

PLANNING COMMISSION • REGULAR MEETING
HELD IN COUNCIL CHAMBERS • 45175 W. TEN MILE RD.
NOVI, MICHIGAN
WEDNESDAY, SEPTEMBER 13, 2017 - 7:00 P.M.

BOARD MEMBERS

Mark Pehrson, Chairperson

David Greco

Ted Zuchlewski

John Avdoulos

Michael Lynch

ALSO PRESENT:

Barbara McBeth, City Planner

Elizabeth Saarela, City Attorney

Sri Komaragiri, Planner

Rick Meader, Landscape Architect

Darcy Rechtien, Plan Review Engineer

Certified Shorthand Reporter, Pamela Mocerri #2285

1 Novi, Michigan

2 September 13, 2017

3 7:00 p.m.

4

5 * * *

6 CHAIRPERSON PEHRSON: I'd like to call
7 to order the September 13, 2017, Regular Meeting
8 of the Planning Commission.

9 Sri, can you call the roll, please.

10 MS. KOMARAGIRI: Good evening. Member
11 Anthony.

12 MR. GRECO: Absent.

13 MS. KOMARAGIRI: Member Avdoulos.

14 MR. AVDOULOS: Here.

15 MS. KOMARAGIRI: Member Greco.

16 MR. GRECO: Here.

17 MS. KOMARAGIRI: Member Lynch.

18 MR. LYNCH: Here.

19 MS. KOMARAGIRI: Chair Pehrson.

20 CHAIRPERSON PEHRSON: Here.

21 MS. KOMARAGIRI: Member Zuchlewski.

22 MR. ZUCHLEWSKI: Here.

23 CHAIRPERSON PEHRSON: With that, could

1 we rise for the Pledge of Allegiance.

2 (Pledge of Allegiance recited.)

3 CHAIRPERSON PEHRSON: I need a motion
4 to approve the agenda modified.

5 MR. AVDOULOS: Motion to approve.

6 MR. GRECO: Second.

7 CHAIRPERSON PEHRSON: We have a motion
8 and a second. Anyone opposed? We have an agenda.

9 Previous to our first audience
10 participation, we do have three public hearings
11 that you're welcome to speak to at that time, but
12 if anyone has anything that they wish to address
13 to the Planning Commission on, other than those
14 public hearings, please step forward.

15 Seeing no one, we'll close the first
16 audience participation.

17 Correspondence?

18 MR. LYNCH: Nothing at this time.

19 CHAIRPERSON PEHRSON: Thank you. Any
20 committee reports? City Planners report,
21 Ms. McBeth.

22 MS. MCBETH: Thank you. Good evening.
23 I just wanted to introduce our new planning

1 assistant -- if you don't mind standing, Hannah --
2 Hannah Smith, who's just started to work with us
3 this week.

4 She grew up in the Novi and Northville
5 areas and graduated from Northville High School.
6 In April of this year, she graduated from the
7 University of Michigan.

8 CHAIRPERSON PEHRSON: From where?

9 MS. MCBETH: University of Michigan.
10 With a bachelor's degree in environmental studies,
11 a minor in sustainability and a specialization in
12 environmental policy.

13 She most recently worked doing
14 environmental policy research and assisting in
15 editing as scholarly research through the
16 university.

17 Hannah has an interest in city
18 planning, and we believe that this experience that
19 she'll gain as planning assistant with the City of
20 Novi will be a very good place for her to start.

21 CHAIRPERSON PEHRSON: Very good.

22 Thank you. Welcome aboard, Hannah.

23 That brings us to our first public

1 hearing and it's the City of Novi, DPS Gun Range
2 Additions, JSP 17-42.

3 Hence, a public hearing at the request
4 of NSA Architects, Engineering, Planners for
5 approval of special land use, preliminary site
6 plan, woodland permit, and stormwater management
7 plan.

8 Subject property is located in Section
9 14 west Meadowbrook Road and north of Eleven Mile
10 and is zoned I-1, Light Industrial.

11 The applicant is proposing a classroom
12 addition of approximately 2,750 square feet at the
13 Public Safety Gun Range and a garage addition of
14 approximately 40,422 square feet at the Department
15 of Public Services building.

16 Sri.

17 MS. KOMARAGIRI: The subject property
18 is located north of Eleven Mile Road east of
19 Meadowbrook. It is surrounded by I-1 and it is
20 zoned I-1, Light Industrial. The future land use
21 map indicates public for the subject property.
22 The properties to the west are Industrial Research
23 development and technology, and to the east are

1 indicated as office commercial, and to the south
2 are TC gateway. The site contains considerable
3 woodlands and a few wetlands.

4 The applicant on behalf of the City of
5 Novi is proposing to update our Department of
6 Public Services Building and the Police Gun Range
7 on Lee BeGole Drive. The proposed plan includes
8 approximately 40,700 square foot of new garage for
9 56 heavy- and light-duty trucks, and a 2,750
10 square foot session classroom for about 28
11 students. The site amenities include additional
12 parking, a new entrance to the gun range that can
13 be secured separate from the DPS facilities and
14 bioswales. There are no proposed changes to the
15 recycling facility at this time. A municipal use
16 in I-1 district require special land use permit.
17 Hence, the public hearing today.

18 This site plan was reviewed as a
19 combined preliminary and final site plan. All
20 reviews recommended approval for preliminary and
21 final except for Planning, Engineering and
22 Traffic. All three of them recommended for
23 preliminary but not for final. Therefore, once

1 Planning Commission makes their decision, the
2 applicant will be submitting a revised final to
3 address the comments in the review letters.

4 Planning did not recommend approval
5 earlier as there was not sufficient justification
6 provided for minimum required parking, among a few
7 other comments. The applicant has provided
8 clarifications and a community impact statement
9 since then. Planning is currently recommending
10 approval.

11 Engineering approved the preliminary
12 site plan and is in general agreement with the
13 stormwater design. The applicant will submit a
14 revised final as the previous submittal did not
15 include the level of detail that is required for
16 final engineering.

17 Landscape review noted that two
18 waivers that are needed for absence of wall or
19 berm adjacent to the freeway right-of-way, and for
20 lack of street trees along Lee BeGole Drive.
21 Landscape recommends approval with items to be
22 addressed with electronic stamping sets.

23 A traffic study was not required by

1 the consultant as the number of trips will not
2 increase with the proposed modifications to the
3 site as the proposed building expansion is to
4 primarily store City maintenance vehicles and will
5 not be adding any more additional traffic of the
6 general public. The plan is in general
7 conformance with ordinance requirements. However,
8 traffic did not recommend approval for the final
9 site plans as detail plans were not provided, but
10 they are approving the preliminary.

11 The current plan indicates one
12 relatively small area of impact to City-regulated
13 wetlands and 25-foot wetland setback/buffers. The
14 impact to this small emergent wetland is point .03
15 acres is for the construction of the proposed
16 Firearms Training Center building addition.
17 Additional wetland areas are located on this site,
18 including in the northwest, west and east portions
19 of the site. A total of 81 trees are proposed to
20 be removed that would require 120 replacements all
21 of which are proposed to be planted on-site.

22 Facade review noted that the minimum
23 percentage of brick is not provided on the south

1 and east facades, the percentage of painted brick
2 and flat metal exceeds the maximum amount allowed
3 by the ordinance on the south and east facades,
4 and the percentage of fiber cement siding exceeds
5 the maximum amount allowed by the ordinance on the
6 south and west facades. A Section 9 waiver is
7 required for these deviations and are supported by
8 our facade consultant.

9 Fire is recommending approval with
10 additional items to be addressed with electronic
11 stamping sets.

12 The Planning Commission is asked
13 tonight to hold the public hearing concerning
14 approval of the special land use, preliminary site
15 plan, woodland permit and stormwater management
16 plan. The Planning Commission should consider the
17 specific factors listed in 6.1.2.C for conformance
18 with special land use conditions.

19 The applicant, staff, and consultants
20 are here to answer any questions you may have
21 regarding the project.

22 CHAIRPERSON PEHRSON: Thank you, Sri,
23 appreciate it.

1 Anyone from the City wish to address
2 the Planning Commission?

3 MR. PETTY: Good evening, Planning
4 Commission members. My name is Rob Petty, I'm the
5 CIO for the City of Novi.

6 We were tasked with a couple items on
7 this building and it's a long time coming up for
8 it. One was to bring all of our vehicles inhouse,
9 heavy duty and light duty, to extend the
10 investment that we've made in those vehicles.

11 We also were tasked with upgrading the
12 locker room facility and the restroom facility
13 within the building, and creating a workflow
14 environment in the office area that better serves
15 the citizens.

16 In addition, we have added the
17 component to the gun range. This is just a
18 classroom, along with the necessary restrooms that
19 would go along with that and a small kitchenette.
20 We are here with Frank Ray from NSA and we will
21 standby for any of your questions.

22 CHAIRPERSON PEHRSON: Thank you,
23 Mr. Petty, appreciate that.

1 This is a public hearing. If there's
2 anyone in the audience who wishes to address the
3 Planning Commission at this time, please step
4 forward.

5 Seeing no one, we'll close that
6 portion, and I think we have some correspondence.

7 MR. LYNCH: Yes, we do. The first one
8 is an objection, and this is from JFK Investment
9 Company, and it's so light I can't read it, but
10 we'll put it into the public record.

11 The next one is a support by Floyd
12 Peterson, 42525 W. Eleven Mile Road, Novi.

13 The next one is a support from Kevin
14 Stolzenfeld, 26200 Town Center Drive. Apparently
15 he's with the same company, JFK Investment, so we
16 have one opposed and one for from the same
17 company.

18 And that's the last one, that's
19 basically it.

20 CHAIRPERSON PEHRSON: Thank you. With
21 that, we'll close the public hearing on this
22 matter and turn it over to the Planning Commission
23 for their consideration.

1 Member Zuchlewski.

2 MR. ZUCHLEWSKI: Just a question for
3 Rob.

4 Rob, I think you mentioned that the
5 addition here is purely a classroom and supportive
6 restroom services; is that right?

7 MR. PETTY: To the police gun range,
8 that is correct. Is your question in regards to
9 the comments that were just read into the record?

10 MR. ZUCHLEWSKI: Well, the comment
11 really was just for clarification, because
12 originally I had heard and thought that there was
13 going to be an addition to the gun range also as
14 far as the number of lanes, if you will, but
15 that's not happening?

16 MR. PETTY: That is not happening.

17 MR. ZUCHLEWSKI: And I just wanted to
18 clarify that.

19 MR. PETTY: You are correct.

20 MR. ZUCHLEWSKI: Because there were
21 some comments about additional noise and a lot of
22 additional traffic and all that sort of thing. So
23 it's just a classroom and restroom?

1 MR. PETTY: Right, and Mr. Valarde
2 went out and visited one of the neighboring
3 businesses and clarified that with them. That may
4 be the reason you have one opposed and one for.

5 MR. ZUCHLEWSKI: Thank you.

6 MR. PETTY: You're welcome.

7 CHAIRPERSON PEHRSON: Thank you.
8 Member Lynch.

9 MR. LYNCH: Am I correct, we're just
10 approving the preliminary site plan along with the
11 special land use permit?

12 MS. KOMARAGIRI: Yes, request special
13 land use for the public building in the I-1
14 district.

15 MR. LYNCH: Okay, but we're not
16 approving the final?

17 MS. KOMARAGIRI: No.

18 MR. LYNCH: Second, to the City.
19 You're also putting in a locker room to this?
20 Well, you've got a classroom.

21 MR. PETTY: There's not a locker room,
22 there's a storage area for their -- I call it
23 their gun video game equipment, but FIPS, I

1 believe, is the proper term.

2 MR. LYNCH: Okay. So we're not going
3 to build another Vic Tanny?

4 MR. PETTY: No, not at all.

5 CHAIRPERSON PEHRSON: Thank you.

6 Member Greco.

7 MR. GRECO: All right. I've had a
8 chance to review this. I don't have any additions
9 with the addition of the gun range, and with that,
10 I'd like to make a motion.

11 In the matter of the City of Novi, DPS
12 Gun Range Additions, JSP 17-42, motion to approve
13 the special land use permit based on the following
14 findings: Relative to other feasible uses for the
15 items set forth in A through G and the motion
16 sheet, and this motion is made because the plan is
17 otherwise in compliance with Article 3.1.5,
18 Article 4, Article 5, and Article 6 of the Zoning
19 Ordinance and all other applicable provisions of
20 the ordinance.

21 MR. AVDOULOS: I second.

22 CHAIRPERSON PEHRSON: We have a motion
23 by Member Greco, second by Member Lynch.

1 Are there any other comments?

2 Sri, can you call the roll, please.

3 MS. KOMARAGIRI: Thank you. Member
4 Avdoulos.

5 MR. AVDOULOS: Yes.

6 MS. KOMARAGIRI: Member Greco.

7 MR. GRECO: Yes.

8 MS. KOMARAGIRI: Member Lynch.

9 MR. LYNCH: Yes.

10 MS. KOMARAGIRI: Chair Pehrson.

11 CHAIRPERSON PEHRSON: Yes.

12 MS. KOMARAGIRI: Member Zuchlewski.

13 MR. ZUCHLEWSKI: Yes.

14 MS. KOMARAGIRI: Motion passes 5 to 0.

15 MR. GRECO: I'd like to make another
16 motion.

17 In the matter of the City of Novi, DPS
18 Gun Range Addition, JSP 17-42, motion to approve
19 the preliminary site plan based on and subject to
20 the items listed in A through F of the motion
21 sheet, and G, and because the plan is otherwise in
22 compliance with Article 3, Article 4, and Article
23 5 of the Zoning Ordinance and all other applicable

1 provisions of the ordinance.

2 MR. AVDOULOS: Second.

3 CHAIRPERSON PEHRSON: We have a motion
4 by Member Greco, second by Member Avdoulos.

5 Any other comments?

6 Sri, please.

7 MS. KOMARAGIRI: Thank you. Member
8 Lynch.

9 MR. LYNCH: Yes.

10 MS. KOMARAGIRI: Chair Pehrson.

11 CHAIRPERSON PEHRSON: Yes.

12 MS. KOMARAGIRI: Member Zuchlewski.

13 MR. ZUCHLEWSKI: Yes.

14 MS. KOMARAGIRI: Member Avdoulos.

15 MR. AVDOULOS: Yes.

16 MR. KOMARAGIRI: Member Greco.

17 MR. GRECO: Yes.

18 MS. KOMARAGIRI: Motion passes 5 to 0.

19 MR. GRECO: I would like to make
20 another motion. In the matter of City of Novi,
21 DPS Gun Range Additions, JSP 17-42, motion to
22 approve the woodland permit based on and subject
23 to the findings of compliance with ordinance

1 standards and staff and consultant review letters
2 and the condition and items listed in those
3 letters being addressed on the revised final site
4 plan, and because the plan is otherwise in
5 compliance with Chapter 37 of the Code of
6 Ordinances and all other applicable provisions of
7 the ordinance.

8 MR. AVDOULOS: Second.

9 CHAIRPERSON PEHRSON: We have a motion
10 by Member Greco, second by Member Avdoulos.

11 Any other comments?

12 Sri, please.

13 MS. KOMARAGIRI: Thank you.

14 Chair Pehrson.

15 CHAIRPERSON PEHRSON: Yes.

16 MS. KOMARAGIRI: Member Zuchlewski.

17 MR. ZUCHLEWSKI: Yes.

18 MS. KOMARAGIRI: Member Avdoulos.

19 MR. AVDOULOS: Yes.

20 MS. KOMARAGIRI: Member Greco.

21 MR. GRECO: Yes.

22 MS. KOMARAGIRI: Member Lynch.

23 MR. LYNCH: Yes.

1 MS. KOMARAGIRI: Motion passes 5 to 0.

2 MR. GRECO: And finally, in the matter
3 of City of Novi, DPS Gun Range Additions, JSP
4 17-42, motion to approve the stormwater management
5 plan based on and subject to the findings of
6 compliance with ordinance standards and the staff
7 and consultant review letters and the conditions
8 and items listed in those letters being addressed
9 in the revised final site plan, and because it is
10 otherwise in compliance with Chapter 11 of the
11 Code of Ordinances and all other applicable
12 provisions of the ordinance.

13 MR. AVDOULOS: Second.

14 CHAIRPERSON PEHRSON: We have a motion
15 by Member Greco, second by Member Avdoulos.

16 Any other comments?

17 Sri, please.

18 MS. KOMARAGIRI: Member Zuchlewski.

19 MR. ZUCHLEWSKI: Yes.

20 MS. KOMARAGIRI: Member Avdoulos.

21 MR. AVDOULOS: Yes.

22 MS. KOMARAGIRI: Member Greco.

23 MR. GRECO: Yes.

1 MS. KOMARAGIRI: Member Lynch.

2 MR. LYNCH: Yes.

3 MS. KOMARAGIRI: Chair Pehrson.

4 CHAIRPERSON PEHRSON: Yes.

5 MS. KOMARAGIRI: Motion passes 5 to 0.

6 CHAIRPERSON PEHRSON: All set. Thank
7 you, gentlemen.

8 Item No. 2 is Feldman Automotive, JSP
9 16-31, and it's the public hearing at the request
10 of Feldman Automotive for Planning Commission's
11 approval for special land use, preliminary site
12 plan, wetland permit, woodland permit, and
13 stormwater management plan.

14 The subject property has split zoning
15 of P-1 Vehicular Parking on the south and B-3
16 General Business to the north and is located in
17 Section 23 on the south side of Grand River Avenue
18 between Novi Road and Meadowbrook Road.

19 The subject property is approximately
20 1.67 acres and the applicant is proposing to
21 improve the parcel for parking for sale of new,
22 unlicensed motor vehicles and outdoor space for
23 exclusive sale of new and used automobiles.

1 MS. McBETH: Mr. Chair, I'd like to
2 tell you a little bit about this.

3 CHAIRPERSON PEHRSON: Thank you.

4 MS. McBETH: The subject property is
5 located on the south side of Grand River between
6 Novi Road and Meadowbrook Road in Section 23
7 consisting of about 1.67 acres.

8 The current zoning is split between
9 P-1 Parking to the south and B-3 General Business
10 to the north. The future land use map indicates
11 TC Gateway for the subject property, multiple
12 family to the south, TC Gateway to the east and
13 north of Grand River Avenue, and TC commercial to
14 the west.

15 The natural features map shows that
16 the property has 0.07 acres of wetlands and 87
17 regulated woodland trees on the site.

18 The Planning Commission may remember
19 that this matter was brought before the Planning
20 Commission at two previous meetings. One year ago
21 a request for rezoning was considered for .9 acre
22 of the 1.67 acre site to rezone from RM-1 Low-
23 Density Multiple Family to P-1 Vehicular Parking.

1 The request was approved by the City Council last
2 October. The rezoning was not a PRO, Planned
3 Rezoning Overlay. Therefore, the applicant was
4 not bound to develop a specific plan.

5 Last December the Planning Commission
6 held a public hearing for a site plan for special
7 land use request to allow the applicant to store
8 new, unlicensed vehicles in the P-1 and B-3 zoning
9 districts. At the meeting last December the
10 applicant requested that the Planning Commission
11 hold a public hearing, but hold off on making a
12 decision regarding the special land use until
13 further changes could be made to the site plan to
14 respond to the comments in the review letters.
15 The Planning Commission agreed with that request
16 and postponed the matter, the decision, at that
17 time.

18 The applicant has now submitted a
19 revised site plan seeking to address the prior
20 comments of Planning and Landscaping. Updated
21 review letters were prepared for Planning,
22 Landscaping and Fire with all reviewers now
23 recommending approval subject to Planning

1 Commission waivers for certain standards and one
2 Zoning Board of Appeals variance.

3 Additionally, a public hearing has
4 been scheduled for the requested special land use
5 seeking approval for the parking for the sale of
6 new, unlicensed motor vehicles and parking of
7 licensed, rental and loaner motor vehicles.

8 Planning staff recommends approval of
9 the special land use and site plan with favorable
10 recommendations for the waiver from the
11 requirement to provide a noise impact statement.

12 Staff is also in favor of the requirement for a
13 waiver of the full height of the required 10-foot
14 berm adjacent to the southwest and west property
15 lines due to the irregular shape of the lot and
16 lack of available space, a partial berm is
17 provided there.

18 Landscaping recommends approval
19 subject to the following three Planning Commission
20 waivers:

21 First, a waiver for the lack of a berm
22 along Grand River.

23 Second, a waiver for the lack of

1 street trees along Grand River.

2 And third, a waiver for parking lot
3 perimeter canopy trees.

4 Wetlands recommends approval and notes
5 that the plan proposes to fill a small wetland and
6 the associated 25-foot wetland setback in its
7 entirety to accommodate the parking lot addition.
8 This includes the filling of Wetland A with an
9 area of 0.07 acres as well as the wetland buffer
10 consisting of about .18 of an acre.

11 Woodlands recommends approval and
12 notes that most of the existing woodland trees
13 would need to be removed to accommodate the
14 proposed parking lot improvements. 83 of the
15 existing 87 regulated trees are proposed to be
16 removed requiring a total of 116 replacement
17 trees. 30 trees are proposed to be replaced on
18 site and another 86 trees would be paid into the
19 City's Tree Fund.

20 Engineering, Traffic and Fire -- I'm
21 sorry, Engineering, Traffic Engineering and Fire
22 recommend approve with additional items to be
23 addressed at the time of final site plan review.

1 The Planning Commission is asked
2 tonight to consider the request for site plan and
3 special land use approval. The applicant is
4 present and available to add comments or answer
5 questions. Thank you.

6 CHAIRPERSON PEHRSON: Thank you,
7 appreciate that.

8 Does the applicant wish to address the
9 Planning Commission at this time?

10 MS. DALLON: Good evening, my name is
11 Shiloh Dallon, I'm with Alpine Engineering, we're
12 the civil engineer and surveyor for the project,
13 and I am here with Don Valley from Feldman
14 Automotive. We will be here if you guys have any
15 questions.

16 CHAIRPERSON PEHRSON: Thank you.

17 This is a public hearing. Is there
18 anyone in the audience who wishes to address the
19 Planning Commission on this matter?

20 Any correspondence?

21 MR. LYNCH: No.

22 CHAIRPERSON PEHRSON: With that, we'll
23 close the public hearing and turn it over to the

1 Planning Commission for your consideration.

2 Who would like to start?

3 Member Avdoulos.

4 MR. AVDOULOS: Personally, I have no
5 objections to this and I will give my approval on
6 any motion that's provided.

7 CHAIRPERSON PEHRSON: Member Greco.

8 MR. GRECO: We've had a couple of
9 hearings on this and I think the applicant has
10 sufficiently satisfied the Planning Commission and
11 the City on the requirements and I think we dealt
12 with some neighbors on a previous one.

13 With that, I'd like to make a motion
14 in the matter of Feldman Automotive, JSP 16-31,
15 motion to approve the special land use permit,
16 based on the following findings listed in A with
17 the bullet points and in the motion sheet and
18 because the plan is otherwise in compliance with
19 Article 3.1.5, Article 4, Article 5, and Article 6
20 of the Zoning Ordinance and all other applicable
21 provisions of the ordinance.

22 MR. AVDOULOS: Second.

23 CHAIRPERSON PEHRSON: We have a motion

1 by Member Greco and a second by Member Avdoulos.

2 Any other comments?

3 Sri, please.

4 MS. KOMARAGIRI: Thank you.

5 Member Lynch.

6 MR. LYNCH: Yes.

7 MS. KOMARAGIRI: Chair Pehrson.

8 CHAIRPERSON PEHRSON: Yes.

9 MS. KOMARAGIRI: Member Zuchlewski.

10 MR. ZUCHLEWSKI: Yes.

11 MS. KOMARAGIRI: Member Avdoulos.

12 MR. AVDOULOS: Yes.

13 MS. KOMARAGIRI: Member Greco.

14 MR. GRECO: Yes.

15 MS. KOMARAGIRI: Motion passes 5 to 0.

16 MR. GRECO: Next motion. In the
17 matter of Feldman Automotive, JSP 16-31, motion to
18 approve the preliminary site plan based on and
19 subject to the items listed in the motion sheet A
20 through F, and because the plan is otherwise in
21 compliance with Article 3, Article 4, and Article
22 5 of the Zoning Ordinance and all other applicable
23 provisions of the ordinance.

1 MR. LYNCH: Second.

2 CHAIRPERSON PEHRSON: I have a motion
3 by Member Greco, second by Member Lynch. Any
4 other comments?

5 Sri, would you call the roll, please.

6 MS. KOMARAGIRI: Member Avdoulos.

7 MR. AVDOULOS: Yes.

8 MS. KOMARAGIRI: Member Greco.

9 MR. GRECO: Yes.

10 MS. KOMARAGIRI: Member Lynch.

11 MR. LYNCH: Yes.

12 MS. KOMARAGIRI: Chair Pehrson.

13 CHAIRPERSON PEHRSON: Yes.

14 MS. KOMARAGIRI: Member Zuchlewski.

15 MR. ZUCHLEWSKI: Yes.

16 MS. KOMARAGIRI: Motion passes 5 to 0.

17 MR. GRECO: All right. Next, in the
18 matter of Feldman Automotive, JSP 16-31, motion to
19 approve the wetland permit based on and subject to
20 the findings of compliance with ordinance
21 standards and the staff and consultant review
22 letters and the conditions in items listed in
23 those letters being addressed on the final site

1 plan, and because the plan is otherwise in
2 compliance with Chapter 12, Article 5 of the Code
3 of Ordinances and all other applicable provisions
4 of the ordinance.

5 MR. AVDOULOS: Second.

6 CHAIRPERSON PEHRSON: We have a tie,
7 but I heard Greco make the first and Avdoulos, and
8 then just a little bit before Lynch.

9 Call the roll.

10 MS. KOMARAGIRI: I'm confused.

11 CHAIRPERSON PEHRSON: Member Greco and
12 Avdoulos.

13 MS. KOMARAGIRI: Okay, thank you.
14 Chair Pehrson.

15 CHAIRPERSON PEHRSON: Yes.

16 MS. KOMARAGIRI: Member Zuchlewski.

17 MR. ZUCHLEWSKI: Yes.

18 MS. KOMARAGIRI: Member Avdoulos.

19 MR. AVDOULOS: Yes.

20 MS. KOMARAGIRI: Member Greco.

21 MR. GRECO: Yes.

22 MS. KOMARAGIRI: Member Lynch.

23 MR. LYNCH: Yes.

1 MS. KOMARAGIRI: Motion passes 5 to 0.

2 MR. GRECO: Next, in the matter of
3 Feldman Automotive, JSP 16-31, motion to approve
4 the woodland permit based on and subject to the
5 findings of compliance with ordinance standards
6 and the staff and consultant review letters and
7 the conditions in items listed in those letters
8 being addressed on the final site plan, and
9 because the plan is otherwise in compliance with
10 Chapter 37 of the Code of Ordinances and all other
11 applicable provisions of the ordinance.

12 MR. AVDOULOS: Second.

13 CHAIRPERSON PEHRSON: We have a motion
14 by Member Greco, second by Avdoulos. Any other
15 comments?

16 Sri, please.

17 MS. KOMARAGIRI: Member Lynch.

18 MR. LYNCH: Yes.

19 MS. KOMARAGIRI: Chair Pehrson.

20 CHAIRPERSON PEHRSON: Yes.

21 MS. KOMARAGIRI: Member Zuchlewski.

22 MR. ZUCHLEWSKI: Yes.

23 MS. KOMARAGIRI: Member Avdoulos.

1 MR. AVDOULOS: Yes.

2 MS. KOMARAGIRI: Member Greco.

3 MR. GRECO: Yes.

4 MS. KOMARAGIRI: Motion passes 5 to 0.

5 MR. GRECO: All right. Finally, in
6 the matter of Feldman Automotive, JSP 16-31,
7 motion to approve the stormwater management plan
8 based on and subject to the findings of compliance
9 with ordinance standards and the staff and
10 consultant review letters and the conditions in
11 items listed in those letters being addressed on
12 the final site plan, and because the plan is
13 otherwise in compliance with Chapter 11 of the
14 Code of Ordinances and all other applicable
15 provisions of the ordinance.

16 MR. AVDOULOS: Second.

17 CHAIRPERSON PEHRSON: Motion by Greco,
18 second by Avdoulos. Any other comments?

19 Sri, please.

20 MS. KOMARAGIRI: Member Zuchlewski.

21 MR. ZUCHLEWSKI: Yes.

22 MS. KOMARAGIRI: Member Avdoulos.

23 MR. AVDOULOS: Yes.

1 MS. KOMARAGIRI: Member Greco.

2 MR. GRECO: Yes.

3 MS. KOMARAGIRI: Member Lynch.

4 MR. LYNCH: Yes.

5 MS. KOMARAGIRI: Chair Pehrson.

6 CHAIRPERSON PEHRSON: Yes.

7 MS. KOMARAGIRI: Motion passes 5 to 0.

8 CHAIRPERSON PEHRSON: Thank you.

9 Thank you very much.

10 Item Number 3 is Villa D'Este, JSP
11 17-52, with rezoning 18.7.18.

12 This public hearing is at the request
13 of Cambridge of Novi, LLC for Planning
14 Commission's recommendation to City Council for a
15 phased rezoning overlay concept plan associated
16 with the zoning map amendment to rezone from RA,
17 Residential Acreage, to R-1, One-Family
18 Residential.

19 Subject property is approximately 49
20 acres and is located east of Napier Road on the
21 north side of Nine Mile, Section 29 and 30. The
22 applicant's proposing a 53 unit single-family
23 ranch housing development.

1 Sri, please.

2 MS. KOMARAGIRI: Thank you. I'd like
3 to start with a note.

4 CHAIRPERSON: Sure.

5 MS. KOMARAGIRI: We were notified by a
6 resident about an error in the public hearing
7 notice. The project boundary that is proposed to
8 be rezoned included three tax map parcel IDs on
9 the submitted plan. It turns out the public
10 hearing notice that was published also referred to
11 those three.

12 It turns out there's this little strip
13 of land that actually belongs to a fourth parcel
14 that was left out of the notice.

15 Staff requests the Planning Commission
16 to hold the public hearing today, but to postpone
17 the decision to another public hearing possibly on
18 October 11.

19 I would like to provide a brief
20 overview of the project to provide background for
21 the public who are here today and for the
22 Commission.

23 CHAIRPERSON PEHRSON: So there will be

1 no decision made today, we'll hold the meeting
2 later on. Very good. Thank you, Sri.

3 MS. KOMARAGIRI: The subject
4 properties all totaled together total about 49
5 acres and they're located east of Napier Road and
6 north of Nine Mile. They're currently zoned
7 residential acreage, RA. The applicant is
8 requesting to rezone from residential acreage to
9 R-1, one-family residential, utilizing the City's
10 planned rezoning overlay to provide additional
11 density on-site. The future land use map
12 recommends a maximum of .8 dwelling units per acre
13 for the proposed project area.

14 The concept plan proposes ranch-style
15 condos in a general condominium development that
16 is targeted towards empty nesters. The request
17 was presented to Master Planning and Zoning
18 Committee on August 23rd as it is not consistent
19 with the recommended maximum density permitted on
20 the future land use which is .8. The density that
21 is bring proposed is 1.42.

22 The PRO concept plan currently
23 proposes 53 units, one boulevard access point is

1 proposed off of Nine Mile Road. An emergency
2 access road is proposed off of the proposed
3 cul-de-sac to Nine Mile Road. The concept plan
4 also proposes community amenities: A swimming
5 pool, lawn bowling, dog walking area and outdoor
6 kitchenette, et cetera. The development is
7 proposed to be built in two phases.

8 The applicant is requesting an
9 increase of .62 dwelling units per acre, about 78
10 percent more than the maximum allowed density for
11 RA. The maximum density proposed is 14 percent
12 less than the maximum allowed for R-1, which is
13 1.65.

14 The concept plan proposes a
15 development which can be reviewed against either
16 single-family development as it proposes
17 individual units or multifamily as the layout
18 aligns with a multifamily development with minimum
19 setbacks and common areas. At the time of
20 pre-application meeting, staff recommended R-1
21 would be more suitable rezoning category because
22 it is surrounded by low-density residential
23 development and R-1 would be more compatible with

1 the surrounding zoning. It proposes single-family
2 detached units targeted for elderly who wish to
3 downsize from larger houses. It aligns with our
4 current master plan goals -- one of our current
5 master plan goals. The extent of deviations
6 required from R-1 standards will be significantly
7 lower than those required from RM-1.

8 The current plan notes that 9.98 acres
9 of the 33.7 acres of the regulated woodlands
10 located on-site will be impacted, which means
11 about 29 percent are proposed to be impacted. The
12 proposed impacts to individual trees have not been
13 described or quantified with the current
14 submittal. It proposes a total impact of .07
15 acres to the wetlands and .23 acres of impacts to
16 the wetland buffer area.

17 The concept plan also proposes --
18 currently is proposing to connect to the proposed
19 city sewer project. The City does not have a set
20 timeline for the construction of this public sewer
21 line. In the event that the City's project is not
22 available, is not completed, prior to the approval
23 of the final site plan, the applicant has

1 recommended to consider an alternative option for
2 sewer collection. Traffic review did not identify
3 any significant impacts to the traffic patterns.
4 A traffic study was provided. All reviews except
5 planning, wetlands and woodlands are currently
6 recommending approval.

7 The applicant offered several public
8 benefits, one of which is a donation of
9 approximately 18 acres of land in the north end
10 part of the site, which is a significant one. The
11 applicant also proposed to provide a comfort
12 station on the southeast corner of the property up
13 to a maximum value of \$200,000. While it is an
14 appropriate benefit for that location, if City
15 Parks is successful on their ongoing efforts to
16 acquire a location nearby down Garfield south of
17 Nine Mile, we may have to find an alternate
18 benefit instead of this. Some of the other
19 benefits are not feasible or would require
20 coordination with other agencies. Applicant has
21 suggested to work with the staff to further
22 redefine them.

23 Staff has asked the applicant to

1 revise the concept plan to address the following
2 with the revised submittal: Maybe density can be
3 reduced to provide wider setbacks between units;
4 units can be clustered more definitely to provide
5 additional open space at multiple locations in
6 addition to the clubhouse amenities provided; to
7 modify the layout to minimize impacts to the
8 regulated woodlands; and quantify the proposed
9 impacts to the trees by providing a tree survey.

10 Staff was also unable to determine the
11 deviations required from our own standards due to
12 the nature of the layout. The applicant was
13 requested to provide more information and
14 clarifications to identify those deviations
15 required. Applicant has recently submitted a
16 revised concept plan for staff's review. Staff
17 did not get a chance to complete the review prior
18 to the meeting. The response letter provided in
19 the packet, however, corresponds to the revised
20 submittal.

21 The applicant, Mark Guidobono, is here
22 tonight with his team if you have any questions
23 for him or his team. As mentioned earlier, the

1 Planning Commission is requested to hold a public
2 hearing tonight, but postpone the decision to
3 October 11th where another public hearing will be
4 held and advertised so that to allow time for
5 staff to advertise correctly and to review the
6 revised submittal. Thank you.

7 CHAIRPERSON PEHRSON: Thank you, Sri.
8 Would the applicant wish to address
9 the Planning Commission at this time?

10 MR. GUIDOBONO: Good evening, my name
11 is Mark Guidobono. I've been a Novi resident for
12 14 years. I live in Bellagio. I have lived in
13 this area for over 30 years and I am owner of
14 Cambridge Homes. I've been in business for over
15 37 years.

16 Two of the projects that most of you
17 are familiar with that I developed in Novi are
18 Bellagio and Tuscany Reserve, two communities that
19 are well regarded in the area.

20 Sri, none of those buttons are working
21 here.

22 (Adjustment to projection equipment.)

23 MR. GUIDOBONO: Okay. And then on the

1 screen we show the property highlighted in the
2 blue line right there in the center of the area
3 concept plan. And just identifying some of the
4 parcels around there, the City of Novi owns quite
5 a bit of parkland. They own this piece here, they
6 own this piece here, and they own this piece over
7 here. And the City, it is my understanding,
8 they're in the process of purchasing this piece
9 and this piece here as well.

10 Directly to the north of our parcel,
11 this piece right here is the Links of Novi
12 currently zoned R-1. There was a proposal for a
13 development back ten years ago, and with that
14 proposal that developer was proposing on donating
15 this land to the City, and I would expect some day
16 that proposal will come back up again.

17 With our proposal, we are proposing to
18 donate this 18 acres here which will allow the
19 City to connect their two parkland areas there.
20 Also notable on this plan is the ITC transmission
21 lines which abut our eastern boundary right there,
22 and it's also the location for the ITC trail that
23 is being put in over time at the City.

1 Previous to us getting control of this
2 property, the previous developer was proposing
3 this single-family plan right here, 40
4 single-family units called Mercado. We did talk
5 to that particular developer on the possibility of
6 buying this project. I liked it at the time, and
7 my wife looked at it and she told me, "Mark, I see
8 empty-nester units there. I don't see
9 single-family at this location, I see empty-nester
10 units." And my first reaction was over a RA zoned
11 area, empty nesters are just -- I kind of, you
12 know, I don't want to say ignored it, but I said
13 okay. And she brought that up to me probably --
14 and she didn't bug me about it, she handled it
15 very well, but she brought that up to me a few
16 more times and said, "I really see empty-nester
17 idea."

18 So I decided to look into that idea,
19 and the more I looked into the empty nester idea,
20 the more it made sense to me compared to the
21 single-family development. So the more I studied
22 it and we came up with a plan that I think is very
23 special and has a lot of benefits compared to a

1 single-family development at this location.

2 The plan we're calling the project
3 Villa D'Este. And what I like about this plan is
4 we're -- these are mainly ranch homes and story
5 and a half homes, they're geared toward the
6 empty-nester community, and what we've done is put
7 them closer together which allows us to preserve a
8 lot of the natural features that this site has.
9 It's a special site. It's really a beautiful
10 site.

11 Well, this plan 58 and a half percent
12 of this site would be considered open space with
13 this plan, and a third of these units are
14 walkouts, a third of these are daylights, and a
15 third of these are on flat sites, and you can see
16 a majority of these units all back up to the
17 woods. They all back up to the woods so it makes
18 them very, very private and a very quiet setting,
19 and we're able to preserve a lot more of the
20 natural features of this site.

21 What I like about this also is that it
22 has the potential to be more special than Bellagio
23 or Tuscany Reserve, and those are two very special

1 communities in Novi that I think we -- hopefully
2 we all like those communities, but I think this
3 even has the potential to be more special than
4 that because there's really nothing like this that
5 I can see in Novi or even in Oakland County. I
6 mean where could you go and look out your back
7 door and you feel like you're up in northern
8 Michigan and yet you're a couple miles away from
9 some great shopping, great restaurants, great
10 medical facility, and you're close to your kids or
11 your family, you're able to -- you've got an
12 option or an opportunity to stay in the community
13 you live in when you want to downsize because
14 you're in a larger house. And where do you go
15 today? And there aren't a lot of opportunities
16 right now in Novi.

17 Some people like to live in downtowns,
18 some people like to go the budget route, and some
19 people just like peace and quiet, and that's what
20 this site offers, a lot of piece and quiet.

21 I think it's important that we keep
22 the rural feeling. This is a rural area, Nine
23 Mile Road, okay, it's been rural and it has that

1 feeling. And the way this is set up I believe it
2 will keep that feeling because the way we've set
3 this up, the visual is not to see any units from
4 the road, okay. You won't be able to see any
5 units from the west side off of Nine Mile and on
6 the east side, of course we have those
7 transmission lines, but with our plan, and we'll
8 get into that more when we give our full
9 presentation, we're planning on putting berms and
10 landscaping to totally encase this so it's almost
11 like a hidden place. The only thing you'll really
12 be able to see is the entrance. That's the
13 objective with this because we do want to maintain
14 the integrity of the area and keep the rural
15 feeling that we have at that location.

16 Also, this site will be built to the
17 types of standards that we have done in the past,
18 and I think everybody can see what we've done with
19 Bellagio and Tuscany Reserve.

20 Some of the amenities that we're going
21 to put is going to be resort quality. We're going
22 to be put a pool in, we're going to put a hot tub
23 in, maybe a fire pit, and create some sort of a

1 lanai in an area to grill. This is something that
2 the residents could use that live here, and this
3 would be great for the grand kids. They could
4 come over, have a birthday party and we've got a
5 spot to hang out besides the house. We've got a
6 place to go swimming, we've got a place to
7 barbecue, and it's all right there for you, and it
8 would be done to the highest standards.

9 Next I'd like to introduce Carmine
10 Avantini with CIB Planning to talk about zoning,
11 then I'll come back.

12 MR. AVANTINI: Thanks, Mark. Good
13 evening, Carmen Avantini of CIB Planning, 17195
14 Silver Parkway, Fenton, Michigan, and just a
15 little background.

16 The reason I'm talking about senior
17 housing in particular is that my firm is the lead
18 consulting firm for MEDC and the redevelopment
19 ready communities program of which the City is
20 applying to become certified and is going through
21 that process. And one of the other things that I
22 do for that program is I do the training of two of
23 the modules, and to be a part of the -- to be

1 certified, you have to send representatives to the
2 training. And I teach the session on zoning and
3 on development review process, and the things that
4 I focus on in that session are things like
5 streamlining ordinances and your project reviews
6 to make sure that they go through in a more
7 efficient fashion, which I know from a recent
8 article I saw that the City is really concerned
9 about that and is doing a nice job of moving in
10 that direction. The other thing is to be able to
11 encourage new types of development while
12 maintaining the quality level that the community
13 is looking for.

14 Actually here is -- if you look at
15 this, this is from the training that I do, and the
16 diagram there is actually found in your master
17 plan also. And what I talk about is how there's
18 such a shortage of certain types of housing, and
19 this is across the country, it's not just here,
20 it's called middle housing, missing middle
21 housing.

22 For decades our ordinances have
23 supported and we have developed two types of

1 housing, basically: Large lot, and what I mean
2 large lot I mean they don't have to be huge, but
3 large lot, single-family, detached residential,
4 and multiple-family residential, and our
5 ordinances have supported that.

6 Well, now not only do we have baby
7 boomers who are aging, but we also have
8 millennials who don't necessarily want to live in
9 the traditional single-family housing that we've
10 become accustomed to. So we have this shortage
11 and it's going to be a growing shortage of middle
12 housing.

13 In fact, if you look at the City of
14 Novi, half of all your housing units here are
15 single-family, detached residential units on what
16 we'd consider large lot residential. So you've
17 got a pretty large population of folks who are
18 going to be looking for alternate housing types if
19 they want to stay in the community.

20 Your master plan, you've done a really
21 nice job with your master plan. You've addressed
22 empty nesters, you've addressed the need to be
23 able to provide for different types of housing.

1 Here's a couple of examples here. You said that
2 you've estimated 50 to 60 percent of the new units
3 will be oriented towards active adults, and you've
4 also indicated that six out of ten people in this
5 group generally desire smaller units than are
6 typical of Novi at the present time, many of which
7 would be single-family units with small or zero
8 lots. So once again it works its way into your
9 action plan. You've done a real nice job of
10 addressing the need and the desire to be able to
11 accommodate different types of empty-nester
12 housing similar to the one and including the one
13 that we're talking about tonight.

14 Now, the one thing that I did notice
15 in the master plan, there seems to be an emphasis
16 on concentrating the empty-nester units, and I
17 hate to call it urban because it's really not
18 urban, but when you're talking about like the Town
19 Center area and Grand River, and locations where
20 you're in close proximity to like the shopping
21 center and other community facilities, those are
22 what I call more urban housing types.

23 As Mark indicated, though, that not

1 all of the Novi residents are going to want to
2 look to be in what we call urban locations. There
3 are some folks who are used to the peace and quiet
4 of large lot neighborhoods and they're going to
5 want to locate in different housing types into
6 quieter more rural settings.

7 So what we're discussing tonight is
8 being able to offer that empty-nester housing in a
9 different location than might have already been
10 identified. And the thing is if we don't provide
11 different types of housing like this, then you're
12 giving those folks the only option they're going
13 to have is to move out of the community.

14 And you're not the only ones facing
15 this, communities all across the country are
16 facing this, so this not a unique situation, but
17 at least you've done a great job of addressing it
18 in your master plan.

19 Now when you jump over to zoning which
20 reflects what you have in your master plan, there
21 are really a couple ways of handling empty-nester
22 housing like this. Some communities go to
23 specific districts identified for this type of

1 housing, others use things like foreign-base codes
2 or conditional uses. Here you've decided to use a
3 flexible overlay district. In this case, it's the
4 PRO district. It's similar in some respects to
5 maybe a plan unit development or another way of
6 handling it is an overlay with design standards.

7 The challenge we're having here is
8 because it's an overlay and we're working with
9 your existing zoning districts, you have to pick
10 one that you fit into, we're either picking large
11 lot single family and doing an overlay or picking
12 multiple family and doing an overlay. So what
13 that does is it brings challenges with it because
14 this type of a project does not neatly fit into
15 either one of those zoning districts or zoning
16 categories even though it's a type of use that
17 you've identified in your master plan.

18 So the way you deal with it in your
19 ordinance, in the PRO ordinance is you have
20 deviations, I call them waivers, they're basically
21 the same thing. But what that does is gives you
22 the ability to provide flexibility and it can lead
23 to higher quality, as Mark indicated with his

1 current development in Bellagio, and it can lead
2 to higher quality development than you get under
3 the current zoning districts.

4 Now, the challenge we've got on here
5 is there's a natural tendency when you say
6 deviation or waiver to consider that to be the
7 same thing as a variance, and they're two very
8 different things, okay. A variance is where
9 you're departing from the requirements of the
10 ordinance, you're not meeting the requirements of
11 the ordinance, but there's something very unique
12 and special about that property that's different
13 than all the other properties around it that you
14 have to grant some level of relief. This is very
15 different than that.

16 A waiver or a deviation basically says
17 that we're going to use this as a flexible tool to
18 come up with a different type of quality
19 development, okay. It's not something that's
20 necessarily bad or you try to chase away. It's a
21 tool that you use to be able to come up with, in
22 this case, an empty-nester project. And you're
23 going to necessarily have with this PRO, you're

1 going to necessarily have a number of waivers or
2 deviations in order to accomplish what we're
3 looking to accomplish. If not, then it basically
4 takes away the creativity that you have with this
5 tool with the PRO ordinance and requires the
6 project to just be another R-1 type development,
7 and that's not what we're looking for here. So I
8 just want to make sure that we're clear on that
9 because, once again, there is a negative
10 connotation sometimes associated with waivers and
11 deviations when, in fact, they're not. It's very
12 different than a variance and it's not something
13 that necessarily is harmful to the community, it's
14 actually a positive thing.

15 So with that, I'm going to turn it
16 back over to Mark. He's going to talk about some
17 of the features of the houses.

18 MR. GUIDOBONO: On the screen here, is
19 an example of an elevation. One of the things
20 that is different about this community is the
21 houses are going to look different. It's not
22 going to be one color brick and you can't tell
23 which house is yours type of community. Each

1 house is going to have its own identity. We're
2 going to use all masonry on the outside, a
3 combination of stone and brick.

4 This home here on the screen, it could
5 be a ranch home, it also could be a story and a
6 half, the story and a half where you could have
7 rooms under roof in this area here, and you see
8 that dormer which will allow you to have a
9 bedroom, for instance, at that area, so that could
10 be a story and a half or a ranch. The nice thing
11 about it is the consumer will be able to
12 personalize the elevation just like they did in
13 Bellagio or Tuscany. Same with the floor plan;
14 they will be able to pick between a two- or a
15 three-car garage. They can do sun rooms. They
16 can do different amounts of bedrooms, anywhere
17 from one to five, whatever they want, really. And
18 the plan up there is 2500 square feet, a little
19 over, without the lanai in the back. It's a very
20 open concept there, but again the flexibility is
21 one of the things that made Bellagio special,
22 Tuscany special. It will help to make this
23 project special as well.

1 Here is an example of two great rooms.
2 This could be done in these homes. People alike
3 don't need the square footage but they like the
4 feeling of space, and one way to do that is to
5 increase ceiling heights. You could go from 10
6 foot to 12 foot flat or 14 foot or you could do
7 some cathedrals, but this is a very open concept
8 in a great room, two different concepts.

9 Here's a couple of kitchens, one a 10-
10 foot ceiling, one a 12; white's been popular
11 lately with the consumer.

12 Here's another kitchen, transitional
13 style, clean lines. We're seeing a lot of that
14 today. That seems to be very popular right now.

15 Here's a couple different styles of
16 bedrooms, typically the master. It doesn't have
17 to be, but the model that I did show earlier had
18 the master in the back, all glass in the back
19 because you have that beautiful view of that
20 beautiful woodland behind the home.

21 And here is -- this picture kind of
22 depicts that floor plan. The consumer today likes
23 the kitchen open to the great room. So you can

1 see the kitchen to the left. There it's facing
2 the great room, you've got about 12-foot flat
3 ceilings here. So you've got the kitchen, you've
4 got the great room, and then the great room
5 overlooks the open space behind you, so you've got
6 all glass there, and you might have a screened-in
7 porch or you could have a sun room, or you just
8 have a deck off the back, but this kind of depicts
9 the floor plan that I showed you on that first
10 slide.

11 Here's an example of a screened-in
12 porch. You can just do a deck, you can do a deck
13 with a lanai. You could do the screened-in porch
14 which I would recommend because you're in the
15 woods and at night the mosquitos come out, or you
16 could turn this into a sun room, you can have the
17 fireplace grate at night, sit there and have a
18 glass of wine and relax.

19 This is a community that if we are
20 approved, it's a place I intend to move. It's a
21 place I believe many residents in Novi would be
22 very interested. Quite a few have expressed
23 interest in moving here.

1 We believe this addresses the goals of
2 the master plan. We believe this is a more
3 environmentally-friendly approach to developing
4 this site than large lot single family. It's well
5 known that empty nesters create half the traffic
6 that single families do because of the kids and
7 the schools and all that that goes with it.

8 We are offering significant community
9 benefits that we'll get into at the next meeting.
10 We believe this will be a high-end award-winning
11 development that the City will be very proud of.

12 And then the last picture, I just put
13 this up there for my wife, she didn't want me to
14 do it, but she was the one that kind of got me off
15 the single family and I believe she was right.
16 And this picture was actually taken at Villa
17 D'Este. I took her to Italy for her birthday
18 three years ago, and Villa D'Este is a home that
19 was built for a pope back in the 1500s, and in the
20 1800s it was converted to a hotel that's on Lake
21 Como in Italy. It's a beautiful place. They have
22 beautiful gardens. So if you ever get a chance to
23 get there, I would recommend it. And that

1 concludes our report.

2 CHAIRPERSON PEHRSON: Thank you.

3 Turn it to the public. If there's
4 anyone in the audience who wishes to address the
5 Planning Commission at this time, please step
6 forward. You'll have three minutes to make your
7 comments. Also realize that we will have another
8 public hearing in October.

9 Anyone wish to address the Planning
10 Commission?

11 MR. MIGRIN: Start the timer. My name
12 is Karl Migrin, I live at 49 -- that's K-a-r-l,
13 M-i-g-r-i-n as in my smile -- I live at 49450 Nine
14 Mile Road. I'm the house that is right at Nine
15 Mile and then you look at the Villa D'Este home
16 behind me and then you see the woodlands.

17 I object to this proposed development
18 and the zoning amendment map for the following
19 reasons: The proposed land use includes a
20 development of 53 senior detached homes with 15-
21 foot side yard setbacks. This community would be
22 age restricted to homeowners that are 55 and
23 older. It will be targeted specifically for the

1 active adult empty nester.

2 The 2016 Novi Master Plan for land use
3 has recently been updated and approved and
4 identifies four areas in the City: City West,
5 Town Center West, Grand River Corridor, and
6 Pavilion Shores Village as empty-nester housing
7 communities.

8 The majority of the existing homes in
9 Sections 29, 20, 31, and 32 are single-family
10 homes built on 1-plus acre properties, and
11 condominiums built 15 feet apart are too
12 dissimilar to fit in this area.

13 Second, the subject property parcel
14 next to me, 49550 West Nine Mile, is missing from
15 the City of Novi planning. The hearing notice is
16 incorrectly displayed on the developer's concept
17 plan. Until a strip of land is split from its
18 parent parcel, developer cannot complete the Villa
19 D'Este Drive roadway or complete the number of
20 housing units shown in their proposal because this
21 strap of land would cut across his roadway, okay.

22 Third, all wildlife residing in the
23 wooded wetlands surrounding the proposed

1 development would be adversely effected by any
2 disturbance of the core wildlife reserve in
3 Sections 29, 30, 31, and 32. The core reserve is
4 home to several Cooper's hawk, which are a
5 protected species of bird throughout the United
6 States. An excerpt from the 1993 City of Novi
7 Wildlife Habitat Plan states that this core
8 reserve could not sustain any intrusive human
9 intervention without some loss of diversity and
10 quality. Intensive intrusion or development in
11 this area would reduce the chances of the presence
12 of interior sensitive species.

13 And lastly, all three subject parcels
14 could still be developed under existing
15 residential acreage zoning, and a fair and
16 reasonable concept plan would require developer to
17 improve Garfield Road for 1,275 feet with highway-
18 grade asphalt and improve Nine Mile for 2,400
19 feet, estimated, with higher-grade asphalt also.

20 This section of Garfield is presently
21 chip sealed and will not support the additional
22 traffic generated when developing these parcels.
23 Chip seal is a service topping, is not considered

1 a pavement.

2 I think I made my three minutes.

3 Thank you.

4 CHAIRPERSON PEHRSON: Thank you.

5 MR. JEROME: My name is David Jerome,
6 I'm appearing on behalf my friend and client
7 Robert Henry Lamp. You know him as Hank. You see
8 him back there in the wheelchair.

9 Hank owns the property at 49300 W.
10 Nine Mile. It's part of the parcel. We are
11 highly in favor, Hank is highly in favor of this.
12 This is a property that he's lived on all of his
13 life. He was born there. He thinks that this
14 development is probably the best use that they can
15 possible have for it.

16 The property has been on the market
17 since 2005 with nobody interested in it except for
18 the prior developer who fell through and this
19 current developer. Hank is now transitioning into
20 assisted living and this whole thing would be
21 beneficial to him.

22 From a personal standpoint, based upon
23 the example that Mark gave, this is what my wife

1 and I are looking for, okay. I don't want to call
2 it empty nesters, maybe active elders. I'm not
3 sure what the right word is, okay, but we highly
4 endorse and support the program. Thank you.

5 CHAIRPERSON PEHRSON: Thank you.

6 MS. HUDSON: Good evening, my name is
7 Sue Hudson, I live on 22111 Garfield Road. I am a
8 neighbor around the corner from this parcel. I
9 just heard about this yesterday that this is even
10 taking place.

11 First off, I do think there is a need
12 for active elders or whatever you want to call
13 them. However, at the price break that he's
14 talking about I'm not sure how many of the retired
15 elders could afford it.

16 I do have concerns in regards to the
17 traffic. As you know, northbound Beck has been
18 closed for all summer and so that traffic has got
19 to go somewhere. I will laud the City of Novi
20 Police Department for policing our 25-mile-an-hour
21 road, and I'm sure they've gained a lot in revenue
22 this summer because of the diverted traffic to
23 that road. And so I don't know when the traffic

1 study was done, but with the addition of the Ten
2 Mile and Napier Road intersection being closed,
3 there's been a lot of traffic on Nine Mile. I've
4 lived there 25 years, and one morning I was going
5 to leave to go to work and waited five minutes to
6 be able to pull out into traffic on Nine Mile and
7 Garfield. So I'm really concerned about your
8 traffic study.

9 I realize the elderly will not be
10 traveling as much as somebody with family, but
11 Nine Mile needs to be looked at because every
12 subdivision is put in there is increasing more and
13 more traffic and somebody is going to get hurt.
14 That is my concern. If you look at Nine Mile,
15 there's a big curve there, there's a lot of trees.
16 You can't see somebody coming around at 50 miles
17 an hour, and believe me they do, okay, even though
18 the signage says 25.

19 So I laud the community, we need
20 something like that in Novi. I'm not sure if the
21 type of house in there from an economic standpoint
22 would be feasible, but my biggest concern is the
23 safety of the neighborhood and the traffic

1 concerns. Thank you.

2 CHAIRPERSON PEHRSON: Thank you.

3 MS. DALLON: Good evening, my name is
4 Muin Rumman. I go by first name as MJ, Michael
5 Jordan. I own the property at 49280 W. Nine Mile
6 Road and I live on Lancaster Court in Novi. I
7 love the city.

8 I think the project that Mark is
9 proposing is an excellent project and it's
10 desperately needed for the City of Novi. As you
11 know, we have an aging population in the United
12 States and we desperately need a project like
13 this.

14 They have people with wheelchairs that
15 would feed a project like this, people who are
16 handicapped, people who like to live in a nice
17 environment, and the project that Mark has
18 proposed is one of the best projects I've ever
19 seen. As a matter of fact, I'm thinking about
20 moving there myself because I'm getting there in
21 age.

22 I think in terms of the affect on the
23 surrounding areas, I think everybody's house is

1 going to increase in value in the area. I don't
2 think it's going to affect that much traffic, and
3 you guys may have to better believe it, that area
4 is going to be developed sooner or later. The
5 question is which is the best development, and I
6 think what Mark has proposed in terms of the
7 project that he's proposing is one of the best
8 projects that I have ever seen.

9 And so I'm in support of this project
10 100 percent, and I hope you will approve that
11 project. Thank you.

12 CHAIRPERSON PEHRSON: Thank you, sir.

13 MR. METZ: Good evening, my name is
14 Tim Metz, address is 22125 Garfield. I built the
15 house in 1990, enjoyed living there my entire
16 life, raised two children here.

17 My whole thing is people say why are
18 people so passionate at Nine Mile and Garfield
19 about the area? Well, 1990 when you consider what
20 it took to build a house as far as rules and
21 regulations and what I had to follow to be able to
22 get my occupancy permit, it kind of disturbs me
23 when people come in and think that they should

1 just be able to buy their way through what is
2 going on.

3 As far as saying Tuscany as far as
4 being well respected, I would like to thank the
5 gentleman for the traffic, the construction that I
6 have had to jump out of the way of, literally,
7 with my family. I think it's absolutely
8 ridiculous what goes down Nine Mile and Garfield
9 because it's still a dirt road. It is still a
10 road that is not ready for more construction.

11 As far as paving the first 1,000
12 whatever feet there is that's chip tar, no, the
13 rest of the road is a dust-control road. If you
14 gentlemen remember when the wetlands project was
15 put on, that flat top was just put in there at a
16 4-inch base to control dust. It was either they
17 were going to oil it every day or it was black
18 topped. Well, it was black topped and it's worked
19 out pretty good. It's held up okay. It's not a
20 permanent road. So how do we handle this?

21 There's no sidewalks on Nine Mile,
22 there's no sidewalks on Garfield. They don't have
23 room to build either one of those, so what do we

1 do with it? You can't keep just adding to this
2 without looking to the future of the traffic
3 control.

4 As far as the ITC corridor, when the
5 bike path was down there, I was told the bike path
6 was put down there because Garfield could not
7 handle a sidewalk down there, so there's no room
8 for that. So you're already answering the
9 question of, well, we can't put a sidewalk down
10 Garfield so where are the people supposed to go.

11 I would like to also address the
12 question as to behind the complex where they're
13 building, or want to, there is a very large
14 wetland mitigation. Where's the water going to
15 go? I've heard the elevation of the project is
16 going to be raised quite a bit. We're on that
17 there on Nine Mile. We're kind of a low-lying
18 area. What happens when my house gets flooded out
19 and they say, "Well, sorry, Tim, that's just the
20 way it is?"

21 I don't know if there's any
22 retribution behind that because when Nine Mile and
23 Beck was built, Beckingham, I lost a well and

1 everyone said, "Well, that's just the facts of
2 life, you know. That just happened. How do we
3 know the de-watering there did it to you?"
4 Everyone says, "Oh, well, it just happened. You
5 know, you're just one in a million."

6 There's too much here in this study
7 that still needs to be proven. The gentleman
8 says, "Grandma and grandpa is going to have a
9 retirement home with a pool to come swimming in."
10 Oh, now we went through the 12 to 15 cars a day
11 that they're talking about to 30 to 40 cars a day.

12 CHAIRPERSON PEHRSON: Sir, if you
13 could summarize, please.

14 MS. DALLON: Absolutely I will, I
15 apologize. But what I'd like to say is that we
16 need to look at taking care of the neighbors, the
17 people that have been in the neighborhood paying
18 taxes for all these years before we consider
19 letting somebody else into the neighborhood.
20 Thank you.

21 (Audience applause.)

22 CHAIRPERSON PEHRSON: If you could
23 refrain, please, from applauding. Thank you.

1 MS. TEDESCO: Good evening, my name is
2 Sarah Tedesco, I'm a homeowner off of Evergreen
3 Court on the western border of the parcel in
4 question.

5 My concerns are the following: Gated
6 communities are inappropriate for the area. Nine
7 Mile is a scenic beauty road which would be
8 spoiled with the amount of pavement on Nine Mile
9 from Garfield to the gated entrance. With its
10 clubhouse facility and roads, it will require a
11 large amount of lighting and would only add to the
12 light pollution in the area. Already the LED
13 light at Nine and Garfield is overly bright for
14 the area.

15 Current parcels show 40 width lots.
16 RA allows a minimum of 120-foot lots. This is
17 three times the density currently allowed and is
18 an enormous departure from the area's current
19 character and spacing. Privacy would be
20 obliterated as our previous gentleman has noted
21 for the homes along Nine Mile and the road passing
22 directly behind their back yards. The area's
23 longest time residents will have little

1 consideration for their privacy with this current
2 plan. We would need to determine whether privacy
3 on the western boundary of the property will be
4 maintained or if setbacks will be generous enough
5 to protect existing woodlands, a particular
6 interest to me.

7 The current plan's 75-foot lot depths
8 means there is high risk for excavators and such
9 running over tree roots and killing trees along
10 the western boundary. I know this personally.
11 We've lost a tree or two when our property built.

12 No tree counts have been done as yet.
13 The protected woodlands would be affected and the
14 full survey is needed to determine replacement
15 tree credits and we must be careful to ensure
16 trees are properly planted and cared for. That's
17 taken some effort for some of my friends in the
18 Edinborough sub off of Beck south of Ten.

19 Also, there is no guarantee that these
20 high-end, baby boomer, age-in-place ranches will
21 garner enough market interest to fill the sub.
22 The subdivision could go defunct as it did with
23 Montcouray in Northville. A Pinnacle/Pulte/Toll

1 Brothers buyout would not look fitting on Nine
2 Mile and further erode the naturalized character
3 of the area.

4 The storm drain in the northwest
5 portion of the property is also a concern. The
6 basin is right in the middle of mature woodland
7 growth and one of the higher elevations of the
8 property. Do so many mature trees need to be
9 destroyed for a concrete storm basin?

10 We also need to ensure any storm
11 basins are properly integrated into the landscape.
12 Doing like the one at Seven and Haggerty's Home
13 Depot with endless cement and prominent iron
14 grates would greatly detract from the naturalized
15 appeal of the neighborhood.

16 Also, as appealing as the donation of
17 the northeast corner of the parcel's FEMA
18 floodplain may sound to Novi, it really is only a
19 play upon the City's interests to increase the
20 likelihood of approval for this project. Truly
21 that land was unbuildable in the first place.
22 100-year floodplain, people have to buy flood
23 insurance. Kind of a no-go. The developer here

1 is merely giving away what's ultimately of no use
2 to themselves.

3 Finally, an additional backup plan was
4 submitted in April for five homes on the
5 easternmost parcel of the subject property. This
6 kind of small court-based community is more in
7 keeping with the areas natural beauty and feel and
8 one that I think residents in the area may be more
9 willing to accept and adopt along with the
10 remaining portions of the parcel. Truly I am not
11 a nimbi. These parcels will eventually be
12 developed. The need for senior housing is there,
13 yet I'm just personally requesting that these
14 parcels be developed in a manner consistent with
15 the naturalized feel of the area and in a manner
16 respectful to privacy of the homeowners already in
17 residence. Thank you.

18 CHAIRPERSON PEHRSON: Thank you.

19 MR. OWENS: Hello, my is Stefan Owens.
20 I lived in the Novi-Northville-Canton area for
21 about 23 years. Right now my main residence is in
22 Sunny Isles Beach, Florida. Yeah, go figure,
23 right?

1 Anyway, we're empty nesters and I'm
2 here -- well, let me back up. We've been there
3 about five years. And when we come back here
4 about three months out of the year, we normally
5 stay in a hotel because we haven't been able to
6 find a place that we feel comfortable with. So
7 when we heard about the development, I mean, it
8 was, like, perfect for us. And as far as I keep
9 hearing this about traffic, traffic. I mean
10 there's so much more to life than traffic to try
11 to get to Nine Mile or 696. You've just got to
12 leave a little earlier.

13 I don't think there's no other
14 contractor can actually pull this off than
15 Mr. Guidobono. I mean, I'm a contractor, I do
16 underground. I don't do any work in Michigan.
17 All my work is in Denver and Florida so there's no
18 ties, but if it could be done, I mean, he's the
19 person. I would move there in a heartbeat.
20 That's it.

21 CHAIRPERSON PEHRSON: Thank you, sir.

22 MS. TEDESCO: My name is Bill Ashkar.
23 I've lived in Novi for the past 17 years. Right

1 now I live in Tuscany. I saw what Cambridge can
2 do in such an area. They do a great job.

3 If we do not approve his plan, what's
4 the alternative? If you take a drive from Nine
5 Mile and Beck to Nine Mile and Garfield, what do
6 you see? Haphazardly houses built too close to
7 the road? That's dangerous for the kids when
8 drive by that dirt road, and I think it's wise to
9 approve such a plan to organize all these homes to
10 be in a nice subdivision.

11 CHAIRPERSON PEHRSON: Thank you.

12 MR. COOK: Good evening, my name is
13 John Cook. I've been a Novi resident for ten
14 years now, and I live in one of Mark's homes and
15 very happy with the home I have now.

16 We are in that stage of empty nesters.
17 I'm not going to say I'm that age yet that we've
18 been throwing around, but we're in that stage of
19 empty nesters and we are looking, and one of the
20 things that we don't want to do is leave Novi, and
21 right now there really isn't a lot of option for
22 us and we feel that this is a great option for us
23 and a great option for the future.

1 There's traffic everywhere. Hopefully
2 this will free up some additional traffic
3 somewhere, but we do feel in full support of doing
4 this with Cambridge.

5 CHAIRPERSON PEHRSON: Thank you.

6 MR. WILLIS: Good evening. My name is
7 Jim Willis, and I am the managing broker for a
8 real estate office in downtown Northville, and we
9 currently have 65 agents that are very active in
10 the community, and every day I hear the same
11 story: Where can I go? I'm looking for the exact
12 product that Mark is proposing. So as far as the
13 demand sake, the demand is there, price is fine.
14 I can speak for the demand issue and put
15 everybody's ears at rest that that will not be a
16 concern.

17 From the integrity of Mark and his
18 projects, I can speak highly of them. I've known
19 Mark a long time, and I look forward to selling
20 his products at every occasion. So I would
21 support this project, and I appreciate your time.

22 CHAIRPERSON PEHRSON: Thank you.

23 Mr. Berman: Good evening. My name is

1 Len Berman, I've lived in the City of Novi for a
2 little over 30 years now, actually. Never in any
3 of the Cambridge homes. We live over at Eleven
4 Mile and Taft, and our youngest of three left for
5 college last week, and as we sit and talk about
6 places that we might want to go, I have to
7 compliment the City of Novi over the last 30 years
8 because the City, in large part, has really built
9 a lifestyle that fits almost everybody right from
10 having a great hospital to phenomenal schools to
11 great, what I'll call, bedroom or family
12 communities, and then, you know, my mother-in-law
13 now is at Fox Run, even that end of it is covered.

14 But as my wife and I look at where we
15 want to go next, and it's not leave Novi and not
16 take the tax dollars out of the schools, we need
17 something like an empty-nester community or I like
18 better an active couples community like this
19 project and like this product. And I understand
20 that there are still areas of Novi that are very
21 rural and that have not been what I call developed
22 yet.

23 But time marches on, and I would trust

1 the City to cause Cambridge to build this project
2 in a manner that would protect roads, protect
3 traffic, and protect the interests just like the
4 City has done in almost every other development
5 they've done, but the time's come to fill now this
6 need and continue with what the City has done in
7 the last 30, 40 years that we've been here and
8 make sure that it's a place that people want to
9 stay, and I think a product like this helps
10 accomplish that objective. Thank you for your
11 time.

12 CHAIRPERSON PEHRSON: Thank you, sir.

13 MS. SLANENA: Hello, my name is Linda
14 Slanena and I live at 48762 W. Nine Mile Road. I
15 will apologize in advance for not being organized
16 in my comments, but I just found out about this
17 meeting this afternoon.

18 I have knowledge as a long-time Nine
19 Mile resident, as an empty nester, and an
20 empty-nester home buyer, okay.

21 So I moved to Nine Mile Road 39 years
22 ago; it was zoned R-1A. At that time they said
23 that means you can build a home here, and if you

1 have an acre of land, you can have a horse. They
2 also said that the land behind you will never be
3 developed because it is woodland/wetlands.

4 Now, when I look at the plans of this
5 development, it looks like maybe that property
6 still is woodland/wetland, so that property it was
7 suggested would be given to the City which would
8 make the housing development even higher density,
9 but I question the fact is that buildable land or
10 is it woodland/wetland? I think it would be
11 something to look at.

12 When I moved in, and kind of like
13 today, most of the people on the road own one- to
14 10-acre parcels. And if you look at the map from
15 Garfield all the way to Beck, I bet you there
16 probably aren't more than 53 houses in that whole
17 distance, and so we're talking about a big change
18 in density for 53 homes, condos. I didn't
19 understand because I always thought condos were
20 more they looked alike, and these sound like
21 they're individual homes that you would build
22 yourself.

23 Also, as an empty nester, I can't

1 believe that you would be, like they were saying,
2 wanting four or five bedrooms. All the empty
3 nesters that I know want two bedrooms, a den and a
4 high ceiling great room with an open kitchen floor
5 plan.

6 So also empty nesters and millennials
7 were thrown in, too, so I didn't understand that
8 because if it was supposed to be for older people,
9 why are the millennials in there? But millennials
10 and people who are older and want to downsize,
11 they want a house that cost \$250,000. Now that's
12 just about impossible to find in Novi unless you
13 were going to live in a traditional condo. If you
14 want to spend a lot of money and have a nice view,
15 you could live in Island Lake. You get the water,
16 too, so that's nice.

17 Let's see. So I think that I'm
18 concerned about the woodland/wetland. Where I
19 live right now, I have deer come on my property
20 every night at dusk and eat the apples from the
21 trees. I have the wild turkeys every morning. I
22 have a ground hog who lives there. I have a
23 chipmunk who lives there, other critters that

1 maybe I don't want, moles and boles. But Nine
2 Mile is dirt.

3 I talked to somebody in the City of
4 Novi between five and ten years ago about future
5 plans. It was when there was federal funds
6 available and the plan was to repave Taft from
7 Beck over to Novi Road.

8 CHAIRPERSON PEHRSON: Ma'am, if you
9 could summarize, please.

10 MS. SLANENA: Okay. What the City
11 told me, that there is no plans to do anything for
12 Nine Mile Road for the next 25 years, and that
13 means that dirt road certainly can't take traffic,
14 certainly can't take any more homes, and it's very
15 hard to get down Nine Mile Road. I agree with the
16 woman, too. If I try to go home, somebody's
17 behind me on my tail telling me I should turn into
18 my driveway faster because they want to go really
19 fast on Nine Mile Road.

20 Anyway, I guess my comments are: Are
21 these really homes for empty nesters or are they
22 homes for anybody? Is it really woodland/wetland
23 that we are preserving or is it not? Are there

1 just not going to be any improvements except for
2 the developers who are going to pave about
3 two-tenths of a mile so they can get onto Garfield
4 and then people won't have to get their car dusty
5 or muddy?

6 Okay, that's all I have to say.

7 CHAIRPERSON PEHRSON: Thank you,
8 ma'am.

9 MR. BARTLEY: Hello. My name is Gail
10 Bartley, I live at 49050 W. Nine Mile Road. I own
11 the property directly to the east of this proposed
12 development.

13 I'm in agreement with most of my
14 neighbors who have spoken up to object to this
15 development. I object to this development
16 strongly. My concerns mainly are safety, traffic,
17 the road. With the temporary construction on Beck
18 Road and on Napier Road right now, we've seen a
19 huge influx of traffic down Nine Mile Road, and
20 it's gotten to the point I -- we have lived here
21 for 15 years -- it's gotten to the point now where
22 we cannot walk our dog down Nine Mile Road, our
23 kids can't ride their bikes. We used to have

1 cross-country teams, like, run up and down Nine
2 Mile Road, they cannot do that any more. I
3 understand that that -- I'm hoping that that is
4 temporary because of the construction going on.
5 If this development takes place, it's going to be
6 even worse. So I have great concerns about the
7 safety of that area.

8 In addition, I have concerns about
9 what will happen to our well. There's already
10 going to be de-watering taking place for the
11 proposed sewer development going in or the
12 proposed sewer plans that are going in. What is
13 this community going to do to the residents' wells
14 in the area?

15 And as far as Nine Mile Road in and of
16 itself, with it being dirt, I've been told there's
17 issues with paving it. I don't necessarily think
18 that it should be paved because people do speed
19 down it now and it would make it a lot worse if it
20 was, but the wear and tear on the road as it is
21 now is significant with the increased traffic and
22 congestion at Nine Mile and Garfield, it's going
23 to make it even more so. We are constantly

1 repairing vehicles. There's potholes all the
2 time. I'm talking about dirt control, everything
3 is covered with dirt. It's going to become almost
4 unbearable.

5 So I strongly object to this, and I
6 don't feel, in addition to my neighbors, that this
7 price point of I've been told is somewhere around
8 \$700,000 per house is going to attract those empty
9 nesters. I hope to be able to afford that when
10 I'm an empty nester. I don't think that's going
11 to happen.

12 Anyways, I just wanted to let you know
13 that I do object to this development. Thank you.

14 CHAIRPERSON PEHRSON: Thank you.

15 MS. MCGLOWAN: Good evening, my name
16 is Kathleen McLallen. I live at 21066 Cambridge
17 Drive here in Novi. I'm a 31-year resident. I'm
18 also a 25-year realtor in the community, and I had
19 the privilege of sitting where you sit for many
20 years.

21 I support this community and this
22 project. I think it's outstanding the partnership
23 between the City and this particular developer

1 finding an innovative way to deliver a product
2 that is totally unique. The City has an extremely
3 long history of very strong environmental
4 protection and keeping the citizens apprised of
5 what is going on, and it's that kind of a
6 partnership together with the quality of
7 development that Cambridge represents that will
8 deliver something that in the end will be a
9 benefit to everyone. Thank you.

10 MR. SEKAR: Hi, my name is Shamo
11 Sekar. I'm living in Novi for the last 25 years,
12 and we've got also an investment around Nine Mile,
13 but first thing let me tell you, where I work
14 everybody wants to move into Novi. Not a single
15 one I heard saying I want to go out of Novi. So
16 congratulations to you guys. You created that
17 environment. There's so much a demand move into
18 Novi.

19 So when I'm looking into the
20 investment, you know, if you go back 50 years, a
21 lot of things were empty, but we have to have
22 economic development to move forward. So same
23 thing I look at it, especially with projects like

1 Bellagio, it brought prestige to Novi.

2 So with this project what Mark is
3 proposing, I'm like, you know, we know his
4 reputation and a lot of prestige, and it will help
5 us get also a lot of tax dollars and those tax
6 dollars will help in school, will help in, like,
7 police, or will help in our other environment.
8 And the same thing with me because personally I
9 think the value what I invested it will go way up.

10 So I definitely support what Mark is
11 proposing, and I think it's an excellent project.
12 In fact, I'm looking at maybe if something great
13 comes up, and if I can afford it, I'll move in
14 there also. Thank you.

15 CHAIRPERSON PEHRSON: Thank you, sir.

16 MR. VALENTI: Hi, my name is Ron
17 Valente and this is my wife Beverly. We live at
18 49100 W. Nine Mile Road, and we are both proud
19 retirees of the City of Novi. We've been here
20 since 1988. I've been involved with Novi Parks
21 and Rec volunteer programs, St. James CYO, Novi
22 Motion A basketball, I'm currently involved with
23 the Novi girls high school basketball program. So

1 we're committed to this community and its success.

2 Our property abuts the proposed
3 development. We're just here to express our
4 support for the development. And the reasons are
5 the proposed project provides for intentional and
6 purposeful preservations of the woodlands. We
7 agree with that. The proposed plan rehabilitates
8 some properties that, quite frankly, have become
9 rundown and so we're especially supportive to the
10 beautification and improvement to the area. And
11 then development we feel meets the need of the
12 City for empty-nester, baby-boomer housing as our
13 generation gets older and retires and starts
14 looking to downsize. You give taxpayers with
15 significant disposable income and leisure time
16 additional options to stay in the community.

17 And we feel about the traffic
18 situation, we feel that the traffic generated from
19 this proposal we think will be considerably less
20 than an RA single family because with the
21 residential you'll deal with children, school
22 buses and more young drivers. We just feel that
23 the overall appearance of the development will be

1 just a natural fit for the area. Thank you.

2 CHAIRPERSON PEHRSON: Thank you.

3 Anyone else?

4 MR. BRENTON: My name is Brian
5 Brenton, I live at 21820 Garfield Road. I've been
6 there for 20 years. I faxed my comments in
7 earlier so you can disregard those.

8 My concern as voiced by a number of
9 folks is the increased traffic on Nine Mile and
10 Garfield Road. Particularly on Garfield Road the
11 way the houses are situated on Garfield Road is
12 they're very close to the road. As it's been
13 noted, there's no way to put sidewalks in there
14 and there'd be no way to avoid the traffic.

15 I'm concerned that when the
16 construction is complete on Beck Road and Napier
17 Road that people will become habituated to driving
18 Nine Mile and having these houses located here
19 would increase that traffic in the future.

20 I'm not at all opposed to the
21 development. I haven't ever come to one of these
22 meetings before and say anything about any of the
23 other developments that have been put in around

1 us. It's the density of this development and the
2 fact that it is a large swampy area and I have
3 concern about wildlife and also about well
4 de-watering.

5 As Tim had mentioned earlier, when the
6 construction was done at Nine Mile and Beck, I
7 lost my well and well pump at that point in time
8 when that was done.

9 Other than that, I voice similar
10 opinions with the rest of the folks in the
11 neighborhood. I would also find it a little
12 peculiar that there isn't anyone that lives near
13 it that's supportive of it. The only folks that
14 are supportive of it are those folks that stand to
15 profit from it or that are, perhaps, affiliated
16 with the developer. Thank you much for your time.

17 CHAIRPERSON PEHRSON: Thank you, sir.

18 MS. GRONACHAN: Good evening, my name
19 is Cindy Gronachan. I'm a 30-year resident of
20 Garfield Road. I'm also a member of the Zoning
21 Board of Appeals. I'm here strictly as a
22 resident.

23 Number one, I'm a huge fan of Garfield

1 Road. We worked 11 years on a wetland project
2 that is on the -- abuts the back yards of many
3 residents on Garfield Road. So I understand all
4 the compassion and the heartfelt speeches that
5 were made tonight. But as a member of the Zoning
6 Board of Appeals, I also understand Mark
7 Guidobono's commitment to this community as a
8 businessman, his interest, his commitment, his
9 longevity, so I have a suggestion.

10 I think that this proposal needs to be
11 looked at a little more, not by just the Planning
12 Commission and people that have a financial
13 interest, but by Mr. Guidobono and the residents
14 of Garfield Road and Nine Mile.

15 I think that the idea of empty nesters
16 or senior citizens or whatever you want to call us
17 over 50 when you're emptying out your house and
18 you want to stay in Novi but you can't, but it's
19 not just about not being able to find a place,
20 it's about affordability. It's about having a
21 negative impact on a community where these
22 residents, and I know all of them that have come
23 up here, have lived there and have put their

1 heart, their soul, their blood, their hours, their
2 financial investment into their properties.

3 Mr. Guidobono has done the same thing for the City
4 of Novi. So we have two passionate groups that
5 want to better Novi, but we're at a crossroads.

6 Yesterday, and I said that I'm not
7 here as a member of the Zoning Board, but I just
8 want to share a story with the members of the
9 audience.

10 Yesterday sitting as a member of the
11 Zoning Board, I had been bombarded with a bunch of
12 stories about a project that was happening in
13 Novi. 90 percent of the information that I got
14 from residents was inaccurate.

15 I'm asking the residents and
16 Mr. Guidobono to meet so that there is accurate
17 information given. I don't know that this project
18 will fit. I haven't done enough work or study on
19 it to see if it fits. I'm here to be informed, to
20 make a rational and educated decision, not one
21 based on my heart, because if it was up to me,
22 nothing would go on on Garfield. But that's not
23 the process and that's not the purpose and that's

1 not the growth of this City.

2 So I'm asking that, this has got to be
3 tabled anyways, that the Planning Commission, if
4 you can, meet with the residents again and meet
5 with Mr. Guidobono and perhaps Mr. Guidobono could
6 recommend a meeting for the residents so they'd be
7 well informed. And maybe if there's things -- one
8 of the biggest things that I saw there and I heard
9 from the residents at Garfield is that this road
10 from the new subdivision is right on top of
11 Garfield Road.

12 Garfield Road is a mile long, and as a
13 former resident of Garfield Road, the argument --
14 and if you've lived out there or if you've been
15 out there, if travel up there, there's nowhere to
16 go on Garfield Road. It's a mile long. I used to
17 have a 60-acre horse farm on Garfield Road. We
18 used to ride our horses down to all the neighbors.

19 CHAIRPERSON PEHRSON: If you could
20 summarize, please.

21 MS. GRONACHAN: Sure. So I'm asking
22 that if you take the time and have the residents
23 meet with Mr. Guidobono, then hopefully this

1 subdivision can meet both sides and it can add for
2 everybody to be a win-win situation for the
3 residents of Garfield and Nine Mile and the
4 developer as well. Thank you.

5 CHAIRPERSON PEHRSON: Anyone else in
6 the audience wish to address the Planning
7 Commission?

8 Seeing no one else, I think we have
9 some correspondence.

10 MR. LYNCH: Yes, we do, significant
11 correspondence.

12 What I'm going to do instead of
13 reading the detail, I'll put it in the public
14 record, but what I'm going to do is just summarize
15 object or approve and then the name.

16 CHAIRPERSON PEHRSON: Thank you.

17 MR. LYNCH: The first one is object
18 from Remko -- can't read it -- A-t-t-e-v-e-l-d,
19 21975 Garfield Road, they object;

20 Brian Tedesco is an objection, didn't
21 put an address;

22 Brian Brenton, 21820 Garfield Road is
23 an objection;

1 Kurt Ohlgren, 21666 Garfield Road is
2 an objection;

3 Elizabeth Wylie, 21760 Garfield Road,
4 Northville, objection;

5 Kyle Freitag, 50233 Nine Mile Road,
6 objection;

7 David Baird, 22785 Evergreen Court,
8 object;

9 Karl Migrin, 49450 W. Nine Mile Road,
10 Novi, object;

11 Gail Bartley, 49050 W. Nine Mile Road,
12 object;

13 Janet Thurber, 21668 Garfield Road
14 objects;

15 Lisa Hoag, 21850 Garfield Road,
16 object;

17 And in support, Partha Chakravartti,
18 excuse me for butchering that, 50140 Nine Mile
19 Road support;

20 Arundhati Sarkar, 47282 Scarlet Drive,
21 support;

22 Shyamal Sarkar, 47282 Scarlet Drive,
23 approve;

1 Joel Johnson, no address listed,
2 approve;

3 Rick and Gabrielle Corrent, no
4 address, approve;

5 Father George Shalhoub, Basilica of
6 St. Mary, approve;

7 And Richard Bayer, approve.

8 And then all these will be -- I mean,
9 some of these are very well written, they'll be
10 added into the public record.

11 CHAIRPERSON PEHRSON: They will be.
12 Thank you, sir.

13 With that, we'll close the public
14 hearing and open it up to the Planning Commission
15 for your thoughts and consideration.

16 Member lynch.

17 MR. LYNCH: Yes, just a couple
18 questions for the developer.

19 Right now it's zoned RA, I understand
20 that, but you're talking about .92 homes per acre
21 which is basically one home per acre, right?

22 MR. GUIDOBONO: It's a little over
23 half.

1 MR. LYNCH: Okay. The City water and
2 sewer, is that going to feed your subdivision or
3 is it going to be a well?

4 MR. GUIDOBONO: It will be City water
5 and sewer.

6 MR. LYNCH: So it's going to be City
7 water and sewer?

8 MR. GUIDOBONO: That's right.

9 MR. LYNCH: It looks like a large
10 percentage of this is going to be wetland, forest,
11 woodland, approximately 18 acres, and that will be
12 part of this development that will live in
13 perpetuity with this development, so that can
14 never be developed?

15 MR. GUIDOBONO: Yes, that 18 acres we
16 were going to donate to the City, the northern 18
17 acres would be a --

18 MR. LYNCH: You're going to donate to
19 the City?

20 MR. GUIDOBONO: Yes, we plan on
21 donating that 18 acres to the City of Novi. It's
22 one of our community benefits.

23 MR. LYNCH: You're going to trust the

1 City with 18 acres?

2 MR. GUIDOBONO: Well, it's -- I mean,
3 there will be conditions attached to it that the
4 City can't develop it, but it would become, our
5 thought was, it would be part of the City park
6 that the City's accumulating in that area.

7 MR. LYNCH: Okay. I have my own
8 opinion on that.

9 I had one other question, too. These
10 are going to be approximately 3,000 square foot,
11 2,500-3,000 square foot, fairly high end?

12 MR. GUIDOBONO: The consumer would
13 dictate, yes, 2,500, 3,000 square foot ranches.

14 MR. LYNCH: And it looks just from the
15 concept plan, it looks like it's very isolated,
16 extremely isolated.

17 MR. GUIDOBONO: Yes, totally
18 surrounded by woodlands.

19 MR. LYNCH: Well, the reason I asked
20 you about trusting the City with the woodlands is
21 one of your selling features here is, like you
22 showed, it's going to back out into these
23 woodlands.

1 MR. GUIDOBONO: Yes.

2 MR. LYNCH: What makes you think the
3 City won't come in there and do something to it?

4 MR. GUIDOBONO: Well, our thought was
5 that the City wanted to keep this as park, as part
6 of the park.

7 MR. LYNCH: Undeveloped?

8 MR. GUIDOBONO: Undeveloped.

9 MR. LYNCH: And so there's going to be
10 like a PRO agreement or something like that?

11 MR. GUIDOBONO: It will be an
12 agreement that --

13 MR. LYNCH: It can't be touched?

14 MR. GUIDOBONO: -- it can't be
15 touched.

16 MR. LYNCH: By anybody, even the City?

17 MR. GUIDOBONO: Correct.

18 MR. LYNCH: Okay, that's the only
19 questions I have so far.

20 CHAIRPERSON PEHRSON: Thank you.
21 Member Avdoulos.

22 MR. AVDOULOS: Thank you. I was a
23 beneficiary of seeing the plan a few weeks ago

1 presented in concept for the master plan in zoning
2 committee, and it was an interesting concept. I
3 didn't know what to really expect. I was
4 expecting a typical subdivision layout.

5 The positives of the proposed
6 development are, indeed, the preservation of the
7 open spaces, the natural features. The Cambridge
8 Home Development Company is known for high-quality
9 development so I really don't have any concerns
10 related to that.

11 The fact that over the last year or so
12 I've been actually visiting a lot of subdivisions
13 around the city, Beckingham and Autumn Park and
14 Tuscany, and going in further into Northville and
15 Novi and looking at all the developments that have
16 been going on, and they have been kept up very
17 nicely over the years. The ones with the wetlands
18 and the woodlands and those that have been
19 preserved have also been kept up very well, so
20 that part doesn't concern me.

21 I'm glad that we're looking at
22 presenting this and then taking a chance to soak
23 it in and take a look at a lot of the comments,

1 especially the comments from the residents that
2 have presented.

3 What I'd like to see that would also
4 help with some of the concerns is, we have the
5 layout of the development that's being presented.
6 I'd like to see a typical subdivision development,
7 maybe something that was done prior to this,
8 overlaid on top of this particular development so
9 that we could see if you do a typical development,
10 how much natural features will be wiped away, what
11 would be left. You know, visuals really help.
12 And one of the things that struck me with this
13 particular development was the fact that, yeah, it
14 is more condensed, it leaves a lot of the natural
15 features intact, the area around the development
16 is going to be landscaped so that it does provide
17 more of a hidden feature, and so the thought is
18 that that sort of helps to blend in with the rural
19 character of the area.

20 And so as a lot of you, I am a
21 neighbor of this area. I live on Nine Mile, I'm
22 on the other side of the driveway from the lady
23 that spoke with the hockey jacket, because both my

1 girls play for Northville, and I've been a
2 resident of Novi in that particular area for 25
3 years. So I've seen the area grow, I've seen how
4 things have been developed. I have been concerned
5 about Nine Mile. I've called the City --
6 actually, my wife has called the City -- many,
7 many times because of all the construction traffic
8 so there are concerns about that.

9 The construction and everything that's
10 happened has actually taken away from that rural
11 character because you really can't ride your bike,
12 you can't jog, you can't do a lot of things. If
13 that all goes away and Beck Road opens up, which
14 is supposed to happen Friday, I hear, and then
15 Napier Road construction is done, the turnabout at
16 Ten Mile is done, I'm certain that that will
17 alleviate a lot of traffic. I don't think people
18 are going to actually want to go down Novi Road
19 unless they really like washing their car quite a
20 bit.

21 And so I don't think a development of
22 this size is going to add as much traffic as we
23 think because at a RA development level, it's

1 going to be 40 homes versus a development like
2 this that's 53. However, a lot of the comments
3 from the City Planning, they would like to work
4 with the developer to see if we could give it a
5 little bit more breathing room and enhance it just
6 a bit more. There are some features in there that
7 we may not need based on what's going to be
8 happening with the City.

9 But in concept right now, I'm just
10 trying to do the same thing as all of you are,
11 just soak it in, learn a bit more about it, make
12 sure that it is the right development for the
13 City. So if we can have some more information
14 that helps tell the story of here's what we're
15 proposing, but if we weren't proposing this and
16 this was overlaid onto this, this is what would
17 happen, because we're going to have somebody pick
18 up these pieces of property whether they combine
19 them all into one or try and do them individually,
20 something's going to happen, but I personally
21 would like to see something that doesn't have as
22 much pavement laid down on it and keep it more
23 dense so that we could have a lot of the open area

1 and natural features.

2 So right now, as a lot of you, you
3 know, we're looking at it a first time. I think
4 those who are not on a master plan and zoning
5 committee have never seen the layout so we're not
6 familiar with it so we're trying to soak it in.

7 I'm not really worried about quality.
8 I'm not really worried about what's going to
9 happen with it. I think we just want to make sure
10 that we do, as our Zoning Commissioner had
11 indicated, that we want to just make sure we take
12 the right steps, do the right thing, and then I
13 think we'll have a good project in the end. Those
14 are my comments.

15 CHAIRPERSON PEHRSON: Thank you.
16 Member Greco.

17 MR. GRECO: I have a question for the
18 staff. The 40-home concept or project, was that
19 something that was proposed years ago or something
20 that was approved?

21 MS. KOMARAGIRI: Back when those
22 proposed as a rezoning as well, they were
23 proposing to rezone from RA to R-1 with increased

1 density as well.

2 MEMBER GRECO: And was that approved?

3 MS. KOMARAGIRI: No. It went to
4 Master Planning Zoning Committee. The committee
5 asked them to revise the plans to reduce the
6 density and come back, but then it didn't move
7 forward after that.

8 MR. GRECO: Right. So what we're
9 talking about here for right now with regard to
10 the actual zoning versus the proposed is 30 versus
11 53, not 40 versus 53?

12 MS. KOMARAGIRI: That would be right.
13 So the current density is .8 dwelling units per
14 acre, but then the density is calculated based on
15 net site acreage, not the gross site acreage.

16 The majority of the site has wetlands
17 that would reduce the acreage to half the density
18 from 40 acres down to even 30 or something, so the
19 number of units would be even less.

20 MR. GRECO: Even less than 30?

21 MS. KOMARAGIRI: If you calculate the
22 density based on net site acreage, based on the
23 perimeter density right now it might be less than

1 that.

2 MR. GRECO: So actual buildable on the
3 current zoning would be something under 30?

4 MS. KOMARAGIRI: That is correct.

5 MEMBER GRECO: Okay. Looking at all
6 these projects, you know, we always have
7 difficulty, especially in certain sections of
8 Novi, with beautiful wooded areas, areas that have
9 lots of wildlife. We've got the construction, the
10 development going on on Nine Mile Road right now
11 between Novi and Taft that I know everyone or a
12 lot of people were disappointed in, but there was
13 nothing really that the City could do given it was
14 a private lot and they were building within the
15 applicable zoning. So when the ZBA person was
16 here and talked about a lot of disinformation or
17 the misinformation that's out there, there are
18 some of those things that are out there.

19 However, with respect to looking at
20 all these sites, particularly when we're looking
21 at projects by -- that are proposed by or done by
22 Mr. Guidobono and his associates and his company,
23 they're going to look absolutely beautiful. I

1 mean it's going to be first class, first rate
2 projects. The renderings are going to be
3 beautiful, and then the actual product we know is
4 a beautiful quality product.

5 However, with respect to this area,
6 this being on a dirt Road, this being in this area
7 where we have these projects where obviously the
8 builder is trying to make money on the project, we
9 have no problem with that, and making money on the
10 project also means numbers. And when you look at
11 the concept on the project that's being proposed
12 to us, it really is double.

13 I mean we have had projects,
14 particularly the ones on Ten Mile and Beck on both
15 of those corners there where those of us that have
16 been on the Planning Commission for years know
17 about the whole issues we had versus residential
18 versus commercial for this project. Then we
19 finally come in with a residential and we still
20 had a lot of objections to it, but with the space
21 that we were talking about there, as I recall, we
22 were talking about, like, 60 homes versus 66, or
23 50 versus 56, I can't remember exactly, but we

1 were talking about given the developer -- or he
2 was asking for some homes in exchange for some
3 things that was of benefit.

4 Here the product issue and the housing
5 issue and what's available in Novi as far as the
6 mix of housing options is an issue, but this is a
7 situation where we're talking about double the
8 density. Double. I mean that is a lot for that
9 area. And even though we can have areas that you
10 abut the whole thing and so you might not be able
11 to see it, it's still an area where a lot of woods
12 out there right now are individual homes.

13 Somebody made a comment, it seemed to be kind of a
14 negative comment because a mix and match of
15 different homes because they're not part of a
16 development like we mostly have in Novi, which
17 might be the character that some of the things
18 that the people are looking for in that area
19 rather than a uniform subdivision.

20 So although we are not voting on it
21 tonight, I'm in favor of postponing it, I do have
22 some significant concerns regarding the zoning
23 that is actually in place there and the number of

1 units that are being there.

2 This is not give the developer an
3 extra 5 to 7 percent on the homes because he or
4 the company, he or she, wants to pass back
5 something to the community or put something back,
6 add buffers to the residents or anything. I mean
7 this is double, and I definitely have some
8 concerns with that.

9 The traffic I think everyone is
10 correct. The traffic on 30 versus 40 versus 50
11 homes when they're residential and they're
12 families or empty nesters, I mean, that's not
13 what's really adding to the traffic on Beck Road.
14 You know, it's the aggregate and not the
15 individual, all though the individual can
16 contribute.

17 So that is what I am struggling with
18 with regard to this project. That concludes my
19 comments.

20 CHAIRPERSON PEHRSON: Thank you, sir.
21 Just a couple of comments from me and then I would
22 look for a motion.

23 I want to thank everybody for coming

1 out and expressing your views. It's pretty much
2 even. We often have the fear that when we see
3 this many people in the audience, we're going to
4 get inundated with negatives. There was actually
5 more positives than negatives. Wherever you came
6 from or whatever your background was, it's kind of
7 remarkable.

8 Some of the things I agree with
9 Commissioner Avdoulos insofar as wanting to see
10 some more graphical representation of what that 30
11 versus the 53-ish development plan would look
12 like. I, too, have a problem with the density
13 that's being requested at this point in time. No
14 question at all relative to what kind of character
15 that this kind of development would bring or
16 anything relative to what we can expect out of the
17 developer for what he's going to put in place.

18 But having said that, there are
19 questions that I think we still as a group need to
20 understand relative to the roadway, the traffic,
21 the sidewalks. Everything we've done in Novi
22 recently has been relative to sidewalks. I want
23 to see the plan relative to what is going to be

1 laid out going forward along Nine Mile, if that's
2 case.

3 There were some questions about the
4 drain basin and the elevations relative to that.
5 I guess I'd like to see some more information from
6 the City, from our experts, relative to the
7 constant comments that we often hear about wells
8 being drained, runoff, things of that nature.
9 This is again a significant amount of homes that
10 are being proposed that will have some impact.
11 I'm not foolish enough to say it won't have
12 impact. I want to know and I'd like to understand
13 the quantification of that, if that's a real word.

14 And then also relative to both
15 Garfield and Nine Mile, Garfield cannot withstand
16 traffic with it just being chip sealer at this
17 point in time. That's not a method by which I
18 think we want to see for a long term, so I guess
19 I'd like to see what the solution is there either
20 from the developer in conjunction with the City or
21 the City's proposed ideas relative to that.

22 But I think we've probably and I hope
23 we've provided to the developer and to the City

1 some ideas and thoughts. Certainly you've gotten
2 that from the residents as to what we'd like to
3 see to come back to us the next time around so we
4 can make a better informed decision.

5 With that, I'd look for a motion.

6 Member Greco.

7 MEMBER GRECO: I'd like to make a
8 motion. In the matter of Villa D'Este, JSP 17-52,
9 and zoning map amendment 18.718, motion to
10 postpone making a recommendation on the proposed
11 PRO and concept plan to rezone the subject
12 property from RA, residential acreage, to R-1,
13 one-family residential with a planned rezoning
14 overlay, to the meeting on October 11, 2017.

15 This recommendation is made for the
16 following reasons:

17 1. To allow the applicant time to
18 consider further modifications to the concept plan
19 as discussed in the review letters; and

20 2. To allow staff to advertise for
21 another public hearing to include the fourth
22 parcel in the public hearing notice as this was
23 left out from the current notice due to

1 misrepresentation in the site plan submittal.

2 MR. AVDOULOS: Second.

3 CHAIRPERSON PEHRSON: We have a motion
4 by Member Greco, second by Member Avdoulos. Any
5 other comments?

6 Sri, can you call the roll, please.

7 MS. KOMARAGIRI: Member Lynch.

8 MR. LYNCH: Yes.

9 MS. KOMARAGIRI: Chair Pehrson.

10 CHAIRPERSON PEHRSON: Yes.

11 MS. KOMARAGIRI: Member Zuchlewski.

12 MR. ZUCHLEWSKI: Yes.

13 MS. KOMARAGIRI: Member Avdoulos.

14 MR. AVDOULOS: Yes.

15 MS. KOMARAGIRI: Member Greco.

16 MR. GRECO: Yes.

17 MS. KOMARAGIRI: Motion passes 5 to 0.

18 CHAIRPERSON PEHRSON: Thank you.

19 Next on the agenda is matters for
20 consideration. Item number one, Planning
21 Commission meeting calendar for 2018.

22 MS. McBETH: Thank you, Mr. Chair.

23 This item relates to the Planning Commission

1 schedule for next year. Each year about this time
2 the City departments are asked to provide meeting
3 dates, so we have some suggested meeting dates
4 here for primarily the second and fourth Wednesday
5 of each month by the Planning Commission, assuming
6 that we will start the meetings at 7:00 p.m. as we
7 have for the last several years.

8 The calendar that was provided also
9 includes the dates that the City Council meetings
10 were set as well as some holidays.

11 So if it's okay with the Planning
12 Commission, we will forward these dates to the
13 appropriate department for inclusion in the City
14 calendar.

15 MR. GRECO: Motion to approve.

16 MR. AVDOULOS: Second.

17 CHAIRPERSON PEHRSON: All those in
18 favor?

19 THE BOARD: Aye (unanimous).

20 CHAIRPERSON PEHRSON: Thank you.

21 MS. McBETH: And, Mr. Chair, as you
22 know, Member Giacopetti has recently resigned and
23 so we may bring back the committee assignment

1 sheet again just so that we don't have any gaps in
2 the committees.

3 CHAIRPERSON PEHRSON: Okay. Thank
4 you.

5 Next is the approval of the August
6 9th, 2017, Planning Commission minutes.

7 Modification, changes, approval?

8 MR. GRECO: Motion to approve.

9 MR. AVDOULOS: Second.

10 CHAIRPERSON PEHRSON: Thanks. We have
11 a motion by Member Greco, second by Member
12 Avdoulos. Any other comments?

13 All those in favor?

14 THE BOARD: Aye (unanimous).

15 CHAIRPERSON PEHRSON: Anyone opposed?

16 Matters for discussion: Supplemental
17 issues. One thing, there is no meeting 9-27; is
18 that correct?

19 MS. McBETH: I believe that's correct.
20 We don't have any action items for that particular
21 meeting date and so we might cancel that. We do
22 have several items lined up for the October 11th
23 meeting.

1 CHAIRPERSON PEHRSON: Thank you.

2 The only other thing, and it was
3 mentioned, I'd like to take a moment and recognize
4 Rob for his dedication to the City for everything
5 that he's done with the Police and Benevolent
6 Fund, and the work -- obviously the good work he's
7 done here with the Planning Commission. It's been
8 our pleasure to have him part of the Planning
9 Commission with his varied ideas and thoughts
10 about what he'd like to see Novi become, and I
11 want to thank him for his hard work, and we wish
12 him all the best in Seattle, and have a cup of
13 coffee for us.

14 MR. AVDOULOS: Absolutely.

15 MR. GRECO: I second that.

16 CHAIRPERSON PEHRSON: There we go.
17 All in favor?

18 THE BOARD: Aye (unanimous).

19 CHAIRPERSON PEHRSON: Perfect. And
20 I'd look for a motion to adjourn. Or wait. We
21 have an audience participation, I'm so sorry.

22 Anyone in the audience wish to address
23 the Planning Commission?

1 MR. MIGRIN: Just a question. Karl
2 Migrin again, I haven't moved.

3 Do the comment sheets that were sent
4 back in, I know they have to be signed, but do
5 they have to be addressed also? Because a lot of
6 them sound like there were no addresses to the
7 people who signed them, how do we know -- you
8 know, does it matter if they live in Novi or
9 anywhere?

10 MS. McBETH: Through the Chair, I
11 think most of them did have an address on them.
12 There were a few that were an email address.
13 Generally those are accepted with the
14 understanding that there's an expectation for the
15 people to represent themselves accurately.

16 We do prefer the response form to be
17 filled out, but we don't send the response to
18 everybody.

19 MR. MIGRIN: Okay, but as an email? I
20 mean that was another question. Is an email
21 comment a part of the record, too?

22 MS. McBETH: Yes.

23 CHAIRPERSON PEHRSON: Yes, we received

1 several of those as well.

2 MR. MIGRIN: Okay. I don't know if
3 you ever want to consider changing your notice to
4 put language like that, email comments are
5 acceptable also, just as a general suggestion.

6 MS. McBETH: Thank you.

7 CHAIRPERSON PEHRSON: Thank you.

8 MR. MIGRIN: You're doing a great job.

9 CHAIRPERSON PEHRSON: Oh, shucks, cut
10 it out.

11 Anyone else? With that, we'll close
12 the audience participation and now look for a
13 motion to adjourn.

14 MR. GRECO: Motion to adjourn.

15 CHAIRPERSON PEHRSON: Holy cow, look
16 how quick he jumped on that.

17 MR. AVDOULOS: Second.

18 CHAIRPERSON PEHRSON: We have a motion
19 and second. All those in favor?

20 THE BOARD: Aye (unanimous).

21 CHAIRPERSON PEHRSON: Thank you,
22 everyone.

23 (Meeting concluded at 9:04 p.m.)

1 STATE OF MICHIGAN)
) SS.
 2 COUNTY OF OAKLAND)

3

4 CERTIFICATE OF NOTARY PUBLIC

5

6 I, PAMELA MOCERI, CSR-2285, a Notary Public in
 and for the above county and state, do hereby certify that
 7 the Planning Commission Regular Meeting was taken before me
 at the time and place herein before set forth; that
 8 thereupon the foregoing record was made stenographically
 and later reduced to typewritten form; and I certify that
 9 this is a true and correct transcript of my stenographic
 notes so taken.

10

I do further certify that I am not connected by
 11 blood or marriage to any of the parties or their agents;
 that I am not an employee of them, nor am I interested
 12 directly or indirectly in the aforementioned matters of
 interest.

13

14

15

16



17 _____
 PAMELA MOCERI, CSR-2285
 Certified Shorthand Reporter

18

19

Notary Public, Oakland County
 Michigan

20

My Commission Expires:
 21 08/09/2023

22

23