

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

January 27, 2016

Proceedings taken in the matter of the PLANNING  
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,  
Michigan, on Wednesday, January 27, 2016

BOARD MEMBERS

Mark Pehrson, Chairperson

Sri Komaragiri, Planner

Michael Lynch

David Baratta

Ted Zuchlewski

David Greco

Tony Anthony

Robert Giacobetti

ALSO PRESENT: Barbara McBeth, Director of Community Development

David Gillam, City Attorney      Rick Meader, Landscape Architect

Jeremy Miller, Staff Engineer      Kirsten Mellem, Temporary Planner

REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter

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Novi, Michigan.

Wednesday, January 27, 2016

7:00 p.m.

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CHAIRPERSON PEHRSON: Like to call to order the regular Planning Commission Meeting of January 27, 2016.

Sri, can you call the roll.

MS. KOMARAGIRI: Thank you.

Good evening everybody.

Member Anthony?

MR. ANTHONY: Here.

MS. KOMARAGIRI: Member

Baratta?

MR. BARATTA: Here.

MS. KOMARAGIRI: Member

Giacopetti?

MR. GIACOPETTI: Here.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Here.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MS. KOMARAGIRI: Chairperson?

CHAIRPERSON PEHRSON: Here.

MS. KOMARAGIRI: Member

1           Zuchlewski?

2                   MR. ZUCHLEWSKI:   Here.

3                   CHAIRPERSON PEHRSON:   If we  
4           could stand for the Pledge of Allegiance.  
5           Member Baratta, could you lead us, please.

6                   MR. BARATTA:   Certainly.

7                               (Pledge recited.)

8                   CHAIRPERSON PEHRSON:   Looking  
9           for a motion to approve the agenda or  
10          modifications.

11                   MR. LYNCH:   So moved.

12                   MR. GRECO:   Second.

13                   CHAIRPERSON PEHRSON:   There is  
14          a motion and second.   All those in favor?

15                   THE BOARD:   Aye.

16                   CHAIRPERSON PEHRSON:   Any  
17          opposed?

18                               (No audible responses.)

19                   CHAIRPERSON PEHRSON:   Seeing  
20          none, we have an agenda.

21                               Come to our first audience  
22          participation.   Is there anyone in the  
23          audience that wishes to address to the  
24          Planning Commission other than public hearing  
25          in front of us tonight, please step forward

1 at this time.

2 Seeing no one in the  
3 audience wishing to participate, close that.

4 Correspondence?

5 MR. LYNCH: Nothing.

6 CHAIRPERSON PEHRSON: Reading  
7 reports? Community Development?

8 MS. MCBETH: Good evening. I  
9 have a couple of introductions to make. Two  
10 people sitting to the left of me.

11 First of all, I want to  
12 introduce an attorney this evening,  
13 Dave Gillam, he's representing our City  
14 Attorney's office. Dave works closely with  
15 Tom Schultz and with Gary Doprin (ph) in the  
16 law firm of Johnson, Rosati, Schultz &  
17 Joppich.

18 You may remember,  
19 Chairperson, we met in 2005 or 2006, Dave had  
20 also previously served with the Planning  
21 Department and the Planning Commission. So  
22 we welcome him back.

23 Also, I'd like to introduce  
24 Kirsten Mellem. She is our new temporary  
25 planner that we have hired to assist us while

1 Sri is on maternity leave, so she will be  
2 with us for a few months.

3 Kirsten has a variety of a  
4 prior planning experience, mostly recently as  
5 a transportation planner with McHenry County  
6 in Northern Illinois. Prior to that, Kirsten  
7 worked with the Village of Carpenterville,  
8 where she assisted with permit review,  
9 ordinance and plans, fieldwork and customer  
10 service.

11 She also worked for the  
12 public -- private sector for two and a half  
13 years as higher education facility campus,  
14 master planning consultant.

15 So I know you want to know  
16 where she went to school. She has her  
17 masters degree, master of science in historic  
18 preservation and planning from Eastern  
19 Michigan University.

20 Her undergraduate degree,  
21 bachelor of science in urban and mutual  
22 planning with honors from Michigan State  
23 University.

24 MR. LYNCH: Perfect.

25 CHAIRPERSON PEHRSON: Welcome.

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MS. MCBETH: Also, one more thing, this evening we have a court reporter, so if people from the audience come to speak, we would ask that they say their name and spell their name so we can get that correctly prefaced in the record.

CHAIRPERSON PEHRSON:

Thank you.

We come to our first public hearing.

Item No. 1 is Arkin Building for Martin Technologies, states JSP15-74. It's a public hearing to request the building of Arkin, LLC on behalf of the current occupant, Martin Technologies, for approval of a preliminary site plan, special land use permit, for a building for Martin Technologist JSC15-74.

The subject property is currently zoned I1, light industrial, is located in Section 26, east of Novi Road and north of Nine Mile Road.

The applicant is requesting a special land use permit for the proposed outside storage bin that is related to the

1 current use of the existing building on-site.  
2 No additional improvements for the site are  
3 being proposed.

4 Sri, good evening.

5 MS. KOMARAGIRI: Good evening,  
6 again. The subject property is located in  
7 the northeast corner of Nine Mile Road and  
8 Novi Road in Section 26. It is located next  
9 to Shiro restaurant and south of Saddle Creek  
10 Apartments. It is zoned I1, light industrial  
11 with RM-1 low density, multiple family on the  
12 north side and I-1 light industrial on all  
13 other sides.

14 The future land use map  
15 indicates industrial research development and  
16 technology for the subject property, and the  
17 surrounding properties on east, west and  
18 south, with multiple family on the north.

19 There are no existing  
20 natural features on the subject property.

21 The applicant, Irwin J.  
22 Arkin, LLC, was issued a temporary special  
23 land use for the subject property for outside  
24 storage, when new unlicensed operable  
25 vehicles, which expires on November 14 of



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2016.

Historically outdoor storage has not been allowed in I-1 districts in the city. In early 2015, the applicant proposed a text amendment that would allow outdoor storage on I-1 properties through a special land use.

After public hearing, Planning Commission recommended to the City Council for consideration. On September 28 of 2015, council has approved the zoning board text amendment to amend the zoning ordinance in Article 3, Section 3.14, I-1 district of required conditions, in order to allow for access of the outside storage, as a special land use, in the light industrial district under certain conditions as detailed in the planning review letter.

The applicant is now currently requesting a full non-temporary special land use permit approval for the existing use of the building and outside storage that is ongoing on subject property.

This is for the current occupant of the building, Martin

1 Technologies. They perform various  
2 engineering and assembly services on both  
3 reproduction and production vehicles, which  
4 include assembly installation or replacement  
5 of prototype parts on customer owned  
6 vehicles. Outside storage of up the 200  
7 vehicles of various volumes and types is  
8 expected at the site.

9 The site plan is not  
10 proposing any additional improvements to the  
11 existing conditions on the site. While the  
12 existing conditions were allowed as part of  
13 the temporary special land use, they do not  
14 meet the requirements with screening  
15 according to the recent text amendment. The  
16 ordinance requires that all storage should be  
17 completely screened from all adjacent  
18 properties, by appropriate structures,  
19 fencing, conforming to the applicable  
20 requirements in Section 5.11 or walls. The  
21 current screening is not grandfathered and  
22 additional screening will be required.

23 However, the ordinance  
24 allows the Planning Commission to review the  
25 application and allow modifications to the

1 screening requirements.

2 The applicant has provided  
3 multiple pictures of existing trees  
4 surrounding the site, which are shared with  
5 the Commission. The subject property is  
6 surrounded by multiple family rental  
7 community on the north, a restaurant on the  
8 west, and office uses on the other side.

9 The staff has selected a  
10 few pictures, we'd like to get your focus on  
11 that shows the adequate screening from the  
12 adjacent properties.

13 As you can see from the  
14 pictures, the majority of the plantings are  
15 not located on the subject property, but are  
16 on adjacent properties. The only screening  
17 provided on the property is the chain link  
18 fence and the retaining wall in certain  
19 locations.

20 This is the picture taken  
21 from the adjacent side of the apartment  
22 complex looking at the subject property. The  
23 outside regular storage is fairly visible.  
24 The existing chain link fence does not  
25 provide adequate screening. Landscaper

1 provided some suggestions in order to conform  
2 to the requirements. Landscape architect  
3 Rick Meader can explain on the topic, if  
4 needed.

5 For the reasons stated  
6 above, planning and landscape are not  
7 recommending approvals at this time and  
8 request the applicant to consider to provide  
9 additional screening. Traffic, engineering  
10 and fire also reviewed the application and  
11 are recommending approval.

12 The applicant, Irwin Arkin,  
13 is here tonight with his engineer,  
14 Craig Bennett, and the presentation from  
15 Martin Technologies, and they would like to  
16 make a small presentation, further explaining  
17 their application.

18 The Planning Commission is  
19 asked today to review and discuss the  
20 applicant's request. The Commission shall  
21 consider the factors listed in Section  
22 6.1.2.C of the zoning ordinance regarding the  
23 special land use request. In addition, they  
24 should also consider items listed in Section  
25 3.14.1.B of the zoning ordinance with regard

1 to the new text amendment.

2 All always, I will be here  
3 to answer any questions you may have. Thank  
4 you.

5 CHAIRPERSON PEHRSON: Thank  
6 you, Sri. Does the applicant wish to address  
7 the Planning Commission?

8 MR. ARKIN: Good evening, I'm  
9 Irwin Arkin of 43100 Nine Mile Road.

10 I arranged purchase of the  
11 Nine Mile parcel in 1971. The Arkin building  
12 was originally constructed in 1973 and we  
13 occupied it in 1974. It included a masonry  
14 wall and fence along the majority of the west  
15 property line, with barbed wire fences along  
16 the north and east property lines. At that  
17 time, the property to the west had existing  
18 houses, properties to the north and east were  
19 undeveloped and vacant. The existing house  
20 and property to the west were redeveloped  
21 into a restaurant in 1980. Over the years  
22 the house as a restaurant has had several  
23 different operators.

24 While the land has remained  
25 under the Arkin ownership, Shiro restaurant

1 has been in existence for over 15 years.  
2 It's like a joint venture, my joint and their  
3 venture.

4 In 1987 the land to the  
5 east was developed as light industrial and is  
6 currently known as Novi Commons. In 1989, we  
7 expanded our building with an addition on the  
8 north end. As a part of that expansion, we  
9 extended the wall and fence along the west  
10 property line. We extended the barbed wire  
11 fence on the east property line.

12 Along the north property  
13 line, we added the required landscaping which  
14 included a masonry wall and barbed wire  
15 fencing.

16 The Saddle Creek Apartment  
17 complex was in the planning stage, and at  
18 that time, not yet under construction.

19 Since the early 1990s our  
20 light industrial building, Novi Commons, the  
21 light industrial building to the east, the  
22 restaurant sat to the west and the Saddle  
23 Creek Apartment complex have existed in their  
24 current state with masonry walls, barbed wire  
25 fencing, landscaping new place.

1                   For several years our  
2                   building sat mostly under used and vacant.  
3                   But in late 2014, we secured Martin  
4                   Technologies as a tenant. Martin's business  
5                   requires temporary parking of new cars and  
6                   trucks while they wait various scheduled  
7                   modifications inside the building.

8                   Most vehicles are moved a  
9                   minimum of two times during the three to four  
10                  month average processing time before shipping  
11                  out.

12                  We secured a temporary  
13                  special land use permit on Martin's behalf  
14                  which expired in November 2015 and recently  
15                  extended to November 2016.

16                  Since outside storage was  
17                  not permitted in the light industrial  
18                  district over the past months, we have worked  
19                  closely with Novi officials while they  
20                  drafted an ordinance to amend and allow such  
21                  storage.

22                  Various drafts were  
23                  provided for my comments. And I responded  
24                  that my primary concern was with provisions  
25                  for screening of adjacent properties for the

1 outdoor storage.

2 I felt provisions were too  
3 restrictive and extensive especially when  
4 adjacent to properties which are not zoned  
5 for single family residential use.

6 The screening language was  
7 essentially left in the ordinance. However,  
8 during consideration of the zoning ordinance,  
9 text amendment, Item M was made a part of the  
10 final ordinance. That item read as follows.  
11 "The Planning Commission may modify the  
12 minimum standards of the subsection as listed  
13 above. If it finds that the proposed use  
14 will be compatible with will not have a  
15 material negative impact on existing and  
16 planning uses located on the adjacent and  
17 surrounding properties, taking into  
18 consideration the size and configuration of  
19 the site and any other relevant aspects of  
20 the site provided, however, that the Planning  
21 Commission shall not have the authority to  
22 approve a storage area closer than 150 feet  
23 to any single family residential zoning  
24 district, as required under subsection F."

25 I'd like to point out that



1 Saddle Creek is not single family, but  
2 apartments. Ordinance No. 18.275 was adopted  
3 by City Council on September 28, 2015.

4 That brings us to the point  
5 where we have submitted the accessory outside  
6 storage planning before you.

7 We also have available a  
8 series of photographs of our building and the  
9 surrounding properties for your review. Some  
10 of these photographs are aerial views.

11 With me tonight is our land  
12 development consultant, Duane Bennett. His  
13 department has prepared a plan before you.

14 I would like with your  
15 permission at this time to have Duane give  
16 you an overview of the plan and the site  
17 photographs. Thank you.

18 MR. BENNETT: Good evening to  
19 you all. My name is Duane Bennett and I'm  
20 the project manager for Land Tech  
21 Consultants. We prepared the plan and  
22 compiled most of the photographs on  
23 Mr. Arkin's behalf.

24 Can you get the plan up for  
25 me on the screen.

1                   The plan that we have  
2                   currently you can -- I will try to run  
3                   through this quickly, with your permission,  
4                   if we go over my time limit, Mr. Chairperson,  
5                   I would request that we can have a little  
6                   extra.

7                   The plan shows the existing  
8                   Arkin building in the middle of the site.  
9                   You can see the grayish areas around the  
10                  perimeter are the existing asphalt, parking  
11                  lots around the building, they have got two  
12                  driveways that go out to Nine Mile Road. We  
13                  have shown the proposed outside storage areas  
14                  and we've sort of designated them as east,  
15                  west and north.

16                  We have three storage areas  
17                  on the east side of the building. One runs  
18                  essentially along the frontage area here.

19                  There is one in the back,  
20                  and there is the major one runs up and down  
21                  pretty much the easterly property line.

22                  On the west side of the  
23                  building, we have three areas, two small  
24                  areas immediately adjacent to the building  
25                  here, and the majority, there is a big one

1 here, and another larger one along this area.

2 The W1, the one that's the  
3 west side that's here in the front portion of  
4 the building, we have it designated as a  
5 double stack.

6 Essentially what happens  
7 there, there is enough room between the fire  
8 access road, which is the dotted line that  
9 runs all the way around, there is enough room  
10 between the fire access road to where  
11 technically you could park a double row of  
12 cars there.

13 One would be your normal  
14 perpendicular parking and then adjacent to  
15 those parking, you could do parallel -- you  
16 could do parallel parking in front of those,  
17 so that's the -- that's why the term double  
18 stack is on there.

19 Double stack is also noted  
20 just on a small area on the front of the  
21 building in this area right in here.

22 Again, there is sufficient  
23 room to pull cars forward into the building,  
24 and then put another row behind them. There  
25 is -- we have done some typical cross

1 sections with some typical vehicle heights.

2 There is -- the E3 cross  
3 section is essentially right in this area  
4 here, the W1 cross section is essentially  
5 right in through here.

6 This is a good  
7 visualization of how the double stack would  
8 work, where you have the cars backed in and  
9 then potentially you have another row of --  
10 parked in front of them. All still -- all  
11 without affecting the fire access road.

12 In the back, we have  
13 storage area. There is N2 cross section.  
14 Those are essentially a cross section against  
15 that property line, our north property line,  
16 where it abuts Saddle Creek.

17 Now, if I may, this is a  
18 series of photographs -- I will -- Sri showed  
19 a couple of them in her presentation. I have  
20 quite a few of them. Some of it might seem a  
21 little redundant. I will blow through them  
22 very quickly, then if we want to come back  
23 later, if that's okay with you.

24 So this is essentially  
25 the -- along the west property line, the gate

1 that goes into the entrance at the building.

2 Again, this is the west  
3 property line, you're seeing the -- this is  
4 the Shiro restaurant here, here is where that  
5 gate was, there is a wall along here. Again,  
6 this is just the view down the west property  
7 line, again, Shiro is up in here, you can see  
8 some of the outside storage up against the  
9 wall.

10 This is a view from the top  
11 of our building looking into the west  
12 property line, and this is the Shiro parking  
13 lot adjacent to us.

14 Again, this is another view  
15 for the building looking a little bit into  
16 the northern portion of the west property  
17 line.

18 Now we have moved to the  
19 east side. This is the gate on the east side  
20 entrance along east side of the building.

21 This is a view, the gate is  
22 to the left there, the fence. And this is on  
23 the -- to the east over here, this is Novi  
24 Commons. This is the Novi Commons building  
25 on the east side. This is their parking

1 edge, there is a little green belt there  
2 between our fence and the property line, the  
3 Novi Commons parking area.

4 These are again, the  
5 photographs from our roof looking into the --  
6 to the east, early to the north -- I'm sorry,  
7 to the southeast. You can see the Novi  
8 Commons building in the background. Their  
9 parking area, one of the -- that area that  
10 you're seeing with the cars backed in would  
11 essentially equate to what we refer to as the  
12 E3 storage area, the proposed E3 area.

13 From the roof looking  
14 northeast, essentially the same view, same --  
15 you can see the cars backed in. Another shot  
16 of the parking lot for the Novi Commons  
17 behind their building.

18 And this is a shot looking  
19 from the northeast corner back to the south.  
20 You can see where the parking area is and our  
21 fence, the existing chain link fence.

22 This is pretty much the  
23 northeastern corner of the property, where  
24 the driveway starts to wrap around the  
25 building.

1                   And what this is is the  
2                   island that's at the very northeast corner,  
3                   the existing island. There are a few  
4                   evergreen trees that were planted originally.

5                   This is one of the areas  
6                   where the wall ends, and the fence that runs  
7                   from here is running east and essentially the  
8                   northeast corner of the property is right  
9                   here.

10                  This is just a detail, kind  
11                  of into that, off -- from the building corner  
12                  towards the rear, towards Saddle Creek.

13                  This is a photo from the  
14                  roof looking at the north property line.

15                  Again, you can see the cars  
16                  are backed into the wall, the fence, all the  
17                  existing landscaping, that's for Saddle Creek  
18                  with the heavy trees, et cetera.

19                  This is another shot. You  
20                  can -- looking to the west. This is looking  
21                  across the back edge of the building from  
22                  east to west. You can see the -- our storage  
23                  area which we equate to what we refer to as  
24                  N2 right along the north property line. This  
25                  is a detail of one of the areas. There is a

1 fuel tank there. There is a hydrant there.

2 You can see the cars backed  
3 up into the Saddle Creek landscaping, the  
4 wall, the fence, ours, of course.

5 This is shot down the north  
6 line looking to the west. Here is a view of  
7 the rear of the property line essentially  
8 looking from the northwest corner of the  
9 building, along the back of the building.

10 There is -- you can see the  
11 landscaping for Saddle Creek.

12 Now we are starting to make  
13 the turn around the rear of the building, at  
14 the northwest corner and sort of heading back  
15 towards the front.

16 This is just a shot from  
17 the end of our truck well. You can see here  
18 is the building. This would equate to what  
19 we were refer to as W -- storage area W3  
20 and/or W1.

21 Again, you can see there is  
22 a lot of room in between here, where the fire  
23 access can still get in.

24 Again, this would be the  
25 double stack area.



1                   At the time we took the  
2 photos, the car -- I'm sorry, the cars were  
3 not parked in a double stack fashion, so I  
4 don't really have one to show you for that.

5                   Now we move into the back.  
6 This is Saddle Creek. Essentially, looking  
7 to the east, the drive -- rear driveway of  
8 Saddle Creek.

9                   These are a few shots from  
10 the Saddle Creek development looking into the  
11 back of our building. There is -- you can  
12 see there is the rear of the building back  
13 there. That's the N2 storage area with the  
14 houses, backed in. You can see the trees  
15 landscaping, the fencing.

16                   This is one of the photos I  
17 believe Sri showed. We refer to it as the  
18 gap. This is the -- pretty much the only  
19 section of Saddle Creek where the existing  
20 plantings don't screen our proposed storage  
21 areas from the Saddle Creek looking in from  
22 their property.

23                   This is shot from our roof,  
24 from our roof, looking north into Saddle  
25 Creek area. That's that same quote, unquote,

1 gap area where there is no existing  
2 landscaping to help us screen.

3 This is another shot from  
4 Saddle Creek looking into that same gap. And  
5 these are just some shots along -- from  
6 Saddle Creek looking into our building.

7 This is one -- one of the  
8 buildings is relatively close to our north  
9 property line. You can see the screening,  
10 the existing plantings.

11 This is another one, kind  
12 of down near the -- what would be the  
13 northeast property corner looking back in  
14 towards the site.

15 This is one along the north  
16 property line from one of the existing Saddle  
17 Creek buildings.

18 And I believe that's it.  
19 So those are the photos.

20 With that, you know, we  
21 would be happy, I know we have a public  
22 hearing, any questions or comments, or we  
23 are, of course, available and can respond and  
24 can have any conversations you would like to  
25 have.

1 CHAIRPERSON PEHRSON: Thank  
2 you, sir. Appreciate it. That is the public  
3 hearing.

4 If there is anyone in the  
5 audience that wishes to address the Planning  
6 Commission at this time, please step forward.

7 No one in the audience.

8 Do we have any  
9 correspondence?

10 MR. LYNCH: Yes, we do. First  
11 one is from Irwin Arkin, 43100 Nine Mile  
12 Road, in support. "We as an occupant of the  
13 building located at 43100 Nine Mile Road  
14 familiar with the Martin Technologies usage  
15 and recognize the open view, necessity for  
16 security purposes. We adamantly support the  
17 land use for Martin Technologies without the  
18 need fro any additional screening. Thank  
19 you."

20 The next one is also from  
21 Irwin Arkin, property owner, of the vacant  
22 land, northeast corner of Nine Mile and Novi  
23 Road. This vacant land is -- in support.  
24 "This vacant land starts 272 feet west of  
25 43100 Nine Mile Property and continues 470

1 feet to the corner of Novi Road and Nine Mile  
2 Road. We feel that the land use has not and  
3 will not negatively impact any neighbor or  
4 alter the character of the land. We support  
5 the total approval of this special land use.  
6 Thank you. "

7 In support, Eugene Newman  
8 43155 Nine Mile Road.

9 The next one in support,  
10 43180 Nine Mile Road, the Shiro restaurant is  
11 adjacent to the west of the subject property.  
12 We "have never experienced any adverse issue  
13 with our neighbor to the east. We support  
14 the special land use without any additional  
15 screening. Thank you."

16 The final one is also in  
17 support. From looks like Saddle Creek  
18 Associates, James Bensis, 31731 Northwestern  
19 Highway, Suite 250, Farmington Hills,  
20 Michigan. In support. It is an appropriate  
21 use for the property.

22 CHAIRPERSON PEHRSON: Thank  
23 you, sir. Appreciate that. With that, we  
24 close the public hearing on this particular  
25 matter.

1                   Turning it over to the  
2                   Planning Commission for consideration.

3                   Member Giacometti.

4                   MR. GIACOPETTI: The applicant  
5                   or Mr. Bennett?

6                   MR. BENNETT: We will try not  
7                   to tag team you.

8                   MR. GIACOPETTI: Usually, when  
9                   we grant a waiver of provision in an  
10                  ordinance, as I believe, you're requesting of  
11                  us concerning screening adjacent properties.  
12                  We usually take into account some special  
13                  consideration. Logically it would make sense  
14                  for you to not -- you know, have a reason for  
15                  non-compliance.

16                  Other than cost, is there  
17                  some particular reason for non-compliance  
18                  for -- because from your presentation, I  
19                  appreciate you walking us around the  
20                  property, but I didn't catch any reason why  
21                  it couldn't be screened other than security  
22                  concerns.

23                  MR. BENNETT: Essentially,  
24                  this --

25                  MR. GIACOPETTI: I'm sorry.

1 The issue is that it's adequately screened?

2 MR. BENNETT: In certain  
3 areas, along the east and west property line,  
4 where we have walls and existing fences,  
5 between the Shiro restaurant and the Novi  
6 Commons, essentially, when the building was  
7 built, the walls and the fences were built  
8 right on the property line.

9 So, like this is just an  
10 example of the -- like I said, the Shiro, if  
11 you can see the gap that's in here between  
12 the wall and Shiro's parking lot. This is  
13 not -- it's not our property to put screening  
14 on.

15 MR. GIACOPETTI: I think we --  
16 couldn't screening be placed where the chain  
17 link fence is, wouldn't that be an  
18 appropriate place for screening, so that  
19 it's -- so that it's --

20 MR. BENNETT: I suppose. I  
21 believe even the landscape plan might make  
22 reference to it.

23 MR. GIACOPETTI: I think the  
24 tradeoff the city is proposing, the way  
25 ordinance was rewritten was, okay, makes

1 sense, to allow outdoor storage, but there is  
2 a condition that it must be screened. And I  
3 mean, other than expense, I'm not quite sure  
4 I understand your case.

5 MR. BENNETT: I guess our  
6 contention would be that along the east and  
7 west property lines, because we have I-1  
8 zoning next to us, we have the Shiro  
9 restaurant on the west, we have the Novi  
10 Commons on the east, their industrial  
11 buildings that just essentially have parking  
12 lots next to them.

13 I guess I will speak for  
14 Mr. Arkin, if I'm wrong, he'll correct me.  
15 But on those particular areas, we feel that  
16 those areas are screened by the walls and by  
17 the fences. There is not visual screening,  
18 but the open space areas are, if you will,  
19 protected from the adjacent property owners.

20 I know one of Mr. Arkin's  
21 big issues is the concern about, you know, we  
22 could potentially go in and put some plastic  
23 fence -- instead of the broad -- sorry,  
24 instead of the chain link, we could put up  
25 some kind of plastic fencing that would

1 visually impair the view from the east and  
2 the west.

3 Cost is an issue, and there  
4 is some security concerns.

5 I should let Mr. Arkin tell  
6 you. There is some security issues about not  
7 being able to see into the site.

8 The storage outside, the  
9 cars outside, if all these areas were  
10 walled-off, if you will, visually walled off,  
11 it would be difficult for security purposes.

12 There is some concerns  
13 about people could get in there, you wouldn't  
14 be able to see them, when they were walking  
15 around.

16 So I guess our contention  
17 would be, yes, we don't have visual landscape  
18 screening along the east and west property  
19 lines. We would ask that you allow it to  
20 remain the way it is because of the  
21 surrounding -- the existing conditions around  
22 it, we don't really feel like planting a  
23 whole row of trees or putting up a plastic  
24 fencing to cut down the visual, we would  
25 rather not -- we would -- don't want to do



1 that, and we don't really feel like we would  
2 be comfortable with that from a security  
3 standpoint.

4 MR. GIACOPETTI: Not even on  
5 the north side?

6 MR. BENNETT: The north  
7 side -- yes, the whole -- the north is a  
8 whole different consideration.

9 Again, this is the -- I  
10 guess our thought -- I know this goes  
11 contrary to the landscaper view we talked  
12 about.

13 I think our thought is the  
14 existing vegetation that Saddle Creek planted  
15 is significant. And again, the wall and the  
16 fence are on our property lines, so there is  
17 not an area back there where we could go in  
18 and do some more plantings except on Saddle  
19 Creek's property, which presents a whole  
20 series of logistics issues.

21 But I think that our  
22 feeling is that the existing screening and  
23 plantings that are there are more than  
24 sufficient to screen the residents of Saddle  
25 Creek., be they single family houses or

1 apartments, that they can't really see into  
2 the site.

3 MR. GIACOPETTI: Previously  
4 though what they saw into the site wasn't  
5 storage. It was just a building, parking  
6 lot.

7 MR. BENNETT: Yes, I would  
8 agree with that. I mean, I guess the only  
9 thing we could say is that in the roughly,  
10 it's a little less than a year and a half.  
11 But in the year, Martin Technologies has been  
12 in there doing these things for about a year  
13 and a half.

14 To our knowledge, there has  
15 never been any complaints from any of the  
16 residents who live in Saddle Creek what about  
17 noise or lights or any of that kind of a  
18 situation.

19 And again, if this were  
20 your standard light industrial building,  
21 theoretically if we had a workforce that was  
22 sufficient enough, they would be parking  
23 during the day anyway, they would be parking  
24 back there anyway.

25 MR. GIACOPETTI: I agree. But

1 not double, not with the additional parallel  
2 parking.

3 MR. BENNETT: The north  
4 property line, the north property line, there  
5 are no double stacked areas along the north  
6 property line.

7 What you see along the  
8 north property line, you see -- there is only  
9 one row of parking back there. Between  
10 this -- this is the rear wall of the  
11 building. This is the north property line.  
12 You have got a single row of your traditional  
13 perpendicular storage and then the rest of it  
14 is fire lane. So there is no -- there would  
15 be no double stacking along the north  
16 property line whatsoever.

17 Those areas are limited to  
18 the front of the west area exclusively.

19 So our feeling is with the  
20 existing landscaping that Saddle Creek has in  
21 place, except for the one little area that  
22 granted we refer to as the gap. There is no  
23 visual where the people from Saddle Creek can  
24 see into the site at all currently.

25 MR. GIACOPETTI: Minimally?

1 MR. BENNETT: Yes, I will  
2 accept that. Except for this one area.

3 Again, I don't -- we would  
4 be open to suggestions.

5 We really can't -- again,  
6 it's a logistics issue about it, we could  
7 agree with Saddle Creek, we could go in there  
8 and do some plantings along this area to  
9 close off that gap, but I know Mr. Arkin  
10 doesn't want to get involved in any fencing  
11 you can't see through.

12 MR. GIACOPETTI: What about a  
13 decorative fence that you could see through,  
14 that was more esthetic than chain link with  
15 barbed wire?

16 MR. BENNETT: I would have to  
17 defer to Mr. Arkin.

18 MR. GIACOPETTI: I wasn't sure  
19 if that was considered. I mean, that would  
20 be see through and more sightly than what's  
21 currently existing.

22 MR. BENNETT: I guess we  
23 would --

24 MR. GIACOPETTI: I think that  
25 would be a great expense than what the

1 landscape planning staff is asking, but just  
2 a suggestion.

3 I don't see any -- there is  
4 no -- usually when we get requests, there is  
5 some sort of natural feature or some other  
6 soil condition or some other reason other  
7 than the nature of your request. That's all  
8 my questions. Thank you, sir.

9 CHAIRPERSON PEHRSON: Member  
10 Baratta.

11 MR. BARATTA: Mr. Bennett,  
12 just a question. Would you have any -- back  
13 to that picture.

14 Would you have an objection  
15 to putting in a vinyl screening or vinyl  
16 slats or something in that fencing in that  
17 area there to screen from the apartments as  
18 opposed to planting on somebody else's  
19 property, or doing something like that or in  
20 the alternative not having it as a park area?

21 MR. BENNETT: Well, I  
22 believe -- I'm not sure what Mr. Arkin's  
23 contractual obligations with Martin are, but  
24 if we had to designate that area there you  
25 can -- is only going to handle maximum six

1 cars.

2 If we remove that area from  
3 consideration for outside storage, and left  
4 it as it is, would the esthetic then be  
5 acceptable?

6 MR. BARATTA: I guess,  
7 standing in our shoes, I'd probably say, how  
8 about if I just screened that area. It would  
9 be a vinyl screen against the fence or what  
10 have you, that's relatively inexpensive.

11 And frankly, I think with  
12 the wall you are partially screened anyway.  
13 So really what -- what I have gained from  
14 this information is that basically screening  
15 isn't high enough.

16 So if we could screen it a  
17 little higher, you could keep the cyclone  
18 fence. You know, obviously everybody has a  
19 little different opinion of whether they like  
20 barbed wire or cyclone, but if we could  
21 screen it, where they don't see the cars, at  
22 least of the top of the cars, maybe that  
23 would be sufficient.

24 So would you have an  
25 objection to something like that?

1 MR. ARKIN: I think we could  
2 do either one. We could either do the vinyl  
3 on that particular area.

4 I think Saddle Creek is a  
5 good neighbor and they would probably welcome  
6 us to come over there at our expense to put  
7 some shrubbery there, that would solve the  
8 whole thing.

9 Regarding fencing, 5.11.2  
10 covers non-residential fencing to be  
11 permitted, if you check that ordinance. I  
12 think there is -- I think the other thing  
13 that should be considered really is the  
14 importance of security. Cameras can only  
15 take pictures. They don't stop a thief.  
16 Blocked views encourage thieves. Once in the  
17 area, they have ample time to strategically  
18 steal and make an easily timed getaway.  
19 Visibility discourages.

20 One of the attractions of  
21 our site to current and potential tenants is  
22 the security offered by the way of the  
23 enclosed fencing, locked gates, walls,  
24 landscaping, and the ability to view into the  
25 area from all four sides. Everything but a

1           mote. We have had tenants park cars and  
2           trucks in our property for over 41 years.  
3           Most of that time abutting residential  
4           apartments to the rear, without ever having a  
5           problem. If it isn't broken, why fix it.

6                                 Why I understand the  
7           stringent requirements for the overall text  
8           amendment, I appreciate the board's  
9           recommendation that the Martin use of the  
10          Arkin building at 43100 Nine Mile Road  
11          located is one of uniformed, neatly  
12          positioned vehicles scheduled to be  
13          retrofitted, creating jobs, hardly one need  
14          for the additional screening.

15                                But we would be glad to do  
16          one of the two things as you recommended  
17          there.

18                               MR. BARATTA: Thank you.  
19          Rick, I have a couple of questions for you.

20                                So based on the reading of  
21          the information that you put together, and  
22          listening to what Mr. Arkin has said about  
23          his willingness to put in some landscaping,  
24          or screening in that area, adjacent to the  
25          apartments, would that solve some of the



1 issues?

2 MR. MEDER: It would certainly  
3 solve most of the issues. That's the biggest  
4 area of exposure.

5 You know, the wall doesn't  
6 meet the current standard for height. But,  
7 yes, that's obviously the biggest area for  
8 visibilty from the residential side. I would  
9 say, if you're satisfied with that, I think  
10 that would solve most of the problem.

11 MR. BARATTA: Thank you very  
12 much.

13 CHAIRPERSON PEHRSON: Member  
14 Greco?

15 MR. GRECO: I was going to  
16 recommend or indicate that, you, you know,  
17 speak with the neighbors to the north to see  
18 if we could do plantings there.

19 I like Member Baratta's  
20 providing the alternatives, but I think do --  
21 I would like the natural plantings that would  
22 look better there, if you could work that out  
23 with them.

24 The other question I have  
25 is, with regards to the double stacking.

1 We don't have any pictures  
2 of the double stacking. I understand what it  
3 is from the renderings, but how often is that  
4 necessary?

5 MR. ARKIN: We just wanted  
6 to --

7 MR. GRECO: Is it possible to  
8 do without it?

9 MR. ARKIN: Most of the time.

10 MR. GRECO: The reason why I  
11 asked this, as I was looking at the site, and  
12 thinking about the outdoor storage and what  
13 we require and what the ordinance is, it also  
14 depends on, at least in my mind, what I'm  
15 looking at this, what exactly is being stored  
16 outside. Here we have these are basically at  
17 least to the naked eye complete vehicles,  
18 correct?

19 MR. ARKIN: Cars and trucks.

20 MR. GRECO: Complete vehicles.  
21 And so if your at the restaurant or if you're  
22 at the neighboring, let's just say the  
23 restaurant, that's where individuals will be  
24 going in and out, it looks like a parking lot  
25 with probably employees going there.

1                   It may not look like  
2                   storage, but it's neatly -- you know, neatly  
3                   parked vehicles, all new, they all look like  
4                   nice vehicles.

5                   But the double stacking  
6                   would change that because then it looks  
7                   like -- well, double stacking of vehicles  
8                   rather than a more -- I don't want to say  
9                   natural, but I guess, natural for us living  
10                  in modern society as far as cars being parked  
11                  and double stacking looking unnatural.

12                  Would doing away with the  
13                  double stacking be okay?

14                  MR. ARKIN: If that's the deal  
15                  breaker, yes. We could eliminate that.

16                  I want to point out that  
17                  every person that used my building in the  
18                  past, the parking looked worse with the cars  
19                  and trucks that they had.

20                  If you look at Novi  
21                  Commons, and their parking lot, it looks  
22                  worse.

23                  What Martin does -- so the  
24                  cars are parked so neatly, they are looking  
25                  to save space, everything is so uniform. It

1 looks better than anything adjacent --

2 MR. GRECO: That's what I'm  
3 saying, the nature of my comments, it looks,  
4 you know, kind of together and neat, if  
5 you're going into the restaurant and not  
6 something that stands out rather than things  
7 being stacked, you know, other materials, so  
8 I think I would be inclined to support this  
9 with the working out of putting in shrubs or  
10 trees on the apartment complex property and  
11 the elimination of the double stacking, which  
12 I think is mostly on the west side of the  
13 building.

14 MR. ARKIN: That's correct.

15 CHAIRPERSON PEHRSON: Thank  
16 you. Any other comments?

17 What's the difference  
18 between this particular application of  
19 outside storage versus if this building were  
20 occupied with some industrial something or  
21 other commercial operations and those spaces  
22 were filled with those actual people coming  
23 into work every day? So that the look was  
24 there, and had the same idea. I don't see --  
25 I didn't see it in the ordinance, is that

1 something that is carried forth?

2 MS. MCBETH: So to answer your  
3 question, how would it be different if it  
4 were just vehicles parked in the business?

5 So the vehicles would only  
6 be there certain hours of the day, most  
7 likely, they wouldn't be double stacked, as  
8 being proposed.

9 They might be -- completely  
10 fill in the parking lot or they might be just  
11 partially filling the parking lot. It's hard  
12 to tell. They probably wouldn't be all brand  
13 new vehicles, which is what we see out there  
14 right now. But the difference would be the  
15 people coming and going probably quite a bit  
16 more.

17 CHAIRPERSON PEHRSON: Unless  
18 it was a 24 hour operation.

19 MS. MCBETH: That's true.

20 CHAIRPERSON PEHRSON: I'm  
21 trying to differentiate because the ordinance  
22 talks about racks and things that are maybe a  
23 little bit more of an eyesore than a 2015  
24 Jeep sitting there, kind of thing.

25 I understand the spirit of

1 the ordinance, but in trying to work with the  
2 applicant, given the things that worked -- or  
3 have been built around him, I think the  
4 suggestions that have been made relative to  
5 the north side and the removal of the double  
6 stacking makes sense, but there is also the  
7 condition that if this were a fully occupied  
8 building, working 24 hours day, this is what  
9 it would look like.

10 So, I will wait to hear  
11 anyone else's comments or see what we have.

12 MR. GIACOPETTI: I'm initially  
13 not inclined to support this proposal, but I  
14 think I would be if that section, that gap  
15 was addressed with screening and/or  
16 landscaping.

17 I don't know -- I guess  
18 this is a question for staff, could the  
19 special land use permit specify an exception  
20 for vehicles as opposed to a broader set of  
21 materials that can be stored outside  
22 because -- you know, like I said, I agree, it  
23 looks like a parking lot in these pictures,  
24 to be double stacked, it would then start to  
25 look like storage, but -- I'm okay with

1 double stacking, honestly, but as long as  
2 it's all vehicles outside, not a mixture of  
3 vehicles and equipment.

4 MS. MCBETH: Mr. Chair, I  
5 think that was the intent of the ordinance as  
6 well, to allow special land use for this  
7 particular use.

8 If a different use comes  
9 in, then we go back to square one, start over  
10 if they wanted to have something stored  
11 outside, they come back to Planning  
12 Commission. It's a different use.

13 MR. GIACOPETTI: Can we  
14 specify vehicles only?

15 MR. LYNCH: Passenger  
16 vehicles.

17 MR. GIACOPETTI: If we could,  
18 I would support the motion.

19 MR. GILLAM: I think as a  
20 condition of the special land use approval,  
21 you can certainly make that a condition, yes.

22 CHAIRPERSON PEHRSON:  
23 Appreciate it.

24 MR. LYNCH: Just one thing,  
25 these are going to be passenger vehicles,

1 right?

2 CHAIRPERSON PEHRSON: Yes.

3 MR. LYNCH: Not airplanes?

4 CHAIRPERSON PEHRSON: Yes.

5 MR. GRECO: I'm ready.

6 MR. BARATTA: One more thing.

7 If it were to change, the vehicles are you  
8 saying they come back -- they come back to  
9 the Commission or they would provide  
10 screening?

11 CHAIRPERSON PEHRSON: If the  
12 use the changes. If the use changes, they  
13 have to come back to the Planning Commission.

14 MR. BENNETT: We would  
15 certainly agree to that.

16 I mean, that's why we did  
17 the plan the way we did, exclusively for cars  
18 and some of the general notes on the plan now  
19 talk about no outside storage and no -- stuff  
20 like, so --

21 MR. ARKIN: Cars and trucks.

22 MR. BARATTA: I'm okay with  
23 that.

24 CHAIRPERSON PEHRSON: Member  
25 Greco.



1 MR. GRECO: I would like to  
2 make a motion. I was working it out here.

3 In matter of the Arkin  
4 Building for Martin Technologies, JSP155-84,  
5 motion to approve the special land use  
6 permit, based on the following findings: A,  
7 the requested use will not cause an  
8 detrimental impact on the existing  
9 thoroughfares.

10 B, the proposed use will  
11 not cause a detrimental impact on the  
12 capabilities of public services and  
13 facilities.

14 C, the proposed use is  
15 compatible with the natural features and  
16 characteristics of the land.

17 D, the proposed is  
18 compatible with adjacent uses of land.

19 E, the proposed use is  
20 consistent with the goals and objectives and  
21 recommendations of the city master plan for  
22 land use.

23 F, the proposed use will  
24 promote the use of the land in a socially  
25 economically desired manner.

1 G, the proposed use is one  
2 listed among the provisions of use of the  
3 special land use in harmony with the purposes  
4 and conforms with the applicant's site --  
5 uses set forth in various zoning districts in  
6 this ordinance, and, two, is in harmony with  
7 the purposes and conforms with the actual  
8 site design, regulations in the zoning  
9 district in which its located, and because  
10 this is made -- otherwise complies with  
11 Article 4.4, Article 4, Article 5, Article 6,  
12 of the zoning ordinance and all other  
13 applicable provisions of the ordinance.

14 And add the additional  
15 conditions. Number one, that the special  
16 land use be used for passenger cars only and  
17 trucks.

18 Next, that the gap section  
19 on the north section of the property, that  
20 the applicant will work with the apartment  
21 complex to the north to provide landscapes  
22 for screening.

23 The next is to eliminate --  
24 no double stacking of vehicles as described  
25 in the application on the west side.

1 MR. BARATTA: Second.

2 CHAIRPERSON PEHRSON: We have  
3 a motion by Member Greco and a second by  
4 Member Baratta.

5 MR. GIACOPETTI: Friendly  
6 amendment to clarify the addition of -- the  
7 vehicle provision.

8 The motion should read  
9 light duty -- up to light duty class three  
10 vehicle, less than 14,000 pounds, so that  
11 would be up to the size of a size of a 450 --  
12 would be smaller than say a school bus, or a  
13 large vehicle.

14 MR. GRECO: I will accept the  
15 amendment.

16 MR. BARATTA: I would second.

17 CHAIRPERSON PEHRSON: Any  
18 other comments?

19 (No audible responses.)

20 CHAIRPERSON PEHRSON: Sri,  
21 will you call the roll.

22 MS. KOMARAGIRI: I have a  
23 quick question to ask.

24 When you said no double  
25 stacking on the west side, we're essentially

1 saying no double stacking anywhere on the  
2 site or just limited to that?

3 CHAIRPERSON PEHRSON: No  
4 double stacking on the site.

5 MS. KOMARAGIRI: Thank you.  
6 Member Anthony?

7 MR. ANTHONY: Yes.

8 MS. KOMARAGIRI: Member  
9 Baratta?

10 MR. BARATTA: Yes.

11 MS. KOMARAGIRI: Member  
12 Giacopetti?

13 MR. GIACOPETTI: Yes.

14 MS. KOMARAGIRI: Member Greco?

15 MR. GRECO: Yes.

16 MS. KOMARAGIRI: Member Lynch?

17 MR. LYNCH: Yes.

18 MS. KOMARAGIRI: Chair

19 Pehrson?

20 CHAIRPERSON PEHRSON: Yes.

21 MS. KOMARAGIRI: Member

22 Zuchlewski?

23 MR. ZUCHLEWSKI: Yes.

24 MS. KOMARAGIRI: Motion passes  
25 seven to zero.

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MR. ARKIN: Thank you.

CHAIRPERSON PEHRSON: One  
more.

MR. GRECO: Next, in the  
matter of Arkin Building for Martin  
Technologies, JSP15-74 motion to approve a  
preliminary site plan based on and subject to  
the Planning Commission's approval of  
modifications requested by the applicant to  
permit the absence of adequate screening,  
other than the conditions that we listed in  
the motion for the special land use permit  
for all adjacent properties, as listed in  
Section 3.141B IV, given the Planning  
Commission finds that the proposed use will  
be compatible with and will not have a  
material negative impact on existing land  
uses located on adjacent and surrounding  
properties, taking into consideration the  
size and configuration of the site and any  
other relevant aspects of the site, which are  
hereby granted.

The findings of compliance  
with ordinance standards and the stack of  
(unintelligible) letters and conditions and

1 items listed in those letters being addressed  
2 on the final site plan and this motion to  
3 (unintelligible) otherwise in compliance with  
4 Article 3, Article 4 and Article 5 of the  
5 zoning ordinance and all those applicable  
6 (unintelligible) of the ordinance.

7 MR. BARATTA: Just one  
8 question. In that, are we modifying the site  
9 plan as submitted, talking about the double  
10 stacking in this?

11 If so, I think that  
12 reference should be made in the motion.

13 MR. GRECO: Fair enough. I'll  
14 accept that addition.

15 MR. BARATTA: Second.

16 CHAIRPERSON PEHRSON: Motion  
17 made by Member Greco, seconded by Member  
18 Baratta with that condition.

19 Any other comments?

20 (No audible responses.)

21 CHAIRPERSON PEHRSON: Sri,  
22 call the roll.

23 MS. KOMARAGIRI: Member  
24 Baratta?

25 MR. BARATTA: Yes.

1 MS. KOMARAGIRI: Member  
2 Giacopetti?  
3 MR. GIACOPETTI: Yes.  
4 MS. KOMARAGIRI: Member Greco?  
5 MR. GRECO: Yes.  
6 MS. KOMARAGIRI: Member Lynch?  
7 MR. LYNCH: Yes.  
8 MS. KOMARAGIRI: Chair  
9 Pehrson?  
10 CHAIRPERSON PEHRSON: Yes.  
11 MS. KOMARAGIRI: Member  
12 Zuchlewski?  
13 MR. ZUCHLEWSKI: Yes.  
14 MS. KOMARAGIRI: Member  
15 Anthony?  
16 MR. ANTHONY: Yes.  
17 MS. KOMARAGIRI: Motion passes  
18 seven to zero.  
19 MR. BENNETT: I'll address  
20 this to Sri, I suppose. So should we revise  
21 the plan and resubmit it for the record, so  
22 there is a clean plan that reflects all of  
23 this?  
24 MS. KOMARAGIRI: Yes. With  
25 you're being approved for the preliminary

1 site plan, you will be coming back to get  
2 approval for final site plan. So all  
3 modifications should be reflected in that.

4 MR. BENNETT: Thank you very  
5 much.

6 CHAIRPERSON PEHRSON: Thank  
7 you, gentlemen.

8 Next on the agenda is an  
9 item for consideration, Pavilion Shore Park,  
10 restroom shelter area, JSP60-02.

11 Consideration of -- request  
12 to the City of Novi for approval for a  
13 preliminary site plan for Section 9,  
14 (unintelligible) waiver, storm water  
15 management plan for Pavilion Shore Park,  
16 restroom and shelter area.

17 The subject property is  
18 located in Section 3, north of Thirteen Mile  
19 Road and east of South Lake Drive.

20 The applicant is proposing  
21 to construct approximately 1,870 square foot  
22 building that will function as a rest area  
23 and picnic shelter area for the Pavilion  
24 Shore Park.

25 Sri?



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MS. KOMARAGIRI: Thank you.

The subject property is most popularly known as Pavilion Shore Park. It is located abutting Walled Lake on South Lake Drive at the northeast side of Thirteen Mile Road and Old Novi Road intersection.

It is zoned R4, one family residential with similar zoning on all sides and Walled Lake on the north.

The future land use map indicates public park use for the subject property and single family residential for surrounding properties.

There are no regulated woodlands or wetlands on the subject property.

The City of Novi Parks and Recreation is proposing to add a small service building to the existing park for the benefit of the park visitors. The proposed building will host public restrooms and picnic tables.

Planning, engineering landscaping and facade reviewed the preliminary site plan and are recommending

1 approval with additional comments to be  
2 approved for the final site plan.

3 The plan is in general  
4 conformance with the zoning code. However,  
5 the legal descriptions denoting the road  
6 right-of-way of South Lake Drive and the  
7 actual park boundary are still being  
8 formalized through the plat amendment  
9 process.

10 Planning staff calculated  
11 the required setbacks from the right-of-way  
12 which is calculated at about 30 feet from the  
13 center line of South Lake Drive.

14 Staff calculated that the  
15 front and the side yard building setback does  
16 not meet the minimum required of 75 feet for  
17 non-residential buildings and is short by  
18 approximately 10 feet.

19 Staff understands the  
20 location is determined to avoid conflict with  
21 the existing underground utilities and  
22 supports the deviation.

23 In the past, Planning  
24 Commission has approved similar deviations  
25 supported by staff for city projects.

1           The architect has stated  
2           that the design objective was to be  
3           reminiscent of the Walled Lake casino that  
4           once stood on the same side. Facade review  
5           states that it has been accomplished in an  
6           exemplary fashion. However, objective led to  
7           certain deviations from facade ordinance.

8           The proposed building will  
9           require a waiver to allow underage of brick,  
10          overage on cementitious siding, overage of  
11          wood trim, asphalt shingles on various sides  
12          as listed in detail in the motion sheet.  
13          Facade review suggests the deviations are  
14          justified on the basis of the historical  
15          context and that Section 9 wavier be granted.

16          The architect, Dan Durkee  
17          is here tonight and would like to give a  
18          brief presentation explaining the design  
19          objective and the building program and answer  
20          any other questions you may have.

21          We also have a Park and  
22          Recreation and culture services department,  
23          Jeff Monk representing the building project.

24          Our landscape architect,  
25          Rick Meader, is here, created the landscape

1 plan for the proposed building.

2 Staff is on standby for any  
3 questions you have for us.

4 The Planning Commission is  
5 asked tonight to approve the preliminary site  
6 plan for Section Nine facade waiver and storm  
7 water management plan. Thank you.

8 CHAIRPERSON PEHRSON: Thank  
9 you, Sri, appreciate it.

10 MR. DURKEE: Hi. My name is  
11 Dan Durkee. I'm an architect with the  
12 Michigan (unintelligible).

13 With me tonight, in  
14 addition to Jeff, is Katarina Collier, who is  
15 our civil engineer on the project, so we  
16 wanted to make sure if there were questions  
17 relating to the building or the site, we were  
18 here to answer them.

19 So there is a short  
20 presentation, and Sri, there is still the  
21 photo of the previous applicant up.

22 I'm not sure how to -- I  
23 don't want to make you move again.

24 CHAIRPERSON PEHRSON: Are you  
25 going to double stack cars?

1 MR. DURKEE: No. Well, we  
2 have been working with Jeff and his staff  
3 here for the last -- well, couple of three  
4 months, and as Sri had mentioned, the design  
5 really prerogative and direction that we were  
6 given was to really emulate what was the  
7 structure originally on the site.

8 We have got a couple of  
9 photos that show that.

10 Originally built in 1917  
11 and then burned unfortunately five years  
12 later in 1822, then was immediately rebuilt,  
13 then burned yet again in 1965.

14 But the building on the  
15 left and our design really takes on that sort  
16 of arced, arched roof configuration and  
17 motif. And the second building had a  
18 clear -- added at the top along the ridge  
19 line we thought added a certain feature as  
20 well.

21 So, this is a shot from the  
22 inside that shows the wood silk lamps that  
23 they used. It's really a wonderful looking  
24 space.

25 This then this is really a

1 view from what would be, as you enter the  
2 parking area that is already been placed,  
3 looking at the facility.

4 It really is -- it serves  
5 two functions. It is both a restroom  
6 facility to serve the needs of the park and  
7 then also a picnic shelter or shelter area  
8 that's really on the eastern end of the site.

9 We will go to the floor  
10 plans. We can come back to these, if we need  
11 to during discussion.

12 So you see there  
13 essentially on the right-hand side the block  
14 structures of the restrooms and then the  
15 picnic or seating area in front of that.

16 We have also identified an  
17 area in that wall that we would use for the  
18 assembly of photographs to sort of pay amage  
19 (ph) to the original building as well.

20 The site is a little bit  
21 dark, but you can see there, how it's been  
22 sited immediately north of the parking area  
23 and at a convergence of the walkways.

24 This is the overall site  
25 plan. It shows the entire footprint of the

1 concrete slab, and then there are eight foot  
2 bays for the structure itself, which would be  
3 a pre-engineered blue laminated structure  
4 built in that arc.

5 Then the restroom structure  
6 on the left, which has entry and exit from  
7 the left side, what would be the west side.  
8 Then screen walls that protect that visually  
9 from people exiting or people just  
10 surrounding the building.

11 This is the restroom block  
12 itself, it has a total of five water closets  
13 or fixtures. Two both the men and the women,  
14 and then on the right-hand side, the lower  
15 right-hand side is an additional family  
16 single occupant restroom facility.

17 And then upper right is the  
18 utility room to the utility room to house  
19 slop sink and other equipment for cleaning  
20 and possibly even public address system that  
21 would be housed in there as well.

22 That's again that shot  
23 from -- looking from the street towards  
24 Walled Lake.

25 The other thing we have

1 here, I will jump around in front, maybe you  
2 can see it from there. Our sample board that  
3 I know is required as a part of this  
4 submission.

5 It really identifies both  
6 the wood, which be exposed for the structure,  
7 the cementitious board, which really looks --  
8 it's a ship lab board looks like a little  
9 bit, somewhat marine and nautical in nature.  
10 But it is not a vinyl. It's a hard pressed  
11 product that really doesn't -- it withstands  
12 the weather and any woodpeckers if they  
13 approach it. It's actually a hard  
14 cementitious board, works really well and  
15 looks just like wood siding.

16 Then at the sill area, we  
17 have got sill that happens at about two foot  
18 above the finished floor, and then below that  
19 is a cultured stone product that, again,  
20 emulates the fireplace, some of the other  
21 moments at the original Walled Lake casino.

22 That's pretty much it. I  
23 don't know if you have more, Jeff, that you  
24 wants to add at this point.

25 MR. MONK: I'd just like to



1 say it's been a pleasure to work with  
2 Mr. Durkee and his team.

3 Again, members of Parks,  
4 Recreation, Cultural Services, our  
5 engineering department, our facility  
6 department, have all met with Dan and his  
7 team and that's how we became about with this  
8 design.

9 Again, looking at very  
10 vandal-resistant materials, doing something  
11 very unique.

12 As you can see, this isn't  
13 a cinder block, drop-in place, stone  
14 structure. This is something that's really  
15 been worked on hard, getting back to the  
16 history of the site, being a fixture point  
17 for the north end of Novi.

18 CHAIRPERSON PEHRSON: Very  
19 nice.

20 That concludes that part of  
21 the presentation. Turn it over to the  
22 Planning Commission for consideration.

23 MR. BARATTA: Jeff, question,  
24 if you wanted to expand this facility, the  
25 utility room, could that be expanded into a

1 restroom and utility room constructed?

2 MR. MONK: Yes, it could be.

3 The plumbing would be in place for it. It's  
4 one of those things, if it might want to  
5 happen, we probably want to make sure that we  
6 extend the drain, especially to the location  
7 and cap it, but that would be a pretty simple  
8 thing to do if that were to be converted in  
9 an additional single occupant.

10 MR. BARATTA: Just a  
11 suggestion, I think we talked about something  
12 similar to that at walkable Novi, meaning,  
13 but I would think at some point in the future  
14 you may want to consider expansion. So you  
15 want those utility lines to be in the right  
16 spot. Thank you. That's all my comments.

17 CHAIRPERSON PEHRSON: Member  
18 Zuchlewski.

19 MR. ZUCHLEWSKI: I have two  
20 questions. We have bicycle racks  
21 incorporated into --

22 MR. DURKEE: We do, yes. I'm  
23 not sure that they show on the plan, but --

24 MR. MONK: I believe that's --  
25 we have had those conversations with Sri and

1 that would be incorporated into that site  
2 plan. And we haven't settled on final  
3 fixtures underneath the building either, so  
4 that would come in at a later stage.

5 MR. ZUCHLEWSKI: Light  
6 fixtures you said?

7 MR. MONK: No. Tables,  
8 seating areas.

9 MR. ZUCHLEWSKI: How about  
10 lighting, what type of lighting? We didn't  
11 see anything. I didn't see anything on  
12 lighting.

13 MR. DURKEE: Our intent is to,  
14 for the most part, light the underside of  
15 that roof, and in fact, provide some glow for  
16 the (unintelligible).

17 So that in an ideal world,  
18 you seat lit surfaces rather than bulbs  
19 themselves so that reduces the amount of  
20 glare. That would be our intent. And the  
21 internal lighting of the space and then that  
22 would essentially spread out and provide  
23 surrounding lighting as well.

24 So there really isn't  
25 intended -- you can see that there is

1 lighting right there at the -- street  
2 lighting, you can see one post there.

3 So there is something in  
4 place there, but are intent is to have more a  
5 less like a glow to the space, and then it  
6 would be lit very softly.

7 MR. ZUCHLEWSKI: Okay. That's  
8 it. Thank you.

9 MR. GIACOPETTI: Couple of  
10 questions on the facade.

11 Did you consider alternate  
12 materials to the asphalt singles, which takes  
13 you about 6 percent of the facade?

14 MR. DURKEE: We looked at a  
15 metal roof as a potential. The problem there  
16 is, getting the arc in the metal is a very  
17 difficult condition to achieve.

18 It would be costly, on the  
19 order of four times the cost of the shingle  
20 or asphalt single.

21 So outside of that, we  
22 really didn't go beyond that. We sort of  
23 settled on the asphalt in a reddish tone,  
24 again, to emulate the original casino. It  
25 fits well with the curve and linear nature of

1 the roof.

2 MR. GIACOPETTI: And the  
3 siding, the continuous siding, is there a  
4 reason why that's not brick, to be more  
5 consistent with the facade ordinance?

6 MR. DURKEE: I think -- again,  
7 it was, I think more in line with kind of  
8 harkening back the original building, which  
9 had that ship lap siding and really to  
10 essentially try and emulate that.

11 MR. GIACOPETTI: The substance  
12 of the past facade ordinance, you know --  
13 because it's -- I appreciate the intent.

14 I don't feel like the city  
15 is holding itself to the same standard that  
16 it would expect of a developer.

17 So I cannot support this  
18 part of the proposal.

19 CHAIRPERSON PEHRSON: Okay.  
20 Any other questions?

21 (No audible responses.)

22 Member Greco.

23 MR. GRECO: In the matter of  
24 the Pavilion Shore Park restrooms, slash,  
25 shelter area, JSP16-02, motion to approve the

1 preliminary site plan and Section 9 waiver  
2 based on subject two, the item listed on A  
3 through C in the motion sheet and because  
4 this motion and because of the plan is  
5 otherwise in compliance with Article 3,  
6 Article 4, Article 5 and Article 6 of the  
7 zoning ordinance and all other applicable  
8 provisions of the ordinance.

9 MR. BARATTA: Second.

10 CHAIRPERSON PEHRSON: Motion  
11 by Member Greco, seconded by Member Baratta.

12 Any other comments?

13 (No audible responses.)

14 CHAIRPERSON PEHRSON: Sri,  
15 will you please call the roll.

16 MS. KOMARAGIRI: Member  
17 Giacopetti?

18 MR. GIACOPETTI: No.

19 MS. KOMARAGIRI: Member Greco?

20 MR. GRECO: Yes.

21 MS. KOMARAGIRI: Member Lynch?

22 MR. LYNCH: Yes.

23 MS. KOMARAGIRI: Chair  
24 Pehrson?

25 CHAIRPERSON PEHRSON: Yes.

1 MS. KOMARAGIRI: Member  
2 Zuchlewski?  
3 MR. ZUCHLEWSKI: Yes.  
4 MS. KOMARAGIRI: Member  
5 Anthony?  
6 MR. ANTHONY: Yes.  
7 MS. KOMARAGIRI: Member  
8 Baratta?  
9 MR. BARATTA: Yes.  
10 MS. KOMARAGIRI: Motion passes  
11 six to one.  
12 MR. BARATTA:  
13 MR. GRECO: In the matter of  
14 Pavilion Shore Park, restroom slash shelter  
15 area, JSP16-02, motion to approve the storm  
16 water management plan, based on a subject two  
17 finding of compliance of ordinance standards  
18 and consultant review letters, and the  
19 conditions and items listed in those letters  
20 being addressed on the final site plan, and  
21 because this motion is made because it is  
22 otherwise in compliance with Chapter 11 of  
23 the Code of Ordinances an all other  
24 applicable provisions of the ordinance.  
25 MR. BARATTA: Second.

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CHAIRPERSON PEHRSON: Motion  
by Member Greco and seconded by Member  
Baratta. Any other comments?

(No audible responses.)

CHAIRPERSON PEHRSON: Sri,  
please call the roll.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair  
Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member  
Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member  
Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member  
Baratta?

MR. BARATTA: Yes.

MS. KOMARAGIRI: Member  
Giacopetti?

MR. GIACOPEPPI: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.



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MR. BARATTA:

MS. KOMARAGIRI: Motion passes  
seven to zero.

CHAIRPERSON PEHRSON: All set,  
gentlemen.

Next matter for discussion?  
Any special matters, supplemental issues?

Audience participation?  
There is one and only person in the audience  
that doesn't want to say hello.

We will close the audience  
participation and ask for a motion to  
adjourn.

MR. LYNCH: Motion to adjourn.

MR. ZUCHLEWSKI: Second.

CHAIRPERSON PEHRSON: All in  
favor.

THE BOARD: Aye.

(The meeting was adjourned at 8:10 p.m.)

\*\* \*\* \*

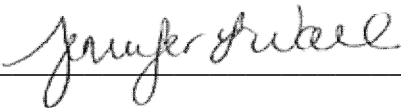
1 STATE OF MICHIGAN )  
 2 ) ss.  
 3 COUNTY OF OAKLAND )

4 I, Jennifer L. Wall, Notary Public within and for the  
 5 County of Oakland, State of Michigan, do hereby certify that the  
 6 witness whose attached minutes were taken before me in the above  
 7 entitled matter was by me duly sworn at the aforementioned time  
 8 and place; were stenographically recorded in the presence of said  
 9 witnesses and afterward transcribed by computer under my personal  
 10 supervision, and that the said deposition is a full, true and  
 11 correct transcript of the proceedings.

12 I further certify that I am not connected by blood or  
 13 marriage with any of the parties or their attorneys, and that I  
 14 am not an employee of either of them, nor financially interested  
 15 in the action.

16 IN WITNESS THEREOF, I have hereunto set my hand at the  
 17 City of Walled Lake, County of Oakland, State of Michigan, this  
 18 16th day of February 2016.

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 \_\_\_\_\_  
 Jennifer L. Wall CSR-4183  
 Oakland County, Michigan  
 My Commission Expires 11/12/15