



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

June 12, 2013 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present: Member Greco, Member Lynch, Chair Pehrson, Member Zuchlewski

Absent: Member Anthony, Member Gutman, Member Prince

Also Present: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Gary Dovre, City Attorney.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Member Lynch recommended adding the Walled Lake Master Plan staff review to the agenda.

Chair Pehrson said we will add that under Matters for Consideration.

Moved by Member Lynch, seconded by Member Greco:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRECO:

Motion to approve the June 12, 2013 Planning Commission Agenda with addition of the Walled Lake Master Plan staff review under Matters for Consideration. Motion carried 4-0.

AUDIENCE PARTICIPATION

No one from the audience wished to speak.

CORRESPONDENCE

There was no Correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

COMMUNITY DEVELOPMENT DEPUTY DIRECTOR REPORT

Deputy Director McBeth reported that at the May 20th City Council meeting the City Council approved the Text Amendment that related to the administrative special land use considerations for liquor licenses for the consumption of alcohol on premises, as had been recommended by the Planning Commission.

CONSENT AGENDA - REMOVALS AND APPROVAL

There were no consent items to discuss.

PUBLIC HEARINGS

1. ZONING ORDINANCE TEXT AMENDMENT 18.266, BIKE PARKING

Public hearing for the Planning Commission's recommendation to the City Council for an Ordinance to amend the City of Novi Zoning Ordinance at Article 25, General Provision, adding the new Section 2526, to provide Bicycle Parking Requirements and to provide Bicycle Parking layout standards.

Planner Mark Spencer said on February 13th, the Planning Commission's held a public hearing and reviewed a proposed bicycle parking zoning ordinance amendment and provided staff with favorable comments. At the recommendation of the City Attorney, the Planning Commission postponed action on the amendment so staff and the City Attorney could further review and refine the language of the amendment before the Planning Commission makes a recommendation to Council. Since the revised amendment proposes a new stand-alone bicycle parking section in the Zoning Ordinance, Section 2526, a new public hearing is being held on the amendment.

The redrafted amendment separates the bicycle and automobile parking requirements to add clarity. The proposed amendment generally contains the same standards and requirements that were included in the previous proposed amendment. It includes requirements for the number of bicycle parking spaces, space size, space location, rack type and also includes provisions for granting a reduction in the number of required automobile parking spaces when larger numbers of bicycle parking spaces are provided.

The most significant change in the draft amendment presented tonight is a new simplified Bicycle Parking Space Requirement Table which provides formulas for calculating the required number of parking spaces by use. Instead of including the bicycle parking space requirements with the automobile parking space requirement table in Section 2505, a new shorter table was developed grouping uses that have similar bicycle parking space requirements.

The proposed ordinance will require almost all uses to provide bicycle parking spaces. Bicycle parking space demand was developed using recommendations made in the City's Non-Motorized Master Plan, standards from the Association of Pedestrian and Bicycle Professionals and a review of bicycle parking requirements and standards in other communities. For each type of land use, the number of spaces required was reviewed and adjusted after taking into account potential bicyclists to each type of use. Uses with a higher potential of having bicyclist visit their site are required to provide a greater number of bicycle parking spaces. Although the number of bicycle parking spaces required seems high, it is about half the number required by many Michigan college town cities that require bicycle parking including Ann Arbor, East Lansing, Grand Rapids and Houghton.

Another significant improvement is the inclusion of a land banking provision to defer building bicycle parking spaces when the applicant can adequately demonstrate that the required number of bicycle parking spaces is not needed to serve the actual use proposed. Space on the site would be set aside to install the bicycle parking in the future if the use or the parking space demand changes.

For many years, the City of Novi has promoted bicycling as a healthy and environmentally friendly method of transportation and the City has built miles of bicycle infrastructure to connect people to destinations. Safe secure bicycle parking will help encourage more people to bicycle to their destinations. The cost of \$75 to \$150 per space to install a bike rack and the fact that bicycle shelters with racks can be installed for as little \$500 per space makes the cost of providing bicycle parking areas a very small percentage of the cost of providing automobile parking areas.

Tonight, Planning Staff is asking the Planning Commission to make a recommendation to City Council on the proposed bicycle parking requirements and design standards Zoning Ordinance amendment.

Chair Pehrson indicated this is a public hearing and asked if anyone in the audience wished to speak. Seeing no one, he asked if there is any correspondence.

Member Greco read the correspondence sent by Matthew Sosin of Northern Equities. The letter asked why the City is legislating behavior. Creating incentives is one thing, but adding costs is another. The letter says that there is no way that there will ever be 12 bikes at a building like Adams South. A tenant installed four bike lockers at another building in another City for LEED points only and they have been

used a grand total of zero times. The letter asked if bikes really need to be covered, and stated 31 pages of ordinance for a bike rack is a problem. The letter asked if the ordinance shouldn't be framed for incentives; if I want to install bike racks, I get discounts on review fees or have to plant less landscaping. These costs add up and make us very uncompetitive. It is a tax on the developers and business owners. If the community thinks that bike racks are a good idea, then why not use public funds for that. If required at Adams South, would cost \$10,000 to \$15,000 for the concrete, cover, racks, curbs, etc. Why not a \$500 powdered coated bike rack like they have in Ann Arbor. Also, note that one shower costs approximately \$12,000. If Ryder wanted a bike rack at the building there is nothing stopping them from doing so and there never has been. Some tenants will want and some will not, but that choice is always there and always has been. The letter asks, what if you required a note on the site plan that bike racks are allowed or that the city will encourage bike use and give tax discounts to companies? Putting the racks in place does not affect behavior, creating incentives does.

As there was no further correspondence, Chair Pehrson closed the public hearing.

Member Greco asked about the cost estimate of putting in these bike racks because it seems vastly different from what Mr. Sosin was presenting.

Planner Spencer said research that he's done indicates that the estimate for a bike rack is provided per space. The bike rack required in this ordinance would park two bicycles so it would be half the total cost and they estimated \$150 to \$300 each installed. Bicycle racks themselves are as available as low as \$98 for one, but if you bought better quality, it went up in value. Bike racks are basically attached one of two ways; either with leg bolts into an existing concrete or asphalt pad or they have a foot on them that you pour around them so they're in the concrete as they're poured. The same website estimated to provide an automobile parking space is \$2200. The webpage also provided the cost of installing bike lockers which is more than being covered. Covered bike parking spaces could be under a roof or overhang or a shelter type structure. Planner Spencer said he's seen some cost as low as \$1500 for a structure that would park eight bikes, not counting the bike racks that would go inside of it. Bike lockers range from \$500 to about \$1500. Installing bike lockers in a location is estimated between \$1000 to \$4000 but again a bike locker or something we're not asking for would cost more. Bike lockers could be appropriate in a place such as Providence Hospital for example where the doctors want to bicycle in with their \$4000 bicycle, they might want it secured in a locker.

Member Greco said also what the ordinance proposes is that an applicant may indicate or present to the city that bike rack requirements are not necessary, and may ask to defer bike parking or land bank it. That means the property will at least have the space set aside but the applicant doesn't have to install the bike parking spaces immediately, but it may be required in the future or if things change, correct?

Planner Spencer said that's correct or if the use changed on the site.

Attorney Gary Dovre said there is one correction. Under the land banking option the applicant must initially provide a minimum of two spaces. All of the required spaces cannot be land banked.

Member Greco said, in his opinion, the way that it's written, we're giving the developer the option through land banking to present a reduction in the number of spaces through land banking as a viable means. If they're building a facility that we have not yet addressed sufficient bike paths or sidewalks to get to, they have a way out until the City is able to provide that methodology to allow their employees to get there from point A to point B. Member Greco disagrees with Mr. Sosin's letter in his estimate of the cost. Member Greco has also done some research and the costs are more in line with Mr. Spencer's estimates. Member Greco doesn't look at this as a tax on the building, this is providing an amenity to the employees that are there or others that are just going to be riding from point A to point B. Member Greco is in favor of this ordinance as it's written.

Member Lynch concurred with Member Greco's comments.

Moved by Member Lynch and seconded by Member Greco:

ROLL CALL VOTE ON BICYCLE PARKING AMENDMENT RECOMMENDATION FOR APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GRECO:

Motion to recommend approval to the City Council. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. WALLED LAKE MASTER PLAN REVIEW

Planner Mark Spencer said the City of Walled Lake is reviewing their Master Plan. Much of the text and context of it is the same. They did add two new Future Land Use categories; one called Transition and another called Historic Lake Front. The Planning Commission has a map attached to the packet item that shows where those areas are. The transition area is for the purposes of multiple family and residential and office uses. There are two locations that are shown for that. The smaller of the two lends itself to redevelopment; it looks like some marginal buildings on the site. The one on the western side of the city is already developed with a bowling alley and health and human services facilities.

The plan breaks up the downtown area into two designations. They placed emphasis on the good points of that area; the walkability, higher density, mixed uses, and the more sense of place to it. If it becomes a popular destination, there could be a little more traffic, and a destination that residents of the City of Novi might want to go visit, especially for the people who live up in the northern part of the city who might want to take their bicycle over there. Walled Lake included an expanded, non-motorized component of the Master Plan. It's nice to see the neighbors to emphasizing connectivity for Novi residents.

So based on that, staff's recommendation is to ask the Planning Commission to forward this review and send a letter to the City of Walled Lake Planning Commission complimenting them on their proposed Master Plan Amendments and indicate the City of Novi Planning Commission is in support.

Moved by Member Greco and seconded by Member Lynch:

ROLL CALL VOTE TO DIRECT THE CHAIR TO SIGN THE LETTER COMPLEMENTING THE CITY OF WALLED LAKE ON THEIR MASTER PLAN UPDATE WITH NO OBJECTIONS MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

Motion to direct the chair to sign the letter complementing the City of Walled Lake on their master plan update with no objections. *Motion carried 4-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no additional Consent Agenda Removals for Commission Action.

MATTERS FOR DISCUSSION

1. PLANNING COMMISSION ELECTRONIC PACKETS

Deputy Director Barb McBeth said, much like the technology improvements made to the Planning Commission desk, lowering the monitors, expanding the desk area and leg room underneath, the IT Department will be working with us to make sure all the Planning Commission members have an I Pad to

begin reviewing packets sent electronically. Staff is targeting the switch-over to electronic packets for the second meeting of July. Each Commission Member is asked to come in for training, sign some papers and pick up a tablet over the next few weeks. Whenever it's convenient, we'll schedule those appointments and test out a few things to be ready to go that second meeting in July.

Chair Pehrson said is there a time for which you want us to start calling and coming in?

Ms. McBeth said you may start calling or emailing at any point. I'm going to coordinate with our IT Department to make sure we get the time that is convenient for everyone. Member Zuchlewski has already made his arrangements to come in next week.

SUPPLEMENTAL ISSUES

There were no Supplemental Issues.

AUDIENCE PARTICIPATION

No one in the audience wished to speak.

ADJOURNMENT

Moved by Member Prince and seconded by Member Gutman:

VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

Motion to adjourn the June 12, 2013 Planning Commission meeting. *Motion carried 4-0.*

The meeting was adjourned at 7:22 PM.

Transcribed by Valentina Nuculaj

June, 2013

Date Approved: June 26, 2013

Signature on File

Richelle Leskun, Planning Assistant