

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

April 27, 2016

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

BOARD MEMBERS

David Greco, Acting Chairperson

David Baratta

Michael Lynch

Robert Giacopetti

ALSO PRESENT: Barbara McBeth, Director of Community Development
Rick Meader, Landscape Architect, Kirsten Mellem, Planner,
Adrianna Jordan, Planner, David Gillam, City Attorney, Jeremy
Miller, Staff Engineer

Certified Shorthand Reporter: Jennifer L. Wall

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Novi, Michigan.

Wednesday, April 27, 2016

7:00 p.m.

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CHAIRPERSON GRECO: I'd like to call to order the April 27, 2016 Planning Commission meeting for the City of Novi.

Roll call, please.

MS. JORDAN: Anthony?

CHAIRPERSON GRECO: Absent, excused.

MS. JORDAN: Baratta?

MR. BARATTA: Here.

MS. JORDAN: Member Giacobetti?

MR. GIACOPETTI: Here.

MS. JORDAN: Greco?

CHAIRPERSON GRECO: Here.

MS. JORDAN: Lynch?

MR. LYNCH: Here.

MS. JORDAN: Pehrson?

CHAIRPERSON GRECO: Absent, excused.

MS. JORDAN: Zuchlewski?

CHAIRPERSON GRECO: Absent, excused.

1 I'd like to have the Pledge of Allegiance.
2 Member Baratta, can you please lead.

3 (Pledge recited.)

4 CHAIRPERSON GRECO: Looking for a
5 motion to approve the agenda.

6 MR. BARATTA: Motion to approve.

7 MR. GIACOPETTI: Second.

8 CHAIRPERSON GRECO: Motion by
9 Member Baratta, second by Member Giacometti.
10 All in favor say aye.

11 THE BOARD: Aye.

12 CHAIRPERSON GRECO: That brings
13 us to our first audience participation.

14 If anyone in the audience
15 would like to address the Planning Commission
16 on any matter that does not have anything to
17 do with any of the public hearings that are
18 up for tonight, please step forward.

19 All right. Seeing no one, we
20 will close the first audience participation.

21 Any correspondence not related
22 to the public hearings?

23 Closing that.

24 CHAIRPERSON GRECO: Any committee
25 reports?

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MS. MCBETH: No.

CHAIRPERSON GRECO: No committee reports. City planner report?

MS. MCBETH: Thank you. Good evening, Mr. Chair.

A couple of things I wanted to announce this evening. That the April 18 City Council meeting, the city council took action on an item that the Planning Commission had also recently considered.

City Council approved the request of the Learning Care Academy, also as at Everbrook Academy for the planned rezoning overlay development agreement and the revised concept plan.

We expect that this matter will return to the Planning Commission for preliminary site plan approval at the May 11 Planning Commission meeting.

I also wanted to introduce a new staff member to you, Adrianna Jordan. Here to my left.

She started as a planner with us about a month ago, and she is going to assist us with the workload that we currently

1 have in the department.

2 Adrianna has a bachelor of
3 science degree in architecture from the
4 University of Michigan in Ann Arbor, as well
5 as a masters of science degree in
6 transportation engineering and a masters of
7 city and original planning both from
8 California Polytechnic State University in
9 San Louis Obispo, California.

10 So, Adrianna had served as a
11 staff planner in communities both in Michigan
12 as well as California, and she also recently
13 worked as a safe board to school operations
14 coordinator for the Michigan Fitness
15 Foundation in Lansing.

16 So we are looking forward to
17 having her here at the meetings coming up in
18 the next few months.

19 CHAIRPERSON GRECO: Very good.
20 Welcome Adrianna.

21 MS. JORDAN: Thank you.

22 CHAIRPERSON GRECO: All right.
23 That brings us to our first public hearing.

24 Public hearing at the request
25 of the Ivanhoe Companies, for the Planning

1 Commission's recommendation to the City
2 Council rezoning of the property in Section
3 12 located on the northeast corner of Twelve
4 Mile Road and Meadowbrook Road from a
5 residential abridge to R4, one family
6 residential B3 general business, with a
7 planned rezoning overlay.

8 The subject property is
9 approximately 21 acres. The applicant is
10 proposing a 42 unit single family residential
11 development with frontage on and access to
12 Meadowbrook Road, up to 22,000 square feet of
13 commercial space with frontage and two access
14 drives on Twelve Mile Road, and an open space
15 park area at the corner of the intersection.

16 MS. MCBETH: Mr. Chair, I will
17 have a brief introduction to this, and then
18 our planning consultant, Rod Arroyo will go
19 over the planning review letter, and then
20 after that, I would like to go over the
21 staffing consultant review letters briefly.

22 CHAIRPERSON GRECO: Very good.
23 Thank you.

24 MS. MCBETH: Thank you. So as
25 you know, the plans for this site have

1 evolved over the last couple of years or so
2 since the applicant first approached the city
3 with a development plan. A multiple family
4 development with about 200 units was
5 initially shown to staff, and based on our
6 discussions, the plan has been modified
7 multiple times since that first submittal.

8 The plan shown this evening is
9 using the PRO option to develop the subject
10 property with a 42 unit single family
11 residential development and up to 22,000
12 square feet of commercial space along the
13 Twelve Mile Road frontage.

14 Additionally, the applicant
15 proposes to dedicate an open space park area
16 near the corner of the intersection and
17 commits to build a vehicle and bicycle
18 parking for a trail at that location.

19 The Planning Commission has
20 considered the plan in September of 2015 at a
21 public hearing and recommended postponing
22 consideration to allow the applicant time to
23 address comments from the public hearing and
24 from the staff and consultant review letters.

25 So as I said, Rod Arroyo is

1 present this evening, to present the planning
2 review letter and then following that, I will
3 go over the rest of the staffing consultant
4 letters.

5 CHAIRPERSON GRECO: Very good.
6 Thank you. Mr. Arroyo?

7 MR. ARROYO: Good evening. I
8 will be going over our March 20th review
9 letter. As Ms. McBeth indicated, this is an
10 application for concept plan approval for the
11 PRO overlay, plan rezoning overlay.

12 This project, I know you have
13 had this come before you, it's been -- the
14 applicant has been speaking with staff
15 over -- and consultants over a number of
16 months.

17 He's made a number of
18 modifications, making changes, reducing
19 density. This project is now before you for
20 consideration and it includes a number of
21 elements and includes a residential element.

22 It includes a commercial
23 element on Twelve Mile Road, and it includes
24 a park element, which would involve
25 dedication of property to the City of Novi as

1 a trail head as part of a non-motorized
2 transportation throughout the community.

3 The property is currently
4 zoned RA, residential acreage.

5 The property located to the
6 west is the MSU Tollgate farms facility. And
7 there is additional RA property located to
8 the north as well as to the east of the
9 subject property.

10 To the south, you have a
11 number of acres that are designated for OST.
12 You have some vacant development and you also
13 have existing office element towards the
14 southwest -- at the southwest corner of
15 Meadowbrook and Twelve Mile, where South
16 University is located.

17 The applicant's proposal
18 before you this evening is for 42 single
19 family residential units. It is also for up
20 to 22,000 square feet of commercial space
21 with frontage on Twelve Mile Road. And then
22 there is the dedication park that I
23 mentioned.

24 As we get into the review, we
25 will talk a little bit more about the

1 specifics.

2 In terms of the potential
3 development, the density that is actually
4 proposed for this project of 42 units comes
5 out to just under 2.5 dwelling units per acre
6 when you look at the area designated for
7 residential, as well as the park area.

8 If you take that total area
9 and apply the density, that gives you a
10 density of 2.49 dwelling units per acre.

11 They are asking for rezoning
12 to -- with what the PRO overlay to R4 and to
13 B3 for the commercial.

14 The density that is actually
15 proposed will actually fit within R3, so it's
16 not maxing out the density that would be
17 allowed under R4.

18 There is also some substantial
19 preservation of open space, 42 percent of the
20 total site is proposed to be preserved as
21 open space.

22 There is over eight acres
23 preserved as open space and just over three
24 acres is actually included in the area that
25 would be designated to the city as a park.

1 Your master plan for land use
2 designates that property with a plan density
3 of 0.8 dwelling units per acre, single family
4 residential.

5 This is an area, we actually
6 have the density map included on page three,
7 and we go through some of the objectives that
8 are listed within the master plan as well.

9 There are certainly several
10 objectives that this project could be
11 considered as being consistent with,
12 including encouraging residential
13 developments to promote healthy lifestyles,
14 protecting and maintaining open space within
15 the community, continuing to strive towards
16 making the city more likeable and more
17 walkable friendly community. But it is not
18 directly consistent with the density that's
19 currently found within your master plan.

20 You're currently undergoing a
21 master plan review, and there has been some
22 discussion but no final determination about
23 what the recommendation will be in terms of
24 proposed density for this property.

25 So in terms of the -- we have

1 talked about the surrounding land use, one of
2 the things we also include, because I think
3 it's important to compare, the zoning
4 classifications, there is a chart that shows
5 us uses that are permitted under RA, also R4
6 and also B3, but the applicant is
7 specifically offering conditions that would
8 limit the uses that would, in fact, be
9 opposed within the commercial portion, and I
10 will get into that in just a minute.

11 So you have what on the
12 surface would appear to be a rezoning request
13 that would go to R4 and B3, but, in fact, you
14 have something where the density is actually
15 less than that, it's closer to an R3 density
16 and the types of uses that would be permitted
17 within the commercial component are actually
18 less intense than if it was a straight B3
19 rezoning because of the specific conditions
20 that the applicant is offering as part of
21 that.

22 In terms of some of your
23 standards, the subdivision ordinance does
24 require a sub connection every 1,300 feet,
25 unless certain conditions are met.

1 One, the extensions were
2 impractical because of topography, dimensions
3 or natural features where it would result in
4 the creation of undesirable traffic patterns
5 not customarily found in residential areas.

6 In this particular instance,
7 there is a substantial buffer that's being
8 proposed to the north of the property, you
9 can see a minimum 50 foot buffer to the
10 north, significant preservation of trees and
11 open space. And there are also developed
12 single family homes that are fronting on
13 Meadowbrook Road north of the property, so a
14 sub connection does not appear to be
15 appropriate to the north.

16 To the east, that property is
17 currently being considered for development as
18 a place of worship, certainly having that
19 type of roadway connection between also does
20 not necessarily make sense from a traffic
21 circulation perspective.

22 What the applicant is
23 proposing is an emergency access connection
24 to Twelve Mile through the commercial
25 property, and so that would provide for a

1 second point of access.

2 But in terms of permanent open
3 points of access, there would be one on
4 Twelve Mile -- excuse me, on Meadowbrook Road
5 that would serve the residential portion and
6 the commercial portion would be accessed
7 directly from Twelve Mile Road.

8 I know you are going to hear
9 from some reports, from some of the other
10 consultants dealing with natural features,
11 woodlands, wetlands and the like, so I won't
12 go into a lot of detail. I do want to
13 discuss the conditions that are offered by
14 the applicant as part of this PRO concept
15 plan.

16 In terms of park and open
17 space, it would be developed in accordance
18 with the plan, with the donation of the park,
19 which would include six parking spaces, a
20 bench, bike racks. The park area would be
21 graded, it would be seeded with grass, it
22 would result in, as I mentioned before, a
23 total of 42 percent of the site remaining as
24 open space, 3.288 acres as park and a total
25 of 3.8 acres as open space.

1 In terms of the residential it
2 would be limited to 42 units, 2.49 units per
3 acre. There would be a request for a
4 reduction in certain setbacks and sideyard
5 setbacks and lot width going to a minimum of
6 50 foot lot width, and reduction of setbacks
7 to seven and a half foot, on the side yard,
8 20 foot front yard, 30 foot on the rear yard.

9 In terms of the commercial
10 component, it would be limited to 12,000
11 square feet if its developed with two
12 drive-thru uses or 22,000 square feet if
13 there is a one or no drive-thru.

14 In terms of the tenant --
15 potential tenant mix, it would be limited by
16 prohibiting certain uses, including fast food
17 restaurants, fueling stations, day-care
18 centers and several others I won't go into
19 all of those, but automobile service being
20 the other -- a lot of the more intense uses,
21 it could, in fact, be permitted within B3
22 would not be permitted in this situation, if
23 this project were approved.

24 In terms of woodlands and
25 landscaping, one of the things that is an

1 important part of this proposal in terms of
2 the context of the property, given the fact
3 that this is a scenic drive and natural
4 beauty road, and the fact that it has the MSU
5 Tollgate Center located directly to the west
6 is the treatment of frontage along
7 Meadowbrook Road as well as the treatment
8 along Twelve Mile Road.

9 And there is a fairly
10 substantial buffer that you can see, that is
11 proposed so that that concept of having this
12 as a road that has a unique characteristic
13 that is scenic in nature, it has -- celebrate
14 the natural beauty and also be conceptually
15 aware of the uses that are in the area.

16 I know the applicant has been
17 working directly with MSU Tollgate farms on
18 the landscaping proposal along that
19 coordinator, attempting to take in that
20 consideration and come up with a plan.

21 It's less formal in terms of
22 the planting like you would normally have,
23 typically a fairly formal planting, when you
24 have a buffer strip, this would be something
25 that would be a little less formal, but more

1 naturalistic, which I think would be
2 consistent with the vision for this roadway,
3 and with the vision that has been established
4 for this particular corridor north of Twelve
5 Mile Road.

6 They are also proposing to
7 upsize the tree replacement, because the
8 thought here is to have more of an immediate
9 impact up front.

10 So that's also one of the
11 requests that they give credit for planting
12 trees that would actually be taller than the
13 minimum that would be required.

14 The deviations that are being
15 requested from the ordinance, I have touched
16 on those briefly. They include the minimum
17 lot size and width as well as the setbacks.

18 Then we do talk about some of
19 the PRO ordinance requirements, part of that
20 includes demonstrating the public benefit and
21 as part of that, the applicant has listed
22 several elements, including the public open
23 space, the total open space being 42 percent,
24 limiting the commercial to certain uses.

25 Also, one thing I did not

1 mention is the setback of the commercial
2 providing for green space along Twelve Mile
3 Road, which is not common for a commercial
4 development to have, that substantial green
5 space.

6 So essentially as you're
7 approaching this property from the east and
8 you're heading west, you will have a
9 landscape buffer in front of the commercial,
10 and as you wrap around the corner onto
11 Meadowbrook Road, you're going to have a park
12 at the corner and then you will have the
13 buffer strip that is being proposed along the
14 east side of Meadowbrook, which would then
15 continue to kind of carry forward that green
16 space all the way around the southern and the
17 western edge of the project. And then
18 development of the trail that is part of that
19 overall concept.

20 In terms of submittal
21 requirements, I believe they have met the
22 requirements for submittal, you've had a
23 number of reviews in the packet, I won't go
24 into those.

25 I will conclude by going over

1 Planning Commission options.

2 We have listed several options
3 that you have. This is a recommendation to
4 City Council. You can agree and have a
5 favorable recommendation to Council to
6 conditionally approve the request to rezone
7 the parcel to B3 and to R4, with the plan
8 rezoning overlay as has been proposed.

9 Another option would be to
10 recommend that Council deny the request. And
11 another option would be to consider another
12 zoning classification.

13 This could potentially require
14 another public hearing, if you were to make
15 that type of a recommendation, or to
16 conditionally approve only a portion of the
17 request for rezoning while recommending
18 denial of another portion or then postponing
19 consideration.

20 Those are five potential
21 options that would have been identified.

22 Our recommendation to follow
23 number one, which would be to recommend to
24 City Council that this project be approved.

25 We believe that this project

1 does demonstrate a substantial and
2 recognizable public benefit because of the
3 unique open space offerings that are being
4 included because of the unique treatment
5 along both Meadowbrook Road and Twelve Mile
6 Road to have buffer strips that would not
7 otherwise be provided.

8 And quite frankly, this is a
9 development pattern that you would not see
10 under a conventional development.

11 If this were to develop as a
12 RA property, with one acre lots, you would
13 not get the buffer strip, you would not get
14 the park land, you would not have a lot of
15 the other amenities that are associated with
16 this. So we think that should be taken into
17 consideration.

18 It's also in line with the
19 direction that we have been heading as we
20 have been working with you on your master
21 plan in terms of recognizing that this corner
22 may, in fact, be appropriate for more density
23 that has been historically designated for
24 this corner, so that's something I know
25 you're in the process on that, so it's a

1 little bit challenging because final
2 decisions have not been made, but this
3 applicant obviously has a right to come
4 before you and ask for a recommendation. And
5 that recommendation has to be made based upon
6 the facts that are available at the time that
7 the proposal is brought before you.

8 So our recommendation is a
9 positive one. We believe this project should
10 receive a positive recommendation.

11 I will be happy to try to
12 answer your questions.

13 CHAIRPERSON GRECO: Thank you.

14 MS. MCBETH: Mr. Chair, I will go
15 over the remaining reviews letters, if you
16 don't mind.

17 The engineering review now
18 recommends approval of the concept plan and
19 storm water management plan. Previously
20 stated concerns have been addressed and minor
21 items may be further addressed at the time of
22 preliminary site plan review.

23 The applicant will need to
24 seek a design and construction standards
25 variance for the sub street connection, as

1 Mr. Arroyo mentioned to the subdivision
2 boundaries at intervals not to exceed 1,300
3 feet along the subdivision perimeter.

4 Engineering staff is in
5 support of the variance provided that the
6 applicant provides an easement and the funds
7 to build the sub street to the north in the
8 event that the connection to the north is
9 ever needed.

10 The landscaping review noted a
11 deviation from ordinance standards to allow
12 the proposed upsizing of woodland replacement
13 trees, evergreens throughout the site, and
14 recommended that this upsizing shall not
15 exceed 33 percent of the evergreen trees
16 provided.

17 This recommendation is based
18 on the standards of the landscape design
19 manual, which does not allow additional
20 credit for upsizing woodland replacement
21 trees.

22 Additional deviations from the
23 landscaping ordinance standards are requested
24 and supported by staff, due to the proposed
25 heavily landscaped design of the site and the

1 proposed improvements to the pond and
2 wetlands for the following three areas.

3 First, a deviation from
4 ordinance standards for the required
5 landscape berm, and the required trees and
6 sub-canopy trees to be planted on the berm
7 along the residential frontage of Meadowbrook
8 Road due to the existing wetlands and the
9 heavy vegetation proposed for that area.

10 Second a deviation from the
11 ordinance standards for the required
12 greenbelt landscaping south of the
13 residential area, approximately 540 feet, due
14 to the existing wetlands and other heavy
15 plantings proposed for that location.

16 Third, a deviation from the
17 ordinance standards for the required
18 greenbelt landscaping along the western
19 235 feet of Twelve Mile frontage due to the
20 existing wetlands and other heavy plantings
21 proposed for that location.

22 Rick Meader, our city's
23 landscape architect is present to answer
24 questions about those standards.

25 The city's environmental

1 consultant visited the site for the purpose
2 of wetland, woodland verification as well as
3 wetland boundary verification. The property
4 includes a total of nine individual wetland
5 areas, including an open water emergent
6 wetland and a stream which is a tributary to
7 the Walled Lake branch of the Rouge River.

8 The submitted plans proposed
9 impacts to seven of the nine wetlands
10 amounting to less than a quarter of an acre
11 of the total 1.54 acres of on-site wetlands.

12 Wetland and water course
13 buffer imparts are also proposed. The plan
14 proposes to restore the degraded function of
15 both the wetland and stream located on the
16 south end of the site. Restoration
17 activities include abandonment of the
18 existing 350 foot stream channel and
19 construction of a relocated stream channel of
20 approximately 480 feet using a natural
21 channel design.

22 The applicant proposes to
23 improve the plant species diversity within
24 the existing open water and emergency wetland
25 by removing the basic plants, replace them

1 with native species, including wildflowers
2 and trees. The natural feature setback areas
3 will also be restored. Both an MDEQ wetland
4 permit and a City of Novi wetland use permit
5 will be required for the proposed impasse.

6 The environmental consultant
7 recommends approval of the concept plan
8 because the small isolated wetlands that are
9 proposed to be impacted provide minimal
10 environment benefits in terms of wildlife
11 habitat and restore storm water sewage
12 capacity and are dominated by non-native
13 wetland plant species.

14 And because the proposed
15 wetland restoration will be an improvement
16 over the vegetation that currently surrounds
17 the ponds.

18 The woodland plan review notes
19 that the application now includes tree
20 removals, and they are able to provide a more
21 complete review.

22 The north half of the 20-acre
23 site includes regulated woodlands as well as
24 some of the south part of the site, a total
25 of 402 regulated trees are proposed to be

1 removed from the site and the required 718
2 replacement credits are proposed to be
3 planted on the site.

4 The woodland letter indicates
5 that along with the city's landscape
6 architect, ECT, supports the alternative
7 street scape landscaping that the applicant
8 has developed through coordinated work with
9 Tollgate Education Center. ECT supports the
10 use of woodland replacement trees and shrubs
11 currently proposed in order to supplement the
12 required trees along Meadowbrook Road, but
13 does not support the replacement of the
14 required street trees with Woodland
15 replacement trees.

16 Additionally, our consultant
17 ECT notes the city's landscape design manual
18 does not allow the upsizing of the woodland
19 replacement trees for additional credits.
20 The applicant requests deviation as part of
21 the PRO agreement.

22 ECT supports some upsets with
23 credit to provide additional landscape
24 interest and screening along Meadowbrook Road
25 and along the south edge of the residential

1 portion. 40 percent of the proposed
2 evergreen trees are shown to be upsized from
3 seven feet to 10 feet in height. That is 102
4 of the 253 total evergreens are proposed at
5 10-foot tall trees.

6 ECT recommends limiting the
7 total percentage of upsized trees to 33
8 percent of the total provided, the woodlands
9 review recommended approval subject to
10 comments being addressed.

11 You may note in the suggested
12 motion that recommendation -- those
13 recommendations are included.

14 Matt Carmer from ECT is
15 present this evening to answer any questions
16 about the woodland and wetland review
17 letters.

18 The city's traffic engineering
19 consultant, AE Com has reviewed the submitted
20 traffic impact statement that was prepared by
21 the applicant's traffic engineer, and found
22 that the analysis was acceptable and the
23 level of services at the studied
24 intersections is expected to remain at
25 acceptable levels under the proposed

1 conditions.

2 The traffic consultant has
3 also provided comments on the submitted
4 concept plan. Please note, additional
5 correspondence has been received and was
6 included on the table this evening, with
7 another review of the submitted traffic
8 impact statement.

9 Maureen Peters from AE Com,
10 the city's consultant, is present this
11 evening to answer any questions.

12 The fire marshal has reviewed
13 the plan and finds the plans to be acceptable
14 with comments to be addressed on next
15 submittal.

16 The facade review of the
17 proposed retail component and residential
18 component will be completed at the time of
19 preliminary site plan review.

20 The Planing Commission is
21 asked tonight to hold the public hearing and
22 consider making a recommendation to City
23 Council on the proposed PRO and concept plan.
24 Thank you, Mr. Chair.

25 CHAIRPERSON GRECO: Okay, thank

1 you. This is a public hearing. If anyone
2 would like to address the Planning Commission
3 regarding this particular public hearing,
4 please step forward.

5 Please state your name and
6 address.

7 MR. RENTROP: Gary Rentrop,
8 R-e-n-t-r-o-p, the address is 39723 Woodward
9 Avenue.

10 I am representing Michigan
11 State University Americana Foundation,
12 Tollgate Farm area.

13 I wanted to commend
14 Mr. Shapiro for working very closely with us
15 to address the landscaping along Meadowbrook
16 Road.

17 Having said that, at the last
18 public hearing that was held on this, we took
19 the position, we think that the PRO
20 requirement should follow your master plan
21 and that the master plan ought to find where
22 it's going to land, and whether or not that
23 master plan accommodates the PRO.

24 I have talked with your
25 consultants and I recognize that apparently

1 the position of Novi is that they will not
2 necessarily follow the master plan, but if
3 the PRO program all together is acceptable,
4 they will go ahead and act on that,
5 regardless of what the master plan may say.

6 Having said that, if our
7 position would be -- our position would be we
8 would like to see master plan be dealt with
9 first, if it is not going to be, and if
10 what's going to happen is PRO is going to be
11 recommended to Council, that we would
12 encourage you and request that the
13 landscaping plan with which Mr. Shapiro and I
14 are and other people have worked very hard
15 on, be implemented as part of the approval
16 process. Thank you.

17 CHAIRPERSON GRECO: Thank you.

18 Sir?

19 MR. OURLIAN: Good evening. My
20 name is Rafi Ourlian, O-u-r-l-i-a-n. I am
21 the chairman of the Armenian Community
22 Center, which is the adjacent property to the
23 east of the project of Beacon Hill Park.

24 We have worked with
25 Mr. Shapiro as well and we support his plan.

1 I think this is a wonderful idea.

2 One of our recommendations is
3 towards the commercial part of the property
4 to add more trees. We are willing to work
5 with him, either he would do it or we would
6 do it, but we would work with him on that.
7 But again, I think it's a wonderful plan and
8 we, from the community center support the
9 plan. Thank you.

10 CHAIRPERSON GRECO: Thank you.
11 Actually before I take more public comment,
12 before we take public comment, I'd like to
13 offer the applicant, would you like to
14 address the commission?

15 MR. SHAPIRO: I thought maybe I'd
16 listen to the public, then I will respond.

17 CHAIRPERSON GRECO: That's fine.
18 Thank you.

19 Would anyone else from the
20 public like to address the Planning
21 Commission on this public hearing?

22 (No audible responses.)

23 CHAIRPERSON GRECO: Would the
24 applicant like to strike address?

25 MR. SHAPIRO: I just want to put

1 a different slide up.

2 My name is Gary Shapiro from
3 the Ivanhoe Companies. It's been a long
4 process and I have enjoyed working
5 collaboratively with the master plan
6 committee, who we saw 14 months ago. And I
7 think it was nine months ago we came before
8 the Planning Commission.

9 As you know, I am quite
10 passionate about the project. It's been a
11 long road of starting from a lifestyle center
12 to where we are today going from apartments
13 now to condominium down to 42 units. We have
14 presented an elaborate bullet point plan to
15 show you. We will try to be quick because
16 you know that sometimes we can go on from
17 excitement from the project.

18 But I did put up the key
19 features of the plan which I thought would be
20 something just be appropriate to refresh the
21 memory of the master planning committee and
22 the Planning Commission from our last
23 meeting.

24 That last meeting which was
25 between eight and nine months ago, we were

1 given a lot of direction from you directly to
2 work with staff and some of the key features
3 that have changed really made this exemplary
4 plan, starting with on the north border, we
5 now protracted a substantial amount of
6 woodlands and what's really dramatic, it was
7 completely new design.

8 Immediately after that
9 meeting, we talked to the Tollgate people,
10 you know, over a year ago, but directly after
11 that Planning Commission meeting, we met with
12 them multiple times, and multiple times with
13 your landscape and woodland staff, Ms. McBeth
14 and Rod Arroyo.

15 The dramatic change in the
16 plan was we added to the already deep setback
17 of 50-foot nature corridor that all goes the
18 way along Meadowbrook and wraps around.
19 Particularly, we took a great degree of
20 planning detail to reset the entryway, so we
21 would accent the community and Tollgate.
22 That's 140 feet deep and over 400 feet wide.
23 And we designed the entryway that's low key,
24 and mirrors the Tollgate type fencing.

25 We also put a woodland area in

1 the middle of the development, which you can
2 see, and added the side -- increased the size
3 of the park.

4 I think the key -- there is
5 multiple great assets, but it's really my
6 view I've done multiple projects in Novi and
7 I'm quite proud of them. The PRO benefit of
8 this is just extraordinary. You know, there
9 are many views on what this could be. I know
10 the master plan calls for lifestyle center,
11 we have come up with something I think we can
12 be really proud of.

13 We are keeping 42 percent of
14 the development open space. We are
15 dedicating giving to the city what on a
16 commercial plan would be upland, could be
17 part of a center, a gas station, a real park,
18 something that you will see in the brief
19 Power Point Brad is going to do is a hole in
20 your plan where you need trail head for your
21 walkability features of Novi.

22 So in addition to giving the
23 land, we are planting on that land over 200
24 trees and over 150 bushes. We are hydro
25 seeding that. We are doing all of that at

1 our expense and delivering it to you, since
2 the last meeting, we have increased the
3 public benefits at your direction. We have
4 included the parking spaces. We have worked
5 with parks and rec. This is meant to be a
6 passive low key entry to Novi. We have added
7 the six parking spaces at our expense, the
8 bench, the bike rack.

9 As Mr. Arroyo mentioned, we
10 have the extra deep buffer in front to his
11 neighborhood center that wraps around. Those
12 are a few of the real key things that have
13 changed over the course of time since we left
14 you at your direction. And we are quite
15 proud of it, and we respectfully request your
16 recommendation tonight.

17 I will let Brad just kind of
18 shoot through the history for those of you,
19 you know, who may not recall what's
20 transpired over the last two years. Thank
21 you.

22 MR. SPADER: I'm Brad Spader from
23 MKS Studios. We have a number of slides, but
24 I think based on the staff comments and
25 review comments that were concise, we will

1 also try to be concise.

2 I'm going to go through some
3 of these quickly and focus on things that I
4 think are important for you and the public to
5 see.

6 Introduce ourselves. We have
7 quite a team of experts here. This is the
8 cover that was on the report or the booklet
9 that we gave to the Planning Commission
10 staff.

11 So you know, this is digital,
12 so it's kind of like a fly over. You can get
13 into the details, so if you ever want to see,
14 when we get the final site plan, the details.
15 This is all electronic, show the details and
16 the views and everything else. Some of which
17 were asked of your staff and consultant
18 reports.

19 Mr. Shapiro mentioned, I think
20 one of the key elements here, one of the
21 things we looked at is the idea of walkable
22 Novi. Meadowbrook elementary school is to
23 our north. That's one of the questions you
24 had before. That's why we have sidewalks.

25 We have been working to make

1 this a very walkable development internally
2 and also to compliment the pathway plan, and
3 that's one of the reasons for the trail head
4 and park.

5 There have been, we talked
6 about before since there weren't really
7 questions from the audience, but keeping in
8 mind I think this is why the draft master
9 plan recommends future land use designation
10 consistent with our proposal because there
11 have been a lot of changes in the
12 characteristics of the area.

13 We have covered this before,
14 Twelve Mile, changes M5 connector and the
15 different developments, so the lower density
16 development to the north of us is really
17 different than the pattern of development in
18 the area. So we are very consistent with
19 development trends.

20 Other things that have been
21 going on along the Twelve Mile corridor and
22 the M5 corridor. All of this was in the
23 booklet we gave to the Planning Commission
24 showing the types of development in the
25 surrounding area.

1 We did look at a number of
2 alteratives, including lifestyle centers,
3 commercial and different types of
4 residential, attached residential and so
5 forth, some of which got mixed or negative
6 reviews from city staff and consultant
7 reviews before.

8 There are a couple of
9 alternatives we want to remind you of. We
10 first came in with this 54 lot, single family
11 subdivision. There were a couple of changes
12 made. One is we heard comments that it was
13 too high, so we dropped it down to 42.

14 We also -- if you look at this
15 drawing in the north that the buffer wasn't
16 deep enough. There was concern about the
17 consequences of implication on the low
18 density RA properties to the north, so we
19 have added a deep buffer there in response to
20 comments we had on this.

21 Also if you look at this
22 drawing see where our access point is onto
23 Meadowbrook, there was concern from Tollgate
24 Farms, they specifically asked us to shift
25 the driveways 400 feet to the south, so we

1 put the driveway where they preferred, where
2 your consultant recommended, also there was
3 site distance considerations. So that was
4 changed to that plan.

5 This was the public hearing
6 plan. Again, we heard good comments from
7 staff consultants and you in responding, we
8 thought to the public, and this is a list of
9 all the changes we made. The key things are,
10 we had six homes that had a back onto
11 Meadowbrook Road, you will see on the next
12 shot we revised that, so there won't be any
13 homes backing onto Meadowbrook. We recessed
14 the entrance much deeper. We significantly
15 changed the greenbelt as we will show you in
16 this slide. We added park amenities. We
17 added details. We provided traffic reports
18 and wetlands and woodlands and more detail on
19 the landscaping. So a lot of additional
20 information, some of which is not typical for
21 this stage of a PRO.

22 Mr. Shapiro already mentioned
23 the key features of the plan. This is just a
24 list of the many changes we made to the plan
25 since we first presented it to you, so I

1 think we have kind of covered a lot of those
2 already.

3 The key kind of components,
4 one we have a residential neighbor. These
5 are elevations that were provided in our
6 submittal that show typical types of
7 elevations, the quality we expect in Novi and
8 to appeal young professionals, young families
9 but independent seniors. So that's the
10 variety of elevations that we have.

11 There were questions from you
12 on more information or detail on the
13 commercial and why we will come back with a
14 final site plan once we have the detailed
15 tenant mix and so forth.

16 This is an illustration of the
17 type of elevations that we would expect for
18 the project when we come back for final site
19 plan approval, something you had asked for.

20 We were requested by Rod
21 Arroyo and your traffic consultant, made
22 comment to do a trip generation comparison of
23 the existing zoning, what the uses are that
24 are allowed in our proposed zoning.

25 In addition to that, addressed

1 some of the comments the Planning Commission
2 had. We did a full blown traffic impact
3 study, following the methodology that's used.
4 HRC prepared a traffic impact study and found
5 that our impact at the Meadowbrook and Twelve
6 Mile intersection would be very minor and the
7 level surface would be not effected.

8 And also at the Meadowbrook
9 access point we would retain a level service
10 A or B, and the only improvement needed along
11 Meadowbrook Drive would be a right turn
12 taper. So they looked at all the turning
13 movements and so forth, since most of our
14 traffic is oriented to and from Twelve Mile
15 Road, there is no need for a left-turn lane
16 or other improvements.

17 So the idea was to keep the
18 road as kind of a beautiful road and not a
19 lot of road improvements, so we have a taper
20 which is what is required. And your traffic
21 engineering consultant reviewed our traffic
22 impact study. They actually told us what
23 they wanted to see in the traffic impact
24 study. We followed their direction, and they
25 followed with approval of the traffic impact

1 study.

2 When we have the final tenant
3 mix, if the traffic impact study needs to be
4 revised. We did the traffic impact study
5 with the highest generated uses, to drive
6 through is another thing, so we think
7 anything that we actually come back with will
8 be at or below the traffic numbers that we
9 used in the analysis. If that's not the case
10 or something needs to be done, we would
11 update the traffic impact study with the
12 final site plan.

13 Mr. Shapiro mentioned that
14 deep buffer on the north and the open spaces
15 and so forth, so we will go over that.

16 I did want to show you this.
17 This is the greenbelt. On the top is the old
18 version. So the comments Ms. McBeth noted
19 from your landscape consultant about the
20 street trees. So if you see on the old
21 version, on the top, we had regimented street
22 trees across the frontage along Meadowbrook
23 by the park. And partly in response to
24 Tollgate, and partly in response to comments
25 from the Planning Commission, we refused the

1 landscape plan so it looks more natural. We
2 don't have those regimented street trees
3 along the front.

4 If you see on the bottom,
5 that's the new landscape plan. So at the
6 request of the Tollgate, we came up with more
7 of a layered landscape so we worked with land
8 architects and professionals and we have kind
9 of a layered landscaping, and they wanted to
10 see more evergreen trees. So I understand
11 your consultant would like less upsizing of
12 the evergreens, but we have 102 evergreens
13 that we are upsizing from seven to 10 feet,
14 that's about \$100 per tree, so that's \$10,000
15 to upsize.

16 The idea was they wanted more
17 immediate screening with the evergreens and
18 they wanted year-round screening. So if we
19 reduce the number of upsized evergreens, we
20 reduce the number of evergreens, which in
21 other cases really makes sense in the city,
22 but here, it would not be consistent with
23 what Tollgate wants, which is a more
24 immediate impact and something that looks
25 natural with a variety of sizes and provides

1 year-round screening.

2 So we -- several of you asked
3 us to work with Tollgate Farms on the
4 landscaping and we feel we really have, and
5 we are asking for a number of waivers from
6 the typical landscape requirements that are
7 noted in your consultant report, to meet the
8 expectations of Tollgate and the direction
9 that you gave us.

10 All right. This is just one
11 element of the landscape, again, to
12 compliment Tollgate Farms, with the white
13 fence and so forth recessing the access, so
14 we feel the design will compliment Tollgate
15 Farm and be a good transition and views along
16 the very attractive Meadowbrook Drive going
17 north of the site.

18 This is just a detail of the
19 parks. We have about three acres of land
20 that would be donated to the city and
21 contours and hydro seeded.

22 We have got amenities that you
23 asked to be provided before. The total open
24 space could be viewed as a park to the public
25 is over five acres. This all is wetland

1 enhancement area, so when the DEQ reviewed
2 our wetlands, they said the changes here will
3 be an improvement to the area in terms of the
4 environment, so we've had a -- in addition to
5 working with Tollgate Farms and all your
6 staffing consultants, we have had a number of
7 meetings with the DEQ to get their support.
8 So we have their preliminary approval.

9 This is one of the sheets
10 that's in the submittal that is more detail
11 on the wetlands enhancement. So we have got
12 a lot of wetland material and changes. Some
13 of the landscape waivers that we are looking
14 for are to be more complimentary to the
15 wetland. Typically we would have things like
16 berms in this area. Berms are not something
17 that the DEQ wanted to see around the
18 wetlands.

19 We are asking for wetland --
20 more wetland friendly vegetation around the
21 wetlands rather than what you would typically
22 have in a standard development in the city.

23 Last time we were here we had
24 a lot of slides about comments and responses
25 to staffing consultant reports, and this time

1 we want to thank the staff and consultants.

2 We've spent a lot of their
3 time with changes and going back and forth
4 and modifications to get reaction. A couple
5 of you told us to work closely with the staff
6 and consultants. We believe we have done
7 that.

8 Other than a few waivers that
9 we think are very consistent with the
10 approach we have taken, I think you see we
11 have recommendations for approval at this
12 stage.

13 So this is a phasing plan that
14 we were asked to provide. We are down to
15 just a few items for discussion. One is,
16 this has been noted a couple of times
17 tonight, to upsize 102 of the evergreens from
18 seven to 10 feet and to get credit for doing
19 that, because we think it's a more immediate
20 impact visually in this site.

21 There are a number of berms
22 that would otherwise be required along the
23 wetland, along the commercial frontage
24 between the commercial and residential. We
25 are asking to allow us to have landscaping

1 instead of the berm, again with -- to be
2 keeping with the city of having a natural
3 appearance, the berms are really a natural
4 appearance, not something you see out at
5 Tollgate Farms or on the site currently.

6 We also have some plantings in
7 the right-of-way. Your landscaping
8 department wasn't sure if that requires a
9 waiver or not.

10 So we would request, when this
11 goes forward to Council, if you gave us a
12 favorable recommendation that you also note
13 that support the plantings in the
14 right-of-way as your consultants have
15 recommended. We don't have to come back to
16 you because we'd miss something to check off.

17 So that kind of summarizes
18 where we are with the plans and all the
19 changes and we would be happy to answer any
20 questions that you have.

21 CHAIRPERSON GRECO: Very good,
22 thank you.

23 Before I close the public
24 hearing, is there anyone else from the public
25 that would like to comment on this particular

1 public hearing?

2 (No audible responses.)

3 CHAIRPERSON GRECO: All right.

4 Seeing no one, I will close the public
5 hearing. Is there any correspondence?

6 MR. LYNCH: No.

7 CHAIRPERSON GRECO: Okay. Seeing
8 no correspondence, we will open the matter up
9 to the Planning Commission for discussion and
10 comment. Who would like to go first?

11 Member Lynch.

12 MR. LYNCH: Thank you, Chair.

13 You have come a long with this
14 thing. I appreciate your work. I think --
15 out of all of this, I know what you guys have
16 been through.

17 I have my own individual
18 feelings about the housing, but what I want
19 to congratulate you on is your work with your
20 neighbors.

21 We kept that area, it's in
22 character. You have got that 90-foot buffer.
23 I think that was the big stumbling block, we
24 are going to put all this stuff in there, we
25 are going to lose the character of that road,

1 you got Tollgate Farms, you have got the
2 church next to it.

3 I appreciate you guys working
4 together with the neighbors on that.

5 I personally -- as long as the
6 traffic, I think you have stated, we have a
7 traffic expert here you concur with? As long
8 as our traffic consultant concurs, I think
9 you have guys have done a pretty good job.

10 The only question that I have
11 is we worked so hard to maintain this
12 character, by putting this 90 foot heavily
13 wooded buffer along, what is it Twelve Mile,
14 or Meadowbrook.

15 How do we insure that
16 homeowners one and 28 or whatever, don't
17 infringe on that and take it upon themselves
18 to remove the things that you have worked so
19 hard -- we have worked so hard to accomplish?

20 Is there something, some
21 delineation in the topography, is there
22 something in the deeds? I mean, how do we
23 insure that this concept stays in perpetuity,
24 I guess I will ask you.

25 MR. SHAPIRO: Yes, that's

1 something that's very important to us and
2 very important to staff and your consultants.

3 There will be preservation
4 areas designated on that, and it would be
5 part of a very strict -- bylaws restrictions,
6 which will be part -- which we submit with
7 our final PRO agreement and our site plan
8 approval.

9 So it will be there in
10 perpetuity and there will be preservation
11 areas designated to remain as such.

12 MR. LYNCH: So you're going to
13 commit that there is something in there that
14 says that somebody can't put another
15 structure there, they can't tear it down,
16 they can't touch, they can't fill, they
17 can't -- I mean, almost like a conservation
18 easement?

19 MR. SHAPIRO: That's correct.

20 MR. LYNCH: So that will be in
21 the deed and that will be enforced by the
22 association.

23 MR. SHAPIRO: That is correct.

24 MR. LYNCH: The city has some
25 authority, even though it's in their deed,

1 where does the city -- sometimes these
2 homeowner associations kind of take it upon
3 themselves, how does the city fit into this?
4 Does the city override the condominium
5 association or homeowner association to
6 insure that this conservation easement
7 remains in place?

8 MS. MCBETH: Yes, through the
9 Chair, we would expect that the neighborhood
10 association would be like the first line of
11 defense, that they would know that those are
12 trees to be preserved.

13 But we would also request in
14 any areas that have woodland replacement
15 plantings, a conservation easement over those
16 areas, so ultimately, yes, the city would
17 also have some authority to enforce that.

18 MR. LYNCH: So the city can -- I
19 just want to be clear. The city can get
20 involved if the association fails to maintain
21 this area or infringes on this area, is that
22 correct?

23 MS. MCBETH: For areas within a
24 conservation easement. That is the usual
25 standard, yes.

1 MR. LYNCH: And the reason I'm
2 kind of -- I have been through most of this
3 and it seemed like, you want so much the
4 development granted, it's kind of dense and
5 all of that, but it seemed like we didn't
6 want to change the character, that was the
7 big stumbling block.

8 It sounds like you have worked
9 with your neighbors and we have come to some
10 agreement that we can actually maintain that
11 character.

12 I think that's really the
13 lynchpin of this whole project, in my
14 opinion. I just want to make sure that if
15 the association fails to abide by this deed
16 restriction that the city does have the
17 authority to go in and force the association
18 to come in replant, you know, to bring that
19 back to its condition -- I guess we got
20 another comment.

21 MR. ARROYO: Mr. Chair, if I
22 might just make a comment. Just to reiterate
23 that, yes, in fact, there is going to be an
24 agreement, a contract basically signed
25 between the city and the developer if this is

1 approved, just like the item you have coming
2 before you next Dunhill has already received
3 their PRO approval and there is a copy of the
4 agreement in your packet that is agreed to
5 between the developer and the city. And I'm
6 sure there is going to be, if this project is
7 approved a similar agreement that will be put
8 in place and in writing that all of those
9 offerings that are being made by the
10 developers, including the conservation
11 easement will be in that agreement, and then
12 I'm sure your city attorney can tell you
13 about how that's --

14 MR. LYNCH: I'm doing this for
15 two years because I've got both the neighbors
16 sitting right here.

17 And they're going to be there
18 15 years from now when the developer is long
19 gone and it's being run, managed by the
20 association.

21 And if they see some
22 demolition in that area, so to speak, then
23 they will have the right to approach the city
24 and the city can enforce this.

25 I know how critical this was.

1 I mean, let's face it, everything we have
2 been through has been on maintaining that
3 character.

4 MR. ARROYO: Because of the PRO
5 approval process, you get an extra level of
6 protection because of the agreement that has
7 to be entered into, between the city and the
8 developer.

9 MR. LYNCH: So both of the
10 neighbors, Tollgate and the gentleman from
11 the Armenian church, you both have heard
12 that.

13 I guess other than that, as
14 long as we can maintain the character of the
15 development, I know what we have been
16 through.

17 I think you guys have done a
18 good job and I will be willing to support
19 this.

20 CHAIRPERSON GRECO: Thank you,
21 Member Lynch.

22 Anyone else? Yes,
23 Member Baratta?

24 MR. BARATTA: Thank you,
25 Mr. Chair.

1 Mr. Arroyo, did you indicate
2 that a retail portion there would be no fast
3 food, no fuel use in that area, and a number
4 of other type of uses?

5 MR. ARROYO: That's correct.
6 There are specific uses that are, in fact,
7 being excluded through voluntary conditions
8 that are offered by the applicant. And yes,
9 in fact, fast food restaurants are on the
10 list of those that are specifically being
11 excluded.

12 MR. BARATTA: What else is on
13 that list? Did you have that list there?

14 MR. ARROYO: I do.

15 MR. MELLEEM: In your motion sheet
16 under item E, it lists all of the uses they
17 are excluding.

18 MR. BARATTA: Thank you very
19 much.

20 MR. MELLEEM: Under the City
21 Council motion on the second page.

22 MR. BARATTA: Thank you very
23 much.

24 Ms. McBeth, one question. I
25 was reading the engineering report, maybe

1 it's Jeremy, do we have a sewer moratorium to
2 make?

3 MR. MILLER: Yes, the moratorium
4 is still in place from Wayne County.

5 MR. BARATTA: Do we have an idea
6 how long that's going to last?

7 MR. MILLER: We don't have a
8 timetable right now. We are working with
9 Wayne County, Oakland County and the DEQ to
10 get it resolved as soon as possible.

11 MR. BARATTA: To the applicant,
12 Mr. Shapiro, does that cause you a problem
13 for your project, having that sewer
14 moratorium?

15 MR. SHAPIRO: We have been -- as
16 an industry we have been looking it, and we
17 believe that problem is going to go away.
18 It's just a bureaucratic dispute, so to
19 speak, we are expecting the -- if you're kind
20 enough to approve us we will move forward
21 obviously and sign (inaudible.)

22 MR. BARATTA: Thank you, Jeremy.

23 Mr. Shapiro, I think you have
24 done a very well thought out project. We
25 appreciate you working with the city and I

1 echo a little bit of what the Commission to
2 my right has indicated.

3 I think it's just an
4 outstanding project. And I appreciate all
5 your hard work. With that, I will be in
6 support of your project. Thank you.

7 CHAIRPERSON GRECO: Thank you,
8 Member Baratta.

9 Anyone else? Member
10 Giacometti.

11 MR. GIACOPETTI: Thank you. I
12 have a question for Mr. Arroyo.

13 On the matter of connectivity,
14 which is one of the items where it's -- I
15 think it's inconsistent with the ordinance.

16 In terms of the development of
17 the future master plan, if this region, area
18 of the city, were to increase in density
19 across the square mile that it is currently,
20 mostly, RA, wouldn't we really want to
21 enforce the connectivity issue between
22 subdivisions or developments whereas this one
23 has no subs to the north, where it would be
24 the only logical location?

25 MR. ARROYO: I would say, if that

1 was vacant property, there would be a concern
2 there, but if you look at those lots that are
3 fronting on Meadowbrook, they all have --
4 they have homes on them.

5 And you heard from the church
6 that is proposing to go to the east, so that
7 is not likely to develop as residential as
8 well.

9 So I think what is important
10 and what you see with this proposal is the
11 substantial buffer. Because this does have
12 additional density from the property, from
13 this property and the property directly to
14 the north.

15 If you were to put a sub
16 street in, you would then lose some of that.
17 You have got the requirement for the local
18 street to have a 60-foot right-of-way.

19 MR. GIACOPETTI: I guess my
20 philosophy, I will call it, to keep -- one
21 way to keep Meadowbrook, its characteristics,
22 is to have ways to divert traffic off of it,
23 so that new development occurs in this area,
24 you know, there are fewer cars driving up
25 Meadowbrook because say there is a side

1 street to use that's parallel, but this -- if
2 we were to approve four more of these along
3 Meadowbrook Road, I mean, we will have no
4 connectivity unless they all happen to be
5 planned at the same time.

6 So really we -- by not
7 insisting that condition, we would at least,
8 for this first blush, we would be losing that
9 ability to create like alternative routes
10 other than Meadowbrook.

11 MR. ARROYO: I just don't see
12 that there is a likelihood that you're going
13 to see that type of redevelopment of existing
14 single family homes into something more dense
15 to the north.

16 Because if that was vacant
17 property, maybe it would be looked at
18 differently. I think that probability of any
19 of that happening is extremely low.

20 MR. GIACOPETTI: Okay. Thanks
21 for your work.

22 Mr. Shapiro, thank you very
23 much for listening to our concerns and making
24 changes. The plan is quite a bit, it's very
25 nice, appreciate it. I think you have been

1 to more than some meetings than some members
2 of the Planning Commission in the last year,
3 so thank you again. That's it.

4 CHAIRPERSON GRECO: Thank you,
5 Member Giacometti.

6 I will just make a few
7 comments.

8 I'm not going to reiterate
9 what the rest of the Planning Commission has
10 already stated, however, just again like to
11 commend Mr. Shapiro.

12 We all know he is very
13 passionate about the project, but also at
14 least with respect to this one also
15 passionate about satisfying the neighbors and
16 satisfying the city consultants and coming up
17 with something again as our consultant has
18 also mentioned and we have all mentioned
19 keeping the character of the road, getting a
20 development in there that makes sense, the
21 park land, the commercial along Twelve Mile
22 seems to be the right mix despite how it's
23 currently zoned which would probably likely
24 change.

25 So with that, I will likely

1 support the project. If anyone would like to
2 make a motion.

3 Member Baratta, do you have
4 another inquiry?

5 MR. BARATTA: I do.

6 Mr. Shapiro, what was approved
7 at City Council, in looking at the uses for
8 the retail. It looks like you're limiting or
9 eliminating or prohibiting really uses not
10 conducive to being near a neighborhood. You
11 said tattoo parlors and things like that.

12 Would you have an objection if
13 we added things that use like a vapor shop
14 would be prohibited, things of that nature,
15 things that are not conducive, in my opinion,
16 to a residential neighborhood?

17 MR. SHAPIRO: That particular
18 use, I would not have an objection. I would
19 be willing to add that to the list.

20 MR. BARATTA: Perfect. With that
21 Mr. Chair, I would make a motion.

22 CHAIRPERSON GRECO: Very good.

23 MR. BARATTA: I would make a
24 motion in the matter of the request of
25 Ivanhoe Companies for Beacon Hill JSP-15-08

1 with the zoning map amendment 18.710, motion
2 to recommend approval to the City Council
3 rezoning of the subject property, RA
4 residential acreage to R4, one family
5 residential and B3 general business with the
6 plan to rezoning overlay PRO.

7 The recommendation shall
8 include the following ordinance deviations
9 for consideration by the City Council.
10 Reduction of required minimum lot size and
11 minimum lot width for one family detached
12 dwellings, reviewed against the R4 zoning
13 standards to allow for smaller lots, 10,000
14 square foot and 80 required, to 6,000 square
15 feet and 50-foot provided.

16 Reduction of minimum front
17 yard setback from one family detached
18 dwellings reviewed against R4 zoning
19 standards, 30-foot required, 20 provided.
20 Reduction in minimum sideyard setback and
21 aggregate sideyard setback, one family
22 detached dwellings reviewed, against R4
23 zoning standards, 10 feet with 25 feet
24 aggregate required, seven and half to 15 foot
25 aggregate provided. Reduction in minimum

1 rear yard setback from one family detached
2 dwellings reviewed against R4 zoning
3 standards, 35-foot required, 30 foot
4 provided, deviation of ordinance standards to
5 allow proposed upsizing of woodland
6 replacement trees, evergreens throughout the
7 site and the amount not to exceed 33 percent
8 of the evergreen trees provided, 102 of the
9 concept plan as recommended in the landscape
10 review letters, and based on the standards of
11 the landscape design manual, which does not
12 allow additional upsizing woodland
13 replacement trees.

14 The deviation from landscaping
15 ordinance standards to the following areas,
16 due to the proposed heavily landscaped design
17 and the proposed improvements of the pond and
18 wetlands. Deviation of the required
19 landscaped berm and the required trees and
20 sub canopy trees to be planted on the berm
21 along the residential frontage of Meadowbrook
22 Road due to the existing wetlands and heavy
23 vegetation in this area. Deviation for the
24 required greenbelt landscaping south of the
25 residential area approximately 540 feet, due

1 to the existing wetlands and other heavy
2 plantings proposed for this location. And
3 deviations from the acquired greenbelt
4 landscaping along the western 235 foot of
5 Twelve Mile Road frontage due to the existing
6 wetlands other heavy plantings proposed for
7 this location.

8 In addition, if the City
9 Council approves the rezoning, the Planning
10 Commission recommends the following
11 conditions be requirements of planned
12 rezoning ordinance agreement. Applicants
13 offer to dedicate 3.28 acres to the city for
14 the establishment of a public park with the
15 following improvements made by the developer.

16 Mass and fine grading of 5.63
17 acres, including topography, enhancement
18 wetland and woodland replacement plantings
19 and seeding of upland park, augmenting the
20 creek removal of damaged culverts and
21 realigned with the creek. Creation of a
22 (unintelligible) system to effectuate a
23 waterfall spillway to be viewed from the back
24 of the park, enhanced design for landscaping
25 retention ponds, habit restoration,

1 installation of wetland enhancement
2 plantings. Applicant to construct six
3 parking spaces of bench and bike racks. A
4 minimum of 42 percent or 8.8 acres of open
5 space as shown on the concept plan, limiting
6 the number of dwellings to 42, in accordance
7 with the concept plan, limiting the
8 commercial square footage to 22,000 square
9 foot or less, a maximum of two drive-thru
10 establishments in the commercial area. The
11 applicant offers to exclude many of the more
12 intense uses permitted in B3 district
13 including fast food restaurant, fueling
14 stations, produce sales, day-care centers,
15 business schools and colleges, private clubs,
16 veterinary hospitals, clinics, car washes,
17 bus passenger stations, new and used car
18 showrooms, tattoo parlors and add vapor
19 shops, outdoor spaces for automobile sales,
20 and automobile service centers. Preservation
21 of a 10-foot wide wooded buffer along the
22 east property line, and a minimum of a 50
23 foot wide buffer along Meadowbrook Road as
24 showed on the proposed concept plan.

25 At the time of the preliminary

1 site plan review, the landscaping facade
2 plans for the commercial phase should meet
3 the minimum zoning ordinance standards.
4 Woodland replacement trees shall not be used
5 in place of the required street trees along
6 Meadowbrook and Twelve Mile Roads, further
7 recommendations of landscape review letter
8 with modification to be shown in subsequent
9 submittals.

10 Applicant complying with the
11 conditions listed and the staff and
12 consultant review letters.

13 In addition, I'd like to add
14 that we would allow planting in the -- I
15 think that's the setback. I believe that's
16 the term --

17 CHAIRPERSON GRECO: The
18 Meadowbrook right-of-way.

19 MR. MEADER: Excuse me. I did
20 find out from the engineers, that is allowed
21 to have extra plantings within the
22 right-of-way so that's okay.

23 MR. BARATTA: Okay. And the
24 motion is made for the following reasons, the
25 proposed density shown in the PRO concept

1 plan is generally consistent with the
2 proposed density remediations and master
3 plan. The language is currently in draft
4 form. The proposed development is consistent
5 with several objectives of the master plan,
6 the land use is detailed in the planning
7 review letters.

8 While the proposal calls for
9 significant departure for the vision for the
10 2010 master plan, which has provided for a
11 maximum of .8 dwelling units to an acre,
12 north of Twelve Mile Road both east and west
13 of Meadowbrook Road, the submitted PRO
14 concept plan displays sensitivity to the
15 adjacent large lot RA properties in area,
16 that the use of buffering along the edges of
17 the site, including preservations of the
18 existing vegetation.

19 The proposed concept plan
20 shows the preservation and enhancement of the
21 wetlands on the site. The applicant has
22 worked cooperatively with the Tollgate
23 Educational Center to create landscaping
24 along Meadowbrook Road that presents a more
25 natural look than blends with the Tollgate

1 frontage. The site is adequately serviced by
2 public utilities, traffic impact statement
3 that was submitted with the rezoning request
4 was found to be acceptable and the level of
5 service at study intersection, is expected to
6 remain at acceptable levels.

7 Submittal of the concept plan
8 and any resulted PRO agreement provides
9 assurance to Planning Commission and City
10 Council of a manner in which the property
11 will be developed.

12 Commissioner Lynch pointed out
13 one error and that was in F, it says a
14 minimum of 50 in the preservation. That
15 should be 90-foot.

16 MR. LYNCH: Well, there was
17 confusion. I thought this was 90 foot buffer
18 along Meadowbrook Road.

19 MR. SHAPIRO: No. The buffer --
20 in there some places it's 90 feet. What the
21 change was, we moved everything so it's an
22 additional 50 feet. It is not 90-feet. You
23 were looking at some of the illustrations
24 where it shows some places it's 250. In most
25 places it's 90, but the preservation area

1 that we added is 50-feet.

2 MR. BARATTA: You're okay with
3 that?

4 MR. LYNCH: Yes.

5 MR. BARATTA: We will strike that
6 comment.

7 MR. LYNCH: I will second the
8 motion.

9 CHAIRPERSON GRECO: We have a
10 motion by Member Baratta, a second by Member
11 Lynch.

12 MR. GIACOPETTI: I have a
13 question for staff.

14 CHAIRPERSON GRECO: Yes.

15 MR. GIACOPETTI: Condition A
16 concerning the grant of -- the grant of land
17 to the city, if the city doesn't want the
18 property as a park, because they don't want
19 to maintain it, and assume the expense, what
20 happens to the PRO -- I'm sorry, the RUD?

21 MR. GILLIAM: Well, that's a term
22 that would have to be basically negotiated.
23 I mean, at this point in time that's
24 something that the applicant is offering to
25 the city.

1 If, in fact, it's something
2 the city doesn't want to accept, then
3 ultimately, the city would have to make a
4 decision without that offer of a public
5 benefit, it's still an agreement if the city
6 wants to move forward with it.

7 MR. GIACOPETTI: I see. Would it
8 be appropriate to add a condition that would
9 say, the city or existing community trust or
10 some other organization, or -- is it your
11 recommendation, Mr. Gillam, we just leave it
12 as it is?

13 MR. GILLIAM: At this point since
14 we are at a preliminary sage, my
15 recommendation would be to leave the motion
16 as it is and if we have to cross that bridge
17 down the road, we can.

18 MR. GIACOPETTI: Thank you.

19 CHAIRPERSON GRECO: Thank you.
20 We have a motion and a second. Call the
21 roll.

22 MS. JORDAN: Baratta?

23 MR. BARATTA: Yes.

24 MS. JORDAN: Giacopetti?

25 MR. GIACOPETTI: Yes.

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MS. JORDAN: Greco?

CHAIRPERSON GRECO: Yes.

MS. JORDAN: Lynch?

MR. LYNCH: Yes.

CHAIRPERSON GRECO: Motion passes
four to zero.

MR. LYNCH: Good luck.

MR. SHAPIRO: Thank you very
much.

CHAIRPERSON GRECO: All right.
Moving onto our next public hearing. Dunhill
Park JSP15-30.

This is a public hearing at
the request of Hunter Pasteur Homes, Dunhill
Park LLC, for Planning Commission's approval
of the preliminary site plan, wetland permit,
woodland permit and storm water management
plan.

The subject property is
located in Section 32 at the northwest corner
of Beck Road and Eight Mile Road on
23.76 acres. The property is subject to a
planned rezoning overlay plan and agreement.

The applicant is proposing to
construct a 31 unit single family residential

1 development and the cluster arrangement with
2 frontage on and access to Eight Mile Road.

3 To our city attorney, one of
4 the members just excused themselves for a
5 moment. We still have a quorum generally for
6 the meeting. Should we wait or --

7 MR. GILLIAM: If the member is
8 just going to miss the staff's presentation,
9 no offense to the staff, I think we can
10 proceed. The important thing is the member
11 is here to hear any comments from the public.

12 CHAIRPERSON GRECO: Thank you.

13 MR. MELLEEM: So tonight we have
14 Dunhill Park. So the subject property is
15 located in Section 32 at the northwest corner
16 of Beck Road and Eight Mile Road.

17 The current zoning is RA,
18 residential acreage with the same to the
19 north and west.

20 It is abutted to the east by
21 residential, the City of Northville and to
22 the south by single family residential and
23 Northville Township.

24 Would you switch to the staff
25 laptop, please.

1 The future land use map
2 indicates single family on all sides. The
3 applicant has elected the PRO option to
4 create a floating district with conceptual
5 plans attached to the rezoning of the
6 property, which were approved by the City
7 Council on January 11, 2016.

8 There are about 2.7 acres of
9 regulated wetlands spread around nine areas
10 of the site. There are also regulated
11 wetlands on-site which include ten specimen
12 trees.

13 Our planning consultant, Rod
14 Arroyo, from Clear Zoning has reviewed that
15 site plan for conformance with the zoning
16 ordinance.

17 He is here tonight to present
18 his findings and I will summarize the
19 remaining reviews after his presentation.

20 CHAIRPERSON GRECO: Very good.
21 Thank you. Mr. Arroyo.

22 MR. ARROYO: Good evening, once
23 again. I will go over our March 30th review
24 letter.

25 This project has an approved

1 PRO for the site. We have had this project
2 before you in a conceptual nature for the
3 process.

4 Council did, in fact, approve
5 it with the R1 density. That is the site
6 plan that you have before you. You have a
7 preliminary site plan that is consistent with
8 what has been proposed in the originally
9 approved concept plan for PRO on this
10 property.

11 The subject property has just
12 over 23 acres, the preliminary site plan
13 proposes 31 lots and 33 percent of the site
14 is proposed to be preserved as open space,
15 which is consistent with the PRO concept
16 plan.

17 We talk on page two a bit
18 about the summary of the PRO agreements as
19 well as the dimensions in terms of lot size,
20 lot width and setbacks. Those were all
21 addressed through the PRO approval process.

22 There were specific deviations
23 that were approved with the PRO, those are
24 listed on page three and they deal with
25 setbacks, they deal with landscape

1 deviations, and there are a number of them
2 listed A through K, and I won't go into all
3 those details because I know you reviewed
4 them previously when this project was before
5 you.

6 In terms of the Council's
7 approval, there were specific conditions of
8 the approval and those were also listed here.
9 I don't see them necessarily go into those in
10 details for the site plan.

11 In terms of the
12 infrastructure, this project does propose an
13 access road off of Eight Mile Road.

14 There is a proposed sub with a
15 temporary T turn around at the north property
16 line. There is also emergency access that is
17 proposed from Beck Road, which provides for
18 secondary access to the property.

19 There are sidewalk
20 improvements, sidewalk along Beck Road,
21 sidewalk along -- going along Eight Mile. In
22 terms of natural features and open space,
23 there is a substantial amount of preserved
24 open area that previously mentioned. I know
25 you have review letters from the wetland and

1 woodland consultants.

2 In terms of the lot sizes, the
3 average lot size is 15,799 square feet,
4 versus 21,780 that would be the typical
5 minimum lot size in R1 zoning district.

6 The one issue that we did
7 identify are the two entrance signs. These
8 are within the allowable area, but the sign
9 height exceeds the five foot limit for
10 subdivision entry signs.

11 Because this is a PRO, I
12 believe it would require that Council allow
13 for a larger sign area, that would be the
14 route to take, or that sign would have to be
15 modified to be in conformance with your
16 ordinance requirements.

17 Also, because this is a
18 subdivision, there is specific design
19 requirements which you have identified on
20 page five and we find that the project is in
21 compliance with your ordinance requirements
22 as well as the PRO deviations.

23 So we do recommend granting
24 conditional approval of the preliminary site
25 plan because it does, in fact, comply with

1 the conditions and deviations that are set
2 forth in the PRO agreements subject to
3 resolution of the sign issue that we
4 previously identified.

5 I will be happy to try to
6 answer any questions.

7 CHAIRPERSON GRECO: Thank you,
8 Mr. Arroyo.

9 Kirsten.

10 MR. MELLEEM: Engineering is
11 recommending approval. Wetlands is approving
12 as noted in the review letter, for a wetland
13 minor use permit and authorization to
14 encroach on the 25 feet natural feature
15 setback.

16 ECT has asked applicant to
17 consider modifications of the proposed lot
18 boundaries to minimize impacts to on-site
19 wetland setbacks, which have not been changed
20 from previous submittals. Especially impacts
21 on wetland C, which are of a high quality
22 wetland.

23 The applicant was also asked
24 to demonstrate alternative site layouts that
25 would reduce the overall impact.

1 The woodlands is approved as
2 noted in the review letter, with
3 recommendation for woodland permit. The
4 applicant has been asked to minimize impacts
5 to on-site wetlands as well to the greatest
6 extent possible, however 20 percent of the
7 regulated trees will be preserved.

8 The applicant was asked again
9 to demonstrate alternative site layouts that
10 would reduce the overall impact.

11 Fire, in your packets has
12 approval to not recommend. However, the fire
13 marshal and the applicant's engineer have
14 come to an understanding and will be
15 approving the approval today. So fire is
16 recommending approval.

17 Landscape, traffic and facade
18 are also recommending approval.

19 The Planning Commission is
20 asked tonight to consider the preliminary
21 site plan. A wetland permit, woodland permit
22 and storm water management permit.

23 The applicant representatives
24 are here to answers questions. As always I
25 am here to answer any questions as well.

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CHAIRPERSON GRECO: Very good.
Thank you, Kirsten.

Would the applicant like to address the Planning Commission.

MR. WERTHEIMER: Good evening, Randy Wertheimer, W-e-r-t-h-e-i-m-e-r.

We appreciate being in front of again this evening, all the work that the staff has put in with our team to get to this point.

We have seen each other a number of times. We are happy to answer any questions that you have may have.

One item I want to mention on the sign height, I think that may have been an error by our landscape architect. We are happy to conform with the ordinance of the entry sign height to the neighborhood.

CHAIRPERSON GRECO: Okay, very well. Thank you.

All right, this is a public hearing. If any member of the public would like to address the Planning Commission regarding this particular public hearing, please come forward.

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(No audible responses.)

CHAIRPERSON GRECO: All right.

Seeing no one, we will close the public hearing on this matter and is there any correspondence?

MR. LYNCH: Yes, just one from John Dodge, 47209 Dunsaney (ph) Court, Northville, in support, however they are not in favor of any road expansion around Eight Mile and Beck.

CHAIRPERSON GRECO: Thank you. All right. With the public hearing being closed, I will turn the matter over to the Planning Commission for comment and discussion. Anyone would like to start.

MR. LYNCH: I guess I will go ahead.

First of all, I'd like to congratulate you. I know where we started. This is another case of kind of sticking with the plan and kind of working through all the loose ends with the staff.

I appreciate both staff and your participation, it makes this job a lot easier.

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With that, I'd like to make a motion. In the matter of Dunhill Park JSP15-13 motion to approve the preliminary site plan, based on and subject to the following conditions listed on the motion sheet A through C.

This motion is being made because the plan is otherwise in compliance with Article 4, Article 24 and Article 25 of the zoning ordinance, and all other applicable provisions of the ordinance.

MR. GIACOPETTI: Second.

CHAIRPERSON GRECO: We have a motion by Member Lynch, second by Member Giacometti. Call the roll.

MS. JORDAN: Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Giacometti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Greco?

CHAIRPERSON GRECO: Yes.

MS. JORDAN: Lynch?

MR. LYNCH: Yes.

CHAIRPERSON GRECO: Motion passes four to zero.

1 MR. LYNCH: In the matter of
2 Dunhill Park, JSP15-13, motion to approve the
3 wetland permit based on the subject to
4 following, findings are in compliance with
5 ordinance standards in the staff and
6 consultant review letters, and the conditions
7 and items listed in those letters being
8 addressed in the final site plan.

9 This motion is being made
10 because the plan is otherwise in compliance
11 with Chapter 12, Article 5 of the code of
12 ordinances and all other applicable
13 provisions of the ordinance.

14 CHAIRPERSON GRECO: We have a
15 motion by Member Lynch.

16 MR. GIACOPETTI: Second.

17 CHAIRPERSON GRECO: And a second
18 by Member Giacometti. Call the roll.

19 MS. JORDAN: Baratta?

20 MR. BARATTA: Yes.

21 MS. JORDAN: Giacometti?

22 MR. GIACOPETTI: Yes.

23 MS. JORDAN: Greco?

24 CHAIRPERSON GRECO: Yes.

25 MS. JORDAN: Lynch?

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MR. GIACOPETTI: Yes.

CHAIRPERSON GRECO: Motion passes
four to zero.

MR. LYNCH: In the matter of
Dunill Park, JSP15-13, a motion to approve
the woodland permit based on and subject to
the following items A and B listed on the
motion sheet.

In addition this motion is
being made because the plan is otherwise in
compliance with Chapter 37 of the code of
ordinances and all other applicable
provisions of the ordinance.

MR. GIACOPETTI: Second.

CHAIRPERSON GRECO: We have a
motion by Member Lynch, second by Member
Giacopetti. Call the roll.

MS. JORDAN: Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Giacopetti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Greco?

CHAIRPERSON GRECO: Yes.

MS. JORDAN: Lynch?

MR. LYNCH: Yes.

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CHAIRPERSON GRECO: Motion passes
four to zero.

MR. LYNCH: The final motion. In
the matter of Dunhill Park, JSP15-13, motion
to approve the storm water management plan,
based on and subject to the following.

The findings of compliance
with ordinance standards and the staff and
consultant review letters and the conditions
and items in those letters being addressed on
the final site plan, and this motion is being
made because it is otherwise in compliance
with Chapter 11 of the code of ordinances and
all other applicable ordinances.

MR. GIACOPETTI: Second.

CHAIRPERSON GRECO: We have a
motion by Member Lynch, second by Member
Giacopetti.

Call the roll.

MS. JORDAN: Baratta?

MR. BARATTA: Yes.

MS. JORDAN: Giacopetti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Greco?

CHAIRPERSON GRECO: Yes.

1 MS. JORDAN: Lynch?

2 MR. LYNCH: Yes.

3 CHAIRPERSON GRECO: Matter passes
4 four to zero.

5 That concludes our public
6 hearings. Next we have matters for
7 consideration.

8 Matter number one Covington
9 Estates, JSP15-02 consideration at the
10 request of Biltmore Land LLC, for
11 recommendation to City Council for approval
12 of a residential unit development plan
13 alternate.

14 The subject property is
15 located in Section 31 north of Eight Mile,
16 west of Garfield in the RA residential
17 acreage district.

18 The applicant is proposing an
19 RUD and a 48.83 acre parcel to construct 38
20 single family residential units.

21 The applicant is proposing a
22 temporary relocation of the emergency access
23 drive along the north property line from
24 Garfield Road as an alternate to the current
25 proposed emergency access drive in the

1 neighboring property to the east and the
2 event easements are not required.

3 MR. MELLEME: So Covington Estates
4 is before you, and the parcels in question
5 are located west of Garfield Road and north
6 of Eight Mile Road in Section 31 in the City
7 of Novi. The property totals 48.83 acres and
8 the current zoning is RA.

9 The zoning to the northeast
10 and west is RA, and to the south is
11 Northville Township and Maybury State park.
12 The future land use map indicates single
13 family residential for the subject parcel and
14 the surrounding properties.

15 Natural features on the site,
16 there are few regulated wetlands and
17 woodlands on the property.

18 The applicant has proposed a
19 38 unit single family residential unit
20 development, an RUD on 48.85 acres. The
21 purpose of the RUD option is to permit an
22 optional means of development, flexibility in
23 an RA through R4 residential district, which
24 allows a mix of various residential dwelling
25 units and to permit permanent preservation of

1 valuable open land, fragile and natural
2 resources and road community characterize
3 that would be lost for conventional
4 development.

5 The current plan is proposing
6 a variety of lot sizes, with four lots
7 conforming to the underlying zoning district
8 RA, the rest of the lots conform to the R1
9 requirements.

10 The proposed density is 0.8
11 units per acres, consistent with the RA
12 zoning of the site.

13 The current plan proposes to
14 preserve the natural features of the site and
15 provides active recreation for the residents
16 with 42 percent of the site intended for open
17 space. A paved pathway connection is
18 proposed for a trail to Garfield Road, which
19 provides opportunities for active or passive
20 recreational on the site in the future. The
21 applicant is proposing a gated community.

22 This submittal is to provide
23 an alternate RUD plan in the event that the
24 Balatine development is not constructed prior
25 to commencing construction of the site.

1 The plans have been prepared
2 to illustrate an alternate plan which
3 includes a temporary 20-foot wide asphalt and
4 brick paver emergency access drive along the
5 north property line from the proposed
6 Covington Drive cul-de-sac, connecting
7 Garfield Road, gated on both ends. And a
8 water main connection to Garfield Road in the
9 same area.

10 Minor modifications to units
11 18 through 12 are proposed and shifted to
12 accommodate the width of the proposed
13 emergency access road.

14 If approved, the applicant
15 would have a means to construct Covington
16 Estates regardless of the timing of
17 Ballantine.

18 The original site plan was
19 approved by the Planning Commission on
20 August 15, 2015 and was approved by the City
21 Council on September 14, 2015.

22 The plan is in general
23 conformance of the code except for a few
24 deviations as identified in the review
25 letters. Planning is recommending approval

1 of the current plan provided that City
2 Council provides modification to lot sizes
3 and building setback reductions.

4 Engineering is recommending
5 approval of the revised RUD plan with
6 additional comments to be addressed with the
7 next submittal.

8 Engineering identified two DCS
9 variances, design construction variances that
10 would be required.

11 One is to be able to exceed
12 the maximum distance of 1,500 feet between
13 Eight Mile Road and both emergency accesses.
14 Two is to provide a sub street to the
15 subdivision boundary and both are not to
16 exceed 1,300 feet along the subdivision
17 perimeter.

18 Landscape and fire recommend
19 approval of the revised RUD plan with
20 additional comments to be addressed with the
21 next submittal.

22 Traffic, wetlands and
23 woodlands did not review since there were no
24 changes to these parts of the plan.

25 The Planning Commission is

1 asked tonight to make a recommendation to
2 City Council to approve the RUD alternate
3 plan for the Covington Estates site. The
4 applicant representatives are here to address
5 any questions you might have.

6 CHAIRPERSON GRECO: Very good.
7 Thank you.

8 MR. BARATTA: Question for the
9 applicant, if you don't mind.

10 CHAIRPERSON GRECO: Can you
11 please step up to the podium and identify
12 yourself.

13 MR. STOLEMAN: David Stoleman
14 (ph) Biltmore Development, 89 Lake Shore
15 Road.

16 MR. BARATTA: Thank you,
17 Mr. Stoleman.

18 At the Planning Commission
19 meeting, I was very much in favor of your
20 project. And the only thing I think that
21 stopped in my viewpoint me voting for it, was
22 a comment with respect to -- I believe there
23 was a group who owned the property next-door
24 that was also in the audience that you were
25 buying the property from.

1 It came out that maybe they
2 weren't going to cooperate or they hadn't
3 heard about you needing an alterative access.

4 And at that time, we said,
5 please, gentlemen, work together see what you
6 can come up with.

7 And I had absolutely no
8 objection to putting that temporary easement
9 for emergency in the back where you currently
10 have it proposed, with the exception I
11 thought it was important for two adjacent
12 property owners, particularly, you know,
13 working together, sell the property back and
14 forth, one to buy, one to sell.

15 Have we had any discussion
16 with that, with the sale of your property? I
17 believe his name is Mr. Grewal, G-r-e-w-a-l,
18 from Singh.

19 MR. STOLEMAN: Yes, after the
20 meeting, per your direction, I spoke with
21 Singh Development, they considered granting
22 us a temporary easement and ultimately denied
23 it. Which I guess isn't -- it's not a
24 typical request to ask someone for a
25 temporary easement all the way across the

1 property. So subsequent to that, and per
2 your direction, we made changes to the plan
3 in order to deal with the concerns the
4 residents had. We shifted the bike path as
5 far south as we could, creating an 80-foot
6 distance between that and the nearby homes.
7 We had landscaping requested, you know,
8 following your direction.

9 MR. BARATTA: Very much. I
10 appreciate all your work in this project.
11 And I don't have any other questions. Thank
12 you very much.

13 CHAIRPERSON GRECO: Thank you
14 Member Baratta. Anyone else?

15 Go ahead, Member Lynch.

16 MR. LYNCH: Actually we do have
17 some -- we do have some correspondence here.
18 This is Covington.

19 I am not going to read it.
20 It's two pages of emails involving this
21 access, and I will go ahead and put it into
22 the record. I'm not going to read the whole
23 thing.

24 CHAIRPERSON GRECO: We will
25 accept the note, email or letter into the

1 record.

2 Any other comments by any
3 other commission members?

4 MR. GIACOPETTI: I think I share
5 Member Baratta's --

6 CHAIRPERSON GRECO: Member
7 Giacometti.

8 MR. GIACOPETTI: I mean, I am
9 disappointed that your neighbor wasn't able
10 to come to an agreement on a temporary
11 easement.

12 And I guess there is no
13 alternative other than not requiring them to
14 have an access road, is that accurate, Barb?

15 MS. MCBETH: Yes, through the
16 Chair, I think that's correct.

17 I mean, at this point, they
18 have the needs to provide the emergency
19 access along their property. An alternative
20 would be to not require it at this point.
21 And since we don't know when the property
22 next-door might develop, I think our fire
23 marshal would recommend that we have the
24 emergency access until that time when the
25 connection can be made through the adjacent

1 property.

2 MR. GIACOPETTI: Okay.

3 CHAIRPERSON GRECO: Very good.

4 Thank you. Any other comments?

5 MR. LYNCH: Since we have no
6 other alternative, I'd like to make a motion
7 in the matter of Covington Estates, JSP15-02,
8 motion to recommend approval of the
9 residential unit development plan,
10 alternative, subject to and based on the
11 following findings.

12 Findings A through E,
13 including F, subtext 1 through 14, on motion
14 sheet, along with items G through J on the
15 motion sheet.

16 This motion is made because
17 the plan is otherwise in compliance with
18 Article 3, Article 4, and Article 5 of the
19 zoning ordinance and all other applicant
20 provisions of the ordinance.

21 CHAIRPERSON GRECO: We have a
22 motion by Member Lynch.

23 MR. BARATTA: Second.

24 CHAIRPERSON GRECO: And a second
25 by Member Baratta. Call the roll.

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MS. MCBETH: Barrata?

MR. BARATTA: Yes.

MS. JORDAN: Giacobetti?

MR. GIACOPETTI: Yes.

MS. JORDAN: Greco?

CHAIRPERSON GRECO: Yes.

MS. JORDAN: Lynch?

MR. LYNCH: Yes.

CHAIRPERSON GRECO: Motion passes
four to zero.

MR. STOLEMAN: Thank you.

CHAIRPERSON GRECO: That brings
us to our next matter for consideration.

All right, our next matter for
consideration is a thoroughfare master plan
presentation.

MS. MCBETH: Thank you,
Mr. Chair. I will provide a brief
introduction and then our consultant will
come forward.

CHAIRPERSON GRECO: Thank you.

MS. MCBETH: So the City of Novi
is in the process of preparing a thoroughfare
master plan covering the entire city.

The intent of developing a

1 throughfare master plan is to establish
2 physical and cultural environments and to
3 support and encourage safe, comfortable and
4 convenient travel by a variety of modes,
5 motor vehicles, non-motorized transportation,
6 pedestrians, bicycles, et cetera. We feel
7 that the thoroughfare master plan is an
8 important component in Novi's transportation
9 planning efforts and will assist the Planning
10 Commission and the City Council in making
11 strategic and sustainable investments in
12 roads and pathways.

13 The analysis and
14 recommendations that result from such a plan
15 will help identify short and long range
16 transportation improvement priorities
17 community wide.

18 The thoroughfare plan is
19 intended to identify deficiencies in the
20 existing major road network, provide traffic
21 forecasts and review the functional
22 classifications of the road. It's also
23 intended to develop alternative thoroughfare
24 improvement plans from minor road
25 improvements to full scale corridor upgrades.

1 Rank future road projects and help identify
2 needs.

3 Since the last Corradino Group
4 lead by Joe Corradino who is here tonight to
5 provide the brief presentation, we have
6 worked collaboratively with the city's
7 thoroughfare master plaster steering
8 committee, made up of staff members from the
9 city manager's office, community development,
10 the department of public services, the police
11 department and older adult services.

12 In an open house held in
13 December, that was attended by approximately
14 50 people, the purpose of that open house was
15 to present the process that will be used to
16 complete the plan and seek feedback from the
17 attendees regarding various transportation
18 related issues.

19 Several Council members as
20 well as a Planning Commission members were in
21 attendance at that open house as well as
22 other representatives from southeast Michigan
23 Council of Governments, the Road Commission
24 for Oakland County.

25 The materials presented at the

1 open house was included in a previous packet
2 that the Planning Commission had access to.

3 Another presentation was
4 provided in February at the Meadowbrook
5 Commons to seek additional feedback from our
6 older adult community. Progress on the plan
7 has been made with evidence as seen in the
8 technical memoranda that are available for
9 review on the city's web page, some of which
10 was provided in the packet this evening.

11 Tonight Mr. Corradino would
12 like to provide a summary of the work that's
13 been completed so far.

14 His presentation, as I said,
15 will take 15 minutes after which the Planning
16 Commission may ask questions.

17 Tomorrow evening the city is
18 hosting a more extensive presentation of the
19 thoroughfare plan for any interested members
20 of the community. That presentation will be
21 held here in the City Council Chambers from
22 6:00 p.m. to 7:00 p.m., and as I said, the
23 community members are invited.

24 Mr. Corradino, please proceed.

25 MR. CORRADINO: Thank you. Thank

1 you for allowing me to be here. We're
2 helping put together an update of your
3 thoroughfare master plan.

4 We met back in December and
5 showed you a schedule, that we're proceeding
6 on. We are ahead of schedule. If you look
7 at the April milestone, this is a point at
8 which we have a meeting with the Planning
9 Commission, prior to a meeting with the
10 general public.

11 A number of documents have
12 been produced and are on the website.

13 As we said earlier, our job
14 was to look at all the modes in a practical
15 way, to examine a number of roadway corridors
16 and look at some funding sources,
17 particularly because the State and the
18 Federal Governments have passed new funding
19 laws.

20 The sad fact is, that the
21 state is far behind in maintaining roads, and
22 so there is very little money available for
23 capacity improvements. So it will take a
24 concentrated effort to do some of the things
25 that are proposed in a preliminary plan.

1 With the project and in
2 meeting and through contact with the public,
3 we tried to take their ideas and make them
4 into the analysis and then look at those as
5 it relates to the data we were generating.

6 The people that came to the
7 meetings, the two so far, were given touch
8 pad polling devices, just like you see on TV,
9 they then scored, if you will, gave us their
10 opinions.

11 Most of the folk involved in
12 the meetings were older than 55 years old,
13 not atypical, but you need to know that when
14 you see some of the results.

15 Every comment that we got
16 through the computer, the community remarks
17 platform, was responded to. We got generally
18 speaking 64 original comments and many, many
19 more support comments.

20 For example, on roadway
21 improvements, recommendations, suggestions
22 was made to widen Ten Mile Road. That's one
23 comment. But it got almost a dozen and a
24 half thumbs up if you will.

25 The number of comments

1 diminishes, nobody talked about freight
2 obviously, bus transit got two comments which
3 spurred analyses that we had undertaken, and
4 there were a few bicycle improvements.

5 The results of our work is --
6 are shown here. This is not all of the
7 polling, but it's a couple of key factors.
8 Most of the folks that attended our meetings,
9 interestingly use cars, either they carpool
10 or they drive by themselves, few take
11 transit, most of that is from the older adult
12 services system. When asked again,
13 remembering that a number of these folks, the
14 majority, the vast majority were older than
15 55, those folks indicated that they would
16 like to see sidewalk and safety improvements,
17 bicycle improvements and roadway traffic
18 signalization in the main transit, some
19 support and roadway widening got second
20 lowest support.

21 Nonetheless, we are
22 considering roadway widening. This is why --
23 this is probably better seen on your pads.
24 The red is congestion. That's our forecast
25 of what happened -- our estimate of what

1 happens in 2015.

2 If you look at the map
3 closely, Beck Road, as you probably
4 understand, in the p.m. peak is red, red,
5 red.

6 Ten Mile is red for major
7 sections and then there are other spots that
8 cry for some attention. When we do what we
9 do, people have a hard time, if you will --
10 oops.

11 You see that little ball that
12 is moving, in clock time, watch Beck Road, on
13 the middle of the slide. This is Waze,
14 W-a-z-e, GPS data, congestion data, for a
15 Wednesday between about 4:00 and
16 7:00 o'clock. As you can see, the red
17 continues to build and build and build on
18 Beck Road.

19 We have got similar
20 information for like Ten Mile Road, for you
21 to review, but the fact of the matter is that
22 after about six things begin to ease off and
23 by about 7:00 p.m., it's free flow again.
24 You experience that probably every day.

25 So what we saw in the computer

1 is happening on the ground. And then we
2 looked at the future, forward, it's the same
3 but worse. More red happens on one spot or
4 another, so in the incremental way, we dealt
5 with things, looking at individual
6 improvements, having seen those data on the
7 maps that we just looked at. We said, okay,
8 let's make some individual improvements. I
9 turn to one, widen Twelve Mile from Beck to
10 Cabaret. Alternative 12, widen Novi from
11 Nine Mile to Nick Lidstrom Drive.

12 We put those improvements in
13 the computer and tested them one at a time.
14 The chart on the left basically says, how
15 many miles am I going to travel in
16 congestion.

17 The chart on the right says
18 how many hours am I going to travel in
19 congestion, the bottom red line is basically
20 what would happen in 2040 without major
21 improvements.

22 The degree to which the lines
23 shrink, the yellow zero lines are any
24 indications of improvement. And the three
25 that are doing the most individually are

1 three, seven and 11. Basically, three, Beck
2 Road from Pontiac Trail down to Twelve Mile,
3 seven, the rest of way to Eight Mile and
4 Novi, and 11, Ten Mile.

5 Then we looked at combining
6 these. We said, is there a practical way we
7 can put roadway segments together to come up
8 with a cost effective way to make congestion
9 less.

10 And so what we did was take
11 three and seven and 11 and then put that into
12 one combination called I. And I compared to
13 that red line, all the other yellow lines, is
14 a significant improvement from 100,000
15 vehicle miles of congestion to something in
16 the neighborhood of less than 60. And
17 whether it's vehicle miles or vehicle hours,
18 that's where we get the performance.

19 Now you can see on the
20 left-hand chart that G might be better, G
21 means that we have got to add Meadowbrook
22 widening, it wasn't cost effective to get
23 that incremental improvement.

24 So now we come back to 2040
25 and we have made I part of the plan. But all

1 of the congestion doesn't disappear. We
2 don't build our way out of all your
3 congestion by proposed widening of the roads.
4 But if you looked at the red and looked at
5 what we consider improvements for the future,
6 the near term future at intersections, almost
7 every red spot is being approached with a
8 cost effective, we believe, improvement that
9 will address the congestion.

10 So we have got a series of
11 intersections and we have got a series of
12 roadway improvements.

13 Here is one, an example. Beck
14 at Grand River Avenue. The bottom of the
15 chart, where it said 1.22, that means you're
16 20 percent over capacity in 2040 in this
17 location. But when we simply add a double
18 left turn on Beck -- I'm sorry, on Grand
19 River Avenue, at Beck, it drops to less than
20 one. That improvement being made effectively
21 gets you to a point where you're getting, I
22 believe, a good return on investment. That's
23 less than a million dollars worth of cost
24 involved to help that congestion go from 20
25 some percent over capacity to less than that.

1 We looked at walkway/pathway
2 improvements. If Beck and Ten Mile were to
3 be improved, a number of the priorities would
4 be taken care of because sidewalks would be
5 part of the design. But there are others, 24
6 segments that are prioritized in your annual
7 update. All of those are part of the plan.
8 It was suggested in community remarks that we
9 look at a regional bus system. And we tried
10 to connect up with SMART and the little park
11 and ride lot nearby.

12 We costed out that service
13 both for two routes being extended throughout
14 the week, and then less than throughout the
15 week to try to control the cost. We use
16 SMART's numbers for a cost per mile, cost per
17 hour and came up with service that could be
18 highly expensive if you ran it all the time,
19 and you're not supported from a millage
20 standpoint of SMART right now, so if you were
21 at all interested, you could go to the
22 limited service, which you can see has fewer
23 runs during the weekday and no Saturday and
24 Sunday service.

25 We didn't think in working

1 with the committee this was a viable option.
2 We presented, it's a policy decision on what
3 you want to do. Also public comments in the
4 community remarks was why doesn't somebody
5 build a tram between these two malls on each
6 side of 96, 12 Oaks and it's partner mall.

7 We looked at that. We looked
8 at all kinds of devices, ranging from Disney
9 World conveyance to a gondola, a ski lift.
10 It's a many million dollar deal. So
11 consistent with trying to be practical and
12 have vision that's pragmatic, we said let's
13 do a circulator.

14 We laid this circulator out.
15 You can design that circulator to touch with
16 whatever you want, but we tried to cost it
17 out so that it would be practical and yet may
18 be affordable. The bottom line cost for that
19 circulator, we recommend is at the very
20 bottom of the chart, is \$45,000. We suggest
21 you run a survey -- a circulator for five
22 hours a day, on Saturdays with existing
23 equipment, and do that, if you would, on a
24 trial basis for six months. You are going to
25 get the mall owners to allow you on their

1 property, which is not an easy deal.

2 There is also the opportunity
3 to talk to some of the merchants, maybe even
4 the mall people about some financial support.
5 But we thought that circulator on a limited
6 basis for six months trial at \$45,000 was not
7 an unrealistic way to approach the future and
8 respond to that issue of whether it's a tram
9 or some kind of connection. You park at a
10 mall, you don't unpark, you go to the next
11 mall, if you so care, or to any shopping
12 around by getting on the circulator, that
13 operates every 30 minutes.

14 We also looked at the very top
15 of the chart at the cost of the roads,
16 \$10 million for Ten Mile, from Haggerty to
17 Taft, 60.3 million for the widening of Beck.
18 Beck would be either a five lane road or a
19 boulevard. Haggerty would be a five lane
20 road.

21 We fix 13 intersections at a
22 cost of over \$2 million, then we take the
23 investment for the bike -- the pathways and
24 sidewalks and it comes up over to \$4 million.

25 We looked at the older adult

1 services. They were suggested to us that the
2 fares were unfair. The multiple trips that
3 you're going to be taken by seniors, if I
4 want to go to my doctor, then I want to go to
5 have lunch, then I want to go to the bank,
6 then I want to go home, \$3, \$3, \$3 and we
7 were told that at the adult services
8 headquarters, that's unfair, it's just too
9 much.

10 We so looked at the data for a
11 specific month, that month was July of last
12 year, there were nine people making multiple
13 trips at once. And most of those trips were
14 three for \$9. The typical trip is two for
15 \$6.

16 So we didn't think that it was
17 an unfair burden. We were looking to put in
18 a zone fare system, so it would be much more
19 affordable. We thought that when we took a
20 step back, looked at the service that was
21 provided, the quality of the vehicles, that
22 the system was effectively operating, as you
23 can afford to operate it this year. I can't
24 remember the agency, one of the agencies in
25 city government had to come up with another

1 25,000 plus dollars to close the loop, the
2 gap in the funding of the OAS transportation
3 service.

4 So with a deficit in my way of
5 talking about it, we didn't think you needed
6 to stretch unless you feel you have got the
7 resources to do that.

8 City Council appropriates
9 about 20,000 some money, few thousand comes
10 from marketing, advertising promotions, some
11 money comes from fares then 25, \$30,000 has
12 got to be put in by an agency within the
13 city.

14 So our recommendation in
15 summary are roadway widening over the course
16 of the nine or ten years in the future, not
17 tomorrow.

18 Design would have take place,
19 and then if you were lucky, you could go
20 forward with support from the state and the
21 feds, but like everything in this world, it's
22 politics with a big P. And somebody needs to
23 effectively get the message, get the focus
24 and move forward. Now is the time to start.
25 You folks will have a plan that will be up to

1 the date and it's a plan that not many others
2 will have that up to date. Secondly.

3 They have got some money, so
4 your legislators plus your contact with DOT
5 and the government will make things happen.

6 So that's where we are in
7 terms of a roadway, the intersections, the
8 pathways and the transit system. It's a
9 pragmatic look, and we told the steering
10 committee that, it's a pragmatic look at what
11 might be done, can be done, and it takes time
12 to do it, but we have laid it out so that it
13 takes a good ten years to get everything
14 together and make everything come to a
15 conclusion.

16 So I will stop and see if you
17 got any comments or questions.

18 MR. LYNCH: I do have a comment.
19 I was just wondering when you did your model,
20 there is some -- I am only going to talk
21 about, you know, South Lyon to the west of us
22 is booming, a lot of our traffic problems,
23 especially in the Ten Mile area and also the
24 Grand River, Beck, you know, that area.

25 Did you take into account if

1 they were going to be paving Napier, that
2 gives people an opportunity to offload some
3 of the demand off of Ten Mile onto Napier
4 over to Eight Mile, or did you just do it
5 static, assuming that all the roads are going
6 to stay the same?

7 MR. CORRADINO: No, sir, we
8 considered the roads would be in good
9 condition, which is the emphasis of the
10 state's investment for the next five years.
11 By the way, start investing until 2017. We
12 assumed it would all be in good condition.

13 We didn't just take Novi, we
14 took -- there is local traffic, we could
15 probably parcel out which is which.

16 MR. LYNCH: I think a lot of
17 the -- you know, a lot of what we see here
18 is, you know, the comments, the demand coming
19 going east, you know, from South Lyon. And
20 if there is any other alternatives other than
21 widening Ten Mile or widening, you know,
22 whatever, Nine Mile, you know, some of those
23 intermediate roads to get people offloaded
24 onto Eight Mile, which is a larger road,
25 or -- you know, so you can bypass, because

1 Beck gets all jammed up.

2 I was just wondering if, you
3 know, if you looked at all that stuff, you
4 took that all into account.

5 MR. CORRADINO: We took, you will
6 see in the report, we took, you know, the
7 main line system and we connected it up --
8 with a cobweb full of non-main line roads.
9 Then we assigned traffic to all of it. So if
10 somebody wanted to take a shortcut, it would
11 load up.

12 There is too much attraction
13 along things like Beck and along Ten Mile,
14 and so it's hard to divert the traffic
15 somewhere else. Why not 96, but it just
16 doesn't happen. So you know, like politics,
17 in this instance, so much traffic is local.

18 MR. LYNCH: I was -- I don't know
19 what kind of model you have. I was just
20 wondering if you did any of monochroic
21 simulation, okay, if I add more capacity,
22 maybe not like we would consider widening
23 roads, maybe paving a road and just trying to
24 understand where the demand is coming from.
25 You know, you certainly did that at certain

1 points in time, if you looked at any of that.

2 MR. CORRADINO: We used a model
3 called Transcat, which is a standard, if you
4 will, in the industry. We looked at the
5 population, employment developments that are
6 forecasts by you, then in the same -- back to
7 you, and it gives us a very dynamic look of
8 the future.

9 We used the Waze data to make
10 sure the model wasn't, you know, tiled, and
11 for all practical purposes, we got 85 percent
12 correlation to what the model was doing, and
13 all the traffic counts. And then we did the
14 Waze situation, and so we think we are
15 getting a realistic assignment, but we did
16 the flood, the cement work -- it's in one of
17 our reports, a cobweb of --

18 MR. LYNCH: I was just trying to
19 understand how the model was developed. I'm
20 trying to link it to a theory of constraints
21 type thing that we used to do.

22 MR. CORRADINO: It reiterates, it
23 keeps trying to stick traffic, and when it
24 can't go there, I want to go this way, then
25 the model starts again. It keeps on doing

1 that. Finally, it reaches equilibrium.

2 That's what you saw in the maps.

3 MR. LYNCH: All right. Thank
4 you.

5 CHAIRPERSON GRECO: Thank you,
6 Member Lynch. Any other comments?

7 MR. GIACOPETTI: Just a thank you
8 for coming in.

9 MR. CORRADINO: I don't what
10 Giacopetti is or Baratta or Greco, but I
11 almost feel at home. I don't know about
12 Lynch.

13 CHAIRPERSON GRECO: I was
14 thinking that when you got up there.

15 MR. LYNCH: Wait a minute. My
16 mom's name was Gianoni.

17 MR. CORRADINO: Thanks, guys.

18 CHAIRPERSON GRECO: Thank you.
19 All right. That brings us to our next matter
20 for consideration, approval of the
21 January 13, 2016 Planning Commission minutes.

22 MR. LYNCH: Motion to approve.

23 MR. BARATTA: Second.

24 CHAIRPERSON GRECO: Motion by
25 Member Lynch, second by Member Baratta. All

1 in favor.

2 THE BOARD: Aye.

3 CHAIRPERSON GRECO: Next matter
4 is approval of the March 9, 2016 Planning
5 Commission minutes.

6 MR. LYNCH: Motion to approve.

7 MR. BARATTA: Second.

8 CHAIRPERSON GRECO: Motion by
9 Member Lynch, second by Member Baratta. All
10 in favor?

11 THE BOARD: Aye.

12 CHAIRPERSON GRECO: Next is
13 approval of the March 23, 2016 Planning
14 Commission minutes.

15 MR. LYNCH: Motion to approve.

16 MR. BARATTA: Second.

17 CHAIRPERSON GRECO: Motion by
18 Member Lynch, second by Member Baratta. All
19 in favor?

20 THE BOARD: Aye.

21 CHAIRPERSON GRECO: That
22 concludes our matters for consideration.

23 Any matters any discussion?

24 MS. MCBETH: Just one more thing.

25 We do plan to reschedule the

1 master plan for land use study session coming
2 up here. We are hoping for a consensus on
3 that in the next few days. Once we do that,
4 we will announce that again to a number of
5 members of the public who would be interested
6 in coming out to that study session.

7 CHAIRPERSON GRECO: Thank you,
8 Ms. McBeth.

9 Any supplemental issues?

10 MR. GIACOPETTI: One note. I
11 think during the public hearing for the
12 Ivanhoe project, Beacon Hill, there were a
13 few more correspondence received. I have
14 copies here, a letter of support from
15 Community Choice.

16 MR. LYNCH: Right.

17 MR. GIACOPETTI: For the record,
18 there is a letter of support from Community
19 Choice. There is a letter of letter from
20 A-e-c-o-m, concerning the traffic impact
21 study. And a letter from Fleis &
22 Vandenbrink, also about the traffic impact
23 study, just for the record.

24 CHAIRPERSON GRECO: Thank you,
25 Member Giacopetti.

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That brings us to our next audience participation. If anyone like to address the Planning Commission, seeing no one.

Like a motion to adjourn.

MR. LYNCH: Motion to adjourn.

MR. GIACOPETTI: Second.

CHAIRPERSON GRECO: Motion by Member Lynch, second by Member Giacometti. All in favor.

THE BOARD: Aye.

(The meeting was adjourned at 9:00 p.m.)

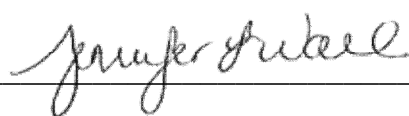
** ** *

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

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

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

17 IN WITNESS THEREOF, I have hereunto set my hand at the
 18 City of Walled Lake, County of Oakland, State of Michigan, this
 19 19th day of May 2016.

20
 21
 22 



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

25