



PLANNING COMMISSION

MINUTES

CITY OF NOVI
Regular Meeting
June 7, 2023 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present:	Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney
Absent Excused:	Member Verma
Staff:	Barbara McBeth, City Planner; Tom Schultz, City Attorney; Lindsay Bell, Senior Planner; Rick Meader, Landscape Architect; Adam Yako, Plan Review Engineer; Doug Necci, Façade Consultant; Saumil Shah, Traffic Engineering 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 Avdoulos to approve the agenda.

ROLL CALL VOTE ON MOTION TO APPROVE THE MAY 24, 2023 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion carried 6-0.

AUDIENCE PARTICIPATION

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

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were not any committee reports.

CITY PLANNER REPORT

City Planner Barb McBeth introduced Staff Engineer Adam Yako, who joined the City a few weeks ago and will be appearing at the Planning Commission meetings periodically.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no Consent Agenda items.

PUBLIC HEARINGS

1. JSP22-48 EXTRA SPACE SELF STORAGE

Public Hearing at the request of GHK, Inc. for approval of the Preliminary Site Plan, Special Land Use Permit, Wetland Permit, Woodland Permit, and Stormwater Management Plan. The subject property is approximately 4.3 acres and is located south of Nine Mile Road on the east side of Novi Road in the I-1, Light Industrial District. The applicant is proposing to renovate the existing building and build a new 3-story building to repurpose the site for an indoor climate-controlled self-storage facility.

Planner Lindsay Bell relayed the 4.3-acre site is located on the east side of Novi Road, south of Nine Mile Road, in Section 35 of the City. This is the former Novi Bowl bowling alley site.

The site and the surrounding area is zoned I-1 Light Industrial, and to the west across Novi Road is zoned R-3 Single Family Residential.

The Future Land Use map indicates Local Commercial for the subject property and properties to the north, Industrial, Research Development Technology to the northeast, east and south, with Single Family west of Novi Road.

The subject property has some regulated wetlands and woodlands along Thornton Creek, which runs along the northeastern border of the property. Most of the property is currently used for parking and the existing building. The applicant's wetland consultant indicates that the wetland extends onto some of the paved area at the back of the property.

As indicated on the site plan, the applicant is proposing to renovate and reuse the existing building and add a new 100,000 square foot building behind it to be used as an indoor climate-controlled self-storage facility. The footprint and height of the existing building would not change. The new building would be 3 stories, or 40 feet in height. In between the existing and new buildings, there would be a one-way enclosed drive-lane with a roll-up overhead door and eight parking spaces within to accommodate loading and unloading by customers.

Surface parking would be removed along the south side of the building to construct stormwater detention.

Self-storage facility use is a Special Land Use in the I-1 district, so Planning Commission is asked to consider the factors of Special Land Use listed in the draft motion sheet to determine whether approval is warranted.

As for the preliminary site plan, the proposal mostly complies with the requirements of the Zoning Ordinance. However, the applicant is requesting waivers related to landscaping and façade requirements and will apply to the ZBA for a Variance for the dumpster location in the interior side yard.

A landscape waiver for the lack of 10 accessway perimeter trees along the north edge of the property line is required. The existing pavement extends nearly to the property line, so there is no room to plant these trees.

A Section 9 Façade Waiver is requested for an overage of EIFS on the west elevation and the overage of CMU on the north and east elevations. Our Façade Consultant recommends approval as the overall design is consistent with the intent and purpose of the Ordinance and the areas are not highly visible from the public Right of Way. Façade materials are shown on the screen, and the sample boards are available to look at.

A woodland permit is required for the removal of 4 trees, with 8 replacement credits to be planted onsite and placed in a conservation easement.

A wetland permit and buffer authorization is also required for the removal of asphalt pavement from the wetland area and installing a stormwater discharge culvert. That area is to be restored with appropriate wetland plants or seed mix.

All other items identified in the review letters are to be addressed with the final site plan if this were to be approved tonight by the Planning Commission.

The Planning Commission is asked tonight to hold the public hearing and approve or deny the Special Land Use Permit, Preliminary Site Plan, Stormwater Management Plan, Wetland Permit and Woodland Permit.

Representing the project team tonight is David Landry. Staff and our consultants are available to answer any questions.

Chair Pehrson invited the applicant to approach the podium to address the Planning Commission.

David Landry relayed he is the attorney representing the applicant for the Extra Space Self-Storage GHK Development. Indoor climate control self-storage is a Special Land Use in the I-1 district. The Planning Commission may recall the applicant took the lead on seeking an amendment of the I-1 ordinance to allow indoor climate control storage. The Planning Commission recommended approval and City Council adopted the new ordinance.

The project is proposed for the former Novi Bowl site on Novi Road. The applicant has been working with Staff for several months. They have been working in such a collaborative effort, to such an extent that they have reached a stage where there are positive recommendations from every department in the City.

This is not an applicant requesting 20 variances or waivers. The only waivers requested are for 10 access way perimeter trees, which is supported, and a Section 9 façade waiver, which is supported. The applicant has also submitted an application to the ZBA for a dumpster location.

The applicant is leaving the existing building and adding a building to the rear. There will be a covered area in between the buildings so vehicles can load and unload. There is significant landscaping around the site, which is different from the previous business. There is storm water management retained on site. Traffic will enter from Novi Road, circulate around the site, and exit on Novi Road.

The total economic investment is over \$20 million dollars. The development costs, which include financing and operation reserves are \$17 million dollars. The construction costs are \$12.8 million. This will generate 150 temporary jobs.

The hours of operation are 7:00 AM to 10:00 PM. All of the Special Land Use considerations are found to be met by the administration - no detrimental impact on the roadways, no detrimental impact on public services, compatible with natural features, compatible with adjacent uses of land, consistent with goals of the Master Plan and it will promote the use of land in a socially and economically desirable manner. All the setbacks are satisfied, and the height requirements are satisfied.

The applicant is requesting approval for the Special Land Use, Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan. The representatives from the applicant have come from Louisiana and Florida to address any questions.

Chair Pehrson opened the Public Hearing and invited anyone who wished to address the Planning Commission to approach the podium and state their name and address.

Brandon Bueter, 21875 Novi Road, relayed he lives directly across from the proposed development. He is also representing Estate Self Storage, the business next door to the proposed Extra Space Self Storage. Estate Self Storage owns the property to the east, west and south.

Mr. Bueter would like to address two major issues with this proposal. First, there is an issue with water. Ten percent of the wetlands in the area are on the Extra Space property, 90 percent are on Mr. Bueter's property. The water table seems to be rising causing issues. With a good rain, Thornton Creek, which runs through the properties, is cresting up to the banks.

Second, there is a legal issue. According to the City maps and legal descriptions predicated by the County, the Estate Self Storage property extends for the full length of the frontage of the Extra Space Self Storage development along Novi Road. Estate Self Storage owns 60' from the center of the road along the neighboring frontage. That has not been addressed in the packet presented. There are no legal descriptions for an easement and the packet indicates a secondary easement across the Estate Self Storage property without permission. No one from the City or developer has contacted Mr. Bueter regarding this matter.

In summary, not only is there a water issue, but there is also no legal access of road frontage for the proposed

development. Mr. Bueter recommends that Extra Space Self Storage is tabled until these points are resolved.

Chair Pehrson closed the audience participation, after confirming there was no correspondence, and turned the matter over to the Planning Commission.

Member Avdoulos relayed his questions are related to the issues just brought up and asked Mr. Landry to approach the podium to address the issues. Mr. Landry relayed he is not aware of any title issues. No issues have come up on any title commitment. Tonight is the first time Mr. Landry has heard of any issues, noting there was no easement document or evidence from any title company presented. With respect to the wetland issue, there is a wetland approval recommendation by the administration.

Member Avdoulos relayed he has seen the intent of this project come up before the Commission in the past. He thinks the existing building that is going to remain and be retrofitted is a good idea, and having the taller building behind it away from the frontage is a positive. It has the same character and use and the adjacent property. Member Avdoulos likes the fact that more landscaping is being added to the site, which may also help with the water mitigation and distribution into the wetland. Member Avdoulos thinks it's a good project.

Member Roney inquired if notifications were sent to the residents to the east. He realizes they don't abut the property but wanted to make sure they were aware of the public hearing in case there was concern regarding the 40' height of the building to the rear of the property. City Planner McBeth confirmed that notices were sent out to everyone within 300' of the proposed development.

Member Lynch agrees with what the previous Commissioners said, and thinks the benefit is more than aesthetic. The proposed use will reduce traffic. If the legal matters don't exist, Member Lynch has no issue supporting the project.

Member Becker relayed the rendering appears to be a nice improvement and upgrade. Since Novi Bowl is out of business, this is a great replacement. Member Becker inquired there should be consideration to take time to resolve the legal concerns brought forth.

City Attorney Tom Schultz relayed he became aware earlier in the day that concern was raised regarding the driveway access. As far as the City is concerned the driveway is already there, they have the permit that they need and the driveway is reusable. This is the first time that Attorney Schultz has heard of a secondary easement access issue. If the Planning Commission is inclined to approve the project, it could be acted upon and the obligation to address the secondary access could be called out. Attorney Schultz is not certain that the existing driveway needs to be called out, if for some reason the two property owners don't work it out, they will be back.

Member Dismondy relayed it appears to be a very good example of adaptive reuse and is a substantial investment in our City. It looks very well done and thorough, with the exception of addressing the issue of the secondary access.

Chair Pehrson finds the Special Land Use parameters have been met and requests that the motion address Attorney Schultz's comments so the issue can be reviewed prior to the next submittal.

Motion to approve the Special Land Use Permit made by Member Avdoulos and seconded by Member Lynch.

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Special Land Use Permit based on the following findings:

a. Relative to other feasible uses of the site:

- i. **The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service because the proposed use is compatible with the surrounding area, no new driveways are proposed on Novi Road except an emergency access, and the number of peak-hour trips is relatively low;**

- ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area because *the use of the site is expected to have lower water and sanitary use compared to the previous use*;
 - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats because *the use removes pavement from the wetland area and proposes to replant with a wetland seed mix, and impacts to trees are minimized by redeveloping a previously occupied site*;
 - iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood because *the proposed use is similar to the storage use to the south, and additional building height is located so as to minimize its impact*;
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use because *the proposed use is a compatible commercial development that provides economic value to the community*;
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner because *it is a proposed adaptive reuse of a vacant site and will add a storage service option to the surrounding area*;
 - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.
- b. The applicant is to provide information regarding the proposed access points to Novi Road to the City's satisfaction prior to the approval of the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL VOTE ON MOTION TO APPROVE THE SPECIAL LAND USE PERMIT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 6-0.

Motion to approve the Preliminary Site Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The Zoning Board of Appeals granting a variance from Section 4.19.2.F of the Zoning Ordinance for the location of the dumpster in the interior side yard;
- b. Landscape waiver (Section 5.5.3.C) for a deficiency of 10 accessway perimeter trees along the northern property lines, because there isn't enough area to support tree planting, which is hereby granted;
- c. Section 9 Façade Waiver for an overage of EIFS on the west and south façade (35% proposed, maximum of 25% permitted), and an overage of painted CMU on the north and east facades (84% and 100% proposed, respectively, 0% permitted). The EIFS material is set back approximately 300 feet from the main façade. The CMU represents a continuation of existing materials and will not be highly visible from public ROW. As the overall design is found to be consistent with the intent and purpose of the Façade Ordinance, the waiver is hereby granted;
- d. 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 ON MOTION TO APPROVE THE PRELIMINARY SITE PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 6-0.

Motion to approve the Wetland Permit made by Member Avdoulos and seconded by Member Lynch.

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Wetland Permit based on and subject to 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 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL VOTE ON MOTION TO APPROVE THE WETLAND PERMIT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 6-0.

Motion to approve the Woodland Permit made by Member Avdoulos and seconded by Member Lynch.

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Woodland Permit based on and subject to 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL VOTE ON MOTION TO APPROVE THE WOODLAND PERMIT MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 6-0.

Motion to approve the Stormwater Management Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of Extra Space Self Storage, JSP22-48, motion to approve the Stormwater Management Plan based on and subject to 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 ON MOTION TO APPROVE THE STORMWATER MANAGEMENT PLAN MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 6-0.

2. JSP22-01 CAMELOT PARC APARTMENTS (fka AVALON PARK APARTMENTS) PSLR

Public hearing at the request of Wixom Road Development, LLC for recommendation to the City Council for Concept Plan approval under the Planned Suburban Low Rise Overlay District. The subject property is located on the east side of Wixom Road, north of Eleven Mile Road (Section 17). The applicant is proposing 46 apartment units in three low-rise buildings. The subject property is currently zoned R-1, One Family Residential, with a Planned Suburban Low-Rise Overlay.

Planner Bell relayed that while the review letters and maps still have the name Avalon Park for this proposed development, late last week the Project and Street Naming Committee approved the new name, Camelot Parc, because we already have an Avalon Pointe development in the city. Going forward we will use the new name.

The subject property is located east of Wixom Road, south of Grand River Avenue and the Novi Promenade shopping center, and north of Stonebrook Drive in Section 17 of the City. The site is currently zoned R-1 Single Family with a Planned Suburban Low-Rise overlay – the overlay is denoted by the blue boundary and angled

hatch on the Zoning Map.

The property on the north-west is zoned the same, with I-1 light industrial on the northeast, I-2 General Industrial with PSLR to the east and south, and R-1 Single-family residential on the west side of Wixom Road.

The Future Land Use map shows Suburban Low Rise for this property and those adjacent to the north and east. Community Commercial is shown to the north for the Novi Promenade retail center. Wildlife Woods Park is south of Stonebrook Drive. Single family uses are shown west of Wixom Road.

The applicant is proposing low-rise multiple family residential units utilizing the PSLR overlay option which are otherwise not permitted under R-1. In the PSLR district, low-rise multiple family residential uses are permitted as a special land use up to 6.5 dwelling units per acre. As stated in the Ordinance: "The intent of the PSLR, Planned Suburban Low Rise Overlay district is to promote the development of high-quality uses, such as low-density multiple family residential, office, quasi-public, civic, educational, and public recreation facilities that can serve as transitional areas between low-intensity detached one-family residential and higher intensity office and retail uses while protecting the character of neighboring areas by encouraging high-quality development with single-family residential design features that will promote residential character to the streetscape." The PSLR district requires a Development Agreement between the property owner and the City of Novi, which may be approved by City Council following a recommendation from the Planning Commission.

The subject property has regulated woodlands and wetlands on the property. The applicant's wetland report identified 2 other wetland areas that are not shown on the City's maps. A total area of 2.4 acres is identified. Of those, 0.3 acre or about 12 percent of the wetlands are being impacted by proposed development. A mitigation area of 0.55 acre is proposed in the northern portion of the site, which slightly exceeds the City's wetland mitigation requirement of 0.5 acre.

There are a total of 153 trees surveyed on site, 65 of which appear to be regulated woodland trees. Twenty-three woodland trees, approximately 35 percent, are proposed to be removed, with all required replacement tree credits to be re-planted on site. An additional 25 non-regulated trees are also being removed. City of Novi wetland and woodland permits will be required for the proposed impacts. Most of the trees along the existing berm on the southern property boundary are proposed to remain and supplemented with additional plantings.

The applicant is proposing 46 2-bedroom multi-family apartment units in 3 two-story buildings. The subject property is approximately 8.24 net acres, so the density is 5.6 dwelling units per acre. The concept plan indicates a walking path through the preserved woodland area. A secondary emergency access is provided to the west connecting to Wixom Road. Sidewalk connections to Wixom Road and Stonebrook Drive are proposed. Low-rise multiple-family residential uses are considered a Special land use under PSLR overlay.

The applicant has prepared a presentation about the development and its proximity to other uses.

Planning recommends approval as the plan is in general conformance with the Ordinance requirements but would like to note that the design is deficient in active recreation areas to benefit future residents and other benefits to the public. However, a significant area of the site is proposed to remain wetland and woodland areas, which limits the ability to add more active recreation. Preservation of those areas in conservation easements could be advised. Inclusion of benches for seating and a small trail loop are provided, and proximity to off-site connections to the City's Wildlife Woods Park and trail networks make up for passive and active recreation to some extent. The proposed layout minimizes the impact on natural features compared to previous layouts that proposed townhouses.

One landscape waiver is requested for the absence of a landscape berm along Wixom Road. This is supported by staff as constructing the berm would require the removal of additional woodland trees and wetland impacts, which already provide the intended screening.

The City's façade consultant found the provided elevations are in conformance with the façade ordinance but do require one deviation from the PSLR standards that prohibit the use of standing seam metal. The design incorporates a small amount of this material, between 2 to 4 percent, and is used in a manner that

enhances the façade, so the deviation is recommended for approval.

The Fire review did not have any objections and will review for conformance at the time of site plan review.

All reviews are currently recommending approval with other items to be addressed with Preliminary Site Plan submittal. If the PSLR plan is approved, the site plan would require Planning Commission's approval for Special Land Use, preliminary site plan, wetland permit and woodland permit and storm water management plan at a later time.

The applicant has been working with staff to understand and address the intent and requirements of PSLR ordinance. The applicant is requesting several deviations from the Zoning Ordinance, many related to trying to avoid further impacts to wetland areas on the site. These deviations can be granted by the City Council per section 3.21.1.D. The proposed concept plan requires 9 deviations from PSLR, Landscape, Lighting, Parking and Subdivision Ordinance requirements. The proposed driveway access road fronts on a previously approved private drive with the Villas at Stonebrook development and eliminates the need for another curb cut on Wixom Road.

Planner Bell also wanted to mention that the City has a planned project to construct improvements in this area of Wixom Road, which will include completing sidewalk gaps on the east side between Target and Deerfield Elementary School, as well as widening the road to provide a longer left turn lane for southbound traffic approaching Stonebrook Drive. That project is anticipated to begin next year.

The Planning Commission is asked tonight to recommend approval or denial of the Planned Suburban Low-Rise (PSLR) Overlay Concept Plan to the City Council. A revised motion sheet is in your packet on the table. The applicant Jim Polyzois and engineer Jared Kime and their team would like to talk briefly about the project. As always, staff will be glad to answer any questions you have.

Chair Pehrson invited the applicant to approach the podium to address the Planning Commission.

Jared Kime, Project Engineer with Atwell, relayed his appreciation to Planner Bell, City staff, and consultants for their timely and lengthy review process with multiple iterations to result in the project that is before the Planning Commission today. The development meets all of the PSLR criteria and intent with a high-quality residential-scale infill development as a transitional piece between the commercial properties to the north and the surrounding residential communities. The intent is to have a high-quality attractive development that blends well with the adjacent Villas of Stonebrook subdivision.

Mr. Kime showed a PowerPoint slide depicting the landscape plan which illustrates both the existing mature vegetation as well as supplemental plantings that will serve to increase the existing landscape buffers. There is a large existing mature landscape berm that separates the development from Stonebrook Drive with a single access point through it, which was previously planned in the approval of the Villas of Stonebrook development. The existing mature vegetation there will screen the two-story structures, which are basically no higher than a typical two-story home from the drive so they will not be overly visible. Any thinner areas on the landscape berm will be supplemented to thicken it. Additionally, the developer has committed to working with the Villas of Stonebrook HOA to identify any view corridors that may be thin or sparse between the two developments to thicken them and enhance screening efforts.

The separation distance to the adjacent development is nearly 400 feet between the eastern-most building in Camelot Parc to the western-most home in Villas of Stonebrook, with the view being of the short end of the Camelot Parc building, not the long façade. The distance crosses a detention pond and several rows of trees in between that will be supplemented with additional plantings. On the east end of the Stonebrook development, the existing structures are only about 160 feet from the existing ITC power lines and about 450 feet to the nearest structure on the hospital property. There is quite a separation distance from what is already visible in relation to Villas of Stonebrook.

Across Wixom Road, the closest residential structure to a Camelot Parc structure is about 270 feet away, with existing vegetation screening on the west side of the road and additional landscape berm screening to be installed on the east side of the road.

With this project, there have been substantial layout adjustments and planning efforts with City staff to try to preserve as much of the existing vegetation and woodlands as possible on the site. As a result, the density is below the allowable density within the PSLR. All the deviations that are identified for the property can be classified as relatively minor and are in the nature of increasing the preservation on the property.

Representatives from the development team are available to answer any questions. A materials board is available to view.

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

Charles Bilyeu, 26548 Anchorage Court in Island Lake subdivision, relayed he is a longtime resident of Novi. Mr. Bilyeu has several concerns with the development as it is being proposed today. The first concern is with the density. Mr. Bilyeu understands this conforms to the PSLR rules; however, this is intended to be a low-density multi-family PSLR that protects the character of neighboring areas, which this is not doing.

Right now, there are 46 units that are being proposed on what is actually about 5 usable acres. Taking out the wetlands and the right of way access, it is really closer to 9 units per usable acre. The developer might as well be asking for an exception to RM-1 at this point. When there is that type of density, it creates a number of issues. The whole idea behind the PSLR is to have a transitional area and the Villas at Stonebrook is a great example of that. The city spent considerable time before approving the Villas at Stonebrook to make sure that it did fit that purpose.

Why don't we look at something like the Villas at Stonebrook for this particular piece of property as opposed to the massive density that this will put upon the local community? As is, having this much density will have a negative impact on the surrounding area and will have a negative impact on property values. That's lower tax for the city and that's not what anyone wants.

Also, there were a lot of resident objections sent as part of the packet for today. A lot of people are concerned about traffic. Even with acknowledging the additional turn lane that will be put in, Wixom Road is hazardous. Right now, we have police escorting students every day across the street on Wixom Road. It is very difficult to get in and out of the existing neighborhoods. As a result, the turn lane will help once it's put in, but it won't resolve this.

Again, Mr. Bilyeu suggests looking at something different for this particular piece of property. Using the PSLR, something like the homes at Stonebrook could be developed. It will increase some of the traffic and create some additional density, but it could be managed, not break what's currently there today.

The second concern Mr. Bilyeu has is with the character of what's being developed, which has been proposed as great and wonderful, and the developers have even called it luxury. Mr. Bilyeu does not know of any rational person who would rent a luxury apartment that does not have garage parking for at least one vehicle, if not two. This development has all open parking. The reason for that is to maximize the number of units that can be crammed into 5 acres. Including a garage space would reduce the number of dwelling units, which lowers the revenue. This needs to be looked at as what is best for the community not what's best for capital for the developer.

Mr. Bilyeu's third concern has to do with environmental issues. It's been relayed that this site was a prior industrial site. Mr. Bilyeu sees no evidence of an environmental phase one or phase two that's been conducted before. For any development that is considered on this site, the Planning Commission should have a current phase one and current phase two to determine if hot remediation is necessary for this site before any dirt is moved.

In summary, Mr. Bilyeu feels this proposal should be rejected as it stands today, not that the site shouldn't be developed, but this proposed development is not fit for the purpose.

Monish Verma, 50976 Drakes Bay Drive, expressed his appreciation for the opportunity to speak to this body this evening. Mr. Verma has been a longtime resident of Novi, has been in the Island Lake community for 13 years, and currently is the President of the Shores association, one of nine different boards in Island Lake subdivision. Mr. Verma is here this evening to oppose this development. He believes there will be a lot more expressed about the legal side of it but would like to speak a little bit about the emotional side.

Mr. Verma chose to move his family back to Novi to be around family, and the place where he grew up and went to school. He chose Island Lake because of the community, and at the time the low traffic on Wixom Road. Unfortunately, in the last 13 years, he has found that the Wixom Road corridor has been inundated with traffic and it's going all over the place, from Napier right down the Drake's Bay Drive as a conduit to connect it to main roads.

Mr. Verma understands that there will be a lot of community development that will happen in the area, however when he hears this development expressed as fitting in the space of the area, he strongly objects to that. This does not fit in the space of the area as the previous speaker mentioned, this is purely a lower cost development trying to fit as many units in one spot as possible.

Mr. Verma does not know the impact on the schools, the fire department, or the public, but does know the impact on the roads. We already have a road problem and a traffic problem. We already have city police escorting children to school every morning at a traffic stop. By putting 46 more units in that area, it will bottleneck that area. There is one other way of getting out through another subdivision, but primarily the residents will be using Wixom Road. Mr. Verma expresses his community objection to this potential development.

LaReina Wheeler, 24793 Terra Del Mar Drive, relayed she would like to thank the Planning Commission for having residents today to be able to voice their opinions on this. We stand at a critical juncture for our community, and Ms. Wheeler would like to take a moment to address this matter on behalf of the Deerfield PTO, as well as an Island Lake resident and parent in the school community. As an engaged member of our community, she has several concerns that compel her to voice strong opposition to these developments. These concerns, which include the upcoming Station Flats development as well, stem not only from personal perspective, but from numerous discussions with my neighbors, friends, and local stakeholders.

First and foremost is the concern for the safety of our children. We've already had a child riding a bike home from school that was struck by a vehicle, as well as many others who were almost struck by vehicles. The prospect of increased traffic due to these new developments presents an alarming threat to our children's safety. The impact on our law enforcement already stretched thin also cannot be overlooked, potentially leading to slower response times for emergencies and necessitating additional crossing guards for our schools.

Secondly, overcrowded classrooms in our schools are an alarming possibility. More families moving into the area could overburden our school system, impacting the quality of education our children receive. This will also likely necessitate changes to our school boundary lines, causing many of our children to be reassigned to other schools. This is an unnecessary upheaval that our children and taxpayers should not be burdened with.

Furthermore, there are significant concerns about the strain of our local infrastructure and environment, including our water and sewer systems, roads, and community service. This could also potentially encroach on open grass spaces and impact our local wildlife.

Our community character and property values are also at stake. New developments, particularly when handled without the necessary sensitivity and community investment, can drastically alter the character of our neighborhoods, sometimes even leading to a decline in the aesthetic of the area consequently affecting property values.

We already have the misuse of our facilities by nonresidents within the Island Lake community. Increasing the population might only exacerbate this issue, leading to additional cost of for maintenance and enforcement and impacting the quality of life of our residents. These concerns are not baseless criticisms, but legitimate worries borne from the reality of our experiences.

The developer behind this project appears to be making the bare minimum effort without a carefully thought-out development plan or operational strategy. We deserve better. We deserve an investment in our community, not just in terms of financial gain, but investment in the well-being of our residents, the education of our children, the safety of our streets and the preservation of our community's character. In light of these reasons, Ms. Wheeler urges the Planning Commission to object to this development. This presents more harm than good to our beloved community. Let's ensure that any future developments align with the needs and character of our community, the safeguard of our children, and preserves the integrity of our schools and the quality of life in our neighborhoods.

Victor Verma, 50976 Drakes Bay Court, relayed he is the son Manish Verma who spoke earlier, and grandson of Ramesh Verma, who is on the Planning Commission and will not be here today due to a recent surgery. Mr. Verma will be an incoming junior class president at the Detroit Catholic Central High School, across from the area that is being discussed. Driving to and from school has not always been the best, especially early in the morning and immediately after school. Attempting to make turns onto Wixom Road has begun to get more and more difficult. The addition of this project on Wixom Road will result in more congestion within the City of Novi. Approving this development will be a recipe for disaster.

Rick Barrett, 48881 Rockview Road in the Villas of Stonebrook, relayed that the deck on his condo faces directly towards the end building shown in the proposed development. He understands the need for apartments and construction in the area but would like to suggest some modifications to the proposal. Forty-six units seems too high. Mr. Barrett has walked the property a couple of times and where the end building is to be located is the lowest area of the site. Most of the trees there will be taken out. There are 11 or 12 of the tallest evergreens there, some shorter cottonwoods, five beautiful maples and two oaks as well as 9 other oaks and maples, and another huge Cottonwood. These trees are about 40 to 60 feet tall. They're not going to be replaced easily.

Mr. Barrett was not aware of the new left-turn lane to be put in, because that was a big concern due to traffic turning off Wixom Road into the area.

Almost every morning Mr. Barrett sees a flock of turkeys. There are about 14 of them that live in that area and they go back and forth, along with the deer and the raccoons and the rest of the animals, it is really, really nice. Mr. Barrett's suggestion is to not build the third building, just go with the two others. Thirty units wouldn't add as much to the congestion as is being proposed now. With just the two buildings, put the entry off Wixom Road, not Stonebrook Drive. That would save 11 or 12 big, tall evergreens.

If, on the other hand, it is decided to go ahead with the proposal as is, Mr. Barrett suggests that the owners of the new property pay for some of the Stonebrook Road that the residents of Villas of Stonebrook paid for when the Villas were built. In fact, the road isn't even done yet. It's being finished as we speak. The final coat is supposed to be put on the 16th of this month.

Mr. Barrett believes that the road construction costs would be between 1.5 and 2 million dollars. If the new owners wanted to kick in \$100,000 into the Villas capital fund, that would offset some of it. There needs to be a way to make sure that the maintenance of the road, and water and sewer costs get put on them.

Michele Duprey, 48566 Windfall Road, relayed she is 39-year resident of Novi. The reason we are here tonight is because the applicant purchased pristine wetland property zoned R-1 with the hope of convincing the Planning Commission to rezone it so that they can develop something other than the R-1 designation. As noted by the many people here tonight, and the many responses attached to tonight's agenda and the numerous petition signatures that have been submitted, the taxpayers of Novi oppose the rezoning to accommodate the Avalon Apartments.

In fact, if these are going to be multi-family homes, they really need to be in R-1 multi-family home with low density or an RM-2 multi-family home with high density. To meet the requirements of consideration of a planned zoning overlay, a PRO, certain conditions must be met, according to the state of Michigan, County of Oakland, City of Novi Ordinance 18.297 – to quote: " through a negotiated development approved by the city while ensuring that the land use or activity authorized will be compatible with adjacent uses of land, the natural environment and the capabilities of public services and the facilities affected by the land use and that the land use. More activity is consistent with the public health, safety and welfare of the city". Clearly, the Camelot Parc Apartments are not compliant with Novi ordinance 18.297.

The apartments are not comparable nor compatible with the adjacent existing homes of Island lakes of Novi and the Villas at Stonebrook. The apartments are grossly dissimilar to the homes and condos of the surrounding areas. There is an immediate obvious difference.

The applicant is asking for over 10 variances from the ordinance standards. By building on this property, the developers will be forever disturbing 5 regulated wetland areas. The wetlands provide a balance between the hustle and bustle of the city and the beauty and the nature of wildlife, and that is why we chose to live here. The wetlands contribute to the overflow maintenance, the runoff stormwater management, protection from soil erosion and ecosystem of beautiful and diverse flora and animals. The City of Novi values this and that is why wetlands are protected. Once destroyed, it can never be brought back. Construction of the apartments will result in 101 cement parking spaces replacing regulated wetlands.

There is not enough net area to reasonably consider building 3 apartment buildings, and as described by the City of Novi Zoning Ordinance the City website, a net site area is an area of land, excluding identified wetlands or water courses, which are regulated by parts 301 or 303 of natural resources Environmental Protection Act of 1994.

It is unreasonable to expect that adding 92 plus vehicles to the site on Wixom Road will not increase congestion. An increase in vehicles is directly related to an increase in accidents. Police and fire responders cannot timely respond because of the road congestion, and this is a big safety concern.

Ms. Duprey's request is to deny the rezoning of the applicant's proposal due to its detrimental impact. She believes approving a PSLR overlay would be in violation of Novi ordinance 18.297. Ms. Duprey has trust in the promises of the City to be a transparent government, providing its residents with the quality of life which balances the urban life and the natural flora and wildlife.

Deborah Domke, 48801 Windfall Road in the Villas at Stonebrook, relayed that this proposed development does not fit the rest of our community. It does not fit in with the character of the neighborhood, single family homes and dual ranch condominiums, each with an individual driveway and garage. It also does not fit on this parcel of land. That is obvious because the developer needed to ask for 10 deviations from the city of Novi zoning regulations.

This project would destroy regulated wetlands and woodlands while laying concrete for 101 parking spaces. There are currently 5 regulated wetlands that the developer plans on disturbing or removing. What will happen to the sandhill cranes, wild turkeys, deer, geese and snapping turtles who live there along quiet peaceful tree lined Stonebrook drive?

Isn't the purpose of the Novi zoning regulations to protect the interests of the people who already live there and not to allow nonhomogeneous development in an already established area? On the important issue of our already congested traffic in our area, Ms. Domke referred to a picture showing an area under the general notes part that indicates the emergency access location will be used as construction entrance. The emergency access location is on Wixom Road. Huge, heavy construction equipment will be entering and exiting that proposed construction site right from Wixom Road, sometimes necessitating blocking both directions of traffic on Wixom as they are trying to get back into the work area. This will last for 18 months.

Wixom Road is already clogged with traffic from daily commuters and three nearby schools, one of which is a commuter high school with lots of young teenage drivers. The residents of Novi are asking the Planning Commission to say no to this project. It does not fit the community and it does not fit this parcel of land.

Ann Nelke, 48646 Windfall Road in Villas at Stonebrook, relayed she would like to thank the Planning Commission for listening to residents' concerns and appreciates their time. To dovetail on what other people have already said and not be too redundant, what has crossed Ms. Nelke's mind is the Villas of Stonebrook seemed to be kind of a transition, like the engineer said, between the industrial and a different use of space. In keeping with what Charles Bilyeu said, if the developer would like to build something similar to what is at the Villas at Stonebrook, that would be very much more in keeping with the look and the feel of the area.

If the developer would like to do something along the lines of what is being proposed, the future development of City West would seem like a much more perfect fit for that, where residents could walk to a downtown type area. There will be restaurants, things along that nature. Ms. Nelke thinks there is a new school that's being developed along Taft Road and 11 Mile.

To keep things more congruent, it would appear that having private entrances, with garages, and being privately owned might be much more in keeping with the way the city of Novi and that area is currently.

Marina Martynenko, 47486 Valencia Circle, relayed she is a 20 plus year Novi resident and Deerfield PTO president. As the President of the PTO, Ms. Martynenko stands here before you today with a deep concern that she believes affects us all. She has recently learned about a proposed development that is planned right next to our beloved school. This development has raised numerous red flags and Ms. Martynenko feels compelled to address potential consequences it may have on our community.

First and foremost, the issue of traffic comes to mind. Deerfield Elementary is already bustling with parents dropping off and picking up their children, along with their regular flow of buses and staff. Adding development without proper consideration of traffic infrastructure will undoubtedly exacerbate the congestion in the area. Imagine the chaos and delays that could result from increased vehicular activity during peak hours. Our students' safety and well-being should be our utmost priority and we cannot compromise on that.

Moreover, the proposed development would undoubtedly put undue stress on our community. This high-density living can bring about challenges such as increased noise levels, limited parking spaces and even overcrowding of amenities. Our neighborhoods, peaceful and close-knit environment may be jeopardized, potentially impacting the quality of life for both residents and students alike. We must carefully consider the long-term consequences of such a decision on the well-being of our community members.

Additionally, the strain on local resources must not be overlooked. Our schools are already doing their best to provide a nurturing educational environment, but adding this high-density development would further burden our already limited resources. It may be difficult to accommodate an influx of new students without adequate facilities, classrooms, and resources. It may lead to school zoning restructuring. We owe it to our children to provide them with the best educational opportunities possible, and this development threatens to undermine this commitment.

In conclusion, Ms. Martynenko implores the Planning Commission to think critically about the potential impact of the proposed high-density development next to our school. The issues of traffic, stress in our area, and strain on resources cannot be taken lightly. It is our duty as parents, educators, and concerned community members to ensure the well-being and prosperity of our beloved town. Parents are engaging in constructive dialogue and exploring alternative solutions that prioritize safety, tranquility, and educational excellence that our community deserves. Ms. Martynenko urges the Planning Commission to reject this proposal.

Peggy DeFalco, 48749 Rockview Road in Villas of Stonebrook Villas, relayed much has been said about traffic and safety tonight, but she would like to say it one more time and to emphasize a few things. There has not been a recent traffic study conducted and the proposed complex would add an additional 90 cars of

increased traffic. There is no traffic light at the entrance currently and the increased volume of cars attempting to exit and enter Wixom Road creates the potential for numerous accidents. Currently, the street patterns are not designed to minimize conflicts between school pedestrians, traffic and vehicular traffic that would be generated by the apartment buildings.

The children in the area have already been observed crossing Wixom out of the confines of any kind of crosswalk. Wixom Road is one lane in each direction. At the entrance to our complex on Stonebrook Drive, there is no left-hand turn lane from Wixom Road. At Wixom Road and Stonebrook Drive there is no cross crosswalk or light. The walking path is on the other side of Wixom Road. The children who are going to Deerfield and Novi Middle School have to walk across to go to the school. This would also include any students that live in the apartments that go to Catholic Central. It was mentioned tonight that the construction traffic will tie up this area for at least 18 months which is the same area that the children would be going to school. Out of Ms. DeFalco's concerns and her husband's concerns for traffic and safety, they urge the Planning Commission to oppose the development of Avalon Apartments.

Armen Kabodian, 24985 Reeds Pointe Drive, relayed he has built three houses in Novi. He has been a resident for over 25 years and wants to first start by thanking the Commissioners because he knows their job is not easy. He appreciates the service provided to the community. He also would like to thank the developer because they've done a lot of homework and it's not easy doing these types of projects. He commends them for the work they've done.

There are just a few things that have been overlooked. First, Novi is a community, it's a neighborhood. It's important if you're going to be doing something in your neighborhood to consult with your neighbors. Mr. Kabodian would like to ask the developers if they have taken the time to talk to the neighbors. A lot of the neighbors that are here are opposed to what is being proposed and a little bit more collaboration would have been received a little bit more favorably. So that's the first thing Mr. Kabodian would like to make sure that the developer knows, we are being neighborly. That's really important because Novi is a community of neighbors.

The other thing that Mr. Kabodian wants to ask is that the Commissioners here is to take the time to drive on Wixom Road at 3:30 PM on a weekday. There are approximately 900 residents that live in Island Lake subdivision, as well as Novi Middle School, Deerfield Elementary, Sam's Club, Target, and Catholic Central High School. When schools are letting out, when people are shopping, Wixom Road is very busy. Adding more people, more traffic, becomes a safety issue. Mr. Kabodian is really concerned about the safety of children and the safety of bikers. We've got a great biking trail throughout Novi and it's important to take those things into consideration.

Mr. Kabodian would like to thank the Planning Commission for giving residents the time to voice their opinions and is opposed to this project.

Mike Duscheneau, 1191 South Lake Drive, relayed he has spoken before this Commission many times. The I-1 district allows 14 single family homes, and that's the underlying district that this thing contains. As he has stated in the past, he has a strong preference for Novi to become and stay a single-family residential type of a city, in preference over homes for rent. This again is another area where he would have a preference to see the 14 single family homes over the rental apartments. The petitioner, if they haven't already considered it, should look at building fourteen homes under the cluster option in the city of Novi. This has worked well in other areas. They've done a good job trying to preserve wetlands and woodlands, and I think fourteen homes for sale under the cluster option could work quite well and a lot of the work that they've done could be used.

Steve Potocsky, 48849 Rockview Road in the Villas of Stonebrook, relayed he is the President of the Homeowners Association. He had a recent meeting with the developer and the community leaders from the Novi area in his office. A number of subdivisions were represented, along with the PTO. There were about 2,000 tax paying Novi residents represented at that meeting.

The general flow of the meeting was an explanation of the project. A comment that was made that when the property was originally bought, the intent was to put up four single family residential homes. Certainly, residents would be in favor of that kind of proposal. The problem that residents have with the development that's being proposed is it's just not a good fit for the community. There's just too much on too small a piece of property with too much traffic and so on.

Mr. Potocsky looked at it from a real estate perspective since that's what he does. He asked in the city office how many projects are actually under construction and are being proposed currently. It was said that there are 500 proposed apartment units and only 50 residential units that are actually in consideration right now or in process. That ratio is way out of whack. There are a lot of people that are looking to buy property more so than really want to rent but are forced into rental situations because they can't find anything to buy. We're finding multiple offer situations on all our homes. Mr. Potocsky thinks we'd be better served by looking at some other proposals as he and many others feel the same way - this proposal doesn't fit the community on this particular piece of property.

Dr. Steven Buckman, 50748 Drakes Bay Drive in the Island Lakes subdivision, relayed he has lived here for 17 years. One of the reasons he moved here from Ann Arbor, where he works at the hospital doing operations on children is because of the wonderful neighborhood and community that we have in this great place as well as because the governance was not like Canton and Plymouth that just had urban sprawl going. The beautiful area that is west of Beck Road has been gorgeous.

Over the past 17 years, Dr. Buckman had four children that he can hardly get to school. On Wixom Road, there is a line that just sits there trying to get onto Beck Road, and it can take 20 minutes now to go 2 1/2 to 3 miles to the high school. In addition, the children are walking out there and as a surgeon that takes care of children, he can say there will be an accident and children will be hit. Putting that kind of traffic and that kind of sprawl in that area, which has two schools, with kids biking and walking is going to be dangerous.

Dr. Buckman relayed he loves Novi and has in all the time that I've been here for the past 17 years. He asks the Planning Commission to really consider the community that has come together to convey that they do not want this to happen here and hopes they'll listen to residents because they represent them. That is why residents vote for who they do and that's why they live here. Dr. Buckman wants to continue to love Novi without worrying about his children being hit by a car, and worrying that he cannot get to work on time by just bringing them to school. This proposal is not in keeping with the character of the neighborhood and the community in which it exists.

Mike Campbell, 26050 Island Lake Drive, relayed he is the President of the Island Lake of Novi Homeowners Association, the largest single residential community in Novi. He has been asked to speak on behalf of our 2,000 residents who are voters and taxpayers.

First, Mr. Campbell would like to thank the Planning Commission for volunteering their time and expertise for our city and for our community.

Second, Mr. Campbell is happy to see so many neighbors and tax paying residents coming out to express their opinions on this issue tonight. The reasons have been expressed multiple times tonight why residents are here opposing this and other proposed rental apartment projects in our residential rural neighborhoods. Being a resident at Island Lake comes at a cost, high taxes, and it was calculated a few years ago that Island Lake of Novi generates almost 10% of all the revenue, not just for the city but for the schools as well.

It is also appropriate to remind the city that as a condition of building the community of Island Lake, we donated the land to the city where Deerfield Elementary, Novi Middle School and the Wildlife Woods Park sit today.

Over the last 20 years, Island Lake of Novi residents have lived through the growth of this area and have seen increased traffic on Wixom Road and Napier Road. Last year we started our slow your roll campaign that is currently going on right now with the help of Chief Zinser and the Novi Police Department to help slow people

down on our residential roads. With the increased traffic that we are seeing, more and more individuals are cutting through our communities trying to avoid the traffic on Wixom Road. We understand growth, but we do not understand why there is a need for these new rental apartments in our homeowner communities. It has been proven that homeowners pay the bulk of the taxes and rental apartments tax the community Police Department, Fire Department, and school resources.

As taxpaying residents, we need to stand up and have a say in what developments go into our communities and Mr. Campbell thinks it has been shown tonight to the elected officials and to the city management that we are opposing these rental apartments in our residential communities.

Lastly, Island Lake of Novi is proud to stand by our neighbors and new friends at the Villas of Stonebrook and other homeowner communities in Novi to work toward opposing future rental apartments in our residential neighborhoods.

Ernest Wheeler, 24793 Terra Del Mar Drive in Island Lake, relayed he is an attorney and real estate investor and understands where the developer is coming from. He is concerned about this development, especially with two-bedroom apartments, 40 plus units. He owns a lot of property in Detroit and two bedrooms is not that desirable. He does not envision a lot of families rushing to rent two-bedroom homes.

Mr. Wheeler expressed concern that people may take advantage of this situation where for \$2,000 to \$3,000 a month, they can use an apartment as a shell address to be right next door to Deerfield and some of the other fine Novi Public Schools. They could potentially have 5-6 kids attending these schools, while one person pays rent who may not even live in the area.

Mr. Wheeler has a couple of two-bedroom homes in Detroit where families are looking for houses to move to because the house just isn't big enough. He can see these addresses just sitting there while people are taking advantage of the schools.

In the recent HOA meeting, the police chief attended and mentioned that our fire emergency services are strained. They're looking for part time firefighters right now and having a really hard time trying to fill the fire stations with firefighters. Mr. Wheeler is concerned about emergency services. He is concerned about the renters not having any skin in the game. Residents of Island Lake as taxpayers, are concerned about how renters may respect the area. Mr. Wheeler is concerned about crime in the area as well. Surface parking lots full of cars are usually a haven for crime, especially at apartment units.

As has been mentioned, the traffic during school hours is a concern. Preserving the charm of the neighborhood is a concern as well. As a resident of Island Lake, he loves the way it looks and feels, and the surrounding areas, so is concerned about more development and more traffic in the area.

Jim Duprey, 48566 Windfall Road in the Villas of Stonebrook, relayed he and his wife have lived in Novi for 39 years and have loved every minute of it. Mr. Duprey expressed his thanks to the Planning Commission for their service to the City and understands it is a thankless job.

Mr. Duprey would like to speak against this proposal to rezone the land for Avalon Park Apartments. If you go out three miles on Eleven Mile Road, you won't find any apartments. Down Wixom Road there are no apartments. Down Grand River for miles there are no apartments. Going up Wixom Road to Wixom, there are no apartments. There is a reason. It's by plan; the forefathers of the city of Novi planned the Master Plan to have no apartments over here. That's why Mr. Duprey moved here and probably why many others moved out to the west side of Novi because there are homes and condos. He is not against homes and condos, he is against apartments.

The density is incredible. The traffic on Wixom Road is incredible. Mr. Duprey wrote a letter to the City Council when they approved doubling the number of pickleball courts for the fastest growing sport in America. Wixom Road can't handle the increased traffic. Somebody drove around Mr. Duprey's wife on the grass, on the shoulder. That's how bad it is on Wixom Road.

Mr. Duprey again relayed he doesn't want apartments. This land out here was zoned for single-family homes and condos. It would be setting precedent if you allow one apartment in, more developers would follow. Of course, this is America, so they have to be treated fairly, meaning if you let in one, you have to let in others. There's a gem of a lot on the corner of 10 Mile Road and Wixom Road where developers will want to put up apartments there overlooking Island Lake. Please don't let it happen.

Lisa Horton, 48628 Rockview Road, relayed her concern is not only the schoolchildren but the residents in her area at Stonebrook. Right now, there is only one entrance and exit to the subdivision. These apartments are going to be built and they're going to have two entrances and exits. Ms. Horton does not see how that can be allowed. There is a difficult time as it is getting out of the subdivision because of the schools and employees, and now it will be even more difficult because someone else is accessing the drive that Stonebrook residents pay for.

Children get out of school around 3:00 PM. People get off work at that same time and they are going to be going to Target, Sam's Club and Meijers to shop. Now more people moving into an apartment will be shopping in the area and have children going to school.

Ms. Horton is begging that this not be allowed to happen. It will have a detrimental effect on our communities, on our children, on our teachers and everybody there. The other thing apartments without garages bring is trash cans that attract rodents. People who live in apartments don't normally stay long, they don't care like homeowners do. Ms. Horton begs the Planning Commission to reconsider allowing this to be moved into our area.

Karen Cortis, 31120 Kingswood Blvd, relayed she does not live near Island Lake but is in the Haverhill subdivision at the northern end of Novi. She is speaking to represent not only fellow Novi friends, but out of concern with another similar project proposed near her home. She is not sure why Novi wants to approve all these apartments. As many of the people who spoke tonight, Ms. Cortis believes in keeping the same look and feel of so much of Novi, which is single family homes or condos, as well as in keeping the beauty in Novi with large trees, wetlands and woodlands, which attract all the animals that keep the charm of Novi. Ms. Cortis would like to reiterate with so many of the residents tonight to please not approve this project.

Chair Pehrson confirmed no other residents wished to speak, then closed the audience participation. Member Lynch summarized the correspondence received as 137 opposed responses and one in favor. In addition, a petition was received with approximately 140 signatures, although there are some duplicates.

Chair Pehrson closed the public hearing and turned the matter over to the Planning Commission.

Member Avdoulos relayed he would first like to thank all the residents for coming out. Sometimes it's tough to come before any kind of group and speak, and obviously this is something that's hit an emotional nerve. Member Avdoulos would like to take this step by step, so that all can understand what the Planning Commission is reviewing and ultimately deciding on. Before us we have this project which the Planning Commission's charge tonight is to make a recommendation to City Council, for a concept plan approval. This isn't a preliminary site plan; it is a concept plan and it will go before the city whether we approve it or deny it. It is not a rezoning. This is an existing piece of property that's zoned R-1 with a Planned Suburban Low Rise overlay on it.

Villas of Stonebrook was zoned I-2, also with a Planned Suburban Low Rise overlay and there was a lot of give and take on that project in terms of variances and waivers. That happens to help make a project come to reality, and there's a lot of work that's done with the developers in the city to help make that happen. So that property and that project exists because of all of that. Member Avdoulos voted dissenting on the Villas project because he felt that the density was too much for that piece of property.

The Planning Commission does not choose the projects that come before us. The zoning ordinance is set up to allow certain types of projects that the developer can put forward. On this piece of property, this is the

project that is before us. The Planning Commission has to look at whether a project meets the intent of the zoning ordinance as a whole and if the applicant has come forward and provided all the evidence and everything that is required, then the charge is to review it.

The Planning staff has reviewed this proposal, along with reviews from engineering, landscape, traffic, wetland/woodlands, facade and fire. The planning staff, as it relates to the ordinance, recommended approval.

When Member Avdoulos first heard about the project, he had no idea what it was going to look like. When he received the Planning Commission package on Friday, he flipped through it over the weekend and was actually surprised at how it was laid out. It was set onto the site where it wasn't as obtrusive as he thought it would be. It's aligning with Stonebrook Drive so the facades don't face Wixom Road. There are minimum impacts that the developer is trying to do to the natural features of the site.

Member Avdoulos inquired to the applicant if the Villas of Stonebrook residents are opposed to having access off Stonebrook Drive, would the apartment development be willing to help pay for a portion of the road maintenance since in order to show the access where it is, there must have been an agreement with Pulte to use Stonebrook Drive as an entry into your development.

The applicant, Jim Polyzois relayed that he believes it was part of Pulte's approval process to grant an access to this parcel so that there would not be two curb cuts on Wixom Road. At a recent meeting with the members of the HOA board of Villas at Stonebrook, they requested that the developer make some contribution towards the maintenance of their road. The applicant is receptive to a cost sharing program from Wixom Road to the access point of Camelot Parc apartments. It will have to be determined what the cost sharing formula is based on the number of units at Camelot Parc versus the number of units at Villas, but it has already been expressed that the developer is willing to share costs.

Member Avdoulos indicated in the general notes there is mention of using the emergency access road of Wixom for access during construction, as is common on a lot of developments, and inquired if this was so there would not be construction traffic on Stonebrook Drive. The applicant relayed this is correct, as the intent is to avoid construction traffic damage to local residential roads, especially as the developer will be contributing to maintenance of Stonebrook Drive. After construction is complete, this secondary access will only be used for emergency vehicle access. It will not be available for any residents to use as a secondary access point. It will be a gravel drive with a gate across it. Member Avdoulos added that we see this in a lot of developments, but he wanted to make it evident for the residents to understand. In all honesty, whatever development happens on that piece of property that would probably be the same situation.

Member Avdoulos referenced a question brought up related to a left-hand turn lane and inquired to Planner Bell if this was part of the improvements that were shown earlier. Planner Bell confirmed that it is a planned City project that will begin next spring to extend the left-hand turn lane to be able to be used at Stonebrook Drive. Attorney Tom Schultz added that in addition to the left-turn lane extension, there will also be an extension of the sidewalk along the east side of Wixom Road that some of the residents mentioned was lacking. This will help with the connectivity and walkability of the Wixom corridor.

Member Avdoulos relayed as a Planning Commissioner he is looking at what is allowed to be on this piece of property. The units per acre that is allowed is 6.5, this development has 5.6 units per acre, so it's below the allowable standard. He is also looking at the intent of the Master Plan to provide transitional areas between developments, such as between Target and Sam's Club, and to provide options for people to live in the city. This is the periphery of the city, the northern edge that is close to an expressway interchange. There will be another proposal coming forward that is similar in nature, so it provides that transition point to allow people that want to live in the city opportunities to live here. Member Avdoulos does not want to speculate who will be living in these apartment areas. There is always talk about having inclusivity, but it seems not always in the area that we live in.

Member Avdoulos concluded that the applicant in his opinion is meeting the intent of the ordinance and everything that's been requested, and relayed other Commissioners intend to speak about things such as traffic and other concerns.

Member Roney relayed his thanks to Member Avdoulos for the nice clarification of what the Planning Commission is trying to do tonight. He appreciates that the easement onto Stonebrook Drive was covered. Member Roney's big concern on this development is in thinking about the overlay and the word transitional. He relayed that the higher density apartment development transitioning from a single-family subdivision might be too high of a density, which is a concern.

Another concern is the traffic, Member Roney plays pickleball and understands what Wixom Road is like. There are certainly concerns on the hill on the north side coming out of the Stonebrook Drive entrance, even in the slow time during the morning when making a left turn there but the left-turn lane addition will address this.

Member Roney was disappointed that there was not a traffic study done. He did not realize that there was a clause in our process where given certain numbers a study is not required. He would really like to see a traffic study performed for this development, especially considering three schools that are in the neighborhood, the traffic concerns brought forth, the park down the road and new construction that's coming. Member Roney is not prepared to make a motion but would ask that another item be added to any motion that's made for a traffic study to be recommended. He inquired to Attorney Schultz if this is something that can be required to be done or recommended that the City Council have done.

Attorney Schultz responded that if the Planning Commission wants to see a traffic study before they make their recommendation, they can request it. It would be part of a postponement. Or to help the City Council make its determination, that requirement could be attached to the Planning Commission motion if it is moved forward to the City Council. Member Roney relayed that he would ask when the motion is made that an item be added that a traffic study be provided to City Council to assist in their determination going forward.

Member Roney concluded that keeping in mind this is a special land use, the Commission is asked to consider several factors regarding whether this is fitting for this part of the city and believes this is going too far from the density of the Villas and Island Lake subdivisions. He does think it's a nice development and agreed with Member Avdoulos' comments about opening the packet and seeing how nice the apartment development looks. In an early article written by Planner Mark Spencer it was written that the intent of the Planned Suburban Low Rise was to make the development something that from the roadway doesn't really look like apartments and looks more residential. The design does seem to have that character the nice renderings.

Member Lynch relayed he was opposed to including low-rise multiple family back in 2011 in this district and still opposes allowing low-rise multiple family in this district. He will not be supporting this motion to go forward.

Member Becker relayed that he made several visits to this area in the last two weeks prior to the meeting tonight to try to wrap his mind around what this looked like and the needs of the residents in the area. Since joining the Planning Commission, whenever a new project is proposed, his very first consideration is always about the long-term effect of our agreement to allow waivers, variances, and other changes to existing zoning ordinances and requirements. He is always concerned that when we approve such modifications, precedent is set that might tie our hands on future project proposals requesting similar waivers and variances.

Member Becker typically goes back to past actions by the Planning Commission to see how they determined changes and modifications that were appropriate before his time and how they were in the best interest of the city and most of its citizens. He found a very similar proposal from about six years ago for a residential development. It too required a planned overlay to modify the existing zoning designation. It too, required the approval of a special land use request. It also included request for 14 waivers and variances. Some of

these requests were to eliminate 25 percent of the existing wetlands on the property, removing 23 regulated trees, or about 24 percent of the regulated trees. Requests also included reducing the distance between residences by 16 percent, eliminating a required landscaping berm, planting a large number of sub canopy trees instead of required canopy trees and reducing by 50 percent the required amount of active recreation area on the development. An interesting linkage between the project just described from six years ago and the one being considered tonight is the applicant for both projects had the same engineer - Atwell Group.

While each project application that comes before this Commission requires thoughtful consideration about all aspects of the request, and acknowledging that no two requests are ever exactly the same, Member Becker's concern has been that agreeing to the project from six years ago established at least the appearance of setting a precedent for us today. Maybe if six years ago, the Planning Commission and City Council had decided that the proposal had too many variances, waivers, and special conditions that were outside of a strict application of the existing zoning regulations, we would not this evening be deciding whether we had to go against that precedent and past practice of approving modifications. But six years ago, thoughtful consideration to do the best for the most meant that the city did modify the zoning with an overlay, approved special land use, agreed to a vast majority of the requested waivers and variances, and they did decide that modification of the existing zoning designation was in the best interest of the city and the majority of its residents. Member Becker thinks it's safe to say the majority of the citizens here tonight would agree that the city acted wise because six years ago, the project just described was called the Villas of Stonebrook. Without thoughtfully modifying existing rules and regulations, there would be no Villas of Stonebrook. It would still be designated as I-2.

Member Becker relayed he has heard and read the citizen comments, and listened to those who spoke tonight, and all the new issues brought up. The Planning Commission listens and then they consider. Member Becker heard a number of comments that talked about apartment buildings not fitting this area and that this apartment development would dramatically and negatively affect the value of homes in the surrounding areas. This is interesting because Villas of Stonebrook was built six years ago butting up against the oil and gas storage tanks and the buildings of West Bay Exploration that are very visible and certainly not conducive to property values.

The renderings of the buildings in Camelot Parc show that they will be very similar in nature and style to the homes in the Villas that are closest. The three apartment buildings face the parkland, not residences. The applicant is leaving many of the large trees on the west side screening the apartment buildings from the few Island Lake residences in proximity and more trees near the detention ponds separate the Camelot Parc buildings from the western most homes in the Villas. The apartment buildings at 30 feet are no taller than many of the single-family homes in the area.

If it isn't the physical appearance of the proposed buildings that doesn't fit, perhaps some consider that they don't fit because they are apartments and not residences owned by occupants. Novi's government leaders and a significant majority of the citizens of Novi celebrate and enjoy the rich diversity of our community. The diversity of age, culture and economic status are enviable and admired, and they are part of the vibrancy of Novi. The foundation of this diversity is having a diversity in residential options to meet the needs of young single adults, young families, empty nesters, and retirees. If meeting the need for an apartment living option doesn't fit our community, we'll become a community that says, well, you're welcome to live here if you can afford to buy a \$400,000 house. As if to say, it doesn't really matter that your current situation means apartment living, you'll need to buy a home to live here. I hope we never become that kind of community.

Member Dismondy relayed that a traffic study would be important to him as well. He is pro development. He understands the neighboring community saying it doesn't fit and he thinks some of that goes to just the lack of garages on the project so. Some more amenities or something that kind of matches with the surrounding community, so it complements it more, would be important as well as to make sure the that the traffic study checks out.

Chair Pehrson relayed that Member Avdoulos set the tone for his comments. The idea that this is a concept plan and the reason why these overlays exist is exactly for this kind of transition to occur. To Member Becker's

point, so that everybody understands the fairness of the three-minute time limit, of those that participated, ten exceeded the time limit. If allowed to continue further, it would have been more than the one minute and 30 seconds or two minutes or 35 seconds Chair Pehrson noted. He appreciates residents coming out and being able to express what they are trying to communicate to the Planning Commission and hopes it is understood they are listening.

As Member Avdoulos stated, the Planning Commission doesn't get to pick and choose what comes before them or what they like or don't like. They have to set the standard as to whether or not it meets the intent of the ordinance. In this case, it does. All of the things that have been spoken about, not to be flippant, are exactly the same comments heard regarding every development relative to traffic, relative to safety, relative to the valuation of the homes. This was meant to be a transitional overlay and I think it achieves that. While the traffic study can be requested, Chair Pehrson doesn't think it's going to make a big difference. He is familiar with traffic on Wixom Road because he drives it every day. He would entertain the traffic study to be part of the motion either way, if the Commission were to postpone or recommend approval at this point in time.

Motion to recommend approval of the Planned Suburban Low Rise overlay development agreement application and concept plan made by Member Avdoulos and seconded by Member Becker.

In the matter of Camelot Parc Apartments JSP22-01, motion to recommend approval of the Planned Suburban Low-Rise (PSLR) Overlay Development Agreement Application and Concept Plan based on the following findings, City Council deviations, and conditions:

1. The PSLR Overlay Development Agreement and PSLR Overlay Concept Plan will result in a recognizable and substantial benefit to the ultimate users of the project and to the community. [The applicant proposes a walking trail through a 0.74 acre area of woodland to be preserved, which is short of the 10% of site area requirement. There is also a requirement for 200 square feet of private open space per unit that is not fully provided. There are two benches in separate locations as enhancements of the common open spaces shown on the site. Since so much of the property is wetland area to be preserved and wetland mitigation, it is difficult to achieve some of the "active" open space requirements. The site would have a connection to Wildlife Woods Park, the extensive pathway system within Ascension Providence Park hospital campus to the east and ITC Trail.]
2. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed type and density of use(s) will not result in an unreasonable increase in the use of public services, facilities and utilities, and will not place an unreasonable burden upon the subject property, surrounding land, nearby property owners and occupants, or the natural environment. [The estimated number of daily vehicle trips is 350, which is less than the 750 trip threshold for a Traffic Study. Peak hour trips also do not reach the threshold of 100 trips (Estimated: 37 AM trips, 40 PM trips). The proposed use is expected to have minimal impacts on the use of public services, facilities, and utilities over what the underlying zoning would allow. The proposed concept plan impacts about 0.3 acres of existing 2.41 acres of wetlands and proposes removal of approximately 19% of the regulated woodland trees. The plan indicates appropriate mitigation measures on-site.]
3. In relation to the underlying zoning or the potential uses contemplated in the City of Novi Master Plan, the proposed development will not cause a negative impact upon surrounding properties. [The proposed buildings are buffered by landscaping and preserved natural features. The multi-family residential use is a reasonable transition from the two-family and one-family developments to the west, east and south and the commercial shopping center to the north.]
4. The proposed development will be consistent with the goals and objectives of the City of Novi Master Plan, and will be consistent with the requirements of this Article [Article 3.1.27]. [The proposed development could help provide for missing middle housing needs that are walkable to the commercial areas to the north, which is recommended in the City's 2016 Master Plan for Land Use. The area was included in the PSLR overlay in the Master Plan and Zoning Ordinance, which permits multiple-family uses as a special land use. The proposed arrangement of buildings and site layout minimizes the impact on existing natural features.]
5. City Council deviations for the following (as the Concept Plan provides substitute safeguards

for each of the regulations and there are specific, identified features or planning mechanisms deemed beneficial to the City by the City Council which are designed into the project for the purpose of achieving the objectives for the District as stated in the planning review letter):

- a. Deviation from Sec. 3.21.2.A.i to allow development to front on an approved private drive, which does not conform to the City standards with respect to required sixty foot right-of-way, as the road was previously approved for the Villas at Stonebrook development, and because the shared access reduces the number of curb cuts on Wixom Road;
- b. Deviation from Sec. 3.21.2.A.iii.c. to allow parking spaces to be within 12 feet of a building in one location south of building 1 (15 feet minimum required);
- c. Deviation from Sec. 3.21.2.A.v to allow a reduction in the minimum required private open space (9,200 square feet total required, 3,150 square feet provided), as constructing additional private open space would cause greater wetland and woodland impacts;
- d. Deviation from Sec. 3.21.2.A.v to allow reduction of minimum percentage of active recreation areas (50% of open spaces required, approximately 30% provided), and less than 10% of the total site (9% proposed), as the development proposes connection to Wildlife Woods Park, which contains connections to the Providence and the ITC trail systems, and providing additional active recreation would cause greater wetland and woodland impacts;
- e. Deviation from Sec. 3.21.2.C.ii. for lack of pedestrian entrances on rear side of two buildings, as this side of the building will be screened by the existing berm and trees;
- f. Deviation from Section 3.21.2.C.ii.d. to allow the use of a minor amount of standing seam metal material (2-4% proposed), as in the opinion of the City's Façade Consultant the material is used in a manner that enhances the facades, and the design is otherwise in conformance with the façade standards;
- g. Deviation from Sec. 5.7.3.K for exceeding the 4:1 average to minimum illumination ratio (5.3:1 proposed), and the light from the fixtures at the western turn-around will be shielded from visibility in the ROW;
- h. Deviation from Sec. 3.21.2.A.iii and Sec. 5.5.3 to allow absence of required landscaped berm along Wixom Road north of the emergency access drive due to resulting woodland impacts and there is no development proposed in that area. In addition, the berm south of the access drive is not long enough to provide undulation;
- i. Deviation from Sec. 4.04, Article IV, Appendix C-Subdivision ordinance of City Code of Ordinances for absence of a stub street required at 1,300 feet intervals along the property boundary to provide connection to the adjacent property boundary, due to conflict with existing wetlands and woodlands;
- j. 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 Preliminary Site Plan;
- k. The applicant is to provide a traffic study to assist the City Council in its determination of traffic-related factors.

ROLL CALL VOTE ON MOTION TO APPROVE THE PLANNED SUBURBAN LOW-RISE (PSLR) OVERLAY DEVELOPMENT AGREEMENT APPLICATION AND CONCEPT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER BECKER.

Motion carried 4-2 (Lynch, Roney).

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE MAY 24, 2023 PLANNING COMMISSION MINUTES

Motion made by Member Lynch and seconded by Member Avdoulos to approve the May 24, 2023 Planning Commission Minutes.

ROLL CALL VOTE ON MOTION TO APPROVE THE MAY 24, 2023 PLANNING COMMISION MINUTES WAS MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion carried 6-0.

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

City Planner McBeth reminded the Commission that next Wednesday, we have another Master Plan Steering Committee meeting, so we will need the three of our Planning Commission members there if possible. The Walkable Novi Committee meeting is next Thursday.

AUDIENCE PARTICIPATION

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

Karen Kocher, 48807 Rockview Road, appreciates the Planning Commission's time this evening and requests that if a traffic study will be done, which she would appreciate, it would be best to wait until the schools are back in session because it will give a more accurate view in the fall than over the summer.

Christine Lee, 25603 Shoreline Drive in Island Lake, relayed she has been in education for 40 years working with children. Children are put through so many situations that tax them. Now these little children are having to have a policeman walk them across the street because they don't feel safe. How many Planning Commissioners went to school under those circumstances? This is a neighborhood. Ms. Lee commends all the people that spoke tonight, but doesn't think the Planning Commission listened and are not representing the community. If they were, Ms. Lee doesn't think they would have voted the way they did.

Ms. Lee is not against apartments, she's against the density of them. It boils down to an economic situation. Ms. Lee asks the Planning Commission to consider care for kids and safety, and to think of their own families and grandchildren. She has six who come to visit often. Just the last couple of weeks, there were signs in the subdivision saying drive slowly and to remember children live here. That's because people are cutting through to avoid traffic. Ms. Lee beseeches the Planning Commission to search within themselves to make the best decision they can for the community and for the children. Let's find another place in Novi to put the apartments but not at this location.

Jim Utley, 25972 Island Lake Drive, relayed he is very, very disappointed. He has been in this community for 45 years. He has been through a lot of Councils, starting with Karevich, going back to McCallum, Quinn, you name it. Mr. Utley is very, very disappointed that the Planning Commission didn't listen to this group out here tonight. They're relaying that there's too much traffic and there is. Mr. Utley comes out of the exit from Island Lake, and to take a left turn or even a right turn is not easy.

Mr. Utley has lived in the housing developments Walton Woods and Orchard Ridge. He was President of the homeowner's association and has been involved in the association in Island Lake. He does not understand why the Planning Commission does not listen and feels they make excuses. People tonight told the Planning Commission what was on their minds. There were over 100 petitions. Now this matter will go to Council and people will have to come back and comment again. People were very frustrated tonight, and Mr. Utley was very disappointed because it doesn't appear that the Planning Commission cares about the residents in this area. The Island Lake residents pay a fortune in taxes to have privacy on a nice lake, not to be bothered. Mr. Utley thinks that the Commission made the wrong decision and it is not good planning.

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

ADJOURNMENT

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

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

Motion to adjourn the June 7, 2023 Planning Commission meeting. Motion carried 6-0.

Meeting adjourned at 9:11 PM.