



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

September 13, 2023 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Avdoulos (Acting Chair), Member Dismondy, Member Lynch, Member Roney, Member Verma

Absent Excused: Member Becker, Chair Pehrson

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; James Hill, Planner; Rick Meader, Landscape Architect; Doug Necci, Façade Consultant, Adam Yako, Plan Review Engineer; Saumil Shah, Traffic Consultant

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Verma to approve the September 13, 2023 Planning Commission Agenda.

ROLL CALL VOTE ON MOTION TO APPROVE THE SEPTEMBER 13, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA.

Motion carried 5-0.

AUDIENCE PARTICIPATION

Acting Chair Avdoulos invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Acting Chair Avdoulos closed the first public participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

There was no City Planner Report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda items.

PUBLIC HEARINGS

1. JSP23-02 STATION FLATS

Resume the public hearing from June 21st at the request of Cypress Partners, LLC for recommendation to the City Council for Amendment of the Consent Judgment that governs development of the property. The subject property is located on the east side of Wixom Road, south of Grand River Avenue (Section 17). The applicant is proposing 157 apartment units in a four-story building. The Consent Judgment permits 100,000 square feet of retail use conforming to the B-2 Community Business standards on the subject parcel. The proposed use is most consistent with the RM-2 High-Density Multiple Family Residential District.

Planner Lindsay Bell relayed the applicant is requesting to amend a Consent Judgment for the Novi Promenade Plaza, located on the east side of Wixom Road and south of Grand River Avenue in Section 17 of the City. The Consent Judgment limits the use of the 24.77 acre site, located between the existing Target Store and Sam's Club, to a retail use consistent with a traditional "big box" store, up to 100,000 square feet.

As relayed in the previous presentation for the original public hearing on June 21, this Consent Judgment is a court-ordered settlement of a lawsuit brought by the original developer against the City in 2000. The Consent Judgment describes the terms of the settlement and acts like a development agreement.

The Consent Judgment limits both parties equally to what is agreed upon and runs with the land like a covenant attached to the property, unless and until the parties agree to change it, which is what the City is being asked to do now. An amendment to the agreement was approved in 2015 to allow the reconfiguration of the sedimentation/detention basin and the wetland area to increase the preserved area.

Although the site remains zoned I-1, the terms of the Consent Judgment specify that the bulk of the property is permitted to develop as Retail A, B and C, essentially 3 big-box style stores as shown in the exhibit, with uses that are permitted in the B-2 Community Commercial zoning district. A total of 375,000 square feet of retail space is permitted by the Judgment for those three parcels. Target and Sam's Club have developed as permitted for areas Retail A and C. The out lots have also all been developed under the terms of the agreement. The parcel for Retail B has remained vacant, and it is this parcel the current applicant now wishes to develop.

The property is mostly surrounded by I-1 Light Industrial and I-2 General Industrial zoning, with Planned Suburban Low Rise to the south, and R-1 Single-family Residential on the west side of Wixom Road.

The Future Land Use map shows Community Commercial for the subject property and those to the north and west. Educational Facility is shown west of Wixom Road. To the south is planned for Suburban Low Rise, and to the east is Office Research Development and Technology.

The subject property has large areas of wetland mitigation that were required for the development of the overall shopping center. A total area of about 16 acres is protected by Conservation Easements, and do not permit any encroachment by development. Another area is currently used for the stormwater detention pond. No impacts to those areas are proposed.

The applicant's proposal includes the development of 157 multi-family units in a one 4-story building. The building will include a two-story co-working/café space on the northwest portion of the building, which would be open to the public. Other amenities include a clubhouse and courtyards with a pool and a putting green.

The subject property is nearly 25 acres, but excluding wetland areas results in approximately 8.6 net acres,

so the overall density is 18 dwelling units per net acre. The development would use the existing access drives to Wixom Road, which has a traffic signal. The estimated number of daily vehicle trips is 717 for the 157 multiple family units, which is significantly less than the 9,000 estimated daily trips for 100,000 square feet of retail use as currently permitted by the Consent Judgment. Therefore, the proposed change to residential would have less impact on the road network compared to the development allowed by the current Consent Judgment.

Planning is not recommending approval at this time, primarily because the residential use is not adequately buffered from the intense commercial uses adjacent and is not consistent with the Master Plan recommendation for this area. The proposed amendment would be a significant change from what is currently permitted and what was envisioned for the site as part of the 2016 Master Plan for Land Use. The applicant has addressed several of the previous concerns noted, including reducing the wetland buffer impacts, providing a parking analysis to justify the number of spaces proposed, providing a market analysis, and proposing a sidewalk along the north side of the entrance drive that connects to Wixom Road.

Façade is not recommending approval due to the use of wood siding, which is not permitted on this style of building by the façade ordinance. A new woodland review was not completed at this time, but the concerns previously noted have been addressed as a tree list and replacement credits are now shown in the plan set – which will be reviewed in future submittals should Council agree to amend the Consent Judgment. While the project does not propose removal of large, regulated woodland trees, they are removing previously planted woodland credits and have proposed to plant all required replacement trees on-site.

All other reviewers are now recommending approval or conditional approval.

The decision to amend the Consent Judgment rests with the City Council; we are asking for Planning Commission's comments on the plan and the use, but as a recommendation only at this point. Council can still say no. If they agree to change it, the terms of the agreement would be revised as negotiated through the attorneys and could include any agreed-upon terms such as deviations from Zoning ordinance standards. Finally, it would be sent to the Circuit Court for final approval.

The Planning Commission is asked to resume the public hearing and consider making a recommendation to City Council. The City's traffic and façade consultants are here to answer any questions you may have. The applicant Mike Parks and engineer Jim Butler are present to represent the project. Staff will be glad to answer any questions.

Acting Chair Avdoulos invited the applicant to address the Planning Commission.

Mike Parks, owner of the development company Cypress Partners, thanked the Planning Commission for their time. Cypress Partners has been working very hard with City Planner McBeth and Senior Planner Bell and is appreciative of their time for several months, probably going on over a year now.

Cypress Partners is a partner in the property and will also oversee the development of the project. Cypress Partners specializes in these types of infill projects and have successfully completed project in cities such as Ann Arbor, Troy, Traverse City, Saint Clair Shores, Meridian Township and several other several other municipalities.

Cypress Partners owns the property as of late last year, not as option holders or contract holders, but are deeded owners. They have long-term interests and will own property for several years, if not forever. Mr. Parks prides himself on developing projects that are a win-win for the company and municipalities and has never experienced any level of controversy in their work. This site was specifically picked as it was considered it a down zoning by going from B-2 to multifamily.

This is not an affordable or rent control project and never will be. Cypress Partners only develops high end market rate professionally managed properties. This property was purchased because it was strongly believed that a win-win could be created by repurposing the site away from the heavy B-2 allowable uses.

Mr. Parks is very open to suggestions and looks forward to working with the Planning Commission to make sure to capture as many of the good ideas for the project as possible. Mr. Parks has met and discussed the project with some of the neighbors, including with two of the Homeowner Association's Presidents who have indicated they have no objection to the project. He is open to continued dialogue and meetings with the neighborhood should the Planning Commission suggest that.

Mr. Parks has done workshops many times in the past in other cities where there would be a neighborhood representative, a Planning Commission member or two, and maybe a City Council member or two, as well as members of the Planning Department. He has found this to be very successful to work through any issues and comments and get collective support for the project.

As a quick property overview, the property in total is 24 acres, of which approximately 7 to 8 acres is developable, and 17 acres is not developable as it lies in the conservation wetland area and can never be built on. The 7 acres includes the main drive out to Wixom Road where the traffic light was installed. The existing center is tired, and the entrance boulevard road and landscaping need to be rebuilt.

The property was originally zoned I-1. The Consent Judgment of 2001 allowed B-2 uses with qualifications on size and parking. Those uses and sizes are allowed today on the property. As known, uses in the B-2 district include, but are not limited to big box retail, restaurants, theater, office, showroom, assembly and catering halls, hotel, motel, churches, medical office labs, schools, gyms, etc. Mr. Parks strongly feels developing the property today as B-2 is not in anyone's best interest. Cypress Partners proposed use and change to the Consent Judgment would be seen as a down zoning in the industry.

The shopping center was originally developed in 2001-2002 by the Aronoff family. Following the Consent Judgment agreement, and several years later, the LLC which owned the remaining land filed for bankruptcy for reasons unknown.

The Consent Judgment was established well before the Wixom Road additions of many subdivisions, Catholic Central High School, and other businesses. The impact of the infrastructure of building an additional 100,000 square feet of retail will exasperate the issues with traffic significantly more than the proposed project.

The property was later bought out of bankruptcy by a group who did an outlet along Grand River, but not much else, and let the center fall into disrepair. Cypress Partners started working on this property in 2022 while under contract with the second ownership group on the concept of a high-end multi-family project.

Cypress Partners does not own any other property at this location. The property has cross-access easement agreements with Target and Sam's Club but does not have a shared parking arrangement with them, so each property sits on its own with regards to parking. Both Sam's Club and Target are very desirous of the center being completed, and both have released their restriction on multi-family as a use.

Sam's Club and Target have several projects, both old and new, across the country where multi-family is being developed as part of the overall project. They have embraced the movement to mixed-use projects. Siddiqui Orthodontics is also desirous of having the road entrance rebuilt and the center finished professionally.

Cypress Partners' initial concept submittal to the City was to develop 4 three story buildings of approximately 150 units. It was a nice design, but it was suggested that developing this as a single four story building would be a better fit for the site resulting in the current plan, which has gone through several modifications with the help of the Planning Department.

As part of the submittal, a high level of engineering was required, basically everything short of profiles – a traffic study, community impact study, significant architectural works, soil borings, wetland study woodland and landscape plans. Along the way, a significant amount of review fees were paid to the city for each submittal.

To clarify a number of items, the project is a state-of-the-art lifestyle Class A multi-family project that caters to young professionals, empty nesters, transferees, newly married couples and even 65 and over who want a presence in Novi for family reasons, but also spend time in other places. The rent is expensive and ranges from \$2.00 a foot to \$3.00 a foot per month, which is on the very high end of the multi-family in the entire Metropolitan Detroit area.

The project is very similar in nature and design to the Griffin, which is proposed at Twelve Oaks Mall, another retail location undergoing the change to mixed-use. Krieger Klatt is also the architect on that project.

The project will be professionally managed with on-site personnel who conduct screening and background checks on all applicants. The project includes an interior clubhouse, a two-story co-work cafe which is open to the public, an outdoor pool, a yoga fitness area, and 24 hour management.

At the request of the Planning Department, as well as a few members of the Planning Commission, the installation of a sidewalk along the new boulevard was worked out with Siddiqui Orthodontics on property that Cypress Partners does not own. This is contingent upon project approval, of course, and as part of that Cypress Partners will rebuild the road and entrance and everything associated with it.

Given the project is being developed as part of an existing commercial center, it would normally process under an urban or commercial PUD. Novi does not have a PUD ordinance to compare this Consent Judgment amendment to, so Staff is comparing it to RM-2 zoning, which naturally would have a number of deviations.

The Planning Department and consultants are supporting the deviations as they are reasonable, and most would not be deemed deviations if they were compared to an urban or commercial PUD ordinance. The only exception to this at the moment is the facade materials which Jason Krieger will address as part of the architectural presentation.

Mr. Parks would also like to address interaction with the nearby Homeowner Associations' Presidents, as well as concern that had been raised by a few of the neighbors. Presidents Steve Potocsky and Mark Campbell have been terrific to work with and have no objections at this point to the project. Mr. Parks reached out to them out of courtesy and respect to the surrounding area and invited several neighbors to a meeting even though 99% of the homes in their associations lie outside of the 300-foot notification requirement that the city sends out. The nearest home in Villas at Stonebrook is 917 feet from our proposed building.

Concerns were expressed that the project will impact the school system. This is not a project that is conducive to families, given there are only 2 three-bedroom units, and it does not contain yard space per se. It will be full of young professionals as well as empty nesters. Mixed-use projects, while terrific for the aforementioned, are not typically where a family would reside. If, however, some choose Station Flats, it is not a negative for the project or the City of Novi school system. This will also create significant tax benefits for the city and the schools.

Concerns were expressed that this is a project that will produce crime. Cypress Partners contacted several Police Departments in high end suburbs, including Troy, Ann Arbor, and Royal Oak, as they have the Zen, the Griffin, and other similar high end multifamily projects. The crime at those multi-family projects is nonexistent. The project will be professionally managed and as part of the management services background checks will be conducted on every applicant.

As to concerns that Wixom Road can't handle the traffic, the Planning Department required a traffic impact study be completed for the project. Fishbeck was hired and Michael Labadie is present tonight to speak on this topic. Knowing that residents have a major concern with traffic along Wixom Road, a comparison between traffic for the multi-family project and traffic from its current allowable use of 100,000 square feet of retail was requested. The difference was significant – 9,449 trips per day versus 707. Mr. Labadie will answer any questions. In addition, it is Mr. Parks' understanding that the City consultant from

AECOM has agreed with the Fishbeck report and the traffic comparison between the uses.

As to concerns that there is not enough demand for these types of projects, as part of the financing the lender required a market study to be completed. This was completed by Integra Real Estate Services and more particularly Don Salvage, who is one of the industry leaders in analyzing market demand for multi-family in Michigan. That report was shared with City Planner McBeth and Senior Planner Bell and is in the packets tonight.

Jason Krieger will speak about the benefits of mixed-use development as part of his presentation and will comment on MEDC as part of what he believes is the wave as far as getting mixed-use projects developed.

Jason Krieger with Krieger Klatt Architects in Royal Oak showed a PowerPoint presentation. The first few slides reflected the flavor of the development, showing the four-story mixed-use building. The mixed-use includes the two story co-working café and also seven live work units along the building façade. The remaining is residential. The project has a very robust amenity package, in total between the co-work café and the rest of the amenities for the residents, it is about 8,000 square feet. In order to create a high end, amenity rich development, the number of units was kept at 157.

Driving up to the development from Wixom Road, the newly proposed sidewalk can be seen. The aerials show some of the connectivity around the site, which was challenging, but was figured out with the neighbors to make it work. The idea is to get from the development to Wixom Road or vice versa.

The initial zoning intent for this site was B-2 and there are a number of uses allowed in B-2. The term functionally obsolete is applicable as it has not been developed in twenty years. Other communities are seeing similar cases, whether it's Troy, Royal Oak or Ferndale, where infill lots are filling a need for housing that truly exists right now, and it's actually a better project that becomes the center of a community that provides a great tax benefit to the city. A piece of land that's vacant right now, not generating any money, can be turned into something beneficial that becomes a focus for high-end residents as well as for others by having a public café space. These projects tend to become hubs or focal points in these communities.

Mr. Krieger presented points pulled from the Michigan Economic Development Corporation (MEDC) and touched on how they speak to the benefits of mixed-use.

- Mixed-use developments are a foundational feature from Detroit to Mackinac, as stated, these tend to become hubs or focal points in these communities.
- Single use developments are plagued with disinvestment, so when you have mixed-use there are multiple ways to generate income and stabilize development.
- Mixed-use developments create a sense of place, and that's exactly what this development would do, whether it's people coming to use the cafe, or the residents that can use all the wonderful amenities on the site, such as walking trails, et cetera.
- Residents provide vital evening and weekend demand for existing and new services.
- Baby boomers and millennials create demand for walkability, activity, and authenticity of mixed-use places. Introducing a mix of 1–3 bedroom housing addresses the interest of multiple demographics to move in to this development. This type of development will get a lot of young professionals but not a lot of families. On occasion, the units will be used as a swing space for families renovating a home or waiting for a home to be built.
- Benefits include increased walkability, more people, tax base efficiency, rural land preservation, and sustainability, which is a result of creating a denser area for folks to live.
- Reduced parking demand in general, for projects like this the ratio is about 1.5 spaces per unit, Station Flats is parked a little bit north of that.
- Efficient use of public utilities.
- Physical and mental health benefits by building physical activities into the fabric of the community. All the amenities proposed for Station Flats - pools, gyms, things like that, will hopefully encourage people to use these.
- More accessible for any person where driving is not a practical option.
- Housing diversity for young citizens growing into the community, and older citizens looking to

downsize.

- Communities introducing mixed-use projects include Birmingham, Canton Township, Marquette, Meridian Township, Mount Pleasant, Rochester Hills and Traverse City. Many surrounding communities are implementing mixed-use developments. Regarding the comment that the development is close to commercial and there's not enough screening, the Zen development is hugely successful, it's almost always at 95% capacity. It is right next to the commercial and people want to live there, they love it because they can easily walk and go do things at the surrounding businesses, so is seen as a positive rather than a negative.

This is a great infill project. It's not an intense use at all, whether from traffic or noise or sound, there are really no other residents nearby that this would affect. There are some folks who live nearby, but they're 900 feet away past the preservation easement. Mr. Krieger views this as a very easy project, meaning it seems to fit in very well.

Mr. Krieger showed the project location, which is tucked back in the site from Wixom Road, and a color-coded diagram showing the parking and drive improvements that to go out to Wixom Road, the building area, and the conservation area. The diagram shows how little of the site that is being proposed for development.

The project synopsis, as already discussed, is the project proposes a four-story mixed-use building, which is viewed by the applicant as down zoning to a less intense 157 residential units. The two-story co-work café is just under 4000 square feet, there are 247 parking spaces, 32 bicycle parking spaces, the clubhouse amenities include about 4000 square feet, which are not fully programmed yet, but that is what is budgeted for right now. There is exterior amenity space in the carports and courtyards. The courtyards capitalize on the views of the wetlands and the conservation area. The proposed development will present less traffic than the current allowable use by approximately 8,700 less trips per day.

Mr. Krieger showed similar mixed-use infill developments under construction and planned future developments in Birmingham and Ann Arbor. He visited Raleigh about five or six years ago and saw similar projects, in Michigan it just took a little while to get to this point.

Mr. Krieger showed slides with examples of constructed spaces that Krieger Klatt has done, and the multi-family buildings are built more like high end hotels. The amenities are top notch, which they have to be to be competitive. The finishes inside of the units themselves are all quartz, with beautiful wood cabinets for the kitchens and flush refrigerators. They are really nice high-end developments. A typical unit has a lot of glass, a lot of windows, to capture views, especially to areas such as the conservation space.

Mr. Krieger showed a rendered site plan and the relation of the building to the existing Target and wetlands. The proposed sidewalk, parking and carports were shown. The building shape includes two interior courtyards facing out towards the conservation area, for which programming has not been finalized, but will include a pool on site, fire pits, putting greens, and a dog run.

The floor plan shows the idea of residential all the way down to the ground, with the co-work café on the northwest corner, a central amenity space for the tenants and two courtyards. There is a back of house area for indoor trash as well as trash on site for the co-work café.

A typical upper floor plan of a double loaded corridor was shown. A rendered floor plan of the co-work café was shown with outdoor seating all the way around, and an internal breakout area. The idea is for lounge seating of couches, and tables and chairs such as in a Starbucks or hotel lobby. Upstairs there is a look over down below and an outdoor patio that wraps around. Approximately up to 80 people could easily fit in this space, depending on how the furniture lays out.

The four-story building elevations were shown depicting high-end materials, including a lot of masonry, and cast stone corners. The co-work cafe space will be constructed out of steel that will have a cool industrial painted finish. The Hardy siding would be on floors three and four, surrounded by metal trim. The intent is a nice neutral color palette with a beige brick and a couple of proposed James Hardy siding

colors. There are some areas with accents of faux wood façade material by Azek that is high-end. The idea is no maintenance, even the siding.

The ordinance considered James Hardy fiber cement siding as wood, but it's not wood, it's cement board and it is stable. When ordered right from the manufacturer there is a 20-year warranty if it's prefinished.

Krieger Klatt uses this product on just about every single multi-family development they work on and showed examples such as the Griffin. The reason why it is being proposed is not to be argumentative, it's because they think it's the right product for this building. EIFS can be used, but this material adds a little bit of residential feel, softens it, and adds some nice horizontal shadow lines. While this is in a commercial area, Mr. Krieger wants to soften this building, and this helps to do it. If there was just masonry and EIFS, or vinyl siding, that would feel too commercial and sterile. The goal here is to make it high end but soften it up a bit with the materials.

The good thing about having a development like this that's shooting for the higher end is that it is always going to look tip top including the landscape in order to compete. Due to the number of the units, there can be full-time staff, including a maintenance person full-time.

Mr. Krieger concluded his presentation and Acting Chair Avdoulos relayed if any of the Planning Commissioners have questions on traffic they can inquire of Mike Labadie.

Acting Chair Avdoulos opened the Public Hearing and invited members of the audience who wished to participate to approach the podium.

Ann Nelke, 48646 Windfall Road, relayed after listening to the proposal, she is confused as it was mentioned that two HOA Presidents are in favor. Ms. Nelke knows of two and neither are in favor, so that is a little misleading.

The first recommendation on the agenda makes the most sense as it is adhering to the existing Master Plan and zoning requirements. When the applicant was referencing Griffin and Royal Oak, Ms. Nelke was over at the zoo the other day and that's an urban area. This property is not urban, it is two commercial sites, near Wixom Road, and then Grand River, then it is all kind of things such as Menards and gas stations. Ms. Nelke does not see how it would be the case to walk downtown as there really is no downtown. In that regard, it's not a good fit.

As for the traffic quote of 717 trips a day for this proposal versus 9,109 if commercial, Ms. Nelke has never seen 9,109 per day enter any commercial property unless it's the day before a holiday at Costco, maybe then you'd see that many. For a supermarket for 8,878 cars a day, maybe Trader Joe's again the day before a holiday, but these comparisons are, pun intended, like comparing apples to oranges and both are quite over ripe.

The number of variances and deviations proposed in and of themselves should raise a red flag. The complex is huge. Why does it have to be four stories? Why so many units in such a small space? Has anyone ever seen how many current vacancies exist for this type of housing – aka non-ownership for young adults? The answer is a plethora.

As for the Integra study regarding middle housing needs, how does this fit? Ms. Nelke researched the affordable housing needs of seniors in Novi, and this is an area that is sorely overlooked. How many of our aging population have supported the city for 30 to 40 years as tax paying residents? Novi older adults seem to be getting more and more pushed aside. Ms. Nelke has spoken with many of our seniors who would like to downsize and not have the burden of ownership yet can't afford a Fox Run. And now the applicant is proposing \$2.00 to \$3.00 per square foot.

Currently there's a waiting list at the one existing senior facility, which is Meadowbrook Commons. Why not utilize some of the monies from their years of paying taxes for public education and voting yes on millages for libraries, parks and infrastructure by creating more options for their current and future housing needs. Again, not so high-end expensive four-story buildings that don't fit. Maybe one story with car ports,

that back up to nature, which sounds great without disrupting anything. This would provide the opportunity to meet others and socialize, maybe of the same age group, as well as the ability to enjoy independent living without the maintenance issues of a yard and home repairs.

Ms. Nelke referred to some graffiti on one of the signs there and noted that even with high density and high income there is still the opportunity for maybe some not so great people to come into the area.

Janice Krupic, 48870 Windfall Road, relayed she sent a letter which hopefully the Planning Commissioners have all read. She does not want to repeat the letter but would like to mention a couple of things. One is that this complex has been compared to in the past to The Liv, which is in Livonia. Ms. Krupic has a good family friend who is more of a young generation professional who will likely be moving out of there for two reasons. One, there are children running up and down the hallway all the time and two is frequently the police are there a lot and they're not there for visiting. Ms. Krupic thinks we just need to think of the reality of this as well.

Ms. Krupic shared she was at a work meeting at a local cafe, across from a neighboring High School. High School let out and a flood of students came into the cafe. Ms. Krupic had to leave along with others doing business because there was so much ruckus. Again, just the reality, and Ms. Krupic looks forward to having her letter read.

Deborah Domke, 48801 Windfall Road, relayed Station Flats is now 157 apartments in a four-story building. Originally it was going to be 4 three story buildings and she would feel a lot better with three-story buildings. Novi doesn't currently have any four-story buildings in our area, unless you include the hospital.

Currently, there is a Consent Judgment that limits the use of this almost 25-acre site to retail use consistent with a traditional big box store conforming to the B-2 Community Business Standard. To quote from Planner Lindsay Bell from the June 21st, 2023 minutes of the Planning Commission, "The plan is not in conformance with the Master Plan recommendation for this area. The proposed amendment would be a significant change from what is currently permitted and what was envisioned for this site as part of the 2016 Master Plan for Land Use".

There is a shortage of 68 parking spaces. Ms. Domke does not know where people are going to park on any given day. The Target parking lot is apt to be 1/3 full of cars anytime, any day. Can you imagine what it's going to be like around Christmas?

This property does not increase the walkability of the area. Ms. Domke knows the developers are saying people can walk here and there, but they are not familiar with the area. There is no way that you could walk safely from this area to Outback, Kroger, or the hospital as listed in their proposal. Who would ever try to walk along Grand River, where the traffic is going 50 miles an hour?

Station Flats is more suited to the proposal for City West District with its three and four story buildings, let the developer build it there please.

Michelle Duprey, 48566 Windfall Road, objects to the building of the apartment building as she does not believe it meets with the goals and objectives of Novi's Master Plan. The developer proposes an upscale multiple family residential community with one of the goals being millennials and empty nesters. As an empty nester, Ms. Duprey does not want to schlep groceries or sixteen rolls of paper towels from Sam's Club into an apartment on the third or fourth floor. She does not think the project really meets the empty nester needs.

It was mentioned that the development would free up some homes for purchase if empty nesters rented here. Ms. Duprey thinks it is expensive and emotional to move. Apartments don't allow people to put roots down. It's transitory housing.

The live/work spaces were a result of COVID and that's over. They were due to the lockdowns; now more and more companies want people back into the offices. Ms. Duprey does not believe there is a need for this type of housing.

There's only one way in and out of Station Flats, which is a problem in an emergency.

The infrastructure in Novi has had a lot of problems with the water and sewer. We are all aware of it. There were repairs in Meadowbrook Lake and at the railroad crossing on Ten Mile. Now we've got the problem on Wixom Road with repairing relatively new lines of water and sewer. Can the infrastructure support this 157-unit building, with toilets flushing, washing machines going, showers and baths taken, and dishwashers running, and is it adequate?

Lastly, a big selling point for Novi right now is to have a walkable city. We don't have a downtown or places of interest on Grand River. Speed, construction, frustration, and lack of patience have affected the driving situation, particularly at Wixom Road and Grand River. Now that school is in session, it has become frightening. As cars move faster, driving through red lights, the likelihood of crashes also increases. What that means for pedestrians is less time to cross the street, less time to react quickly to any oncoming situation, making walking an unsafe pedestrian situation.

Ms. Duprey invites and challenges the Planning Commissioners to cross Grand River at one of the lights as she and her husband do every week. When they walk, they take their lives into their own hands. It's not a walkable, safe venue. Even following the commands of the lights, Ms. Duprey does not feel safe with the high speed of the major artery, let alone in the winter with icy snowy conditions.

Novi is not a walkable city. Though we have wonderful walking trails and bike routes, Novi West Is not a walkable city in any sense with the major artery being high speed, and highly traveled, with few crosswalks. Is it ADA compliant? Ms. Duprey thinks before we make a plan about walkability, more effort should be put into street safety and street improvements. The developer is trying to sell us on walkability in connection with other sidewalks, and it is interesting that they've asked for a lack of a 5 foot sidewalk along one of the sides by the access drive. Ms. Duprey hopes the Planning Commission will take her comments into consideration.

Steve Potocsky, 48849 Rockview Road, HOA President of The Villas at Stonebrook, relayed he would love to see Mr. Parks build a development but in conversations he's had with Mr. Parks, Mr. Potocsky and his neighbors expressed concerns regarding this particular property not being suitable.

Mr. Potocsky is also concerned hearing about the newly proposed sidewalks along the side going towards the traffic light. As this is a parking lot, not a public road, who will be patrolling all these areas to make sure that people don't zip through these parking lots as they already do? That's not going to change, it's only going to be enhanced when you have more cars and more traffic.

It's probably a bad combination of things, as far as other things already mentioned, such as the height of the buildings and the size of the footprint. The Consent Judgment refers to a 100,000 square foot building, this proposed development is 187,000 square feet. It might be a little bit of an overreach. Mr. Potocsky has a lot of other comments, but the previous speakers have already addressed those.

Seeing no other audience members who wished to speak, Acting Chair Avdoulos asked Member Lynch to read into the record the correspondence received. Member Lynch relayed that 56 responses were received, two in support and 54 against. This includes 43 responses previously received from the June 21st Public Hearing and an additional 13 from the September 13th Public Hearing. The common theme of traffic and school system concerns were common through most of the responses.

Acting Chair Avdoulos closed the Public Hearing and turned the matter over to the Planning Commission for consideration.

Member Lynch inquired as to whether the boundaries of the southwest quadrant of the City are the area south of 12 Mile Road, north of Eight Mile Road, east of Napier Road, and west of Beck Road. Planner Bell responded that the southwest quadrant is considered south of 11 Mile Road, north of Eight Mile, west of Taft Road, and east of Napier Road.

Member Lynch inquired as to what would be the change between the expected water use of a 100,000 square foot big-box store in comparison to a 157 unit apartment building. Planner Bell responded that she does not have the information at hand, the City engineers would have to do the calculations.

Member Lynch relayed that when Berkshire was proposed, he initially was opposed. However, it was a win-win for the City and that development as it was on a former industrial site that needed remediation, so Member Lynch conceded it was a good trade. Then in looking at another property in the area, Villas at Stonebrook, Member Lynch initially thought the density was too high, but at the same time the site was formerly Profile Steel. That was also a win-win for the homeowners and the City to put a little higher density since the developer remediated the land which took the burden off the tax payers.

With this project, prior to the meeting Member Lynch was opposed to putting an apartment building in a business area. While the Planning Commission is tasked with making a recommendation to City Council, essentially what City Council needs to consider is does going from a big-box store to an apartment building create a win-win for the City and the residents. There are concerns about traffic, which in part right now is related to the expressway interchange construction at Wixom and Grand River. Member Lynch was impressed that the traffic study did indicate that apartment building traffic would be 1/10 of that of a big-box store.

Member Lynch likes the on-site self-contained amenities for the residents, which mean less demand on the city infrastructure and the parks. It sounds as if there won't be additional demand on police services or fire services and the idea of on-site management is a benefit for other surrounding residents and the residents that that are going to occupy this project if it gets approved. He also likes the idea of carports. The proposed demographics mean less demand for the school system which was a concern from residents in the area.

Member Lynch does see some benefits of changing from a big-box store to putting apartments in this location but would like to know the demand of change on the city water and sewer infrastructure. He will also listen to his colleague's comments before he makes a decision and recommends a water and sewer analysis be prepared for City Council review.

Member Dismondy relayed he thinks it is a beautiful project but thinks the disconnect in this case might be similar mixed-use developments appear to be adjacent to a downtown or a walkable urban area, which this project isn't. The City and residents would want to see buffering because the parking lot is nuts – if you're at Target and cutting across to Grand River through Sam's Club it's just crazy, there are cars everywhere. There's been talk of tuck under parking, which would allow this space a better buffer, so people are not having to walk out of the parking lot and worry about safety.

Member Verma relayed that while Mr. Parks mentioned speaking with the Homeowners Associations, residents are still expressing concerns about the project. He is not sure if Mr. Parks has taken their concerns into consideration. Secondly, Member Verma still has a concern regarding only one entrance to the building in case of fire. At the June 21st meeting, residents inquired about having another entrance from Grand River, Member Verma is not sure whether Mr. Parks has given that consideration.

Member Verma does not think that the apartment building is suitable between the commercial buildings and values the resident's sentiments who have objected.

Member Roney relayed he thinks the project in itself is a beautiful concept, it's very well done and thought out, although it may be questionable as to whether it can be considered mixed use since it only has one café. Member Roney is somewhat indifferent right now and agrees with Member Lynch that it really comes down to City Council as the Planning Commission just provides a recommendation.

Member Roney is concerned about the ten deviations that are needed to make this fit, as there are always one or two variances or deviations, as well as this needs to go the Circuit Court to have the judgment changed, it is raising red flags that maybe this project isn't quite right for this location or needs a little more work, so Member Roney is not prepared to make a positive recommendation to City Council.

Acting Chair Avdoulos relayed that he thinks all are in agreement that this is a nice-looking project. The mixed-use comes into play related to the site where there's retail and multifamily uses adjacent. He appreciates all the work that the applicant has done as well as the market analysis that was provided. When developers are proposing these types of projects, they've done their homework and know their business.

When Member Avdoulos first saw this presented to the Master Plan and Zoning Committee, he initially thought it was an interesting concept. He originally did not picture a large four story multifamily residential building in that location but has seen several similar concepts across different parts of the country where he has travelled. In general, Member Avdoulos does not see an issue with a mixed-use development like this where office is mixed with retail and with multifamily.

What is being reviewed tonight is if this proposed development and use will be appropriate at this location. The retail market is ever changing due to online shopping and other factors and those who have these types of properties are trying to find various ways of developing them. Home ownership is becoming more difficult as there is less stock of homes and higher home prices, so people are looking towards renting. This applicant is looking to present a project to help solve these two issues.

The applicant in his presentation to the City via the plans and the documents provided some objectives that the project intends to achieve at this location. However, planning staff has also provided some strong counterpoints to those objectives that Member Avdoulos agrees with, so it neutralizes that. As an example, one of the comments, while the proposed development increases the amount of rental housing stock within the City this particular site was envisioned as a site for big box retailer, which is supported by the Consent Judgment and Goal 17.5 of the Master Plan which states "Support retail commercial uses along established transportation corridors that are accessible to the community at large, such as Grand River Avenue to preclude future traffic congestion." There are other things such as construction costs are high, but that's going to be something consistent, and doesn't affect the long-term viability of that particular property.

As Member Lynch had indicated the Planning Commission is trying to look at a win-win for everybody. Member Dismondy indicated that it's a great project, but maybe not the right location. Member Avdoulos thought that the traffic report was very telling. Traffic on Wixom unfortunately will always be there. It's hard to believe some of the numbers in the traffic report because they're so huge, but Member Avdoulos works with a lot of traffic consultants who look more at the percentages, and the percentage is going to be less for this type of development. We also have to realize that much of the traffic on Wixom is not only generated by Novi residents, but it's also by the growing population of South Lyon and other communities to the west, as Wixom Road is also an artery and access to the schools, to shopping, and the expressway,

Member Avdoulos did have concerns about whether this was going to have an impact on any kind of school capacity, but this type of development is not going to have a lot of families. A multifamily project can be compatible in the context of a shopping center, but Member Avdoulos does not feel personally that it fits this particular location. It does feel wedged. There are a number of concerns and deviations that are not supported by or recommended by staff and consultants. Member Avdoulos is in agreement with planning staff that the proposed use is not compatible with the Master Plan, nor is it compatible with the terms of the Consent Judgment.

Motion to recommend denial to City Council of the proposed Amendment to the Consent Judgment and Concept Plan for JSP23-02 Station Flats made by Member Lynch and seconded by Member Verma.

In the matter of JSP23-02 Station Flats, motion to recommend denial of the proposed Amendment to the Consent Judgment and Concept Plan for the following reasons:

- 1. The proposed use is not consistent with the City's Master Plan for Land Use and the Consent Judgment for the property.**
- 2. The proposed development is not consistent with the requirements of the Zoning Ordinance for multiple-family developments as evidenced by the number of deviations and variances indicated in the staff and consultant's review letters.**

- 3. Future residents would not be adequately buffered from the adjacent commercial uses. The proposed use is generally inconsistent with existing surrounding development in terms of building relationships, access, and parking locations. The infill location's odd configuration does not lend itself to creating a harmonious relationship between the uses.***

ROLL CALL VOTE ON MOTION TO RECOMMEND DENIAL TO CITY COUNCIL FOR JSP23-02 STATION FLATS PROPOSED AMENDMENT TO THE CONSENT JUDGEMENT AND CONCEPT PLAN MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER VERMA.

Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. JSP22-59 GODDARD SCHOOL ANNEX

Consideration at the request of Doeting Education Co. and Goddard School of Novi for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 17 of the City on the north side of Grand River Avenue and south side of Twelve Mile Road, east of Wixom Road. It is zoned B-3, General Business. The applicant is proposing an addition to the existing Goddard School to accommodate an anticipated increase in enrollment from 154 to 274 students.

Planner James Hill relayed the applicant is proposing to add on to the existing Goddard School to accommodate an anticipated increase in enrollment from 154 to 274 students. The subject property is comprised of two parcels that are planned to be combined under one owner. In total, the property adds up to 4.33 acres and is located on the north side of Grand River Avenue and south side of Twelve Mile Road, east of Wixom Road, in section 17 of the City.

The property is zoned B-3 General Business. The properties to the east and west are also zoned B-3 General Business, in addition to the property to the north across Twelve Mile Road, which is the City of Wixom. To the south across Grand River Avenue, the property is zoned I-2 General Industrial.

The Future Land Use map contemplates community commercial for the property and the properties abutting to the east and west. The property to the north across 12 Mile Road is master planned for General Business, and the property to the south across Grand River Avenue is contemplated for Office, Research, Development, and Technology.

There are no regulated woodlands on the site, but a large wetland encroaches onto the eastern edge of the property. The applicant is not proposing any impact to the wetland or within the 25-foot wetland buffer. The applicant is proposing to not construct the sidewalks along Grand River Avenue or Twelve Mile Road in order to avoid impacting the wetland, which requires a variance from City Council.

The proposed addition amounts to 16,000 square feet with an increase in both parking and outdoor play area space. The addition requires two variances from the Zoning Board of Appeals for the construction of a shed in the front yard due to the site having two frontages and for amount of area contributed to parking in the front yard.

The applicant is requesting a modification to the outdoor play area size requirement as the proposed outdoor play area space is deficient compared to the requirements of the Zoning Ordinance. Previously, the Goddard School received a variance from the Zoning Board of Appeals for its deficiency in outdoor play area space, but now Planning Commission has the ability to modify the requirement when found to be reasonably justified. The applicant is proposing 16,030 square feet in outdoor play area space, while the requirement for the anticipated maximum of 274 students is 41,400 square feet. As provided in their response letter, the Goddard School plans to stagger the times at which children are playing outside so that there are no more than 94 children playing outside at one time. This would equate to providing a ratio of 170 square feet per student, which is greater than the required 150 square feet per student.

Several landscape waivers are requested, most supported by staff. The waivers are requested mainly to

protect the existing wetland to the east. Firstly, there is a requested waiver for the greenbelt berm along 12 Mile Road that would require impacting the wetland. Second is the height of the greenbelt berm along Grand River Avenue, which is supported because a hedge is planted along the top of the berm. Also along Grand River Avenue, there is a supported waiver for the deficiency in greenbelt plantings and street trees in order to preserve the wetland. Similarly, there is a waiver for the lack of street trees along Twelve Mile Road which is supported if a boardwalk is built instead of a sidewalk, however, as mentioned, the applicant is seeking a variance to not construct a portion of the sidewalk along 12 Mile Road.

For stormwater detention, the site has a single storm sewer collection system that will be discharged to the existing basin on the north end of the property, which is planned to be expanded to accommodate the additional development.

The proposed façade of the addition is a continuation of the existing Goddard School including brick and cultured stone. The percentage of asphalt shingles exceeds the maximum amount allowed by the Ordinance but has been determined to be a continuation of the existing conditions, and the deviation was granted a Section 9 waiver by the Planning Commission on November 16, 2016.

Planning Commission is asked to consider approval or denial of the Preliminary Site Plan, along with any applicable waivers, in addition to the Stormwater Management Plan for JSP22-59 Goddard School Annex. The applicant is in attendance tonight for any questions and staff is available as well.

Acting Chair Avdoulos invited the applicant to address the Planning Commission.

Kevin McDevitt, engineer with Monument Engineering, introduced Derek Doe with Goddard School, and Jennifer Elmore, the architect on the project.

The variance being requested for the accessory building for this parcel is due to frontages on main roads, north and south, and the other two sides of the property being interior side yards. The particular section of the ordinance actually would not allow any accessory buildings to be built. The variance requested puts the accessory building in the location that makes the most sense as Twelve Mile Road is more of the rear side of this property with the main frontage being on Grand River.

As far as the sidewalks go, the sidewalk on Grand River is being extended as far as possible before needing to fill in the wetland to construct it any further. If the boardwalk were to be built to the property line, as the ordinance requires, essentially it would be a fishing pier. It would be there for years, and it's another 500 feet beyond the property before reaching another sidewalk. Part of that property is owned by the city, it's 100 percent wetland. Unless there is a project to construct a boardwalk coming from the other direction it's going to be there for quite a while. On Twelve Mile Road to the north of Goddard School, there are no businesses all the way to the end of the cul-de-sac over 1000 feet away behind Home Depot. There is also no sidewalk, so a boardwalk would be constructed to nowhere.

For these reasons, we are requesting these variances and believe that the City Council will grant them. The engineering department is in support, and the applicant is agreeing to pay into the sidewalk fund, which the ordinance requires for the value of the sidewalk that would have been constructed.

As far as the playground area is concerned, as Planner Hill highlighted, for the active students using it, it will actually have more square feet per student than the ordinance requires. Even though it will be under the square footage required for the total students in the building, there will be three play periods of time so that each group can have plenty of space.

Derek Doe, owner of the Goddard School in Novi, and Novi resident at 45463 Kimberly Court, relayed his thanks to the Planning Commission for their time. This is a pleasant return to the Planning Commission where Goddard School started in 2017. It's an honor to be here.

Kevin McDevitt and Jennifer Elmore have done an amazing job on design work for this project. Mr. Doe's son has been the inspiration for what was built in 2017, so he is trying to finish the project planning. Goddard School is an amazing place for children, changing the world one child at a time and Mr. Doe is

here to make this an even better program. Goddard School teaches children to learn how to learn, and has children from six weeks through six years of age. That's the expected plan going forward as well. They are looking to expand upon an amazing program of teachers and administrators and make Goddard School an even more amazing place than it is today. Mr. Doe really appreciates the Planning Commission's time and consideration of his program and is available to answer any other additional questions on the Goddard School and what was envisioned for the program.

Acting Chair Avdoulos turned the matter over to the Planning Commission for consideration.

Member Lynch inquired as to the deficiency for the playground area and confirmed that the process put in place to stagger play time puts Goddard School in compliance with the number of students and square footage requirement.

Member Lynch does not see the parking as an issue, agrees with the accessory building variance, and sees two sides regarding the sidewalk to nowhere issue. Novi ran into a problem where there was nothing on the drawing board for adjacent properties, so applicants weren't required to put in sidewalks. Then properties started to develop, and the City had to fill in sidewalks at the taxpayer expense. Member Lynch does not see an issue here as the applicant is paying into the sidewalk fund.

Member Lynch thinks Goddard is a great school, does not see anything alarming in the proposal, and wishes the applicant luck.

Member Dismondy had no comment and congratulated the applicant on the project.

Member Verma had no comment.

Member Roney expressed his thanks to the applicant for investing in Novi.

Acting Chair Avdoulos relayed that he is excited that Goddard School is adding on, it is a testament to Mr. Doe's vision and the growth being experienced.

The variances requested will be worked through. Acting Chair Avdoulos is not a big fan of boardwalks that go to nowhere. Boardwalks can also become a maintenance issue. As Member Lynch referenced, payment into the sidewalk fund will help to fill in any gaps in the City. City Planner McBeth relayed that the Ordinance Design and Construction Standards were changed for occasions such as this where applicants indicate a boardwalk won't lead anywhere, would start to decay over time, and would not provide any immediate benefit, so payment made into the sidewalk fund will provide for sidewalks elsewhere.

Motion to approve the Preliminary Site Plan for Goddard School Annex JSP22-59 made by Member Lynch and seconded by Member Roney.

In the matter of Goddard School Annex, JSP22-59, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The Planning Commission modifying the requirement of Section 4.12.2.ii.a to allow for a deficiency in outdoor play area size compared to the requirements of the Zoning Ordinance. The Ordinance requires 150 square feet per person cared for, and the Goddard School is anticipated increased enrollment to 274, which would require 41,400 square feet of outdoor play area. The applicant is providing 16,030 square feet. The modification is hereby granted because the applicant has provided justification by staggering the times that children are outside playing so that there are no more than 94 children playing outside at one time, providing a ratio of 170 square feet per student.**
- b. The Zoning Board of Appeals granting a variance from Section 4.12.2.ii.b of the Zoning Ordinance for having greater than 50% of the front yard and exterior side yard consist of parking because the site is constrained by having two frontages, the operations in regard to care of the children is taking place in the rear yard between the building and 12 Mile**

Road, where there is no parking or pick-up/drop-off of children, and the surrounding B-3 uses have similar parking situations.

- c. The Zoning Board of Appeals granting a variance from Section 4.19.1 for constructing an accessory building in a front yard due to the site having two frontages.
- d. The City Council granting a Design and Construction Standards variance from Section 11- 256 (b) for not installing a sidewalk all the way to the property line along Grand River Avenue because the applicant does not want to interfere with the existing wetland and will pay into the sidewalk fund in lieu of constructing the sidewalk/boardwalk.
- e. The City Council granting a Design and Construction Standards variance from Section 11- 256 (b) for not installing a sidewalk along 12 Mile Road because the applicant does not want to interfere with the existing wetland and will pay into the sidewalk fund in lieu of constructing the sidewalk/boardwalk.
- f. Landscape waiver for the deficiency in greenbelt berm provided along 12 Mile Road to protect the existing wetland.
- g. Landscape waiver for the deficiency in greenbelt berm height along Grand River Avenue because a hedge is planted along the top of the berm.
- h. Landscape waiver for the deficiency in greenbelt plantings along Grand River Avenue in order to preserve the wetland.
- i. Landscape waiver deficiency in street trees along Grand River in order to preserve the wetland.
- j. Landscape waiver for lack of street trees along 12 Mile Road to protect the wetland – supported if a boardwalk is used as a sidewalk not supported if that section of wetland is filled to build a sidewalk.
- k. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PLAN FOR JSP22-59 GODDARD SCHOOL MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY.

Motion carried 5-0.

Motion to approve the Stormwater Management Plan for JSP22-59 Goddard School made by Member Lynch and seconded by Member Roney.

In the matter of Goddard School Annex JSP22-59, motion to approve the Stormwater Management Plan based on and subject to the following:

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 the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL VOTE TO APPROVE THE STORMWATER MANAGEMENT PLAN FOR JSP22-59 GODDARD SCHOOL MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY.

Motion carried 5-0.

2. APPROVAL OF THE 2024 PLANNING COMMISSION REGULAR MEETING SCHEDULE

City Planner McBeth relayed this is the time of year the Community Relations Department requests all the Boards and departments to provide dates for the 2024 annual report calendar year which goes out to the residents. The proposed Planning Commission regular meeting dates are primarily the second and fourth Wednesday of each month, with a few exceptions for holidays or other events that would preclude that. One meeting has been proposed for both November and December. Alternatively, the Planning Commission could schedule two meetings for November and December and could cancel if not needed. Special meetings could also be called if the Planning Commission determines that is necessary.

Motion to approve the 2024 Planning Commission Regular Meeting Schedule made by Member Lynch and seconded by Member Roney.

VOICE VOTE TO APPROVE THE 2024 PLANNING COMMISSION REGULAR MEETING SCHEDULE.

Motion carried 5-0.

3. APPROVAL OF THE AUGUST 30, 2023 PLANNING COMMISSION MINUTES

Motion to approve the August 30, 2023 Planning Commission minutes made by Member Lynch and seconded by Member Roney.

ROLL CALL VOTE ON MOTION TO APPROVE THE AUGUST 30, 2023 PLANNING COMMISSION MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER RONEY.

Motion carried 5-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no Supplemental Issues/Training Updates.

AUDIENCE PARTICIPATION

Acting Chair Avdoulos invited members of the audience who wished to address the Planning Commission during the final audience participation to come forward.

Sujata Raman, 50749 Chesapeake Drive, relayed that she came to listen tonight as she knew that Station Flats was on the agenda. She learned a lot tonight and would like to commend the Planning Commission for holding off on recommending the project to City Council at this time. As a resident who lives in the area, she concurs with many of the comments made tonight.

Ms. Raman has two students at the Middle School and went to pick up her daughter from an activity at 5:15 PM, which took 15 minutes to get out from Eleven Mile onto Wixom Road. Adding the proposed amount of residential to the area will not make traffic any better, and Ms. Raman worries about the safety concerns for the school and students who ride their bikes to school. Ms. Raman does not think the impact on the schools can be discounted, as Novi has a great school system. Families with means could rent an apartment just to be in the district.

Seeing no one else, Chair Pehrson closed the final audience participation.

ADJOURNMENT

Motion to adjourn the meeting made by Member Becker and seconded by Member Lynch.

VOICE VOTE ON MOTION TO ADJOURN MADE BY MEMBER BECKER AND SECONDED BY MEMBER LYNCH.

Motion carried 5-0.

Meeting adjourned at 8:44 PM.

*Actual language of the motion sheet subject to review.