



## PHRG DUMPSTER ENCLOSURE JSP26-06

### **PHRG DUMPSTER ENCLOSURE JSP26-06**

Consideration at the request of Power Home Remodeling Group for Preliminary Site Plan and Section 9 Façade Waiver approval. The subject property is located at 41370 Bridge Street, situated east of Meadowbrook Road and north of Eleven Mile Road (Section 13). The property is zoned I-1 (Light Industrial). The applicant proposes to construct an accessory structure on the northwest corner of the site.

### **Required Action**

Approval or denial of the Preliminary Site Plan and Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	02/25/26	<ul style="list-style-type: none"> <li>• <b>Zoning Board of Appeals (ZBA) variance required for dumpster enclosure in front yard.</b></li> <li>• Items to be addressed at Final Site Plan submittal</li> </ul>
Engineering	Approval Recommended	03/02/26	<ul style="list-style-type: none"> <li>• Items to be addressed at Final Site Plan submittal</li> </ul>
Landscape	Approval Recommended	02/17/26	<ul style="list-style-type: none"> <li>• Items to be addressed at Final Site Plan submittal</li> </ul>
Façade	Approval Recommended	03/02/26	<ul style="list-style-type: none"> <li>• <b>Section 9 Façade Waiver</b></li> <li>• Items to be addressed at Final Site Plan submittal</li> </ul>
Fire	Approval Recommended	02/23/26	<ul style="list-style-type: none"> <li>• Meets Fire Department standards</li> </ul>

**MOTION SHEET:**

**Approval – Preliminary Site Plan**

In the matter of PHRG Dumpster Enclosure JSP26-06, motion to **approve** the Preliminary Site Plan based on and subject to the following:

1. A Section 9 Façade is granted under Section 5.15.9 for:
  - Underage of brick (30% minimum required, 0% proposed)
  - Overage of split face CMU, painted (10% allowed, 85% proposed on the south, east, and west elevations, and 20% proposed on the north elevation)
  - Overage of honed faced CMU, painted (0% allowed, 15% proposed on the south, east, and west elevations, and 5% proposed on the north elevation)

*The proposed materials are consistent with the existing building which is constructed of EIFS and split faced CMU.*

2. The Zoning Board of Appeals granting a variance from:
  - i. Section 4.19.2.F and Chapter 21, Section 21-145(c) of the Zoning Ordinance to locate the dumpster enclosure in the front yard. *(Due to existing easement restrictions on the site, placement of the enclosure was limited. The proposed location is situated outside the easement and minimizes visual impact from public right-of-way).*
3. 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; and
4. *(additional conditions here, if any)*

*(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.)*

**– OR –**

**Denial – Preliminary Site Plan**

In the matter of PHRG Dumpster Enclosure JSP26-06, motion to **deny** the Preliminary Site Plan... *(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**MAPS**

**Location**

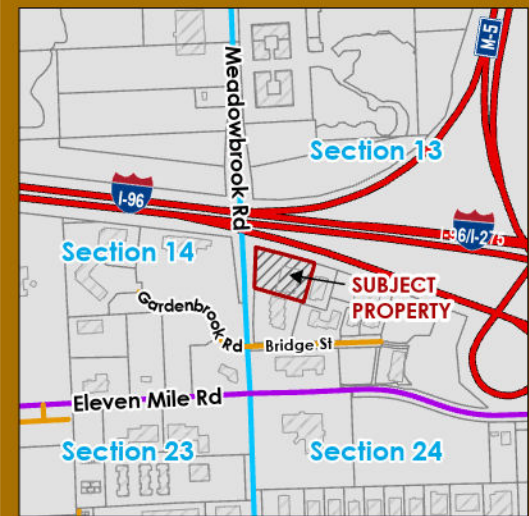
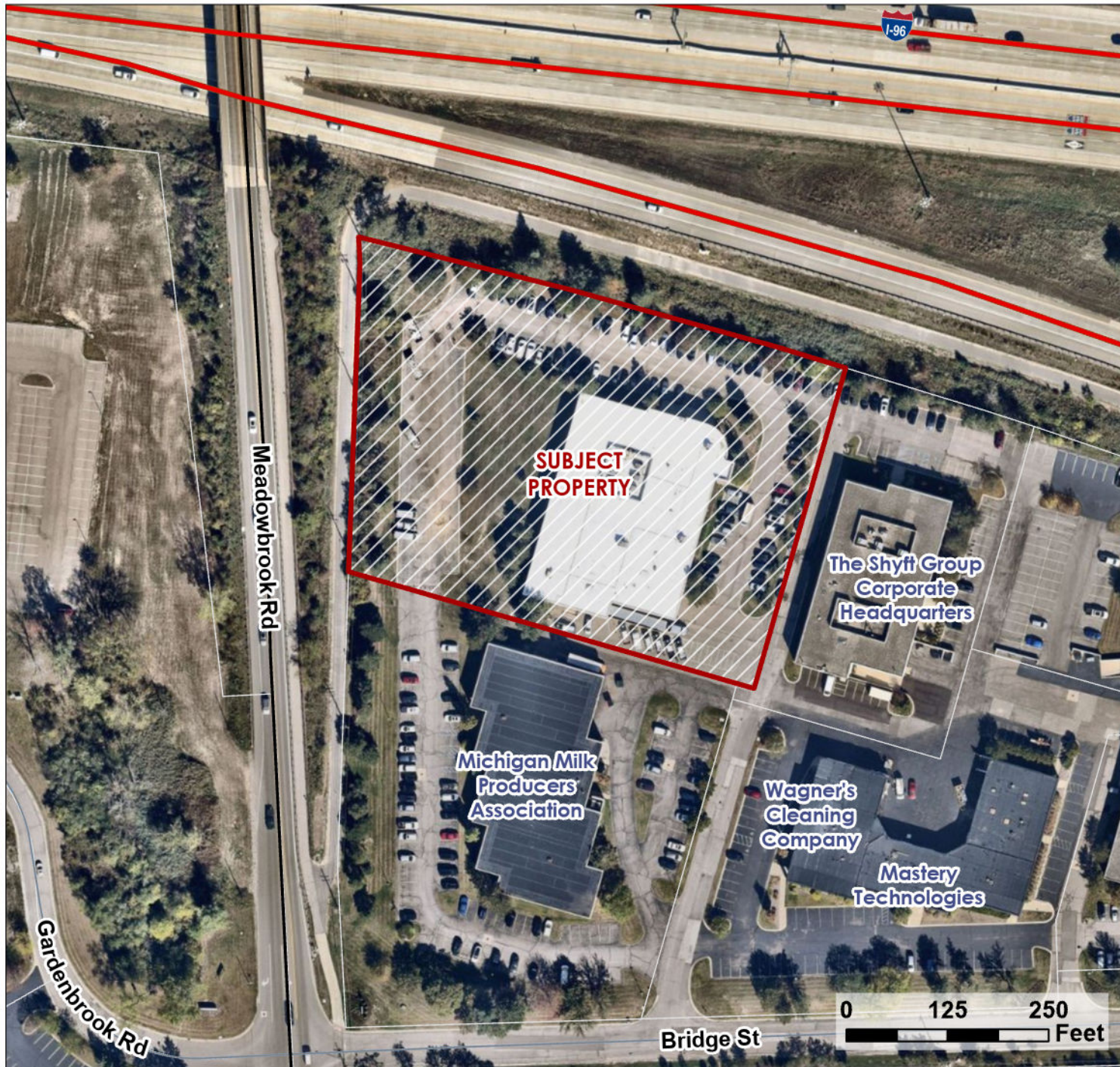
**Zoning**

**Future Land Use**

**Natural Features**

---

# PHRG DUMPSTER ENCLOSURE LOCATION MAP



## LEGEND

 Subject Property

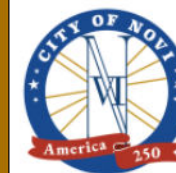
Thoroughfare Classification

 Minor Arterial

 Non-Residential Collector

 Local Residential Street

 Freeway



Map Author: Diana Shanahan  
Project: PHRG Dumpster

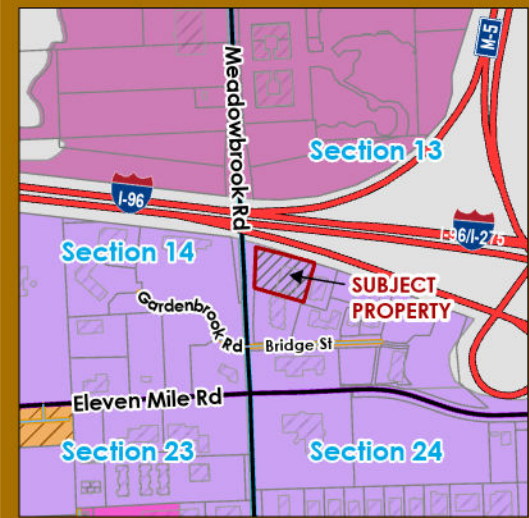
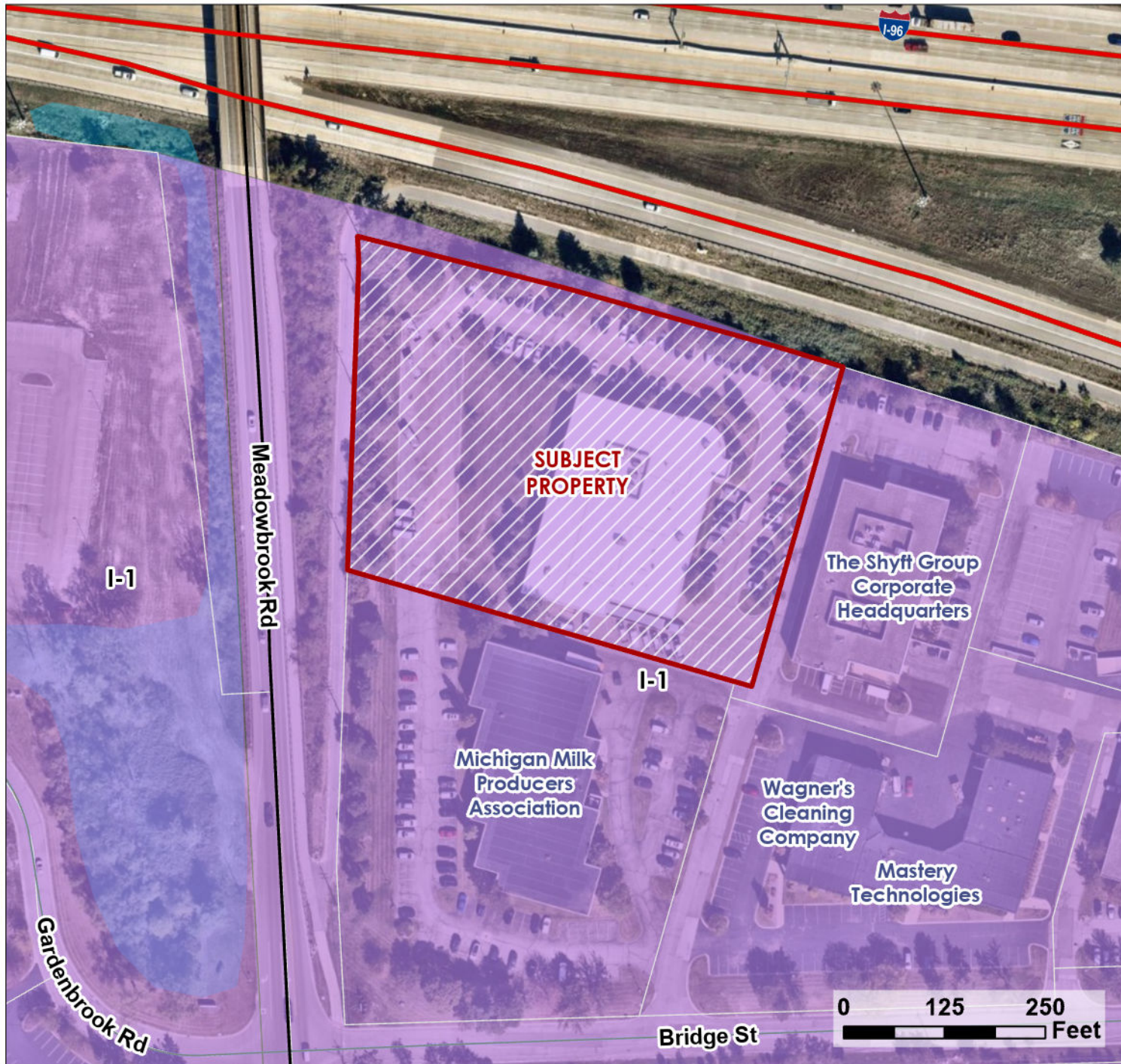
Date: 03/25/26  
Version #: 1

## City of Novi

Community Development Department  
City Hall / Civic Center  
45175 Ten Mile Road, Novi, MI 48375  
cityofnovi.org



# PHRG DUMPSTER ENCLOSURE ZONING MAP



## LEGEND

Subject Property

### Zoning District

B-3: General Business

I-1: Light Industrial

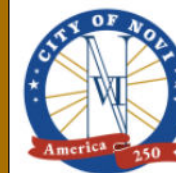
NCC: Non-Center Commercial

OST: Office Service Technology

TC-1: Town Center-1

### Zoning Overlay

Planned Rezoning Overlay (PRO)



Map Author: Diana Shanahan  
Project: PHRG Dumpster

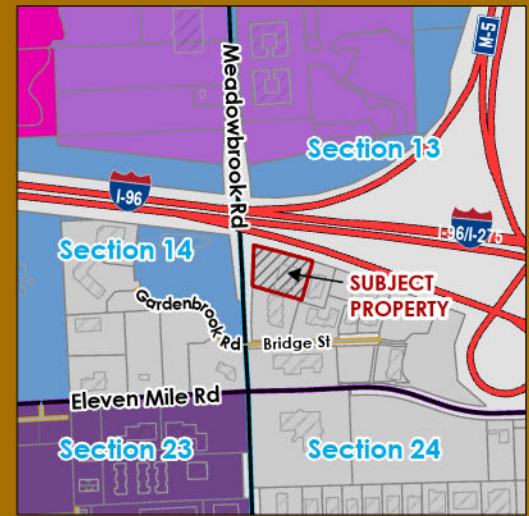
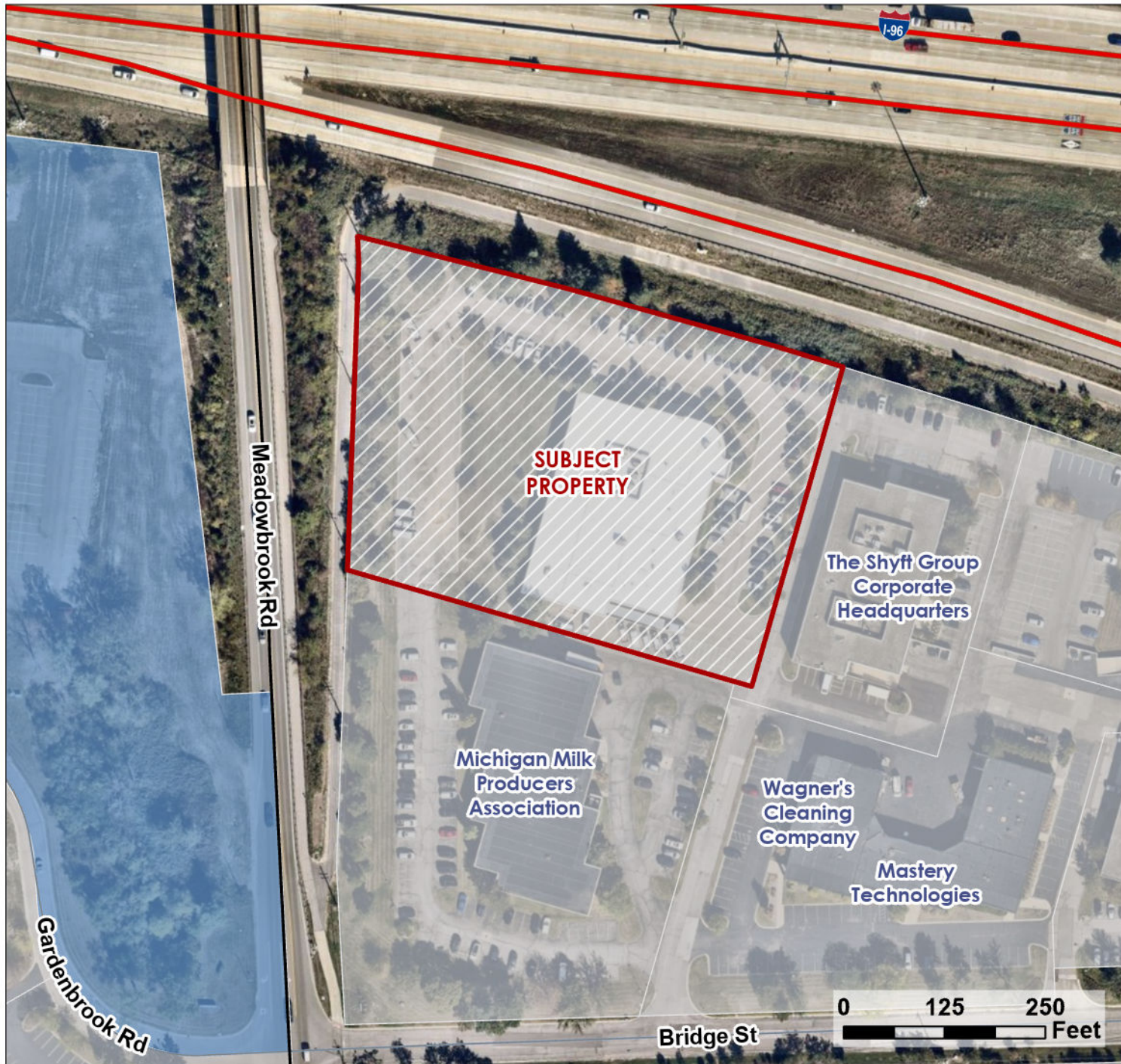
Date: 03/25/26  
Version #: 1

## City of Novi

Community Development Department  
City Hall / Civic Center  
45175 Ten Mile Road, Novi, MI 48375  
cityofnovi.org



# PHRG DUMPSTER ENCLOSURE FUTURE LAND USE MAP



## LEGEND

 Subject Property

Future Land Use Category

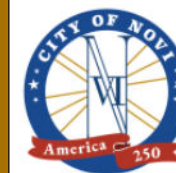
 Public/Quasi-Public

 Commercial Mixed-Use

 General Mixed-Use

 Town Center Mixed-Use

 Industrial/Office



Map Author: Diana Shanahan  
Project: PHRG Dumpster

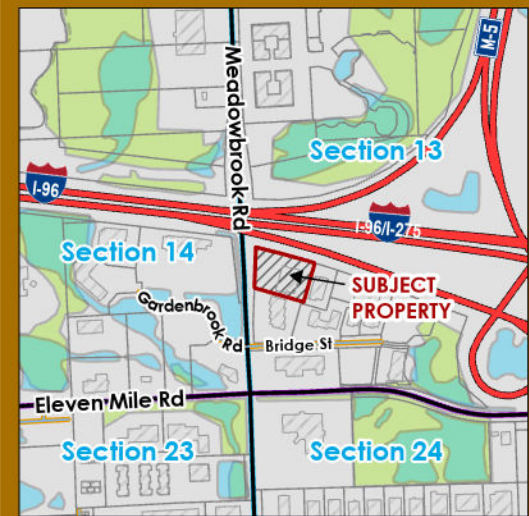
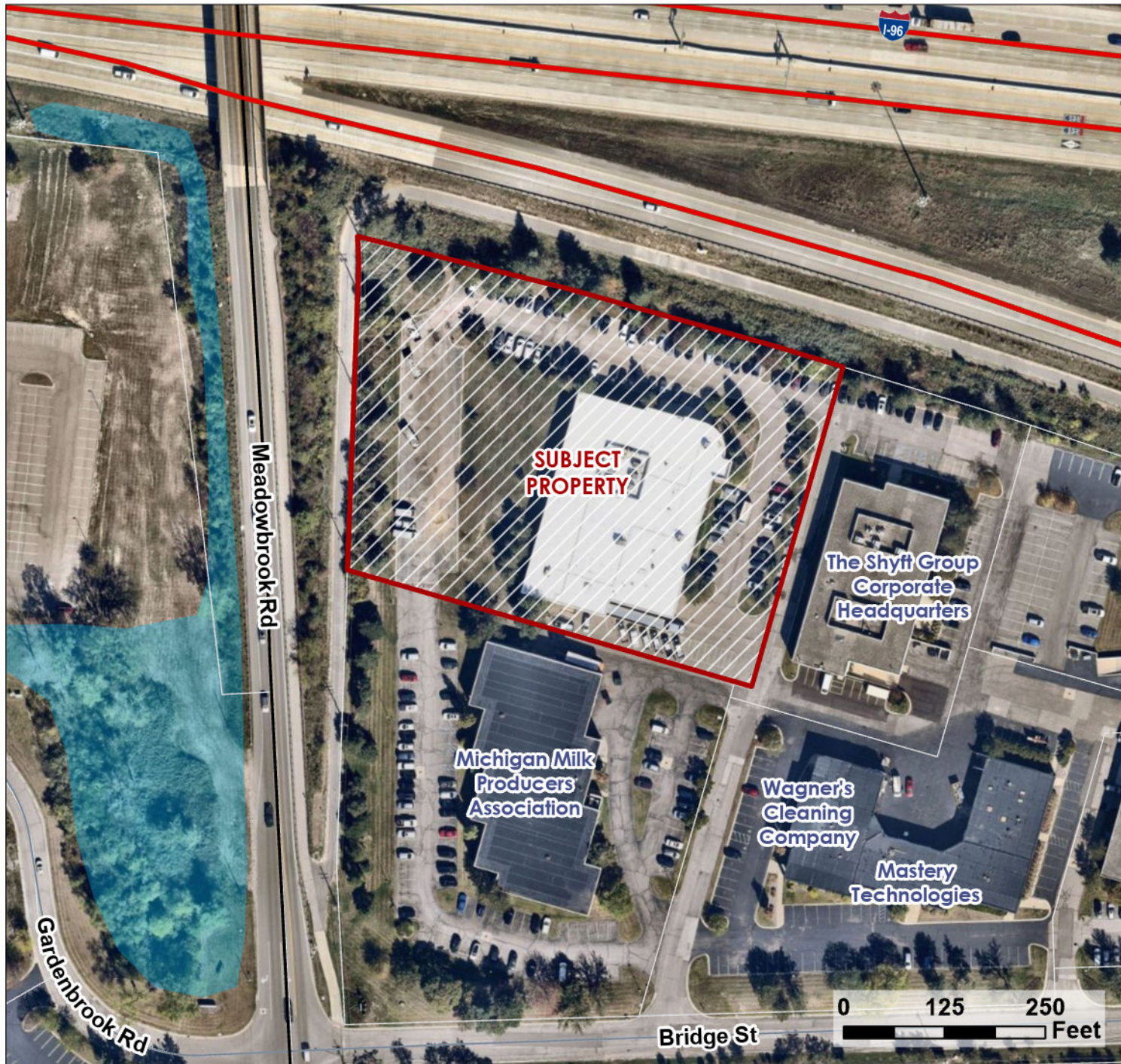
Date: 03/25/26  
Version #: 1

## City of Novi

Community Development Department  
City Hall / Civic Center  
45175 Ten Mile Road, Novi, MI 48375  
cityofnovi.org

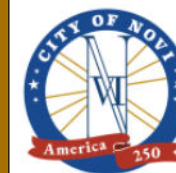


# PHRG DUMPSTER ENCLOSURE NATURAL FEATURES MAP



## LEGEND

-  Subject Property
-  Wetlands
-  Woodlands



Map Author: Diana Shanahan  
Project: PHRG Dumpster

Date: 03/25/26  
Version #: 1

## City of Novi

Community Development Department  
City Hall / Civic Center  
45175 Ten Mile Road, Novi, MI 48375  
cityofnovi.org



**SITE PLAN AND BUILDING ELEVATIONS**

---

**Owner**

Power Home Remodeling  
41370 Bridge Street  
Novi, MI 48375

Tel. (610) 874-5000

CONTACT:  
Kyle Swetavage  
Director of Facilities

**Architect**

Wulff Architects, Inc.  
1515 Locust Street, 2nd Floor  
Philadelphia, PA 19102

Tel. (215) 985-0500  
Fax. (215) 985-4404

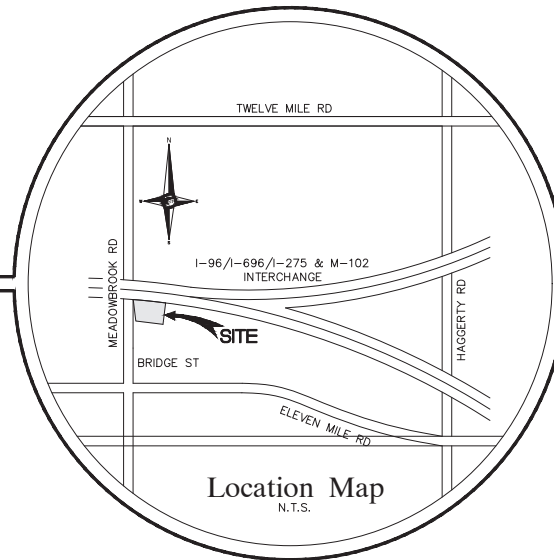
CONTACT:  
Dave Schmauk AIA, NCARB - Principal

**Civil Engineer**

NOWAK & FRAUS ENGINEERS  
46777 Woodward Ave.  
Pontiac, MI 48342-5032  
Tel. (248) 332-7931  
Fax. (248) 332-8257

CONTACT:  
Patrick Williams, PE

# City of Novi, Oakland County, Michigan FINAL STAMPING SET Prepared For Power Home Remodeling



**LEGAL DESCRIPTION**

LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:  
UNIT NO. 4, MEADOWBRIDGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 11314, PAGE 75, FIRST AMENDMENT OF MASTER DEED RECORDED IN LIBER 14627, PAGE 834, SECOND AMENDMENT OF MASTER DEED RECORDED IN LIBER 15960, PAGE 274, THIRD AMENDMENT OF MASTER DEED RECORDED IN LIBER 19339, PAGE 405 AND FOURTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 39425, PAGE 96, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 662, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

EASEMENT PARCEL 2:  
A NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED IN INGRESS-EGRESS EASEMENT RECORDED IN LIBER 40212, PAGE 237, OAKLAND COUNTY RECORDS.

EASEMENT PARCEL 3:  
A NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED IN SECOND AMENDMENT TO MASTER DEED AS A 20.00 FOOT WIDE EASEMENT FOR WATER WELL SERVICE AND TOGETHER WITH THE USE OF A NON-EXCLUSIVE 26.00 FOOT INGRESS AND EGRESS ACCESS EASEMENT RECORDED IN LIBER 15960, PAGE 274, OAKLAND COUNTY RECORDS.

TAX ID: 22-13-351-020

ADDRESS: 41370 BRIDGE STREET, NOVI, MI 48375

CONTAINING: 127,478 SQUARE FEET OR 2.926 ACRES

**SHEET INDEX**

- Civil Sheets
- C0 Cover Sheet
- C1 Boundary / Topographic / Tree Survey
- C2 Demolition Plan
- C3 Engineered Site Plan
- L1 Landscape Plan

- Architectural/Structural Sheets
- S101 Notes, Plans and Details
- A101 Plan Elevations and Details

- Standard Detail Sheets
- OCWRC Soil Erosion and Sedimentation Control Details

**REVISIONS:**  
01-29-26 FOR PERMIT AND CONSTRUCTION  
03-04-26 SUBMIT FOR CITY REVIEW

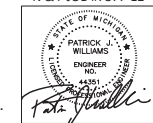
Project Name

# 41370 Bridge Street Dumpster Enclosure

NOVI #25-17 PHRG DUMPSTER ENCLOSURE



N & F JOB #7377-12

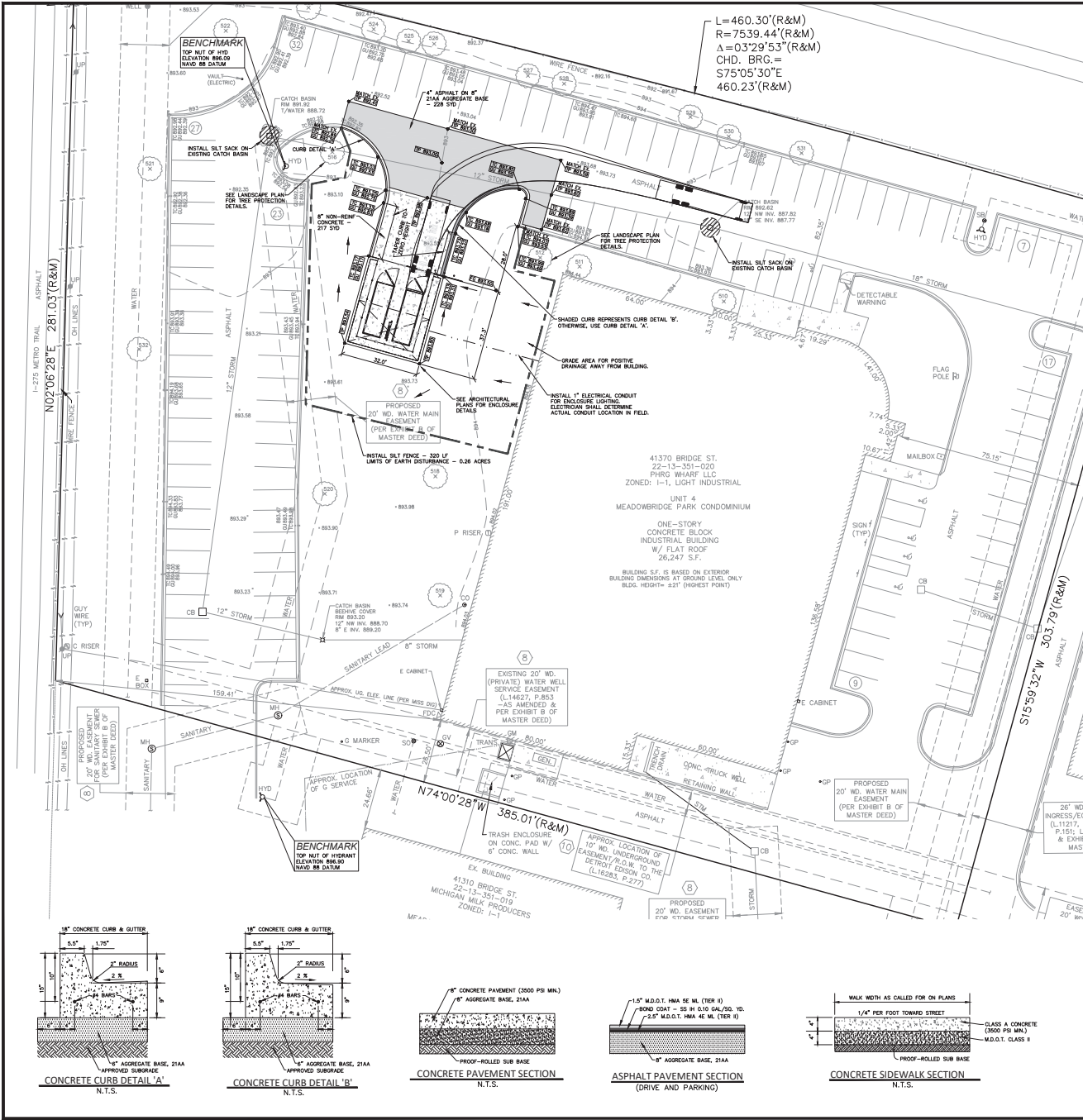


CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 416-3364  
FAX (248) 332-8257  
WWW.NFE-ENGR.COM







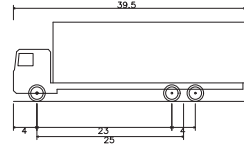
30' WD. VEHICULAR  
 INGRESS/EGRESS (ASBESTOS  
 QUILITY, POLYBUTYLENE  
 P.151, L.10176, P.233  
 & EXHIBIT B OF  
 MASTER DEED)

EASEMENT PARCEL  
 GENERAL LOCATION OF  
 INGRESS & EGRESS EASEMENT  
 (L.40212, P.237)



**NF**  
**ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (844) 416-3364  
 FAX. (248) 332-8257  
 WWW.NFE-ENGR.COM



SU-40 - Single Unit Truck  
 Overall Length 8.00ft  
 Overall Width 13.50ft  
 Overall Body Height 1.367ft  
 Track Width 5.00ft  
 Mox Steering Angle (Virtual)

39.500ft  
 8.000ft  
 13.500ft  
 1.367ft  
 5.000ft  
 31.80°

**NOTES**

1. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY AND/OR CITY EASEMENT.
2. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

**REQUIRED PARKING**

EXISTING INDUSTRIAL BUILDING (28,247 SFT TOTAL):  
 PROFESSIONAL OFFICE (18,127 SFT)  
 ONE (1) SPACE FOR EACH TEN HUNDRED TWENTY-TWO (222) SFT OF GROSS LEASABLE AREA (GLA) FOR BUILDINGS UP TO 100,000 S.F.  
 18,127 SFT/222 SFT = 82 SPACES

WAREHOUSE (8,120 SFT)  
 ONE (1) SPACE FOR EACH SEVEN HUNDRED (700) SFT OF GROSS LEASABLE AREA (GLA)  
 8,120 SFT/700 SFT = 11 SPACES

TOTAL PARKING REQUIRED = 82 + 11 = 93 SPACES  
 TOTAL PARKING PROVIDED = 128 SPACES TOTAL INCLUDING 6 ACCESSIBLE SPACES

**GENERAL PAVING NOTES**

CONCRETE SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:  
 PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX BAGS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT:  
 BASE COURSE = M-107 BITUMINOUS MIXTURE (MMA 4E) 5% SURFACE COURSE = M-107 BITUMINOUS MIXTURE (MMA 4E) 5% SURFACE COURSE - MEET SPECIFICATIONS AT 0.10 CALIBER PER SQUARE YARD

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURBS & GUTTERS, ETC. SHALL BE SPRAWL CURED WITH WETTING MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POSITIVE RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER CURBET CREATION. FEDERAL SPECIFICATION SS-534.

ALL WEARSHARP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS FOR ROAD BUILDING AND MAINTENANCE MANUAL, MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION WORK.

FL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 6 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

**ESTIMATED QUANTITIES**

DESCRIPTION	QUANTITY	UNITS
4" ASPHALT ON 8" 21AA BASE	228	S.F.
4" NON-REINFORCED CONCRETE M.D.O.T. CLASS II	217	S.F.
6" CONCRETE CURBS & GUTTER	138	L.F.

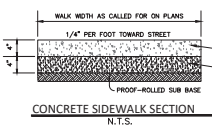
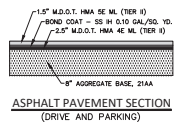
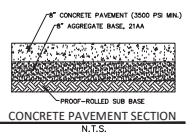
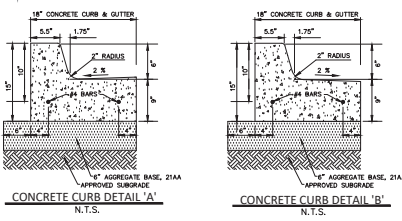
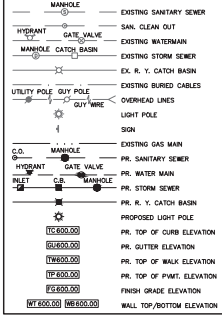
**SOIL EROSION**

DESCRIPTION	QUANTITY	UNITS
SILT FABRIC FENCING	320	L.F.
SET BACK WALL	2	L.F.

**PAVING LEGEND**



**LEGEND**



PROJECT  
 41370 Bridge Street  
 Novi, MI

CLIENT  
 Wolff Architects, Inc.  
 1515 Locust St., 2nd Floor  
 Philadelphia, PA 19102

Contact: Dave Schmauk  
 Tel. (215) 985-0500

PROJECT LOCATION  
 No. 41370  
 Bridge Street  
 Part of the SE. 1/4 of  
 Section 13, T.1N., R.8E.,  
 City of Novi,  
 Oakland County, MI

SHEET  
 Engineered Site Plan

**811**  
 Know what's below  
 Call before you dig.

DATE ISSUED/REVISED  
 10-15-2025 / 10-15-2025  
 10-15-2025 / 10-15-2025  
 10-15-2025 / 10-15-2025

DRAWN BY:  
 M. Hani

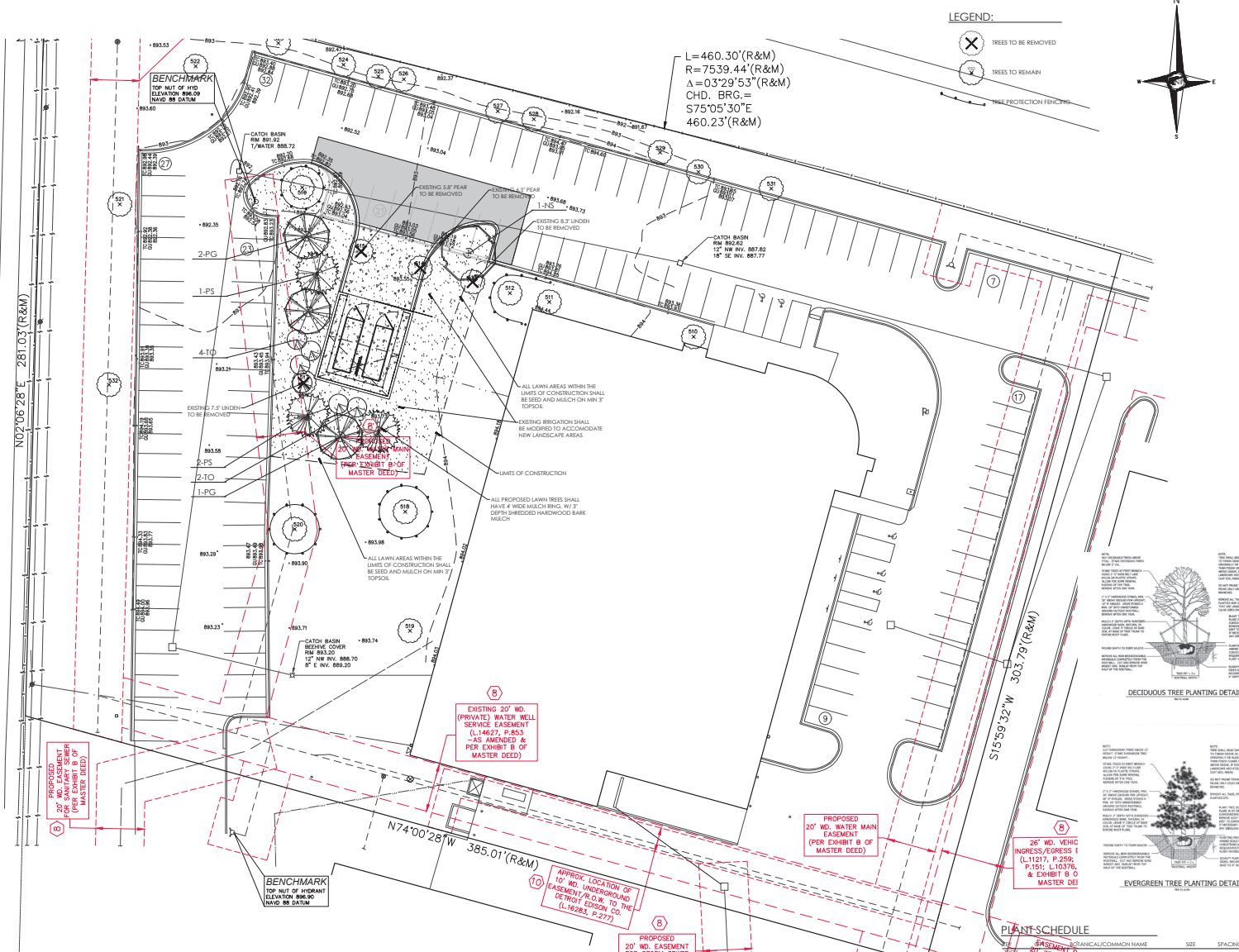
DESIGNED BY:  
 M. Kurbas

APPROVED BY:  
 P. Williams

DATE:  
 10-15-2025

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.  
 7377-12 C3



**LOCATION MAP**

**NF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
 4677 WOODWARD AVE.  
 PONTIAC, MI 48342-5082  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257

**GENERAL LANDSCAPE NOTES**

1. LANDSCAPE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.  
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.  
 3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.  
 4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.  
 5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.  
 6. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.  
 7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.  
 8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.  
 9. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.  
 10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.

**PROJECT**  
 41370 Bridge Street  
 Novi, MI

**CLIENT**  
 Wulf Architects, Inc.  
 1515 Locust St., 2nd Floor  
 Philadelphia, PA 19102

Contact: Dave Schmauk  
 Tel. (215) 985-0500

**CITY NOTES:**  
 ALL PLANT SUBSTITUTIONS AND/OR DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED BY WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.  
 ALL TREE WRAP AND STAKES ARE TO BE REMOVED AFTER THE FIRST WINTER SEASON.  
 THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE SPRING 2021, WITH COMPLETION BY NOVEMBER 15.  
 THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI LANDSCAPE ORDINANCE.  
 ALL LANDSCAPE MATERIALS WILL BE GUARANTEED FOR A MINIMUM OF TWO (2) YEARS, AND SHALL INCLUDE A MINIMUM ONE (1) YEAR WARRANTY PERIOD.

**DECIDUOUS TREE PLANTING DETAIL**

**EVERGREEN TREE PLANTING DETAIL**

**GENERAL NOTES:**  
 ALL PROPOSED PLANT MATERIAL SHALL BE NORTHERN GROWN, 1" CALIBER STOCK, FREE FROM DISEASE AND PESTS, AND SHALL BE GUARANTEED BY AND AVOID CITY OF NOVI STANDARDS.  
 VES 051 (1-800-462-7171) SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION OF ALL MATERIALS.

**PLANT SCHEDULE**

ITEM	QUANTITY	SYMBOL	COMMON NAME	SIZE	SPACING	ROOT	COMMENT	UNIT/TOTAL COST
PG	3	(Symbol)	Shrub	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS	\$400/\$400
PG	3	(Symbol)	Shrub	8" HT	20' OC	B&B	FULL TO GROUND	\$350/\$1,050
PG	3	(Symbol)	Shrub	8" HT	20' OC	B&B	FULL TO GROUND	\$350/\$1,050
TO	4	(Symbol)	Miscellaneous	4" HT	8' OC	B&B	WELL ROOTED	\$50/\$200
SEED	497	(Symbol)	Blended Bluegrass Mix	3Y				\$492,788
MULCH	2	(Symbol)	Double Processed Hardwood Bark	CY				\$505/100

**REVISIONS**

NO.	DATE	DESCRIPTION

**DRAWN BY:** G. Ostrowski  
**DESIGNED BY:** G. Ostrowski  
**APPROVED BY:** G. Ostrowski  
**DATE:** 10-15-2025  
**SCALE:** 1" = 20'  
**NFE JOB NO.:** 7377-12 **SHEET NO.:** L1

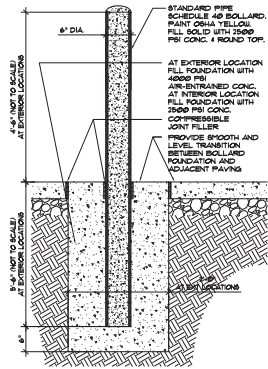




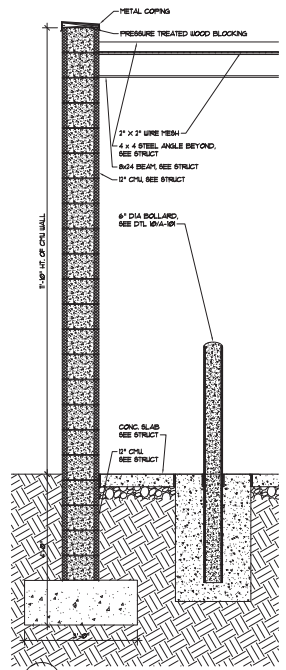
**SECURITY GATE**  
 MANUFACTURER - SPENSTAR JMSA J507  
 MODEL - TRANSPORT TRAVELER S STYLE MAURITIC  
 COLOR - BLACK FINISH - POWDER COATED  
 DESCRIPTION  
 UPRIGHTS 2 1/2" X 16 GA.  
 DIAGONAL BRACES 7/8" X 16 GA.  
 BOTTOM TRACK 3 3/4" X 63" ALUMINUM PROFILE  
 TOP TRACK 3" X 83" ALUMINUM PROFILE  
 POCKET (24" X 36" OPENING) 750 X 18" WALL HEIGHT 18"  
 INSTALLATION PER MANUFACTURER'S INSTRUCTION  
 ACID / DEDUCT ALTERNATE - NONE

**REIN (EXTERIOR)**  
 MANUFACTURER - BRONALISE  
 STYLE / MODEL - CAPRIE -50, COLOR - 4000K  
 FINISH - BLACK  
 SIZE - 36"1" X 47 1/4" X 425"6  
 LUMEN 160 (160 900 LUMENS)  
 INSTALLATION DESCRIPTION - WALL MOUNTED  
 ACID / DEDUCT ALTERNATE - N/A

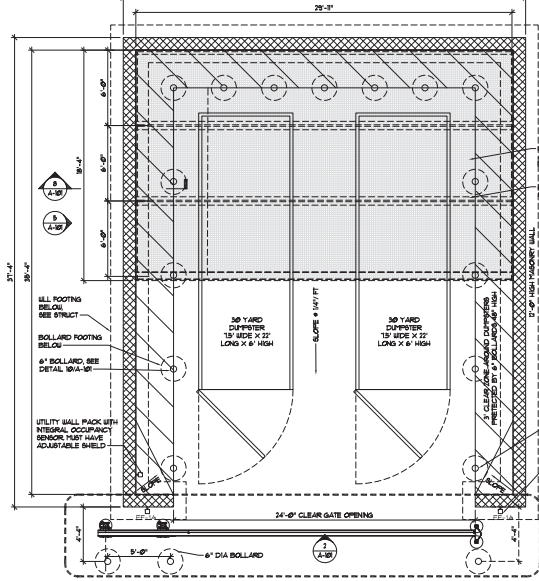
**EXTERIOR PAINT**  
 MANUFACTURER - BERKIN BELLIPS  
 STYLE - EXTERIOR HIGH PERFORMANCE WATER BASED LATEX PAINT  
 FORMULATED FOR USE ON EXTERIOR SUBSTRATES  
 COLOR AND FINISH TO MATCH EXISTING MAIN BUILDING COLOR



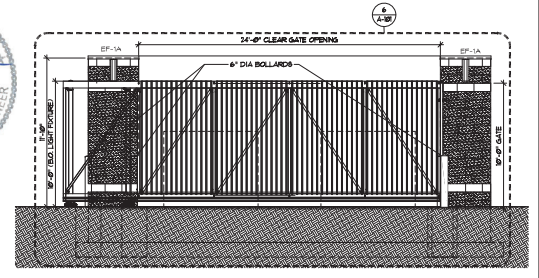
10 BOLLARD SECTION  
 SCALE: 1/4"=1'-0"



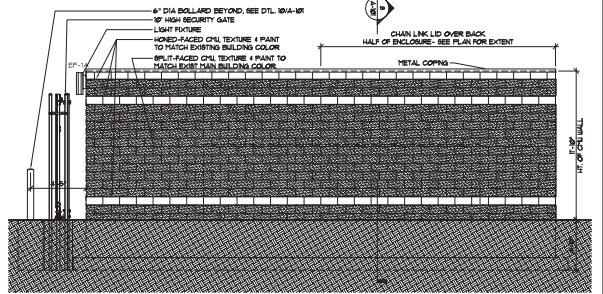
8 WALL SECTION  
 SCALE: 3/4"=1'-0"



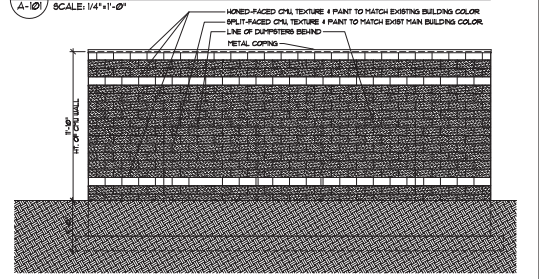
1 PLAN VIEW  
 SCALE: 1/4"=1'-0"



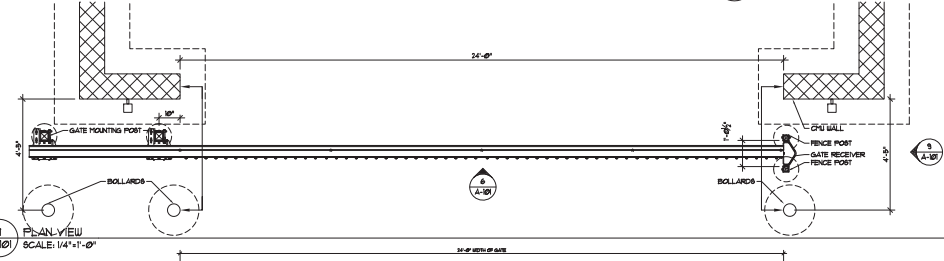
2 FRONT ELEVATION  
 SCALE: 1/4"=1'-0"



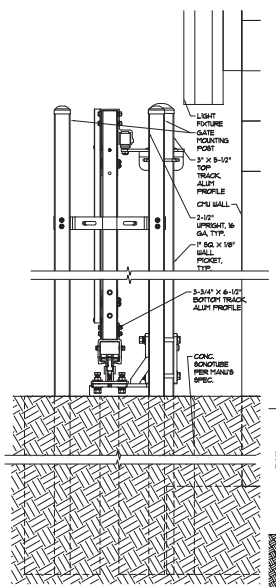
3 SIDE ELEVATION  
 SCALE: 1/4"=1'-0"



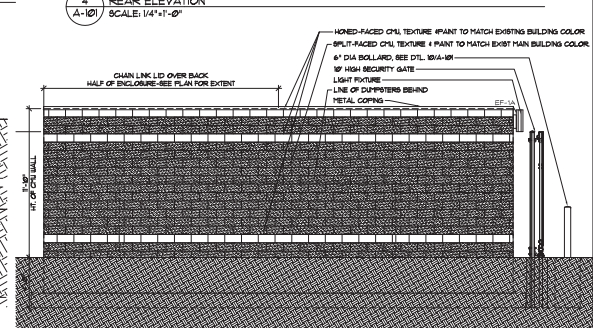
4 REAR ELEVATION  
 SCALE: 1/4"=1'-0"



6 ENLARGED ELEVATION  
 SCALE: 3/4"=1'-0"



9 FENCE SECTION  
 SCALE: 1/4"=1'-0"



5 SIDE ELEVATION  
 SCALE: 1/4"=1'-0"

ISSUED FOR:  
**PERMIT/CONSTRUCTION**  
 29 JAN 2026

PROPOSED NEW DUMPSTER ENCLOSURE  
 PLAN, ELEVATIONS AND DETAILS

REVISIONS

DATE

DESCRIPTION

WULF ARCHITECTS, INC.  
 1001 LAUREL STREET, 2ND FLOOR  
 ANN ARBOR, MI 48106  
 P: 734.769.8222  
 W: WWW.WULFARCHITECTS.COM

PROJECT: 4 AS BLDG. 100  
 DATE: 29 JAN 2026  
 DES: JHC

PROPOSED NEW DUMPSTER ENCLOSURE  
 POWER HOSE REPOPELING  
 BRIDGE STREET, UNIT 4  
 CITY OF NOY, OAKLAND COUNTY, MI

A-101



## PLANNING REVIEW

---



# PLANNING REVIEW

PHRG Dumpster Enclosure  
JSP26-06  
February 25, 2026

## PETITIONER

Power Home Remodeling Group | Kyle Swetavage

## REVIEW TYPE

Combined Preliminary–Final Site Plan

## PROPERTY CHARACTERISTICS

Section	13	
Site Location	41370 Bridge Street; 22-13-351-020	
Site School District	Novi Community School District	
Site Zoning	I-1 Light Industrial	
Adjoining Zoning	North	I-96
	East	I-1 Light Industrial
	West	I-1 Light Industrial
	South	I-1 Light Industrial
Current Site Use	Power Home Remodeling Warehouse Distribution Center	
Adjoining Uses	North	Highway
	East	The Shyft Group Corporate Headquarters
	West	Novi Community School District – ROAR Center
	South	Michigan Milk Producers Association
Site Size	2.92 acres	
Plan Date	January 29, 2026	

## PROJECT SUMMARY

The applicant proposes to construct a 1,194 square foot dumpster enclosure, dumpster pad, and access driveway to accommodate two (2) 30-yard dumpsters to help manage discarded materials for the existing 26,247 square foot home remodeling warehouse distribution center. The proposed enclosure would be 12 feet high and located on the west side of the building. The back half of the enclosure will have a "lid" comprised of open metal grating intended to reduce the likelihood of debris blowing out. Eight (8) parking spaces will be removed to provide access for the necessary dumpster hauler truck maneuvering.

## RECOMMENDATION

**Planning staff recommends approval** of the Combined Preliminary and Final Site Plan, **subject to approval by the Planning Commission and Zoning Board of Appeals, with outstanding items to be addressed at the time of Electronic Stamping Set submittal.** The plan complies with the general requirements of the Zoning Ordinance, pending minor revisions.

Engineering and Landscape are also recommending approval of the Preliminary–Final Site Plan, with items to be addressed in the Electronic Stamping Set. Façade and Fire are recommending approval.

## ORDINANCE REQUIREMENTS

---

This project was reviewed for compliance with the City of Novi Zoning Ordinance and any other applicable provisions of the ordinance, as noted. The plans show general compliance with ordinance requirements. Please address any items in **bold** with the next review.

1. Planning Commission Approval Section 6.1.C.vii: A site plan shall be subject to review and approval by the Planning Commission, rather than administrative approval, where the site is governed by a previously approved site plan and a revised site plan proposes the construction of an accessory building exceeding 1,000 square feet. **Planning Commission approval will be required for the dumpster enclosure (accessory building) of 1,194 square feet.**
2. Dumpster & Dumpster Enclosure (Sec. 4.19.2.F & Sec. 21-145. (c)): Except where otherwise permitted and regulated in this ordinance, refuse bins and their screening enclosures shall be located in the rear yard or interior side yard if it does not abut a residentially zoned district. *The dumpster and dumpster enclosure are proposed in the front yard.* **Zoning Board of Appeals (ZBA) approval will be required to locate the proposed dumpsters in the front yard.**
3. Number of Parking Spaces (Sec. 5.2.12.D-E): Professional offices require one (1) space for each two hundred twenty-two (222) square feet of Gross Leasable Area (GLA) for buildings up to 100,000 square feet. Warehouses require one (1) space for each seven hundred (700) square feet of usable floor area. *The existing building is 26,247 square feet and the applicant confirmed in their submittal that the interior use of the building is 18,127 s.f. of office area and 8,120 s.f. of warehouse area. Therefore, the building use would require 93 parking spaces, but the applicant only considered the warehouse use in their total parking calculation. However, even with the proposed removal of eight (8) spaces the total number of parking spaces will be 128 including 6 accessible spaces, well exceeding the required parking.* **Update the parking calculations on Sheet C3 to reflect the total required spaces based on the details provided in italics above on the Electronic Stamping Set submittal. Edit existing building total square feet to 26,247 on Sheet C3 on subsequent submittal as well.**
4. Shared Parking Study (Sec. 5.2.7): A shared parking study is required if the applicant is requesting a reduction of parking spaces due to multiple uses on site and would require Planning Commission approval. *A Third Amendment of the Master Deed and Replat in December 1998 approved a Condominium Subdivision Plan creating individual Parcel IDs and unit boundaries where each unit was to stand on its own except for any noted utility easements and ingress/egress. It is therefore determined that a shared parking agreement is not required for this project.*
5. Noise Impact Statement (5.14.10.A.i): The receiving zoning districts that surround the parcel are all zoned I-1. The I-1 district has a maximum permitted decibel level of 75 during daytime hours and 70 during nighttime hours. *A Noise Impact Statement was provided confirming that all dumpster swaps, pickups, and related servicing activities will occur exclusively outside of regular business hours.*

## OTHER REVIEWS

---

- Engineering Review: Engineering is recommending approval of the Combined Preliminary/Final Site Plan, with comments to be addressed in the Electronic Stamping Set submittal.
- Landscape Review: Landscape is recommending approval of the Combined Preliminary/Final Site Plan, with comments to be addressed in the Electronic Stamping Set submittal.
- Façade Review: Façade is recommending approval of Combined Preliminary/Final Site Plan. A Section 9 Façade Waiver is recommended for an underage of Brick and overage of CMU.
- Fire Review: Fire is recommending approval of the Combined Preliminary/Final Site Plan.

### **NEXT STEP: PLANNING COMMISSION MEETING**

---

As all reviewers are recommending approval of the Preliminary Site Plan, the project will be scheduled to appear before the Planning Commission on April 15, 2026. Please submit the following by April 8, 2026 for Planning Commission consideration:

1. Site Plan submittal in PDF format (maximum of 10MB) **NO CHANGES MADE TO THE APPROVED PRELIMINARY SITE PLAN**
2. A response letter addressing ALL comments from ALL review letters and a request for waivers/variances as you see fit.
3. A color rendering of the Site Plan (to be used for Planning Commission presentation)
4. A façade sample board as provided in Section 5.15.4.D

### **NEXT STEP: ZONING BOARD OF APPEALS**

---

Locating the dumpster enclosure in the front yard at this site will require variance approval from the Zoning Board of Appeals (ZBA). The ZBA meets on the 2<sup>nd</sup> Tuesday of each month. To request to appear before the ZBA, an application must be submitted by the first business day of the month for the following month's meeting. ZBA applications should be submitted to Megan Nardone at [mnardone@cityofnovi.org](mailto:mnardone@cityofnovi.org).

[Dimensional Variance Zoning Board of Appeals Application Packet](#)

### **FUTURE STEP: ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER**

---

Please address all remaining comments in the review letters prior to submitting a digital copy of the plans for informal review and approval. A letter from either the applicant or the applicant's representative addressing comments in the review letters and associated charts is to be submitted with the electronic stamping set. Please **refer to sheet numbers where the changes are reflected.**

### **FUTURE STEP: STAMPING SET APPROVAL**

---

Stamping sets will be required for this project. After having received all the review letters from City staff the applicant should make the appropriate changes on the plans and submit **9 size 24" x 36" copies, folded, with signature and seal (may be electronic)** to the Community Development Department for Final Stamping Set approval.

### **FUTURE STEP: BUILDING PERMITS AND REVIEW**

---


Building permits will be required for this project. Please contact the Building Department at (248)347-0415 to determine what is required.

### **CHAPTER 26.5**

---

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects to be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at (248)347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If you have any questions concerning the above review or the process in general, please do not hesitate to contact me at (248) 347-0483 or [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org).



---

Diana Shanahan, Planner

## ENGINEERING REVIEW

---



# PLAN REVIEW CENTER REPORT

March 2, 2026

## Engineering Review

PHRG Dumpster Enclosure  
JSP26-0006

### APPLICANT

---

Power Home Remodeling Group

### REVIEW TYPE

---

Preliminary/Final Site Plan

### PROPERTY CHARACTERISTICS

---

- Site Location: 41370 Bridge Street
- Site Size: 2.92 acres
- Plan Date: 01-29-2026
- Design Engineer: NF Engineers

### PROJECT SUMMARY

---

- Construction of a proposed dumpster enclosure and associated dumpster pad. Site access would continue to be provided via Bridge Street.
- No proposed utility work - sanitary sewer, water main, or storm sewer.

### RECOMMENDATION

---

Approval of the Preliminary/Final Site Plan is **recommended**. At this time, the plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of Electronic Stamping Set submittal:

## COMMENTS

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Revise Dumpster Pad detail to meet city standards, 8" concrete on 8" 21AA aggregate base.
3. Indicate if a new or altered irrigation system is proposed.
4. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).

## THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

5. A letter from either the applicant or the applicant's engineer must be submitted with the next submittal highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**

## THE FOLLOWING MUST BE ADDRESSED PRIOR TO USE OF SITE IMPROVEMENTS:

6. A pre-construction meeting is not required due to the limited scope of work. Once the dumpster pad and enclosure are constructed, contact Kate Purpura in the Engineering Division for an inspection.

PRIOR TO SUBMITTING STAMPING SETS, the Applicant should submit the Electronic Stamping set to Planning for review, if any changes are proposed after Electronic Stamping set approval applicant must submit revised sheets for review and approval.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Kate Purpura at (248) 735-5643 or email at [kpurpura@cityofnovi.org](mailto:kpurpura@cityofnovi.org) with any questions.

  
\_\_\_\_\_  
Kate Purpura, EIT  
Project Engineer

cc: Dan Commer, Community Development  
Angela Sosnowski, Community Development  
Stacey Choi, Planning Assistant  
Humna Anjum, Engineering  
Ben Croy, City Engineer

**LANDSCAPE REVIEW**

---



**PLAN REVIEW CENTER REPORT**  
**February 17, 2026**  
**PHRG Dumpster Enclosure**  
**Preliminary/Final Site Plan – Landscape Review**

**Review Type**

Combined Preliminary/Final Site Plan Landscape Review

**Job #**

JSP26-0006

**Property Characteristics**

- Site Location: 41370 Bridge Street
- Site Acreage: 2.92 ac.
- Site Zoning: I-1
- Adjacent Zoning: North: I-96, East, South & West: I-1
- Plan Date: 1/29/2026

**Ordinance Considerations**

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

**Recommendation:**

This project is **recommended for approval for Preliminary Site Plan**. Please make the minor changes noted below on the revised Final Site Plan.

**Please change the City Project number on the Cover Sheet to JSP26-0006.**

**Ordinance Considerations**

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Tree survey and chart are provided on C1.
2. Removals are indicated on C2.
3. No regulated trees, woodlands or wetlands are on the site.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

The property is not adjacent to residential property so this buffering is not required.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

No changes to greenbelt landscaping are required and no new greenbelt landscaping is proposed.

Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))

1. No new utilities or light posts are proposed.
2. All existing utilities are shown on the landscape plan.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C)

1. No changes to the parking lot are proposed.

2. A new island with a deciduous canopy tree has been added at the entry to the dumpster enclosure as requested.

Building Foundation Landscaping (Zoning Sec. 5.5.3.D)

1. As the building is not changing, no additional foundation landscaping is required for it.
2. No screening landscaping is required for the dumpster enclosure, but it is appreciated.

Plant List (LDM 4.)

1. Provided
2. All three species shown are native to Michigan.
3. The proposed tree diversity requirement is exceeded by the Black Hills Spruce (arborvitae are not considered to be trees). **Please use an alternate evergreen species, such as White Pine, for 2 or 3 of the evergreens.**

Planting Notations and Details (LDM)

**Please revise General Landscape Note #6 to state the plants must be guaranteed for 2 years.**

Irrigation (LDM 10.1.)

1. **If an irrigation system will be created to water the new plants, please include a plan for it in the revised Final Site Plans.**
2. **If an existing irrigation system will be extended to include the new plantings, please add a note to that effect to the landscape plan. In that case an actual plan will not be required.**
3. **If an alternate means of providing water for the establishment and long-term survival of the plantings, please provide that information on the revised final landscape plan.**

If the applicant has any questions concerning the above review, do not hesitate to contact me at 248.735.5621 or [meader@cityofnovi.org](mailto:meader@cityofnovi.org).

Thank you for your consideration.



---

Rick Meader – Landscape Architect

## FAÇADE REVIEW

---



March 2, 2026

**Façade Review Status:**  
**Approved, Section 9 Waiver recommended**

City of Novi Planning Department  
 45175 W. 10 Mile Rd.  
 Novi, MI 48375-3024

Re: **FACADE ORDINANCE REVIEW**  
**PHRG Dumpster Enclosure. JSP26-06, Façade Region: 1, Zoning District: I-1**

Dear Ms. McBeth, City Planner:

The following Façade Review is based on the drawings prepared by Wulff Architects, dated 1/29/26. The percentages of materials for each façade are shown on the table below. The maximum and minimum percentages required by the Façade Ordinance are shown in the right-hand column. Materials in non-compliance, if any, are highlighted in bold.

	South	North	East	West	Ordinance Maximum (Minimum)
Brick	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	100% (30%)
Dumpster Gate (Material?)	0%	75%	0%	0%	????
Split Façade CMU, Painted	<b>85%</b>	<b>20%</b>	<b>85%</b>	<b>85%</b>	10%
Honed Faced CMU, Painted	<b>15%</b>	<b>5%</b>	<b>15%</b>	<b>15%</b>	0%

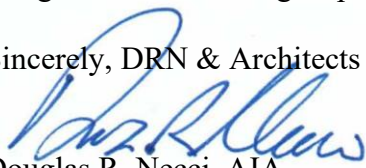
As shown above the minimum amount of Brick is not provided and the percentages of CMU exceed the maximum amount allowed by the Ordinance. In this case the proposed materials are consistent with the adjacent building which is constructed of EIFS and Split Faced CMU. Therefore, a Section 9 Waiver is recommended for the deviations.

The applicant should clarify that the dumpster door design will provide adequate screening. For example, the spacing of the “1” SQ. x 1/8” WALL PICKET, TYPICAL” should be indicated. We believe 2” maximum spacing would be required.

**Notes to the Applicant:**

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. The applicant should request inspection of the brick prior to installation. It is the applicant’s responsibility to request the inspection at the appropriate time (before installation). Inspections may be requested using the Novi Building Department’s Online Inspection Portal.

Sincerely, DRN & Architects PC



Douglas R. Necci, AIA

## FIRE REVIEW

---



February 23, 2026

TO: Barbara McBeth - City Planner  
Lindsay Bell - Plan Review Center  
Dan Commer – Plan Review Center  
Diana Shanahan – Plan Review Center  
Stacey Choi – Planning Assistant

**CITY COUNCIL**

**Mayor**

Justin Fischer

**Mayor Pro Tem**

Laura Marie Casey

Dave Staudt

Brian Smith

Matt Heintz

Priya Gurumurthy

Aaron Martinez

**City Manager**

Victor Cardenas

**Director of Public Safety**

**Chief of Police**

Erick W. Zinser

**Fire Chief**

John B. Martin

**Assistant Chief of Police**

Scott R. Baetens

**Assistant Fire Chief**

Todd Seog

RE: **PHRG Dumpster Encloser**

PreApp25-017

**JSP26-06**

**Project Description:**

New Dumpster enclosure on existing site

**Comments:**

NONE

**Recommendation:**

The Fire Dept. does not have any objections at this time.

Sincerely,

A handwritten signature in black ink that reads "Andrew Copeland".

Andrew Copeland – Fire Marshal  
City of Novi Fire Department

cc: file

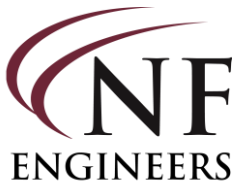
**Novi Public Safety Administration**

45125 Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

**APPLICANT RESPONSE LETTER**

---



March 04, 2026

City of Novi Planning Department  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375  
Attn: Dan Commer, Planner

Re: PHRG Dumpster Enclosure  
Combined Preliminary-Final Site Plan Review dated February 25, 2026  
**JSP 26-06**

Please see below for the responses to the PHRG Dumpster Enclosure Preliminary-Final Site Plan review comments.

### **Planning Review**

1. Understood.
2. The parking calculations have been updated on Sheet C3.
3. Understood.
4. Understood.

### **Engineering Review**

1. A note has been provided on the plans stating that "All work shall confirm to the current City of Novi Standards and specifications (Sheet C3).
2. The Dumpster Pad detail has been revised to meet city standards, 8" concrete on 8" 21AA aggregate base (Sheet C3)
3. See landscape review note below on irrigation.
4. Understood.
5. A letter has been provided highlighting the changes made to the plans addressing each of the comments listed above. Each response indicated the revised sheet involved.
6. Acknowledged.

### **Landscape Review**

#### Plant List (LDM 4.)

1. White Pine was substituted for three of the spruce trees to meet the diversity requirement.

#### Planting Notations and Details (LDM)

1. Note #6 was revised to indicate a two-year guarantee period for all plantings.

#### Irrigation (LDM 10.I.)

1. The irrigation note was revised to indicate that the existing irrigation system shall be expanded and /or modified to cover all new landscape areas. In addition, if there is no

irrigation system in the immediate area, all plantings will be irrigated with tree bags for a period of at least two years.

### **Façade Review**

Question: The applicant should clarify that the dumpster door design will provide adequate screening. For example, the space of the "1" SQ. x 1/8" WALL PICKET, TYPICAL" should be indicated. We believe 2" Max spacing would be required.

Answer: The gate is designed with 1" square pickets spaced with 3.75" between the pickets. We have confirmed that the manufacturer is not able to fabricate the gate with closer spacing. As an alternative, we could provide a chain link gate with diagonal privacy screening, however we believe that would be a less appealing solution.

We would like to work with this specific gate as it is a high-quality estate fence which is both durable and aesthetically pleasing. Therefore, if the spacing between the pickets is determined to be too large, we are recommending a black fence screen be applied to the back of the gate. This will block virtually all views into the dumpster enclosure while maintaining the aesthetic of the estate fence. We recommend the following:

- MAXFlex PVC Mesh - 300 Series Mesh Fence Privacy Windscreen Fabric
- Install full width of gate from top rail to bottom rail, Custom size for exact, tight fit.
- Fasten on back side of gate with color matching fasteners. Stretch taught.
- 80% privacy blockage
- Screen material color: Obsidian Black
- Provide stainless steel grommets at 18" around perimeter, 3 at the corners

If further discussion is needed regarding the gate, David Schmauk at Wulff Architects can be reached at 215-985-0500 or dschmauk@wulffarchitects.com.

### **Fire Review**

No comments from the Fire Department.

Please let me know if you need additional clarification on the items above or any other items pertaining to the Karim Blvd Surgery Center project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Kurmas', with a horizontal line extending to the right.

Michael Kurmas, PE  
Project Manager