



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

May 8, 2019 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present: Member Avdoulos, Member Greco, Member Hornung, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Anthony

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Beth Saarela, City Attorney; Pete Hill, Environmental Consultant

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Avdoulos and seconded by Member Maday.

VOICE VOTE TO APPROVE THE MAY 8, 2019 AGENDA MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.

Motion to approve the May 8, 2019 Planning Commission Agenda. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

Michel Duchesneau, 1191 South Lake Drive, said I'd like to talk a little bit about Twelve Mile Road and the proposals for Twelve Mile Road. Twelve Mile Road, as you know, is very well done to the east of the mall where there's about 120 feet of Right-of-Way, 150 feet actually. So basically, Twelve Mile Road works very well up through the mall, up through Cabaret Drive, and then west it narrows out and then it widens up again. This is showing the Right-of-Way, it's about 150 feet with north West Oaks II and Fountain Walk. As you get farther west, the Right-of-Way narrows and it becomes only about 120 feet wide west of the railroad tracks.

And I know that as a Planning group, we're all concerned about what we can do for the future. It took forever to get the Twelve Mile Road widened by the malls – I've been here for 40 years and I couldn't believe how long it took to get the road widened. By the time you get down to the Keystone Medical Center, is only about 85 feet from the center of the

road and then the Right-of-Way gets down to 60 feet. So what I'm suggesting is any developments that we see going along Twelve Mile Road should be able to meet a setback that would allow Twelve Mile Road to be widened.

CORRESPONDENCE

City Planner McBeth said you may remember that on March 27, the Planning Commission held a public hearing for a rezoning request for the Golling Maserati and Alfa Romeo dealership. That was the parcel at the southwest corner of Grand River Avenue and Joseph Drive. At that time, the Planning Commission was asked to postpone the matter because the rezoning signage hadn't been fully in place for the adequate period of time. We anticipated that the request would come before the Planning Commission tonight. However, in discussion with the applicant, they are not ready to proceed at this point so we did not notify for a public hearing for tonight. We did have some communication with the neighbors to let them know that there would be no public hearing tonight. Thank you.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

City Planner McBeth said on Monday night, the City Council granted tentative approval of the first amendment of the previously approved Planned Rezoning Overlay plan and agreement for the Adell Center PRO. The applicant seeks to revise the PRO Agreement to amend the approved layout primary for Units 6 and 7, common landscape areas, building signage, and location of accessory units. Because the City Council approved that on Monday night, the Planning Commission tonight is asked to review the site plans that are associated with that amendment. Thank you.

CONSENT AGENDA

There were no items on the consent agenda.

PUBLIC HEARINGS

1. AMSON-NASSAR SPEC BUILDING JSP18-48

Public hearing of the request of Amson-Nassar Development for Preliminary Site Plan, Woodland Permit, and Storm Water Management Plan approval for a new 90,000 square foot Warehouse/Office building. The subject property contains 10 acres and is located in Section 16, south of Twelve Mile Road and east of West Park Drive, in the OST, Office Service Technology District.

Planner Bell said the subject property is in Section 16 on the south side of Twelve Mile Road, east of West Park Drive. The parcel is 10 acres. It is zoned OST, Office Service Technology with OST to the east, west and south. North of the property is zoned I-1, Light Industrial.

The Future Land Use map indicates Office, Research & Development, Technology for this property and surrounding properties, except for part of the area to the northeast across 12 Mile which is planned for Industrial, Research Development & Technology uses.

There are extensive woodland areas present on the site in terms of natural features.

The applicant is proposing a new 90,000 square foot Research/Development/Office building. 30,000 square feet of that would be office space, with the remaining 60,000 used as warehouse space. The site would have one driveway off of Twelve Mile Road with a right turn taper. The applicant added a secondary emergency access route in response to Fire Department requirements. The site plan as proposed would require a total of 188 parking spaces and they are proposing 189 spaces. Bicycle parking is also proposed in accord with the Ordinance.

The applicant has provided a Traffic Impact Study, which has been reviewed by our Traffic consultant. The study was approved, although it was requested a few changes be made by the applicant's consultant to finalize the study. These changes would not impact the results and AECOM does recommend approval of the Preliminary Site Plan.

Stormwater would be collected by two storm sewer detention ponds on the property.

Planner Bell said the tree survey provided indicated 501 regulated woodland trees on the site. The proposed plan would remove 80% of those, or 399 trees. 20% would be preserved. 682 woodland replacement credits are required to accommodate the impacts. The applicant proposes to plant 73 credits on the site, with the remaining 609 credits to be paid into the Tree Fund.

The façade design has been modified from the original submittal and is now in full compliance with the Ordinance.

All reviewers are recommending approval with additional comments to be addressed in the Final Site Plan. The applicant indicates they will comply with the outstanding comments.

The Planning Commission is asked tonight to hold the public hearing and approve or deny the Preliminary Site Plan, Woodland Permit and the Stormwater Management plan. Representing the project tonight are engineer Dan LeClair and developer Oleg Amcheslavsky. Thank you.

Oleg Amcheslavsky, 3288 Cole Street in Birmingham, MI, said thank you for having us. We plan to build a 90,000 square foot high-tech office/warehouse lab, we're not sure yet exactly but we're in the midst of a deal and we're getting pretty close. It's a really nice building, and we're glad to be back. Thank you very much.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project.

Michel Duchesneau, 1191, South Lake Drive, said yesterday I decided to walk up and down Twelve Mile Road and this is a picture taken of the site. I have nothing against the development of the site. I took some pictures and this is what eastbound Twelve Mile Road looked like at 6:31 last night. Reach your own conclusions. This is pretty much in front of the development site, and this is what it looked like looking to the west. The site, as you can see, is on Twelve Mile and Twelve Mile does on occasion back up significantly. If you look at this, Keystone Medical parking lot is about 85 feet from the centerline of Twelve

Mile Road. It looks to me like this development is less than that. I would expect that, just in being good neighbors, that they would propose to be as least this far as Keystone is.

The site plan that is being proposed also has a retention basin in it, and I guess depending which way you look at it the retention basin goes farther north than the parking lot. I would expect or hope that the developer would allow for Twelve Mile Road to be enlarged, as far as being a good neighbor and being consistent with what's been going on with Keystone as well as Hino where their corporate office is down the street. So my biggest issue, if it's not met, is that they need at least the same setbacks as the existing businesses we've allowed to grow there. I do support the proposal, whether it's a warehouse or it's a manufacturing facility, matters not. Their parking indicates there's probably enough room for a dozen tractor trailers, so it doesn't matter to me. Either application will have good hours and not affect me living on South Lake. As we all know Twelve Mile is an overflow road for I-96. And as we may not know, South Lake Drive has become the overflow for Twelve Mile Road. So my main concern is to make sure that they're maintaining setbacks to the center line of Twelve Mile Road, as consistent with what the other businesses are doing. And the retention basin may need to be revised to be closer to the parking lot to the south. Deceleration and passing lanes should be required on both sides of the street. It looks like in the narrative that the left-turn lane on the north side may or may not be included and it's not clear to me if the 60-foot Right-of-Way that is provided on the drawings is for all of Novi Road or if it's exclusive 60-foot to the south of the center line of Novi Road.

Basically I do not have any objections to what they're doing, I think this is in line with what they're allowed to do. As far as office space, they are supplying significant office space whether it's a manufacturing facility, a warehouse, a shop, whatever is developed there matters not to me. And I thank you for listening to me.

Chair Pehrson asked if there was anyone else that wished to address the Planning Commission regarding this project. Seeing no one, he asked if there was any correspondence.

Member Lynch said there was no correspondence.

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

Member Lynch said I was reading through the pages here, I didn't see any deviations requested for setbacks. It looks like they're well within the Ordinance. Is that true that they're well within the Ordinance?

Planner Bell said yes, that's true. They do propose a 60-foot Right-of-Way to be dedicated to the City, which is the same as Hino offered as well as to the north.

Member Lynch said alright. I looked at the plan, I drove the site. My understanding is Twelve Mile is a county road, is that a correct statement?

Planner Bell said yes.

Member Lynch said ok. It looks like everything being proposed, you're asking for virtually

no deviations. I think it's a good plan and I look forward to seeing you build it.

Member Hornung said when I was looking at this plan, the one thing that really stood out to me was the 399 removed trees that will be used for the Tree Fund. So I needed to understand a little more about what this Tree Fund is actually doing here and what happens on a site is that if somebody takes out a tree, they can replace the tree and they can maintain that tree for the duration of their occupancy in that location. But when we use the Tree Fund, we have \$400 per tree essentially going into this Tree Fund, this bucket of money for some future trees. So these trees are all kind of on the sidelines someday waiting to be reborn, replanted somewhere in our City. And so I would just like to ask a question of Staff, are all of the moneys allocated, all of the appropriations actually going to planting new trees? So does every \$400 going into the Tree Fund actually place a new tree in Novi?

Landscape Architect Meader said the way it works is most of the money is used for planting new trees, mostly street trees and in parks and also some shrubs. But there is also some used for maintenance. We have a lot of trees to maintain, we can't just plant a tree and have it live, unfortunately, without help. So pruning and all that kind of thing comes out of it, too. But most of it is for planting trees.

City Planner McBeth said I would like to add, too, that the requirements for the Woodland Tree Fund is covered by the Woodland Protection Ordinance and it does indicate the same things that Rick said, that the funds would be used for those purposes.

Member Hornung said thank you very much. So, in my mind, it doesn't completely feel like a direct equivalent. I would love to see more of the trees either preserved or planted elsewhere on the site because even though replanting a tree somewhere else on the development is the one for one exchange, putting this money into the Tree Fund ends up with less than a one-for-one exchange for trees in Novi. I've always kind of envisioned and thought that the Tree Fund was more of a last resort choice to make and not a first option, and it feels like this development is using that as a first option for tree removal. A question for the developer – has there been any discussion to maybe building more up to make a smaller building footprint, or as was in our packet doing some underwater storm management to preserve some more of the woodlands?

Mr. Amcheslavsky said so to answer that, the building is 90,000 square feet and it's an exact requirement by the tenant. And we were trying to leave some nice ponds and something to look at instead of underground detention. So as far as the trees, I know it's tough for the trees and I've been doing it for 25 years in the City and we've tried planting thousands and some work, some don't. The Tree Fund works, and I think we have planted as many as we could without changing the dynamic of the trees or making them die by being too close.

Dan LeClair, with GreenTech Engineering, said this plan here is actually a second iteration. Our original plan had the parking lot and the building expanded farther to the south. And upon our initial submittal to Staff, we actually tightened up the limits of the development area and brought everything in, preserving – I don't recall the exact number of trees – but the southerly property or a portion of the property we actually saved several more trees and we went through a lot of different iterations trying to save more trees. And of course with the Landscape Ordinance, that requires a lot of plantings also that the tree credits

are not used for, so we're trying to get all of that in there and I think we've done a really great job. If you look at the Landscape plans in front of you, there's a lot of trees on there.

Member Hornung said so was the newer plan the one that was done by GreenTech? Is that correct?

Mr. LeClair said yes, we did both plans.

Member Hornung said are you with GreenTech?

Mr. LeClair said yes.

Member Hornung said ok. Do you know what your mission statement is, by chance?

Mr. LeClair said I don't know the relevance.

Chair Pehrson said if you could keep your comments to the site plan itself, please.

Member Hornung said yes sir. The other concern that I do have has to do with the traffic flow here. I feel like AECOM is trolling us at this point because basically in their review of the traffic situation of Twelve Mile Road, they pretty much said the traffic is an 'F' and we can't really do any worse. And this is only going to add to that traffic problem. This is going to be a really difficult development to succeed if we can't get emergency vehicles through on the existing road. I just don't think that this is an effective design based on the building footprint, the amount of trees we're taking out, and the added traffic. Now you did say that there is a tenant now? You said you discussed with a tenant and they needed the 90,000 square feet?

Mr. Amcheslavsky said we actually have a specific tenant that we're in a deal with right now, yes. They need that exact size to that warehouse ratio, because technically speaking when it was first going to come in, I had a 170,000 set up for this thing. So we actually did save a lot of land and the actual ponds, it's better than impervious and I think it looks great. The opacity is great from Twelve Mile. I think the flow is great, as far as the deceleration lane we provided. And we tried our best to save as much as we could relative to not having a big parking lot or not looking correct. Thank you.

Member Hornung said ok. So from what I've heard you say, the choice was to take down more trees to add a look of a pond rather than using the underwater? Am I saying that right?

Mr. Amcheslavsky said no, the original choice until we started engaging with the tenant was to have a much larger building which would have equaled a lot more impervious pavement. This site can hold a lot more square footage, is my point. So we're already way over our threshold as far as size of building to land ratio, and we try to make it as beautiful as possible and opaque as possible and I think it works well. I'm not sure I understand the question.

Member Hornung said are there any other environmentally sustainable pieces to this design of the building that may not have been mentioned in the packet? Anything – a green roof, solar, anything that might actually make up for the lack of environmentally-

friendly trees?

Mr. LeClair said when we go through the process of developing a site like this, we look at all the Ordinances, we follow through and that's what Staff reviews based on what we submit. And everything that we've submitted, we believe, meets the Ordinances of the City.

Member Hornung said ok. Thank you very much.

Member Avdoulos said I think when we get into situations where we begin to get a lot of traffic, I know we had that issue in the last Planning Commission meeting related to Ten Mile, it does get kind of discouraging. But it just shows growth. This stretch of Twelve Mile is going to get developed even further, so the road currently the way it is is what we have to deal with. Barb, do we know from the County what plans there are for widening and improving Twelve Mile Road?

City Planner McBeth said yes. For the last several years, the City has an annual meeting – or maybe every other year – with the Road Commission for Oakland County to discuss this very stretch of road. So trying to determine what improvements can be made, what would be the best design. I think it's called environmental review that the project is in at the moment. So it's still being studied, but the County has taken notice of it and the City does keep pushing the fact that something should be done here.

Member Avdoulos said I think that when we had looked at large pieces of property along this stretch and they were rezoned, I think this is the byproduct of that rezoning and having these office-type buildings go there, that's just something we're going to have to be cognizant of that it is allowable within the Zoning Ordinance and the applicants are coming in, working with Staff. I've got full confidence in our Staff, and especially since we tweaked the Landscape requirements having the ability to work with our Landscape Architect and make sure the site is being laid out properly. The trees, if we can't do it, we have a vehicle to provide for that, so I fully support the project. I was a little nervous when I saw from the Fire review that there was just the one access but you've added that and you've accommodated their requests. So what I'd like to do is make a motion.

Motion made by Member Avdoulos and seconded by Member Lynch.

Member Maday said I just want to say that I appreciate your second plan in reducing the footprint and I know you're doing everything you can, as far as being in Code. But I would love to see, and I'm not sure if you're at the absolute limit of trees that you can leave on the property, but if at all possible I would like you to put as many trees on the property rather than the Tree Fund.

Mr. Amcheslavsky said we'd love to do that and actually we've done it for years in the City of Novi, but sometimes they just don't make it because they're too close. I've tried it.

ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

In the matter of Amson-Nassar Spec Building JSP18-48, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Revised elevations to comply with the façade consultant's review letter to be provided at the time of Final Site Plan;
- b. A secondary emergency access drive meeting Fire Department requirements to be shown at the time of Final Site Plan;
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-1 (Hornung).*

ROLL CALL VOTE TO APPROVE WOODLAND PERMIT MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

In the matter of Amson-Nassar Spec Building JSP18-48, motion to approve the Woodland Permit based on and subject to the following:

- a. Woodland Conservation Easement shall be provided in order to protect any woodland replacement trees planted on site;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-1 (Hornung).*

ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

In the matter of Amson-Nassar Spec Building JSP18-48, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-1 (Hornung).*

2. HRSDS SEWAGE DETENTION FACILITY JSP19-10

Public hearing at the request of Oakland County Water Resources Commission and City of Novi for Planning Commission's approval of Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan. The subject property is currently zoned I-1, Light Industrial and is located in Section 35, east of Novi Road and south of Nine Mile Road, in the City's Rotary Park. The applicant is proposing to construct an underground sewage detention facility, associated pump house and emergency back-up generator. The project would also include improvement of the non-motorized trail.

Planner Bell said the subject property is in Section 35 south of Nine Mile Road, east of Roethel Drive. The project is proposed in the northern area of the City's Rotary Park, this area shown in blue along the property lines, and would disturb an area of approximately 2 acres. The site is zoned I-1, Light Industrial with R-1 and R-2 One-Family Residential to the

east and south. North and west of the property is zoned I-1, Light Industrial.

The Future Land Use map indicates Public Park for this property. The area to the east is planned for Single-Family. Areas to the north and west are planned for Industrial, Research Development and Technology. There are significant wetland and woodland areas throughout the site.

The applicant is proposing to install an underground sewage retention facility along the northern and western property line of the park. The purpose of the Facility is to accommodate storage of sewage flows that happen during significant rain events when rain water infiltrates into the sewer system and increases the flow within the sewers. Exceedance of this flow maximum is a violation of the City's sewer service contract, and in 2016 resulted in the denial of new permit requests for expansion of the sewer system, essentially putting a moratorium on new development. At that time the City was required to develop a plan to address the flow rate exceedances. This project is the result of that process. Based on the plan presented involving the design and construction of this Facility, new permits were again allowed to be approved.

The retention facility will control flows from only the HRSDS District, which encompasses 85 percent of the City's sanitary flow. The City's sanitary sewer contract for the HRSDS District is with Oakland County. Since Oakland County is the entity named in the contract, they are managing the design and construction of the retention facility, with City Staff involved throughout the process.

Planner Bell said the facility will consist of approximately 1,000 feet of box culvert pipe (10 feet x 15 feet), which is capable of storing one million gallons. This volume of storage was based on the future sanitary needs of the City, taking into account planned and potential future development. The facility will be equipped with a flushing system to help eliminate any odors, although the applicant states that odors are not expected to be an issue.

Besides the underground culverts, the facility would also have a small pump house building as well as an emergency generator near Roethel Drive. The pump house is in full compliance with the Façade Ordinance. The location of the generator in the required front yard setback would require approval by the Planning Commission, which is requested by the applicant. The noise from the generator was evaluated and determined to be under the City's required levels at the property lines. The closest residential properties to the generator would be over 600 feet to the east. The existing walking path running through the area would be replaced with a 10-wide path when the project is completed.

Wetland and woodland permits would be required due to impacts of the proposed project. The wetland impacts have been minimized and fall under the threshold that would require mitigation. The woodland replacement credits would all be planted on site. All reviewers are recommending approval.

The Planning Commission is asked tonight to approve or deny the Preliminary Site Plan, Wetland Permit, Woodland Permit, and the Stormwater Management Plan. Representing the project tonight is Brian Coburn from the Oakland County Water Resources Commission. Thank you.

Brian Coburn, with Oakland County Water Resources Commissioner's Office, said it's nice to be back.

Chair Pehrson said it just proves that you can never leave.

Mr. Coburn said I know, I've been working on this since I was at the City. I had to go there and take care of it myself I guess. So we're co-applicants with the City of Novi to construct the facility. We really need it for a storm that occurs once every couple years, it's very limited in its operation but very necessary. As Lindsay had said, there was an issue with permits and a moratorium on permits being issued by Oakland County back in 2016 and this is really to alleviate that and stay within contract capacity. She did an excellent job explaining the project, so we'll stand by for questions.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project.

Vijay Venugopal, 43364 Ashbury Drive, I live south of that property that you're referring to. My concern is we have a pond right behind our house and there is a stream that connects to that pond. And our concern is if that's going to have an impact with this project and also the concern is if it has any impact on the depletion of the water level, and the trees that would be removed in order to construct this system. And any effect on the ecosystem there that is currently there, because there are some deer and wildlife that also are present there. I don't know how that would impact their flow of their behavior by having this project. That's just a concern from us as residents.

Pururawa Mulay, 41791 Chesterfield Court, said this proposed project is, I would say, right in my backyard. I live on the far end of the Chesterfield Court cul-de-sac. My concern is with the sanitary system, are there any steps being taken if there is water flow in the new storm drain will that overflow into the wetland? And the second concern is would there be odor issues? I know we addressed that briefly, but it's still a sewer system or a sewage drain that I'm looking at. It's right in my backyard, so the concern is going to be odor as well as what would happen to the water around it in my backyard. Thank you.

Chair Pehrson asked if there was anyone else that wished to address the Planning Commission regarding this project. Seeing no one, he said I don't think there's any correspondence.

Member Lynch said that's correct.

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

Member Lynch said Mr. Coburn, my understanding is you have a sanitary sewer line and you have a storm sewer line, they don't intermingle.

Mr. Coburn said correct.

Member Lynch said this is a storm sewer?

Mr. Coburn said sanitary sewer.

Member Lynch said so this sanitary, and this would be servicing all of Novi?

Mr. Coburn said generally south of Thirteen Mile and Twelve Mile, kind of at an angle. It serves all of the City south of there.

Member Lynch said and this is an industrial site? Is it zoned industrial?

Planner Bell said yes that's right, the zoning is industrial.

Member Lynch said so this is an appropriate use of an industrial site, is that a correct statement?

Planner Bell said it's also a public park, but yes.

Member Lynch said so right now, every couple of years – possibly even this year because of the amount of rainfall – we run into an issue where the storm sewers back up and the sanitary sewers are flowing too fast, is that right?

Mr. Coburn said so what happens is that you get infiltration into the sewer, so you have a pipe below the water table that water can get into through the groundwater. And you also have people with footing drains connected into the sanitary system in some of the older homes. So when you get a big rain event and it can go into the sanitary system, that's what taxes the system.

Member Lynch said ok, I was wondering because with the new development they're not tying in foundation drains.

Mr. Coburn said no, since the 1970's that's not been permitted.

Member Lynch said so right now, since we don't have it, what happens? What happens if we don't have it?

Mr. Coburn said if you don't have it, what happens is that the City exceeds their contract with Oakland County, Oakland County exceeds their contract with Wayne County, and you're leading to basement back-ups in the City of Livonia, Westland, Wayne, and Dearborn Heights.

Member Lynch said so everything downstream.

Mr. Coburn and potential sewage overflows down there, as well.

Member Lynch said and this is an area that is probably at the beginning or close to the beginning of the Rouge. This is part of the Rouge, correct?

Mr. Coburn said yes.

Member Lynch said so it's probably good that we do something at the beginning and hopefully further on down the line, things can be done.

Mr. Coburn said and there are plans downstream in Wayne County to make similar improvements.

Member Lynch said I've seen some of those. So it's kind of a bigger picture. I think it's a good idea. It looks like it's placed in an appropriate position, the zoning certainly is ok. The odor issues – my understanding is that this is all underground?

Mr. Coburn said yes, all of the chambers are underground. When you get odor is when you have sewage standing for long periods of time and it goes septic. We have a flushing system that's built into this so we can flush it as many times as we need to in order to clean it out, so that way we don't get odor issues.

Member Lynch said so the benefit really is now we would be not exceeding our contract. It sounds like this is something that we've needed for a long time.

Mr. Coburn said correct. When I was with the City, I worked on this beginning in 2006, 2007. So it's been a long time.

Member Lynch said so this is something you can put when you retire that it's finally done. I actually think that it's about time we did something like this. I do have some concerns, you know any time you have sanitary systems with the odor, but it sounds like you've got the flushing system and the pump system. And there's a tremendous amount of foliage around that, too. I don't see the odor being an issue.

Mr. Coburn said and if I may offer up, we've built similar facilities in Birmingham and in Bloomfield Township and you wouldn't know what they are by looking at them, you can't really smell them. We've done this before.

Member Lynch said yeah you've got to pretty much walk right up on them, I'm pretty familiar with what you're talking about. I think it's a good idea, I think it's about time we did something like this. I think it will help not only Novi, but as it flows down through Westland and Livonia and Redford and the rest of them. I think it's a good project, it looks good to me.

Member Maday said this is obviously something that's needed to continue development in the City. It looks like we're not going to be able to build if there's not something in place, correct?

Mr. Coburn said that's correct.

Member Maday said I think you're doing everything you can to mitigate the odor and the noise. And it's only a couple times a year that you think you might need to use it?

Mr. Coburn said once every couple of years.

Member Maday said ok. I think it's a good thing. For all the reasons he said, plus the fact that we still want to develop in the City.

Member Hornung said this sounds like it's a really good idea, I agree with Member Lynch. And I think it's really important to not overflow our sewage into our rivers and lakes. So just

so I understand, this will only contain sewage every few years? Is that correct?

Mr. Coburn said that's the intent, yes.

Member Hornung said and then it gets flushed out after that event is completed?

Mr. Coburn said correct.

Member Hornung said ok. And the generators, as far as the noise situation, only run when there's sewage in there and the power is also out?

Mr. Coburn said correct, or during monthly tests.

Member Hornung said ok, I do appreciate that you are replanting on-site, also. Thank you very much.

Member Avdoulos said I appreciate this. As we had indicated, it's needed for further development and I think if it's been done in a municipality and it's not affecting the residents and it's not going to affect these residents, then I can give my support. So what I'd like to do is make a motion.

Motion made by Member Avdoulos and seconded by Member Lynch.

ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

In the matter of HRSDS Sewage Detention Facility, JSP 19-10, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. **Planning Commission waiver for the location of the generator in the front yard, as the applicant has demonstrated that it is not feasible to locate the generator in another location, and landscape screening is proposed, which is hereby granted;**
- b. **The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ROLL CALL VOTE TO APPROVE WETLAND PERMIT MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

In the matter of HRSDS Sewage Detention Facility, JSP 19-10, motion to approve the Wetland Permit based on and subject to the following:

- a. **The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ROLL CALL VOTE TO APPROVE WOODLAND PERMIT MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

In the matter of HRSDS Sewage Detention Facility, JSP 19-10, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

In the matter of HRSDS Sewage Detention Facility, JSP 19-10, motion to approve the Stormwater Management Plan, based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

MATTERS FOR CONSIDERATION

1. ITC PROJECT STARLIGHT JSP19-17

Consideration at the request of International Transmission Company for Planning Commission's approval of Preliminary Site Plan and Stormwater Management Plan. The subject property is currently zoned OST, Office Service Technology and is located in Section 13, west of Haggerty Road and south of Twelve Mile Road. The applicant is proposing to install a solar panel array, a carport structure solar panel array, and an energy storage facility on the ITC campus.

Planner Bell said the subject property is in Section 13, south of Twelve Mile Road, west of Haggerty Road. The project is proposed in the central area of the ITC Campus. It is zoned OST, Office Service Technology, and surrounded by other OST properties. Along the southeast side of the property borders a Mobile Home District.

The Future Land Use map indicates Utility for this property. The area to the southeast is planned for Mobile Home Park. Areas to the north and west are planned for Office Research Development and Technology. There are wetland and woodland areas on the site, but they are not proposed to be impacted with this project.

The applicant is proposing to install a solar array, battery storage building and solar carport canopy. The proposed 13 rows of photovoltaic solar panels will cover approximately 1.5 acres southwest of the ITC headquarters building. A 58-foot long building, to be located north of the substation enclosure, will contain lithium ion and flow batteries for energy storage. An additional solar canopy, approximately 152 feet in length, is proposed to cover a row of existing parking.

The Zoning Ordinance allows solar structures in all districts, subject to meeting Ordinance requirements, but does not require them to comply with the Façade Ordinance. The

Ordinance considers the freestanding solar structures an accessory building. No more than 2 detached accessory buildings are permitted on a lot, and therefore a Zoning Board of Appeals variance will be required to allow the 3 accessory buildings proposed.

Planner Bell said no changes to access roads or other existing buildings on the site are proposed. No additional parking is required. Existing trees in the area will be transplanted to other areas on the site. All reviewers are recommending approval.

The Planning Commission is asked to approve or deny the Preliminary Site Plan and the Stormwater Management Plan. Representing the project is Neal Bishop, area manager at ITC and other members of the ITC team. Thank you.

Neal Bishop, with ITC, said as some of you may be familiar, ITC owns and operates the high-voltage electric transmission system throughout the Lower Peninsula, the Great Plains, and Midwest states. We are the largest independent electric transmission company in the United States and we're headquartered right here in Novi. The project, as presented to you and explained to you, is for three accessory structures. One being a solar panel array, which is that large project area there in the center of the screen; and then a carport solar array which is actually the same type and make of solar panels, it's simply raised and something that you can park a vehicle under; and our battery storage facility. We are doing this because we believe it is our mission at ITC to build the grid of the future, and we are always looking at ways to study what the future of energy transmission looks like. And by studying these independent projects, we'll be able to see in real-time how solar arrays and battery storage affect the grid. And we'll be able to plan accordingly for future development. And I'd be happy to take any of your questions.

Chair Pehrson turned the matter over to the Planning Commission for their consideration.

Member Lynch said it looks like everything meets the Zoning Ordinance, I just have a question. This is more of a research kind of thing and you'll be able to get actual data from this?

Mr. Bishop said we're going to harvest information, absolutely. It's learning about how these interact. As we see more solar arrays and different forms of energy generation come online, as our mission to build the grid of the future, we need to know what that future looks like and how it impacts the grid.

Member Lynch said I understand. It looks like what you're proposing, from my reading of the packet, is well within the Zoning Ordinance. I wish you well.

Member Hornung said this seems like a really great project. I'm really appreciative of a business here in Novi taking it upon themselves to do the right thing for our environment. I think that this is going to mean less coal, less nuclear, anything else. It's going to mean we can power things in a sustainable way, and you replanted the trees on site. So this is wonderful. Thank you.

Member Maday said thank you for taking the initiative to do some research for many people's benefit in the future. I'm thrilled with the project, and I also just wanted to add thank you to ITC for being such a great supporter of the Novi community.

Member Avdoulos said just a quick question. There's a helipad indicated next to the panels.

Mr. Bishop said that's currently existing.

Member Avdoulos said are you going to maintain that? Are there any concerns or issues?

Mr. Bishop said no, there are no safety issues, there are no concern issues with it being in proximity to the proposed solar panels. And the solar panels are being designed and constructed to withstand being that close if a helicopter were to land.

Member Avdoulos said ok. Well I can make another motion.

Motion made by Member Avdoulos and seconded by Member Maday.

Chair Pehrson said just out of curiosity, what's the output of the array?

Mr. Bishop said of the array, the battery storage is 200 and the array is nearly 600 kilowatts.

Chair Pehrson said very good, thank you.

ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.

In the matter of ITC Project Starlight, JSP 19-17, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals approval of the variance from Section 4.19.1.J for three accessory buildings on a parcel;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.

In the matter of ITC Project Starlight, JSP 19-17, motion to approve the Stormwater Management Plan, based on and subject to

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

2. TEXAS ROADHOUSE RESTAURANT JSP18-62

Consideration at the request of Texas Roadhouse Holdings LLC for JSP 18-62 Texas Roadhouse for Planning Commission's approval of the Preliminary Site Plan and Storm Water Management Plan. The applicant is proposing a 7,163 square feet sit-

down restaurant, known as Texas Roadhouse. Outdoor seating is not proposed at this time. The plan proposes related parking and site improvements.

Planner Komaragiri said tonight we are presenting Preliminary Site Plan for Texas Roadhouse for your consideration, which is being proposed on Unit 7 of Adell Center Development. The subject property is located south side of I-96 exit ramp and west of Novi Road. It is currently zoned TC, Town Center with a PRO, surrounded by the same zoning all around. There are no regulated natural features.

The applicant is proposing a 7,163 square foot sit-down restaurant. Outdoor seating is not proposed at this time. The plan proposes related parking and site improvements. If the plans looked familiar, it is because we have recently presented them to you in March for your recommendation to the City Council for the first amendment to Adell PRO.

And as Barb mentioned earlier, on Monday City Council has tentatively approved the first amendment PRO Concept Plan which includes the changes proposed for this unit. The project has to go back to City Council for final approval of the Concept Plan and the agreement. Typically, Planning Commission considers a site plan after the final approval for the PRO is received. However, the applicant has requested the plan to be considered by the Planning Commission prior to receiving the City Council's final approval. A tentative date for next Council meeting is not set yet.

The plan as proposed would require a deviation from minimum required parking spaces. A minimum of 196 spaces are required, 166 spaces are provided. Some deviations are required for landscape requirements and some for Sign Ordinance requirements. Building elevations do not conform to the Ordinance requirements, but the deviations are supported by our Façade consultant. All of them, as noted earlier, are in the motion sheet and are being considered as part of the first amendment to the PRO, but not as part of the Preliminary Site Plan tonight. However, at this time, Planning Commission's approval is required for the alternate location for the transformer. Information for this location was not available and was not considered as part of the PRO. The applicant is proposing the transformer in the interior side yard, as opposed to the rear yard. The way the tentative approval is written, it is subject to your approval. Adequate screening is proposed around the transformer, as is typically required, and the applicant has agreed that the noise levels will be kept under Ordinance maximum at the time of Final Site Plan.

Planner Komaragiri said all reviews are recommending approval with additional comments to be addressed with Final Site Plan. The Planning Commission is asked tonight to consider the Preliminary Site Plan and Stormwater Management Plan. Any review and approval will necessarily be subject to the proposed amendment to the PRO of the property. We have the engineer, Dan LeClair, representing Texas Roadhouse and all our staff to answer any questions you have for us.

Dan LeClair, with GreenTech Engineering, said I'm here primarily just to answer any questions you might have. I think everybody is pretty familiar with this project. But just to reiterate a little bit, when Mr. Adell first brought the development to you folks, Texas Roadhouse wasn't quite signed up yet so we were planning different things. And once they got signed up and we went and started going through the process, it was a little bit too late to get that in the first PRO so we had to do an amendment. But with the amendment, we've got pretty much we think all of the deviations needed for this as well

as a couple other ones throughout the development. So we're hoping that this should be able to move forward pretty smoothly. If you have any questions, I'd be happy answer them.

Kevin Adell said same here, as well. Thank you for your consideration.

Chair Pehrson turned the matter over to the Planning Commission for their consideration.

Member Lynch said it looks like you're starting to move along, I drive by there every day just waiting to see the Carvana come up. You've got the iFly out there, now the Texas Roadhouse, you've got a couple of hotels, right.

Mr. Adell said right, and Planet Fitness. And iFly.

Member Lynch said and then you have that other area where you're going to have open area for having the orchestra and things like that.

Mr. Adell said right.

Member Lynch said I think it's a great site, I'm really excited to see it. I see you've got everything down, it looks like you're getting ready to start doing some real work in there.

Mr. Adell said that's correct. Right now, the underground is done. Right now, we're doing the retention, and that should be done this Friday if the weather holds up. And I'm two weeks behind, but we should be done paving the road in two weeks. The rain kind of delayed us.

Member Lynch said I understand, and everybody else. I think it's great. I think that this is minor, the 30 parking spaces one could argue, but I don't see an issue with that. As far as the transformer goes, it's got to go somewhere. And I think that's the best of the alternatives that I could see. I looked at this and I said where else could you put it? I don't know where else you could put it.

Mr. Adell said I'm at the site every day for about an hour, I make sure that I'm on it. It's going great, there's no delays. Everybody is getting paid, all the contractors are getting paid. So there's no delay on the project and I'm going to make sure that it's a great development and I'm honored and appreciate your time and consideration, and I'm not going to let the City of Novi down or the Planning or City Council.

Member Lynch said this is a good addition. I think this is going to be very unique, not only to Novi but I think to the whole area. When people drive by there and see the Carvana, the iFly, now the Texas Roadhouse, and we just put another Chick-Fil-A in – I mean, that whole area, I'm really excited to see this stuff start to go in. And I'm not going to stand in the way of it. I don't see these issues as insurmountable; I think they're reasonable requests. I think with the Façade stuff, I personally like it, it sounds like Mr. Necci also does. There really isn't anything in here that I would pound my fists and say no, I think it's reasonable. I can make a motion.

Motion made by Member Lynch and seconded by Member Maday.

ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER MADAY.

In the matter of the request of Texas Roadhouse Holdings LLC for JSP 18-62 Texas Roadhouse, motion to approve the Preliminary Site Plan based on and subject to the following:

1. This review and recommendation with respect to approval of the Preliminary Site Plan is being conducted at the applicant's request before the amendment to Adell PRO process has been completed by the City Council. The applicant has acknowledged as part of its submission of this request that the City Council had not yet reviewed its PRO Concept Plan and proposal and that there is no amendment to the PRO Agreement between the City and the applicant. The City Council might or might not approve the amendment to the PRO. The following provisions are therefore completely contingent on approval by the City Council of the amendment to the PRO Agreement through the PRO Concept Plan and PRO Agreement at the City Council as required by the ordinance, and if those approvals do not occur, then any approval of the preliminary site plan is null and void, and of no force or effect whatsoever, as the applicant has been apprised of the fact that the PRO amendment, which is required in order to allow site plan approval, might not occur, and has determined to bear the risk that such approval might not occur, including but not limited to all of the costs incurred in the preparation of the preliminary plans before rezoning is even granted.
2. Planning Commission approval of alternate location for the transformer, subject to City Council approval of the amendment to the PRO Agreement;
3. The applicant shall provide the required bicycle racks at the time of Final Site Plan approval;
4. The applicant shall not exceed the sound level limits for transformer as noted in Section 5.14. at the time final site plan;
5. The applicant shall address all comments noted in Fire review letter at the time of Final Site Plan submittal;
6. This approval is subject to all conditions listed in the original PRO Agreement dated October 26, 2018, unless otherwise amended with the first amendment to the PRO agreement, which is set to be consideration for tentative approval by the City Council on May 06, 2019;
7. Lighting and Photometric plans for all site plans related with the Adell Center development shall be in general conformance with the light levels indicated in the overall photometric plan and related deviations included in the PRO agreement.
8. This Preliminary Site Plan approval is therefore granted subject to completion of the of the amendment to the PRO Concept Plan and PRO Agreement process, and any and all requirements that result from such approval, if it is granted; at a minimum, the following deviations would need to be granted as part of the City Council's PRO amendment process in order for the preliminary site plan to be approved as prepared:
 - a. Planning deviation from Section 5.12 for not meeting the minimum required parking Unit 7 (A minimum of 196 spaces are required, a total of 166 spaces are proposed);
 - b. Planning deviation from Section 4.19.2 to allow a dumpster enclosure within the

- interior side yard off the building for Unit 7;
- c. Planning deviation from Section 5.4.1 to allow the loading area within the interior side yard as shown on the Concept Plan for Unit 7;
 - d. Planning deviation from Section 5.4.2. to allow for a reduction in the size of the proposed Loading Area for Unit 7 (847 square feet minimum required, 786 square feet proposed);
 - e. Façade deviation from Section 5.15 to allow exceeding the maximum allowable percentages for standing seam metal for the building on Unit 7 (A maximum of 25% standing seam metal roof is allowed, 35% on East elevation and 29% on west elevation is proposed);
 - f. Landscape deviation from Section 5.5.3 for lack of undulations in the landscape berm with a 3-foot height along the I-96 frontage.
 - g. Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening will be provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6 and 7.
 - h. The following deviations from Chapter 28, Signs, from City Code of Ordinances for the two wall signs and the window sign proposed for Unit 7 Texas Roadhouse as listed below
 - a. A variance of from code Section 28-7(a)(9) for an oversized illuminated window sign 14.6 square feet over allowable size (3.5 square feet) for illuminated window sign
 - b. A variance from code Section 28-5(b)(1)b for front and rear building wall signs as noted below:
 - A. Front elevation sign is oversized by 171 square feet based on the distance of 120 feet from the centerline of the I-96 off-ramp. A maximum of 60 square feet is permitted;
 - B. Rear elevation sign is oversized by 94.5 square feet based on 273 feet from the centerline of Adell Center Drive; a maximum of 136.5 square feet is permitted.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER MADAY.

In the matter of the request of Texas Roadhouse Holdings LLC for JSP 18-62 Texas Roadhouse, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

Member Lynch said thank you for working with the Staff, too. We really appreciate it.

Mr. Adell said they're great. They're wonderful, and I appreciate everybody.

Member Lynch said you've come a long way and I'm glad to see it.

3. ZONING ORDINANCE TEXT AMENDMENT 18.287

Set public hearing for Text Amendment 18.287 to consider amending the City of Novi Zoning Ordinance at Section 3.31, Planned Development Options, in order to reduce redundancies, clarify ordinance language, and other items deemed necessary.

City Planner McBeth explained this is a suggested change to the Zoning Ordinance presented by Staff to the PD Planned Development Options, three simple changes. The first one is to also include the identification for the properties eligible for the PD Option on the Zoning Map and not just the Future Land Use Map, as is shown on the screen.

The second modification is to remove the requirement that PD Options will need to return and go through the process again if they're modifying any building wall façade. If we make that change, that will be more consistent with the other Zoning districts where modifications to exterior buildings can be approved administratively, as long as there's not a Section 9 Waiver involved.

And then the third modification is just to make the extension of the approvals consistent with the other Zoning districts. It was a little bit different, but we're suggesting that it be consistent with those other districts.

Chair Pehrson turned it over to the Planning Commission for their consideration.

Member Greco said I'd like to make a motion.

Motion made by Member Greco and seconded by Member Maday.

Member Hornung said maybe you can just help me understand point number 2. This one means that it won't come back to Planning Commission for only a façade change that's approved by Staff. Do I have it right?

City Planner McBeth said that's correct, yes. The way that the Ordinance reads right now, any change to a façade would typically come back, if it's a PD Option, would come back before the Planning Commission and City Council.

Member Hornung said now, my only concern with the way this is worded is an applicant could put in whatever they felt we'd be happy with to get past us, and then change it the very next day. And then we would not have any say on that. And that's my only concern. It almost takes façade out of our hands. Is that kind of what's happening here?

City Planner McBeth said to the extent that the façade would still meet the façade requirements. What we're suggesting is that it could be approved administratively. If the Planning Commission is not comfortable with making that change, we can certainly leave that as is. But we thought this change would be more consistent with other Zoning districts.

Chair Pehrson said it's common practice, isn't it?

City Planner McBeth said I think it's fairly common. So even just potentially adding a

canopy or changing the color of some trim, even repainting or something, seems pretty extensive to bring it back to Planning Commission and City Council for a change like that. If we did think it was a major change, staff would bring it back. If we thought it was a relatively minor change and could be approved administratively, we would do that.

Member Hornung said ok, thank you.

Member Lynch said you guys know better than we do with the facades, with the materials. I agree. And I understand your concern, but there's nobody up here that's an expert on facades. With the different materials that are rapidly being developed, I think it's a good thing that the façade is taken out of our hands and let the experts handle this stuff.

ROLL CALL VOTE TO SET PUBLIC HEARING MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER MADAY.

Motion to set public hearing for Text Amendment 18.287. *Motion carried 6-0.*

SUPPLEMENTAL ISSUES

There were no supplemental issues.

AUDIENCE PARTICIPATION

Nobody in the audience wished to speak.

ADJOURNMENT

Moved by Member Lynch and seconded by Member Avdoulos.

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

Motion to adjourn the May 8, 2019 Planning Commission meeting. *Motion carried 6-0.*

The meeting was adjourned at 8:08 PM.