

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI  
MONDAY, JANUARY 23, 2017 AT 7:00 P.M.  
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 TEN MILE ROAD**

Mayor Gatt called the meeting to order at 7:00 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Mayor Gatt, Mayor Pro Tem Staudt, Council Members Burke, Casey, Markham, Mutch, Wrobel

**ALSO PRESENT:** Peter Auger, City Manager  
Victor Cardenas, Assistant City Manager  
Thomas Schultz, City Attorney

**APPROVAL OF AGENDA:**

**CM 17-01-006 Moved by Staudt, seconded by Wrobel; UNANIMOUSLY CARRIED:**

**To approve the Agenda as presented.**

**Roll call vote on CM 17-01-006**                      **Yeas: Staudt, Burke, Casey, Markham, Mutch,  
Wrobel, Gatt**  
**Nays: None**

**PUBLIC HEARING**

**PRESENTATIONS**

**INTERVIEWS FOR ZONING BOARD OF APPEALS**

1. Linda Krieger – Zoning Board of Appeals

Linda Krieger thanked Council for giving her the opportunity to be interviewed for the Zoning Board of Appeals. Ms. Krieger has enjoyed being on the ZBA. She mentioned Wayne Wrobel and Brian Burke were there during their meetings. She said she liked being able to go around the City and review the sites and signs and remind businesses of our Ordinances. She enjoys helping our City to grow around Walled Lake, and she said she would like to continue.

Member Markham thanked Ms. Krieger for her long time service with the City. She did not have any further questions.

Member Casey thanked Ms. Krieger for stepping forward. She said her questions had already been answered.

Member Burke thanked Ms. Krieger for coming forward again. He said he is well aware of her work and she is always prepared and thoughtful. He appreciated her being there.

Mayor Pro Tem Staudt thanked Ms. Krieger for coming and continuing to serve. He did not have any questions.

Member Wrobel said he worked with Linda on ZBA and she does good work. He thanked her for applying again and said he had no further questions.

Member Mutch said he echoed what everyone else has said, noting that she has served a long time with the City in this position and has a lot of experience. He wondered if there was anything the City Council could do in terms of the Ordinances or just overall support for the ZBA, which would make their job easier. Ms. Krieger said the overall support has been appreciated. When the Zoning Board of Review and the Planning Commission receive projects, they get the Minutes and work together as a team getting all of the information. Member Mutch thanked her again for her service on behalf of the City.

Mayor Gatt said he had no questions and he gave her his full support.

1. MANAGER/STAFF - None
2. ATTORNEY - None

Mayor Gatt said he anticipated some of the audience comments would be concerning Lakeshore Park. He mentioned that he and the City Manager had a discussion that morning and they are pulling in the reigns a little bit from what they said at the last meeting and will do a little bit more study. He also mentioned they understand what is in the Charter and they will not do anything to violate the Charter.

#### **AUDIENCE COMMENT**

John Thomopoulos, 425 S. Lake Drive, said he lived in the first house east of Lakeshore Park. He thanked Council for showing that they were responsive to residents' concerns. He said he watched the last meeting and heard the discussion about a large building being built with a large rentable space for weddings. He said they loved living there and were open to upgrading the facility but he didn't want it to become a huge rental facility.

Elizabeth Iszler, 621 S. Lake Drive, said some of her concerns were addressed by the Mayor. She also had concerns about the comments made at the last meeting about Lakeshore Park. They bought their home understanding the proximity to the park and she understood the need for an updated building. She said she was concerned about the size of the building. She was requesting that before moving forward with a large rental building, that the City perform its due diligence by doing a market study, traffic study, noise assessment and mitigation. She wants the City to ensure there is no negative impact on the neighbors.

Gary Zack, 359 S. Lake Drive, said he lived two houses away from Lakeshore Park. He provided several definitions of the word "park". He said as it stands, Lakeshore Park met those definitions. It was a jewel of Novi and we were lucky to have it. It was relaxing to walk in. He pointed out all of the current amenities, like the access to the beach, playground equipment, and nature trails without having to leave the city. He said there were some things he didn't like about having the park as a neighbor, and he wanted Council to be careful not to make it worse. He felt the residential bike and car traffic was overused on South Lake Drive already. He felt there was excessive noise, poor maintenance of the existing structures as well as trespassers. He said the proposed upgrades don't improve any of the features he enjoyed. The large building for large events, the retention basin, and additional pavement only increased the negative impact on neighbors. He said city government should not be building facilities that competed with the private sector.

Greg Iszler, 621 S. Lake Drive, said he had concerns about policing and liability. He wanted people to utilize the park, but there were safety concerns. He said he had witnessed many near misses at the entrance of the park. He said the bike lane on one side of the road didn't have any biking signs to protect bikers. He said he was surprised there hadn't been more accidents there.

Maureen Zack, 359 S. Lake Drive, said she was opposed to a large building at Lakeshore Park. She thought it was a waste of taxpayer money. It is using taxpayer money to unfairly compete with private business who own banquet halls that are paying taxes.

Shelley Thomopoulos, 425 S. Lake Drive, said when you drive or bike to Lakeshore, you have a good view. When you park, you see mature trees and grasses. She felt the current buildings are subtle and fade into the background. It makes you feel like you are in a park oasis or even up north. Novi families can have a mini-vacation experience when they go there. With the proposed changes, you would enter a municipal parking lot with a large urban building. She said kids wouldn't be able to bike to the park due to the traffic. When the project was first described, it was an upgrade to the current camp building. She said the last citizen survey showed the highest response was regarding open spaces and trails. She asked that Council listen to the citizens.

Amarjit Chawney, 32850 Longbow Court, Beverly Hills, said he was there regarding an office building that he built on Novi Road between 2000 and 2002. He put a financial guarantee deposit of \$10,800 to complete the unfinished punch list items. He mentioned he came to Novi in 1974 and has built 4 or 5 developments and a number of single family homes. He created around \$25 million worth of real estate which is a substantial tax base. He never had any problems until Mr. Roby, who used to be the Plan Reviewer, and Mr. Boulard, Director of Community Development Department. He said he fixed and took care of everything. He noted there was only one item he didn't complete from the list, according to Mr. Boulard, which was putting the doors on the dumpster enclosure. He spent \$2 million to build that office building and could

have easily spent another \$500 dollars to put the doors on the dumpster, but he said it was waived by the building official at the time. He said they issued him a Certificate of Occupancy without any conditions. Since that time he has been requesting that his Financial Guarantee Deposit be returned to him since he completed all the work. He said all he has gotten so far has been excuses and accusations. He mentioned he was enclosing a copy of related documents, e-mails, and a "Summary of Chronology of Events" to Council that provided full details for the record.

**CONSENT AGENDA REMOVALS AND APPROVALS:**

**CM 17-01-007          Moved by Wrobel, seconded by Casey; UNANIMOUSLY CARRIED:**

**To approve the Consent Agenda as presented.**

- A. Approve Minutes of:
  - 1. January 9, 2017 – Regular meeting
  - 2. January 14, 2017 – Special meeting
  
- B. Approval of the transfer of a 2015 Resort Class C & SDM Liquor License with Sunday Sales Permit (PM), Dance-Entertainment Permit, Outdoor Service (2 areas), issued under MCL 436.1531 (2) from JCTD, LLC. (formerly Andiamo-The Second City) to ANBE Investments (d/b/a Library Sports Pub), with a new Sunday Sales Permit (AM), for a business to be located at 42705 Grand River Avenue, Suite 100, Novi, MI 48375.
  
- C. Approval of Zoning Ordinance Text Amendment 18.277 to amend the City of Novi Zoning Ordinance at Section 3.1.25 Town Center District, Special Land Uses, and Article IV, Use Standards, Section 4.40 Restaurants in the Character of a Fast Food Carryout, Drive-In, Fast Food Drive-Through, or Fast Food Sit-Down, specifically for the TC and TC-1 Town Center Districts, in order to permit Drive-Through Restaurants in the TC Town Center District.   **Second Reading**
  
- D. Approval of Zoning Ordinance Text Amendment 18.279 to amend the City of Novi Zoning Ordinance in order to modify the TC, Town Center and TC-1, Town Center-1 Districts to better accommodate mixed-use and residential developments in the Main Street area.   **Second Reading**
  
- E. Acceptance of a new street in Orchard Hills North and adoption of Act 51 New Street Resolution accepting Woodglen Drive as public, adding 0.20 miles of roadway to the City's street system.
  
- F. Approval of Traffic Control Orders 17-01 through 17-04 for No Parking signs on Woodglen Drive in the Orchard Hills North subdivision located east of Novi Road, south of Ten Mile Road.

- G. Acceptance of a warranty deed from Mirage Development for the dedication of a 60 foot master planned right-of-way half width along the south side of Ten Mile Road east of Novi Road as part of the Orchard Hills North subdivision development; and approval to execute a Quit Claim Deed conveying the dedicated Ten Mile Road right-of-way to the Road Commission for Oakland County.
- H. Acceptance of a boardwalk on the south side of Ten Mile Road within the Right of Way for public use and maintenance from Mirage Development for the Orchard Hills North project located south of Ten Mile Road, east of Novi Road.
- I. Approval to award easement acquisition assistance services to Spalding DeDecker Associates (SDA) on an hourly basis with a not to exceed fee of \$48,990 for 13 permanent drain easements and 5 temporary access easements for the Bishop Creek and Ingersol Creek Streambank Restoration project.
- J. Approval of Pawnbroker License renewal requested by Joseph Haddad, owner of Gold Buy and Jewelry, 41490 Grand River Avenue.
- K. Approval of Resolution to close Karim Boulevard to Grand River to 10 Mile Road from 8:00 a.m. – 10:00 a.m. and 10 Mile Road from Karim Boulevard to Taft Road from 9:45 a.m. – noon for the Memorial Day Parade on Monday, May 29, 2017.
- L. Approval of Claims and Accounts – Warrant No. 980

**Roll call vote on CM 17-01-007**

**Yeas: Burke, Casey, Markham, Mutch, Wrobel,  
Gatt, Staudt**

**Nays: None**

**MATTERS FOR COUNCIL ACTION**

- 1. Consideration of tentative approval of the request of Hadley's Towing, JSP 16-33, with Zoning Map Amendment 18.715, to rezone property in Section 17, located on the south side of Grand River Avenue between Wixom Road and Beck Road from I-1, (Light Industrial) to I-2 (General Industrial) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan. The property totals 17.78 acres and the applicant is proposing to rezone approximately 5.6 acres of the northerly portion of the property to accommodate a vehicle towing business and outdoor storage yard.

Member Burke said he was looking at the PRO Agreement and understood that the applicant or subsequent towing company would continue to keep this PRO. Member Burke wondered if the Conservation Easement would stay for good or if it was part of the PRO that might get lifted if a subsequent tenant chose a different use. City Planner, Barb McBeth said she thought it could be either way depending on what City Council chooses to do. The proposal is for the northerly 5 acres of a much longer piece of

property which is something they could discuss with the applicant to see if that would be something they could agree on. Member Burke said he read through it a couple times, and he liked that they are consolidating a couple of different locations into one. He also liked the fact they have agreed to go along with some recommendations from the Grand River Corridor Authority. The public benefits are probably more self-serving than he would like to see, especially in the language used, that it can be considered a public benefit.

**CM 17-01-008            Moved by Burke, seconded by Wrobel; UNANIMOUSLY CARRIED:**

**To approve the request of Hadley's Towing, JSP 16-33, with Zoning Map Amendment 18.715, to rezone property in Section 17, located on the south side of Grand River Avenue between Wixom Road and Beck Road from I-1, (Light Industrial) to I-2 (General Industrial) subject to a Planned Rezoning Overlay (PRO) Agreement, and corresponding PRO Concept Plan as reviewed by the Planning Commission on December 7, 2016 and direction to the City Attorney to prepare a proposed PRO Agreement with the following considerations:**

- 1. The recommendation shall include the following ordinance deviations for consideration by the City Council:**
  - a. Planning Deviation for outdoor storage and screening extending into the required front yard setback of the district as the proposed yard has little to no visibility from Grand River Avenue, as listed in Section 4.55.**
  - b. Landscape deviation for absence of required interior parking lot landscaping islands or trees as listed in Section 5.5.3.C to allow for easy maneuverability of tow trucks and towed vehicles.**
  - c. All parking bays exceed the maximum 15 spaces (up to a maximum of 44 spaces provided) as listed in Section 5.5.3.C. to allow for easy maneuverability of tow trucks and towed vehicles.**
  - d. Landscape deviation for absence of required berm along Grand River frontage greenbelt as listed in Section 5.5.3.B.ii and iii. due to lack of space.**
  - e. Landscape deviation for absence of required street trees along Grand River frontage as listed in Section 5.5.3.E.i.c and LDM 1.d. due to lack of space.**
  - f. Traffic Deviation for painted end islands instead of raised end islands as listed in Section 5.3.12 to allow for easy maneuverability of tow trucks and towed vehicles.**
  - g. City Council variance for the exclusion of bicycle parking, as required per section 5.16 due to nature of the proposed use.**

- h. City Council variance for lack of a traffic impact study due to the nature of the proposed use.
2. Applicant complying with conditions listed in the staff and consultant review letters.
3. If the City Council approves the rezoning, the following conditions be requirements of the Planned Rezoning Overlay Agreement:
  - a. The Zoning Map amendment from I-1 (Light Industrial) to I-2 (General Industrial) is limited for 5.6-acre of a 17.76-acre property as indicated in the concept plan. There will be no further requests for expanding the proposed 5.6-acre rezoning area as shown on the concept plan.
  - b. The development will happen in two phases. The first phase includes construction of 156 parking spaces to store towed vehicles and the future phase would include 115 spaces.
  - c. Additional berm and landscaping proposed to provide additional screening to the property on north shall be protected in a permanent landscape easement. Exact boundaries will be determined at the time of Final site plan. The berm and plantings shall be installed prior to the use of Phase I of the new paved area, per the request of the adjacent property owner.
  - d. If the rezoning with PRO is approved as requested, the applicant shall agree to allow the property to revert back to Light Industrial zoning and uses when Hadley's Towing or a successor towing company ceases operation of the proposed tow operation at the site.
  - e. If the rezoning with PRO is approved as requested, the applicant will agree to participate in one or more of the recommendations of the Draft Master Plan for Land Use for this section of the Grand River Avenue corridor, and in the expected recommendations of the Grand River Avenue Corridor Improvement Authority (such as landscaping, lighting, pedestrian amenities, artwork, or the necessary easements and access for such improvements).

This motion is made because:

- a. The rezoning request fulfills two objectives of the Master Plan for Land Use by fostering a favorable business climate and welcoming new business.
- b. The rezoning is a reasonable alternative as the proposed use is less intense of uses that would be typically allowed under I-2 zoning and puts to use a vacant parcel and is adjacent to other parcels of similar use.

**c. The rezoning will have no negative impact on public utilities.**

Mayor Gatt said he fully supports the motion. One of the benefits that were not stated is that the police officers will get better service if the tow yard is in the City. He also mentioned it will help citizens that are waiting for a tow truck.

Member Mutch asked Ms. McBeth to clarify a couple of questions regarding the Conservation Easement. He said it wasn't clear to him if the applicant is proposing to place a Conservation Easement over some portion of the property as part of this PRO. If so, where on the property is that Conservation Easement going? Ms. McBeth said they haven't gotten that far with the development plans yet, they are just at the concept level. Member Mutch asked what their current site on Trans-X Drive is zoned. Ms. McBeth said she thought it was I-2, General Industrial. He confirmed that was on the north side of Trans-X Drive. Member Mutch wondered if they owned that property. It was confirmed that they currently rent the property. Member Mutch wondered if city staff explored when or if Hadley vacates that location if the City will initiate the rezoning to bring that into compliance with the Master Plan. Ms. McBeth said that is something they could consider. She said it will be adjacent to some expected development fairly soon. Member Mutch said he was on the fence with this one. The Mayor touched on a couple of the benefits and he thought we would get a little bit more out of this proposal. Moving that use out of the area we are trying to develop into a Downtown District, obviously a tow yard is not what we want in that area. On the same hand the Grand River Corridor in the proximity of Providence Park Hospital is also an area that we are trying to develop into a less intensive Industrial uses; such as office or medical uses. He said that is what our Master Plan shows. Moving out of the Trans-X location is good, if we do not get another I-2 location. If it is zoned I-2 and remains I-2, his concern was that someone may come and want to do another I-2 use. He said if this moves forward he would like the City to address that because that is an important piece. As far as the Grand River Corridor he is more inclined to support this location because he felt the use isn't very permanent. He said Hadley mentioned maybe making this a Headquarters. If property values and development continue to increase along that corridor, obviously a parking lot, which is really not generating much for the City in terms of tax revenue, isn't going to make sense long term in that location. He confirmed with the City Attorney that this is just a preliminary approval for the PRO and it will come back to Council for a final PRO Agreement. He said he would support this moving forward, but getting clarification on a Conservation Easement is really the prime public benefit we would get for the environmental areas on the property. He said he would like that issue spelled out when it comes back. If it is not in there in some way that presents it a clear public benefit, he did probably will not support this at the next stage.

**Roll call vote on CM 17-01-008**

**Yeas: Casey, Markham, Mutch, Wrobel, Gatt,  
Staudt, Burke**

**Nays: None**

2. Approval of the final payment to Fiore Enterprises, LLC for the 2015 Neighborhood Road Program – Concrete Streets (Contract 3) project in the amount of \$106,839.25, plus interest earned on retainage.

**CM 17-01-009            Moved by Wrobel, seconded by Casey; UNANIMOUSLY CARRIED:**

**To approve the final payment to Fiore Enterprises, LLC for the 2015 Neighborhood Road Program – Concrete Streets (Contract 3) project in the amount of \$106,839.25, plus interest earned on retainage.**

**Roll call vote on CM 17-01-009**

**Yeas: Markham, Mutch, Wrobel , Gatt, Staudt,  
Burke, Casey**

**Nays: None**

3. Approval of the request of TBON, LLC for a revised Preliminary Site Plan, Wetlands Permit and Stormwater Management Plan. The request is for an expansion of the existing showplace exposition facility by adding a 172,315 square foot building addition, with associated parking lot and other site improvements for land within the OST, Planned Office Service Technology District, and in the OST, Planned Office Service Technology District with an EXO, Exposition Overlay District. The subject property is located in Section 16, north of Grand River Avenue and west of Taft Road.

**CM 17-01-010            Moved by Staudt, seconded by Wrobel; UNANIMOUSLY CARRIED**

**To approve the request of TBON, LLC for approval of Preliminary Site Plan, Wetlands Permit and Stormwater Management Plan for the proposed Suburban Collection Showplace expansion, based on and subject to the following:**

- a. Reaffirming no change needed for the following waivers approved by City Council on August 8, 2016:
  - i. Applicant shall plant additional trees to address staff's comments with regards to Landscape screening requirements adjacent to I-96 right of way as determined by the City's Landscape Architect during a site visit after the installation of transplanted trees;
  - ii. A Landscape waiver to permit the absence of required landscaped area within the parking lot addition (approximately 15,664 sf is required, 0 provided), as listed in Section 5.5.3.C.iii;
  - iii. A Landscape waiver to permit the absence of parking lot interior trees (approximately 209 canopy deciduous trees required, 0 provided), as listed in Section 5.5.3.C.iii;

- iv. A Landscape waiver for exceeding the maximum number of contiguous spaces within a parking bay (15 maximum allowed, a maximum of 93 provided) as listed in Section 5.5.3.C.ii.i to allow for alternate use of parking lot as a Ride and Drive Automotive Research Lot and other activities;
  - v. A Landscape waiver to permit the absence of parking perimeter trees along the western edge (approximately 50 trees required, 35 provided), as listed in Section 5.5.3.C, chart footnote;
  - vi. A City Council Waiver to allow painted end islands in lieu of required end islands as listed in Section 5.3.12;
  - vii. City Council variance from Sec. 11-216 (c) (8) of Novi City Code for absence of a right turn taper and/or lane along Grand River Avenue (RCOC also approved August 29, 2016);
  - viii. Applicant to work with the Road Commission for Oakland County (RCOC) to meet the requirements for road improvements within Grand River Avenue Right of way;
  - ix. A City Council Waiver to allow Major Event Traffic Plan in lieu of required Traffic Impact Study due to the unique and non-routine operations associated with Suburban Collection Showplace and the development of a Major Event Traffic Plan should serve as a suitable replacement;
- b. The following waivers and conditions would require updated approvals:
- i. A section 9 façade waiver for the overage of combined types of Flat Metal Panels on the south façade (70% allowed, 73% provided) and underage of Brick on all facades (30% minimum required, 0% provided);
  - ii. A Landscape waiver to permit reduction of required foundation plantings as listed in Section 5.5.3.D (3,200 square feet required, 1,271 square feet provided) due to large glassed entry area and limited space between the drive and the building along much of the frontage;
  - iii. A landscape waiver to permit reduction of the percentage of building frontage with foundation landscaping, also listed in Section 5.5.3.D (60% of frontage landscaped is required, 45.5% is provided).
  - iv. The need for installation of the warranted right turn taper and/or lane shall be revisited within two (2) years from the date of the Certificate of Occupancy of the new building addition or sooner if City Engineer determines

- the need based on available crash data, or based on a diminished level of service identified by the City during major events as identified in the METP (Major Event Traffic Plan). At that time, the applicant shall provide an operational analysis of the subject driveways during major events until that date or additional information requested which will be reviewed by the City's Traffic Engineer for further recommendations regarding the need for installation of the warranted right turn taper and/or lane;
- v. The applicant shall submit the revised Major Event Traffic Plan (METP) as requested in the Traffic review letter prior to Final Stamping Set submittal;
- c. Reaffirming no change needed for the following waivers approved by Zoning Board of Appeals on August 9, 2016:
- i. A Zoning Boards of Appeals (ZBA) variance from Section 3.1.15.D to reduce the front yard setback from 100 feet to varied range from 85 feet to 98 feet due to recessed building design;
  - ii. A Zoning Boards of Appeals variance from Section 3.1.15.D to reduce the parking side setback from 20 feet to a varied range from 0 feet to 15 feet to allow for construction of parking lot across multiple properties;
  - iii. A Zoning Boards of Appeals variance from Section 5.3.12 to allow absence of parking lot end islands within off-street parking area to allow for alternate use of parking lot as a Ride and Drive Automotive Research Lot;
  - iv. A Zoning Boards of Appeals variance from Section 5.7 to allow for increase of maximum allowed illumination levels along property lines adjacent to non-residential districts as the development is expanded among multiple properties owned by the applicant;
  - v. A Zoning Boards of Appeals variance from Section 5.2.12.C. to allow reduction of minimum required parking spaces to be provided on site (2,979 spaces required, 2,951 spaces provided);
  - vi. A Zoning Boards of Appeals variance from Section 5.2.3. to allow increase of minimum distance required from the nearest point of a building to the nearest point of the off-street parking lot on a different parcel (300 feet required, approximately 450 feet provided);
- d. Reaffirming no change needed for the Non-Minor Wetland Permit approved by City Council on August 8, 2017;

- e. **Reaffirming no change needed for the Stormwater Management Plan approved by City Council on August 8, 2017, based on and subject to applicant obtaining MDOT approval of the stormwater detention basin discharge to the I-96 Right-of-Way; and**
- f. **The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.**

**This motion is made because of the reasons provided in this motion sheet, and in the staff and consultant review letters, and because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance, Chapter 11 and Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.**

Member Mutch reiterated some of his comments that he shared when this came before Council during the Tax Abatement request. He confirmed with City Manager Auger that it appeared there was a process in place for additional improvements for traffic conditions created by the new addition. He mentioned he would love to see as part of the improvements some additional enhancements along the Grand River Corridor. He said there are conversations going on at the city level regarding an Authority that will potentially have a role in the entire Grand River Corridor, but he would love to see Suburban Collection Showplace be proactive in that regard to help create that vision.

Member Markham said she wanted to make sure that we plan for the traffic with the expanded access to the facility if they are expecting some larger shows. She mentioned a letter that was issued a couple of days ago from a company that we asked to review this in detail. She said there are some loose ends with that and she would like to make sure the Engineering Department is comfortable with it. Blair Bowman, Suburban Collection Showplace, said it is already geared to handle major events. He said throughout the year they handle hundreds of different events. He said there are literally two events currently that would rise to the level of the major event traffic plan: Comic Con and the State Fair. The State Fair was very well attended. He said there was a 35% increase over what they had last year. He said this was much larger than Comic Con, although Comic Con has some unique features, which are why the major event planning process is going to be so critical. He said they are going to be talking to some new events coming in, and they have put forth a program. He said they have a new event that he cannot announce yet, which will be a test case for them. He said their traffic planners went through the process of putting the Comic Con attendance into the model. Member Markham wondered if the Engineering Department would be addressing all of the questions the consultants called out in the letter. Maureen Peters, AECOM, Engineering for Traffic, said Wednesday they plan to sit

down with Mr. Bowman, city staff and the traffic consultant that he hired to do the traffic study. She said they need a little bit more information to confirm that the threshold included in their report is valid. She said once that has been done, they want to make sure they have a plan in place that provides Mr. Bowman with a tool that he can pull off the shelf and adequately coordinate with all of the state officials with coordinating traffic signal timings, with the Road Commission to accommodate the increase of traffic, and also coordinate with MDOT if there is going to be use of the dynamic message signs on the freeway system to get traffic in and out. Coordination with the Police Departments will also be addressed. She said they do hope to get a document in place that they hope he can use for years to come and make sure everything runs smoothly. Member Markham said she knows there is a lot of planning going into this. The State Fair is great. We want it to continue to grow and be successful, but we want to make sure the traffic is safe and operating smoothly around the area.

**Roll call vote on CM 17-01-010**

**Yeas: Mutch, Wrobel, Gatt, Staudt, Burke,  
Casey, Markham,  
Nays: None**

4. Appointments to Zoning Board of Appeals and Board of Review

City Clerk Hanson provided the results of balloting:

Brandon Steward – Board of Review Alternate

Mark Evenson – Board of Review

Linda Krieger – Zoning Board of Appeals

“Mav” Sanghvi – Zoning Board of Appeals

Thomas Nafso – Zoning Board of Appeals Alternate

**AUDIENCE COMMENT**

Gary Zack, 359 S. Lake Drive, said he heard discussion at a previous meeting about street lighting. He said he experienced the same issue. He pointed out that when you headed westbound on Ten Mile to turn into City Hall, it was hard to see where you were turning. He thought it would be nice to have a street light there.

**COMMITTEE REPORTS - None**

**MAYOR AND COUNCIL ISSUES - None**

**CONSENT AGENDA REMOVALS FOR COUNCIL ACTION - None**

**COMMUNICATIONS - None**

**ADJOURNMENT** – There being no further business to come before Council, the meeting was adjourned at 7:46 P.M.

\_\_\_\_\_  
Cortney Hanson, City Clerk

\_\_\_\_\_  
Robert J. Gatt, Mayor

\_\_\_\_\_  
Transcribed by Deborah S. Aubry

Date approved: February 6, 2017