Kubica Investments, L.L.C. is purchasing the building at 22575 Heslip in Novi for use by Kubica Corp dba Prime Technologies. Prime Technologies specializes in designing and building automation systems, industrial controls engineering, software development and control panel assembly. We currently have eight full time employees and three part time employees.

No changes to the building structure, façade, or parking lot are planned.

Our automation assembly requires us to receive suppliers' components, assemble and test them for correctness. We do not use chemicals other than household cleaners. We will not require any special sewer use.

Our current maximum number of employees per shift in the workshop is four per shift. There is only one shift. Maximum number of employees in the office is eleven per shift. There is only one shift. Signage shall be located on the front face of the building. No sign structure will be erected.

Sincerely,



Bryan Stickrad
Executive Team
Kubica Corp dba Prime Technologies

Project Name: 22575 Heslip
Owner: Kubica Investments, L.L.C.
Sidwell Number: 50-22-26-376-018

Waiver Request for Noise Impact Statement

Kubica Corp dba Prime Technologies requests a waiver for the Noise Impact Statement. Our business does not generate a significant amount of noise that could be heard by nearby residents. Our main business is designing and building automation systems, industrial controls engineering, software development and control panel assembly. Our panel build shop is only in use about 6 months out of the year. The operations that take place are drilling and mounting components onto prefabricated sheet metal plates and wiring the components. We will have a forklift and crane that will be used for moving, loading, and unloading the components. We have a small air compressor, chop saw, and shop vacuum. Our business hours are between 8:30am and 6:30pm. We typically ship and receive about twice a month on average.

Sincerely,



Bryan Stickradt
Executive Team
Kubica Corp dba Prime Technologies

SITE PLAN

MAPS
Location
Zoning
Future Land Use

Kubica Investments SP11-18

Location



Map Author: Kristen Kapalariski
Date: 06/06/11
Project: Kubica Investments SP11-18
Version #: 1.0

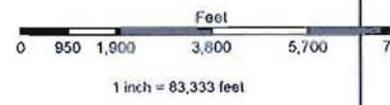
Map Legend

 Subject Property



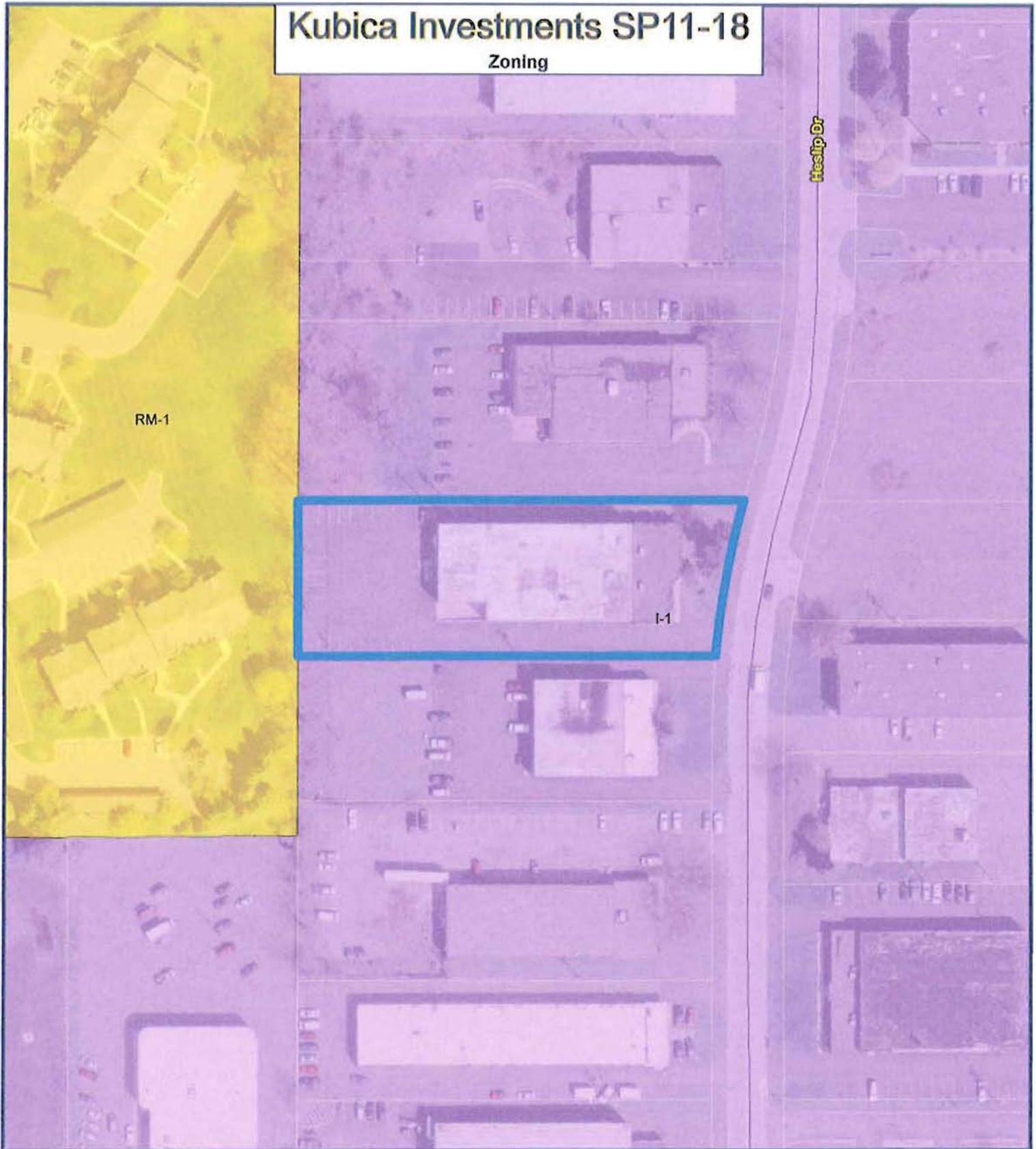
City of Novi
Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

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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 and 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.



Kubica Investments SP11-18

Zoning



Map Author: Kristen Kispelanski
Date: 06/06/11
Project: Kubica Investments SP11-18
Version #: 1.0

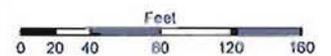
Map Legend

-  Subject Property
-  RM-1: Low-Density Multiple Family
-  I-1: Light Industrial District



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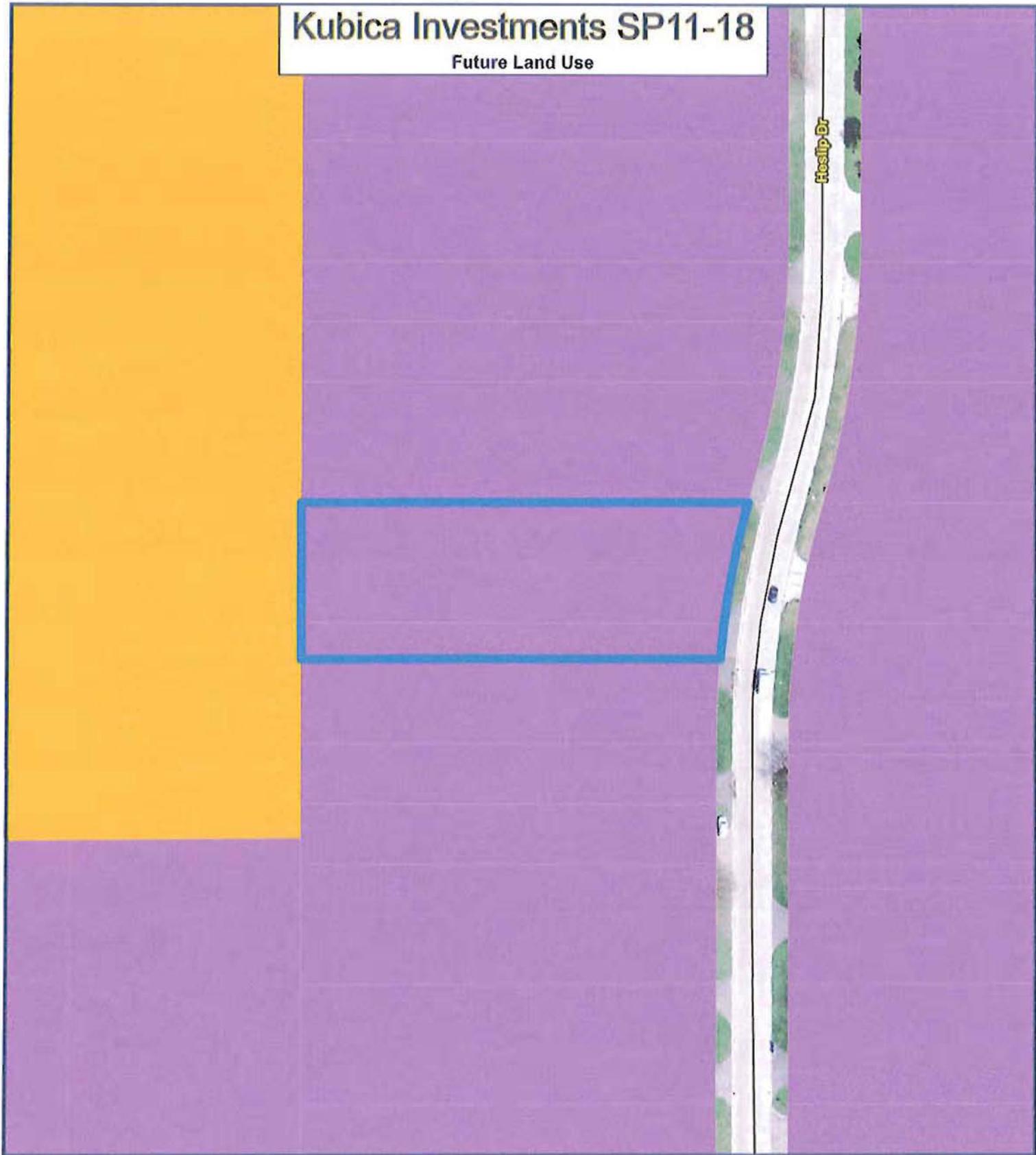
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1 inch = 109 feet

Kubica Investments SP11-18

Future Land Use



Map Author: Kristen Kapelanski
Date: 06/08/11
Project: Kubica Investments SP11-18
Version #: 1.0

Map Legend

-  Subject Property
-  Multiple Family
-  Industrial Research Development Technology



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