



# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**October 3, 2018 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 Anthony, Member Avdoulos, Member Lynch, Member Maday, Chair Pehrson

**Absent:** Member Greco (excused)

**Also Present:** Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Beth Saarela, City Attorney

## PLEDGE OF ALLEGIANCE

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

## APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Avdoulos.

## VOICE VOTE TO APPROVE THE OCTOBER 3, 2018 AGENDA MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

*Motion to approve the October 3, 2018 Planning Commission Agenda. Motion carried 5-0.*

## AUDIENCE PARTICIPATION

Nobody in the audience wished to speak.

## CORRESPONDENCE

There was no correspondence.

## COMMITTEE REPORTS

There were no Committee Reports.

## CITY PLANNER REPORT

There was no City Planner report.

## CONSENT AGENDA

There were no items on the consent agenda.

## PUBLIC HEARINGS

## 1. VILLAS AT STONEBROOK JSP17-62

Public hearing at the request of Pulte Homes of Michigan, LLC for approval of the Special Land Use Permit, Preliminary Site Plan, wetlands permit, woodlands permit and Stormwater Management Plan. The subject property is approximately 26 acres and is located on the east side of Wixom Road, north of Eleven Mile Road in Section 17. The applicant is proposing a 43 duplex (86 total units) "age-targeted" ranch style housing units. The subject property is currently zoned I-2, General Industrial with Planned Suburban Low-Rise Overlay. The development also proposes a shared public entrance to Wildlife Woods Park, which is zoned RA and some related minor parking improvements within the park.

Planner Komaragiri said this is a familiar project, as the Planning Commission has reviewed the layout as part of the Planned Suburban Overlay Concept Plan approval process. A public hearing was held on February 7, 2018 and a favorable recommendation was made to City Council. The City Council considered the application on February 26 and provided tentative approval with some additional clarifications to be provided. At their August 27, 2018 meeting, the Concept Plan and the PSLR Agreement were finally approved. Minutes from all previous meetings are included in your packets.

Since the last time you saw this plan in February, there are no major changes to the site layout. The applicant is proposing to construct 43 duplex buildings, 86 homes in total, on the east side of Wixom Road, north of Eleven Mile Road. These are age-targeted, ranch-style homes with an optional loft or basement, which our current Master Plan has identified a need for. The Concept Plan proposes a connection to Providence Park Hospital trail system to the east. The project also proposes additional enhancement to the existing trail system within the hospital campus. The project proposes removal and remediation of the existing industrial facility and brownfield site. A secondary access is provided across the ITC Corridor connecting to Providence Parkway.

The subject property is located west of Providence Park Hospital and north of Wildlife Wood Park. The ITC Corridor abuts the property to the east. The site is currently zoned I-2 General Industrial, with a Planned Suburban Low-Rise Overlay. The subject property is surrounded by I-1 Light Industrial, to the north, R-1 Single Family Residential to the east and south, ITC Corridor to the east, and OSC Office Service and Commercial across the Corridor.

Planner Komaragiri said the Future Land Use map indicated PSLR Overlay for the subject property, Office Research Development and Technology and Community Commercial to the north, Office Commercial across the ITC Corridor. A Special Land Use is required for proposing multiple-family units using the PSLR Overlay option.

Based on the Planning Commission's input from the previous public hearing, the applicant has eliminated all the deviations that were requested from the Façade Ordinance, eliminated one Landscape deviation, and reduced the intensity of another one. A total of nine elevations are provided as part of the current Preliminary Site Plan submittal.

At the Council meeting, there was discussion about the access to the oil well through the proposed residential private road. Following the discussion at the Council meeting, the applicant has contacted the well company and offered to provide a new driveway access point from a location splitting off from a shared access drive on Wixom Road, in

order to avoid well truck traffic traveling through the residential development. The applicant is also offering to install a more convenient parking lot for use by park visitors, as shown on the screen in front of you.

The subject property has regulated woodlands and wetlands on the property. There are a total of eleven areas of wetland that add up to 1.97 acres. Of those, 0.54 acres of wetlands are being impacted and 23,000 cubic feet of wetland fill is being proposed. There are a total of 357 woodland trees on site. 197 trees, approximately 55% of the regulated trees, are proposed to be removed. The Landscape plan indicates a majority of the replacement trees are provided along the perimeter of the site, a few along the entrance drive, and a few along the eastern side of the central courtyard, as indicated in the green shaded areas on the screen. Staff will continue to work with the applicant to identify the final locations for the replacement trees and the remaining will be paid into the tree fund.

The proposed wetlands impacts would require about one acre of wetland mitigation. The applicant has requested to defer the review of off-site mitigation at the time of Final Site Plan, as a condition of the PSLR Agreement. Based on comments from Staff, the applicant has provided an alternative plan indicating that if such off-site mitigation cannot be located, the applicant intends to construct "Plan B" as shown on the screen, with on-site mitigation shown as blue shaded areas on the screen, with the reduction of two units if this alternate plan is implemented. This is in case they cannot find a suitable off-site mitigation elsewhere.

Planner Komaragiri said all reviewers are recommending approval with additional comments to be addressed with Final Site Plan. The Planning Commission is asked tonight to hold a public hearing and to approve or deny the Special Land Use and Preliminary Site Plan. The applicant, Joe Skore, is here tonight with his engineer, Bill Anderson, who I understand wants to give a small presentation, to answer any questions you may have.

Bill Anderson, with Atwell, said I'm here with Joe Skore, Vice President of Pulte Homes of Michigan. Sri gave a nice overview, but I just wanted to add a couple things; since we saw you, a couple of things have been added to the plan and this is the updated rendering that provides it.

We did add an access drive to that City Park to the south, Wildlife Woods Park. It's a pavilion there, so we added drive access down to that park and actually an ADA sidewalk proposed to that pavilion. We're also providing some signage off of Wixom to that City Park, so you'll be able to have public residents coming in and using that access drive down to that pavilion. Again, there are twelve parking spaces there. As part of that drive access, there will be a new access point to that well location as part of it.

This is Plan B that assuming we get favorable recommendations tonight for Preliminary, our Final will show a reduction of a unit, as Sri indicated. If you look on this rendering, it shows that unit on the southeast corner as being removed. So we're actually going to end up with 84 units, so that would be a plan change since you have seen it, as well. So the park improvements, but minus that one building or two units.

Mr. Anderson said and then also, we have finalized all of our off-site easements with the ITC and Providence Hospital. We're looking forward to connecting with their paths – it's

going to be great for our residents and the residents to the west. And then, as you know, we completed the PSLR Agreement and got that approved at the Council meeting last month. So a couple things I just wanted to note, and we're certainly here for any questions you might have on the Preliminary Site Plan.

Chair Pehrson asked if there was anyone in the audience 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 it over to the Planning Commission for their consideration.

Member Lynch said I have a couple things. I guess the first one is kind of a pet peeve of mine – this tree fund thing. There's no place on that site that you could put these trees? You've got to put money into the tree fund? I'm looking at the site plan, and there's no place on there that you could put the trees instead of donating to the tree fund? Is that what I'm hearing?

Planner Komaragiri said they require about 127 replacement trees, and they are showing that all trees are being placed on the site. Staff is still just working with them with a few trees that we don't agree with the locations. It's not many, but they may end up putting those into the tree fund.

Member Lynch said why is anything going into the tree fund? There's plenty of open space to put the trees in.

Planner Komaragiri said as you can see on the screen, the areas in green are where the replacements are being proposed, and the rest of the site is quite landscaped to comply with the landscape requirements. So I think I would like to defer the question to Rick for more clarification.

Landscape Architect Meader said they intend to plant them all on site, it's just a matter of the math. It's not quite right and we disagree with their math. Basically, if they can't fit them, they'll put money in the tree fund, but we think they can fit them all.

Member Lynch said ok, and you know my position. If you take the trees out of one area, they should remain there somewhere.

Landscape Architect Meader said they fully intend to plant them all there, it's just a matter of getting the counts right.

Member Lynch said ok. The second thing is this mitigation plan, can you explain that to me? You're removing a unit, and what was the need for two detention ponds?

Mr. Anderson said there's detention, but if you fill a regulated wetland you need to replace that wetland at 1.5 times, and again we generally try to do that on-site but you can't always do that. In Novi, I believe, you can do off-site mitigation. So if I fill an acre of wetland on property, I can build an acre and a half wetland mitigation somewhere else in

the City. We looked at multiple other sites to do it there, we're going to do that here. It connects and interfaces with some other wetlands on-site, so we're going to do the wetland mitigation right on site. The impact is one building for us.

Member Lynch said so when these detention ponds all fill up and discharge, where do they discharge?

Mr. Anderson said there's a drainage course that runs southwesterly across the site. So all the stormwater goes in there, it does treatment and detention through those.

Member Lynch said so it does do treatment?

Mr. Anderson said it does do quality treatment, absolutely. It treats three different storm events and detains.

Member Lynch said ok, because I think it flows west at the end of the day and that's all part of the Huron River watershed I think.

Mr. Anderson said I think this is the Huron River Watershed.

Member Lynch said ok, so you're going to clean it up before you discharge.

Mr. Anderson said there's a significant wetland bay that runs northeasterly to southwesterly through there.

Member Lynch said ok, I see it. And the final thing is that I'm looking at your renderings, it looks like row housing. The stuff that I got in my package looks like brick row houses.

Mr. Anderson said these are the updated approved renderings.

Member Lynch said ok, I don't remember seeing those before. I take that comment back. Those are all of my comments.

Member Anthony said first, as this one is towards the end, having gone through quite a few approvals, I do like how the zoning was changed so that it created a nice buffer between where we have residential, where we have the school, where we have the hospital, and then the other industrial office area. So I think that was done well.

Thank you for working with the staff on redoing the facades. Looking at that new façade that's up there, I like the peaks and the architectural features there. I think it fits well with Novi. I like how you're working with the staff on the trees. I also agree with trying to keep the trees on site, but thank you for working with the staff to see that that's done. The wetland mitigation, I'm also one that leans towards trying to get it as close to where they're abated. It looks good. So it essentially meets all of the requirements for abatement. Is this a state regulated or city regulated wetland?

Planner Komaragiri said they are both. They are supposed to get an MDEQ permit.

Member Anthony said which is a more difficult requirement to meet.

Mr. Anderson said it's been applied for.

Member Anthony said ok. And when I look at all of these pieces – the zoning, façade, abatement, trees, wetlands – I like this and this is certainly something I can support. I'd be willing to make a motion.

Motion made by Member Anthony and seconded by Member Avdoulos.

Member Maday said I just have a question because I wasn't here the first time around and I was just looking at everybody else's notes. When it comes to, and this could just be mistake on my end, but when it comes to the brownfield issue, is there known contamination on the site from the previous industrial facility?

Joe Skore, with Pulte Homes of Michigan, said yes that is true. The site has contamination.

Member Maday said is it completely 100% delineated?

Mr. Skore said we've done multiple investigations with our environmental consultant and to answer your question, we are going to clean it up to be below residential levels and criteria.

Member Maday said ok that was my question. Just because my biggest concern is with the vapors, especially being that it's residential.

Mr. Skore said we are going to remediate the entire site and remove the contamination.

Member Maday said and do we know, and you may not know this, but the adjacent oil well – from what I've been told, it's owned by the City of Novi being leased. Do we know if that has any contamination on it itself?

Mr. Skore said not to my knowledge.

Member Maday said ok, thank you.

**ROLL CALL VOTE TO APPROVE SPECIAL LAND USE MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER AVDOULOS.**

**In the matter of Villas at Stonebrook JSP17-62, motion to approve the Special Land Use Permit based on and subject to the following:**

- a. The proposed use will not cause any detrimental impact on existing thoroughfares *(as the results of the TIA indicated that the development and adjacent roadways will experience acceptable levels-of-service and delays)*;**
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities;**
- c. The proposed use is compatible with the natural features and characteristics of the land *(because necessary mitigation measures are proposed for the proposed impacts to natural features on the site)*;**
- d. The proposed use is compatible with adjacent uses of land *(because the proposed use conforms to the PSLR agreement and all standards for a two family detached home)*;**

- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use;
- f. The proposed use will promote the use of land in a socially and economically desirable manner;
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

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

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

City Attorney Saarela said because this is the alternative plan that is being proposed, if you can amend the Preliminary Site Plan motion to indicate approval of the alternative plan with 42 buildings.

Member Anthony said we will amend the motion that it is for 42 buildings, 84 units, instead of the 43 buildings shown on the drawing.

Member Avdoulos seconded.

**In the matter of Villas at Stonebrook JSP17-62, motion to approve the Preliminary Site Plan, described as the alternate plan, with a maximum total of 42 buildings/84 units, based on and subject to 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 5-0.***

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

**In the matter of Villas at Stonebrook JSP17-62, motion to approve the Wetland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.***

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

**In the matter of Villas at Stonebrook JSP17-62, 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 5-0.*

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

In the matter of Villas at Stonebrook JSP17-62, 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 5-0.*

**MATTERS FOR CONSIDERATION**

**1. SRI VENKATESWARA CULTURAL CENTER JSP18-32**

Consideration at the request of Manyam Group for Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 9.65 acres and is located in Section 16, on the west side of Taft Road and south of Grand River Avenue. The site contains the Sri Venkateswara Temple building, which received Special Land Use and Site Plan approval in 2009. The applicant is proposing to construct phase 2 of the project: a 24,136 square foot, 2-story Cultural Center on the eastern portion of the site. The parking, drive areas, and utilities were previously constructed in phase 1, with only minor changes proposed now.

Planner Bell said as you mentioned, the subject property is in Section 16 on the west side of Taft Road, south of Grand River Avenue. It is zoned RA Residential Acreage, with parcels to the east, west, and south also zoned RA. The property to the north is zoned OST Office Service Technology on the western portion of the north, and R-2 One Family Residential along the eastern portion to the north. To the south is zoned R-1 One Family Residential along the western portion. One parcel to the east across Taft Road is zoned I-1 Light Industrial.

The Future Land Use map indicates Single Family for this property and for those surrounding it, except for a portion to the north that is planned for Industrial, Research and Technology.

There is a wetland on the northern portion of the site, which is protected by a conservation easement. Conservation easements also protect the western end of the site to the rear of the Temple, and along the southern property line around the center of the site to protect woodland and wetland areas. A total of 3.3 acres of the site are protected by conservation easements. No impacts to regulated woodlands or wetlands are proposed at this time.

The applicant is proposing to construct Phase 2 of the previously approved SV Temple project, which is the Cultural Center. The 24,136 square foot building would be located on the eastern portion of the site, and would contain a multipurpose hall, classrooms, a library, office and meeting spaces, and a roof terrace. The area of construction was prepared for Phase 2 when Phase 1 was completed, including drive aisles, parking, loading area, and much of the landscaping, so limited work is needed at this time.



Planner Bell said the existing driveway off Taft Road provides site access. The applicant has proposed bicycle parking near the entrances to both the Cultural Center and the Temple at this time. Traffic recommends approval of the Preliminary Site Plan.

All stormwater, site utilities, and services were previously constructed in Phase 1. Engineering recommends approval with additional details required a Final Site Plan submittal.

Two Landscape waivers related to foundation landscape requirements are requested, as listed in your motion sheet, which are both supported by staff. Landscape recommends approval.

The building is in full compliance with the Façade Ordinance.

The applicant has been working with the Fire Marshal to determine whether an additional fire hydrant is needed on the site. Flow tests were completed on Monday and Tuesday, and the results indicate that a third hydrant is needed. The applicant has proposed a location just south of the loading area for that hydrant, so that would be right in this area.

Planner Bell said all reviews are recommending approval with additional comments to be addressed in a revised Final Site Plan. The Planning Commission is asked tonight to approve or deny the Preliminary Site Plan and Stormwater Management Plan. Representing the project tonight are the architect Praveen Manyam and engineer Matt Diffin. Staff and consultants are also available to answer any questions you might have. Thank you.

Matt Diffin, with Diffin-Umlor & Associates, said I'm the civil engineer for the project. I'm here with Praveen Manyam, the architect and a member of the temple. We're here to answer any questions that you may have. Like Lindsay said, most of the stuff was built in Phase 1 so other than the building construction, there's not a lot to it. This is just kind of a reiteration of a plan that was already approved, so if there's any questions about how anything functions with the Temple or what the Cultural Center will be used for, Praveen will be more than happy to answer those for you.

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

Member Avdoulos said I didn't see any color renderings in our package. I've been to the site and I drive by it, so I'm assuming that the materials and everything I was looking at what was in our packet mimics what is already there, so that it will be a cohesive mini complex.

Planner Bell said yes, the Façade consultant did look at it and determine that it was consistent. I do have the Façade board in the office, I'm sorry I forgot to bring it over. It's like a white brick.

Member Avdoulos said I think it's all good. I appreciate the community being able to expand and enhance their site. I appreciate the applicant and the community working with the City. I see all approvals recommended, I see waivers that are staff supported, I'm comfortable that the fire flow calculations will be worked out that we need another hydrant and the applicant is putting that in. With that, I am going to make a motion.

Motion made by Member Avdoulos and seconded by Member Anthony.

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

In the matter of Sri Venkateswara Cultural Center JSP18-32, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.D for deficiency of the required foundation plantings (73% provided, 75% required) because additional landscaping is provided in alternate locations, which is hereby granted;
- b. Landscape waiver from Section 5.5.3.D for location of foundation plantings away from the building because the area is close to the building and will beautify the entryway, which is hereby granted;
- c. The applicant providing the required 3250 gallons per minute fire flow as required by IFC 2012 Table B105.1 and the Fire Chief approving all hydrant locations;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

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

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

In the matter of Sri Venkateswara Cultural Center JSP18-32, 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 5-0.*

**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 Anthony.

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

Motion to adjourn the October 3, 2018 Planning Commission meeting. *Motion carried 5-0.*

The meeting was adjourned at 7:30 PM.