



CITY of NOVI CITY COUNCIL

Agenda Item H
February 8, 2010

cityofnovi.org

SUBJECT: Approval of the request of Hotel Baronette for Phasing Plan approval, SP 10-03. The applicant is proposing a Phasing Plan, consistent with the previously approved site plan, to allow construction of three phases of the development over a period of time. The property is located in Section 14, east of Novi Road and south of Twelve Mile Road in the RC, Regional Center District.

Bach

SUBMITTING DEPARTMENT: Community Development Department - Planning

CITY MANAGER APPROVAL: *Clay*
MP

BACKGROUND INFORMATION:

The applicant is proposing to add a three-story 5,688 square foot addition to the southwest corner of the existing Hotel Baronette to include a new banquet facility on the ground floor, a fitness center for hotel guests on the second floor and a private lounge for hotel guests on the third floor. The applicant is also proposing to extend the patio area of the existing restaurant and eliminate 26 parking spaces from the existing parking lot. Interior renovations to the existing hotel rooms are also proposed. The 12 Oaks Mall entry drive from Novi Road is proposed to be modified to include an opening in the boulevard island and allow more direct access to the site from Novi Road.

The Preliminary Site Plan, Stormwater Management Plan and Shared Parking Study were approved by the City Council on June 1, 2009 after a favorable recommendation from the Planning Commission. The Final Site Plan was approved administratively on January 25, 2010.

Recently, the applicant approached the Community Development Department indicating that due to economic constraints, the proposed addition could not be constructed at this time. Additionally, the applicant expects that the road improvements to the Twelve Oaks Mall entrance drive will be constructed after the improvements to the exterior of the proposed restaurant have been finalized. In order to demonstrate that within the plan set, a phasing plan has been submitted for review and approval. The phases are as follows:

- Phase 1 includes the exterior landscape and pavement changes to the proposed restaurant area.
- Phase 2 includes the reconfiguration of the Twelve Oaks Mall entrance drive and the driveway to the site.
- Phase 3 includes the three-story 5,688 square foot addition to the southwest corner of the existing Hotel Baronette.

A letter from the applicant is attached explaining the proposed phasing plan. The applicant has indicated construction on Phase 1 will begin as soon as all of the appropriate approvals are in place. The construction of Phase 2 should follow shortly thereafter. Phase 3 is delayed indefinitely as the needed financing is not available at this time. Site plan approval will be valid for an initial two-year time frame, with up to three subsequent approvals by the City Council following the initial approval period.

The Planning, Engineering, Landscape, Traffic, and Fire review letters all recommended approval of the Phasing Plan. The proposed Phasing Plan was brought before the Planning Commission on January 27, 2010 and the Planning Commission recommended approval to the City Council.

RECOMMENDED ACTION: Approval of the request of Hotel Baronette for Phasing Plan approval, SP 10-03. The applicant is proposing a Phasing Plan, consistent with the previously approved site plan, to allow construction of three phases of the development over a period of time.

	1	2	Y	N
Mayor Landry				
Mayor Pro-Tem Gatt				
Council Member Crawford				
Council Member Fischer				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

*The Hotel Baronette, Inc.
2510 Kerry Street
Suite # 102
Lansing, Michigan 48912
(517) 372-9600
Fax (517) 372-0760*

February 1, 2010

Ms. Kristen Kapelanski
Planner
City of Novi
45175 W Ten Mile Road
Novi, Michigan 48375

VIA E-MAIL

RE: Phasing Plan for Hotel Baronette SP 10-03

Dear Ms. Kapelanski,

Below is a description the phasing plan for the Hotel Baronette as you requested. If the Phasing plan is approved it would take place in three (3) phases:

Phase 1: The entrance walk to the restaurant will be completed in the next few weeks, the patio areas at the restaurant would be completed as soon as the weather allows for the work to take place.

Phase 2: The new curb cut on the finger road servicing Twelve Oaks would take place late spring or early summer of 2010 this work will need to be coordinated so that the impact to the other properties is minimized.

Phase 3: This phase includes the new addition and related site work related to that addition which is located on the Southwest side of the hotel. Because of the current economic and lending environment this phase has been put on hold at this time we don't have proposed date to commence this phase. When the economy and market will support this phase we will contact the City to determine the process for proceeding with this phase.

If you have any questions or need any additional information regarding our request for a Phasing Plan please contact me.

Sincerely,

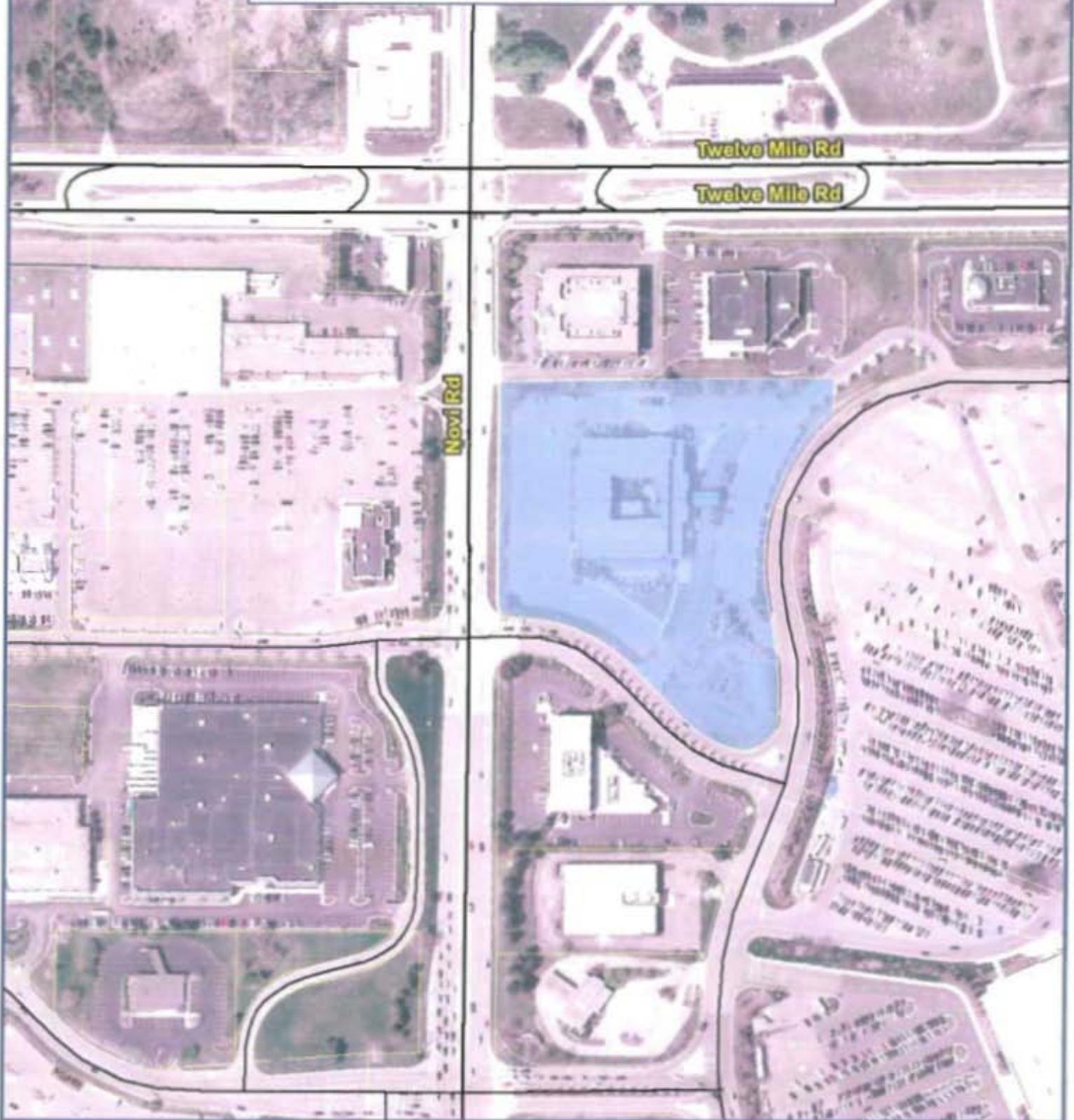
A handwritten signature in black ink, appearing to read 'S. Wickens', with a long horizontal flourish extending to the right.

Stephen M. Wickens
President

MAPS
Location/Air Photo

SP 10-03 Hotel Baronette Phasing

Location



Map Author: Kristin Kapelanski
 Date: 01/19/10
 Project: SP 10-03 Hotel Baronette Phasing
 Version #: 1.0

Map Legend

 Subject Property



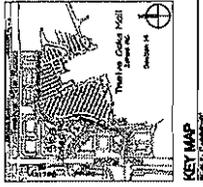
City of Novi
 Department Division
 40175 W Twelve Mile Rd
 Novi, MI 48375
cityofnovi.org



1 inch = 241 feet

MAP INFORMATION NOTICE
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to visit National Map Accuracy Standards and use the most recent available sources available to the people of the City of Novi. Boundary measurements and area calculations are appropriate and should not be considered as survey grade or as performed by a Licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1978 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

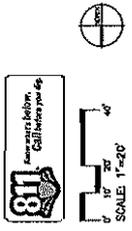
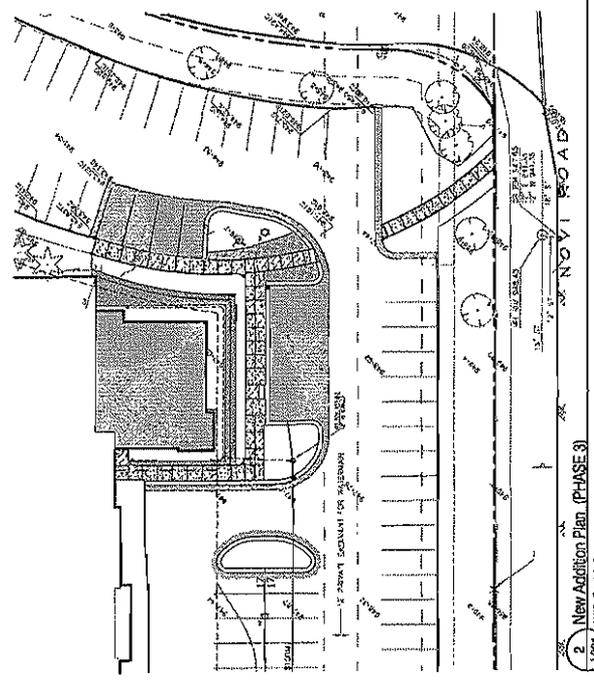
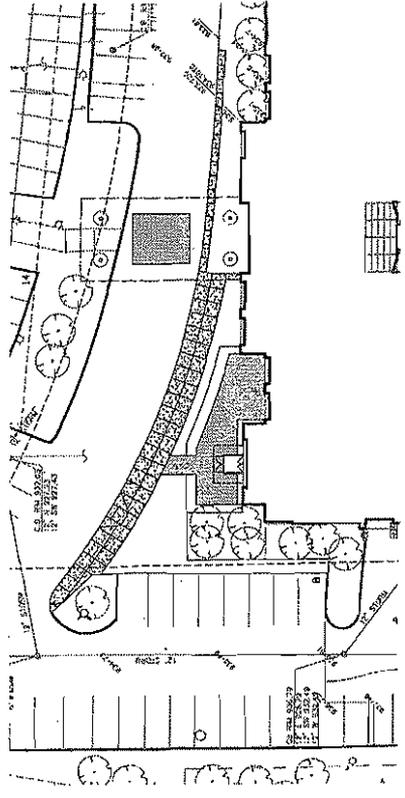
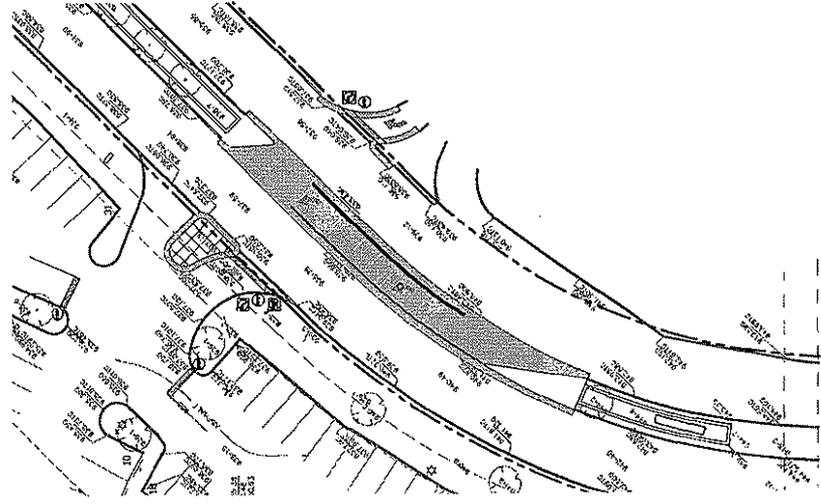
REDUCED PHASING PLAN



**GRISSIM
METZ
ASSOCIATES
ANDRIESE**

Landscape Architecture
Civil Engineering
239 East Oak Street
Rochester, MI 48307
PH: 248-347-7010
FAX: 248-347-7005
Email: mrobert@grissim.com

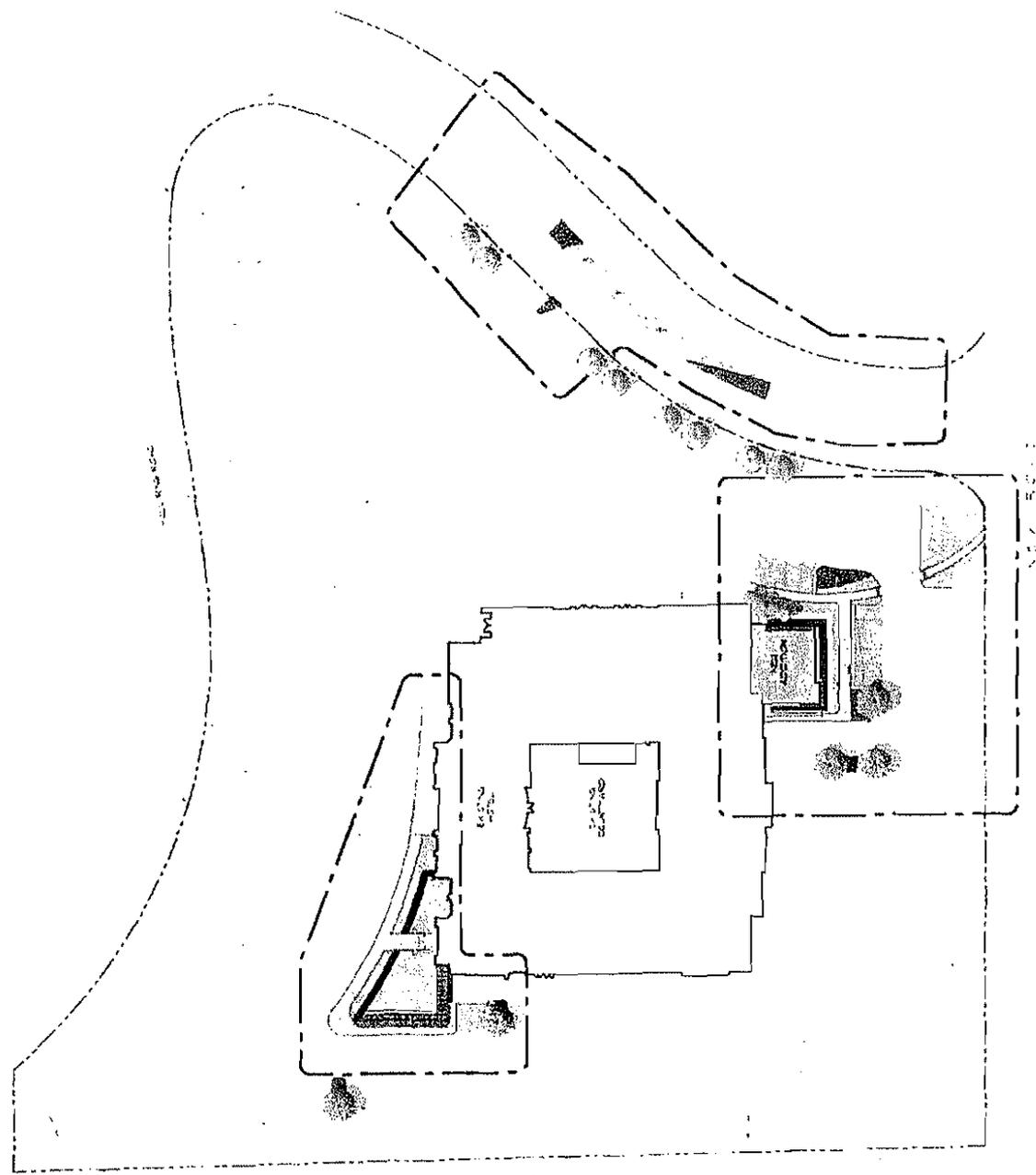
Project Name	1202
Project No.	1202
Project Date	11/11/10
Project Location	1202
Project Status	1202
Project Description	1202
Project Owner	1202
Project Designer	1202
Project Engineer	1202
Project Architect	1202
Project Contractor	1202
Project Subcontractor	1202
Project Consultant	1202
Project Inspector	1202
Project Photographer	1202
Project Surveyor	1202
Project Engineer	1202
Project Architect	1202
Project Contractor	1202
Project Subcontractor	1202
Project Consultant	1202
Project Inspector	1202
Project Photographer	1202
Project Surveyor	1202



1202

EXISTING APPROVED SITE PLAN

1001-R



KEY MAP

**GRISSIM
METZ ASSOCIATES
ANDRIESE**

1001-R
1001-R
1001-R
1001-R

1001-R
1001-R
1001-R

1001-R
1001-R
1001-R

1001-R
1001-R
1001-R

1001-R
1001-R
1001-R

1001-R

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

January 13, 2010

Planning Review

Hotel Baronette – Phasing Plan

SP#10-03

Associated with as SP#09-08

Petitioner

Hotel Baronette

Review Type

Phasing Plan

Property Characteristics

- Site Location: 27790 Novi Road (East side of Novi Road and south of Twelve Mile Road)
- Site School District: Novi Community Schools
- Site Zoning: RC, Regional Center
- Adjoining Zoning: North, South, East and West: RC
- Site Use(s): Existing hotel
- Adjoining Uses: North: Gorman's Furniture; East: Retail (Twelve Oaks Mall); West: Retail (West Oaks); South: Office
- Site Size: 6.29 acres (entire site)
- Phasing Plan Date: 01/05/10

Project Summary

The applicant is proposing to add a three story 5,688 sq. ft. addition to the southwest corner of the existing Hotel Baronette. The addition will include a new banquet facility on the ground floor, a fitness center for hotel guests on the second floor and a private lounge for hotel guests on the third floor. The applicant is also proposing to extend the patio area of the existing restaurant and eliminate 26 parking spaces from the existing parking lot. Interior renovations to the existing hotel rooms are also proposed. A Shared Parking Study was provided for consideration of the shared uses on the site: both the guests and patrons of the hotel, and the restaurant and banquet facility. The 12 Oaks Mall entry drive from Novi Road is proposed to be modified to include an opening in the boulevard island and allow more direct access to the site from Novi Road.

The Preliminary Site Plan was brought before the Planning Commission on May 20, 2009 for a recommendation to the City Council. The Preliminary Site Plan, Shared Parking Study and Stormwater Management Plan were recommended for approved. Following is an excerpt from the May 20, 2009 Planning Commission meeting minutes including the motion for recommended site plan approval.

"In the matter of The Baronette, a Renaissance Hotel by Marriott, SP 09-08, a motion to recommend approval to City Council for the Preliminary Site Plan and Shared Parking Study subject to the following: a) The submitted Shared Parking Study is acceptable and demonstrates that adequate parking will be provided on site for the expected mix of uses; b) The applicant shall demonstrate that the collected traffic counts accurately capture existing conditions (including use of the hotel's banquet facilities) to assure that the proposed left-turn entry drive from the mall

entry road will not experience spillbacks into the mall entrance driveway's through lanes; c) The applicant shall provide documentation from Twelve Oaks Mall approving the proposed changes to the mall entrance drive; d) The applicant shall consider routine maintenance on the existing stone copings and window sills as a part of the hotel renovations; and e) The comments in the staff and consultant review letters being addressed on the Final Site Plan. Approval is recommended for the reasons that the proposed site plan is otherwise in compliance with Article 25 and Article 17 of the Zoning Ordinance and all other applicable provisions of the Ordinance and the proposed Shared Parking Study illustrates that adequate parking will be on site to support both the principal hotel use and all accessory uses. *Motion carried 8-0.*"

The Preliminary Site Plan was brought before the City Council on June 1, 2009. The Preliminary Site Plan, Shared Parking Study and Stormwater Management Plan were approved. Following is an excerpt from the June 1, 2009 City Council meeting minutes including the motion for site plan approval.

"To approve the request of Hotel Baronette for SP09-08, Preliminary Site Plan and Shared Parking Study approval. The subject property is approximately 6.29 acres of land located in Section 14, on the east side of Novi Road, between I-96 and Twelve Mile Road in the RC, Regional Center District. The applicant is proposing to add a three-story 5,688 square foot addition to the existing Hotel Baronette, extend the patio area of the existing restaurant, and eliminate 26 parking spaces from the existing parking lot. Also, subject to incorporation of the reasons stated in the recommended action sheet, items A through D with C being amended, which were: A. The proposed new left-turn pocket in the mall entrance drive shall provide a minimum of 100 feet of storage, rather than 75 feet of storage as shown on the submitted plan; B. The applicant shall provide documentation from Twelve Oaks Mall approving the proposed changes to the mall entrance drive; C. The applicant shall perform the routine maintenance on the existing stone copings and window sills as a part of the hotel renovations; D. The comments in the staff and consultant review letters being addressed on the Final Site Plan; and that the applicant's in compliance with the ordinance." CARRIED UNANIMOUSLY

The final site plan is currently under review and approvals are expected to be finalized in the coming weeks. Stamping set submission and approval will take place following the final site plan approval.

Recently, the applicant approached the City indicating that due to economic constraints, the proposed addition could not be constructed at this time. Additionally, the applicant expects that the road improvements to the Twelve Oaks Mall entrance drive will be constructed after the improvements to the exterior of the proposed restaurant have been finalized. In order to demonstrate that within the plan set, a phasing plan has been submitted for review. The phases are as follows:

- Phase 1 includes the exterior landscape and pavement changes to the proposed restaurant area.
- Phase 2 includes the reconfiguration of the Twelve Oaks Mall entrance drive and the driveway to the site.
- Phase 3 includes the proposed addition.

The applicant has indicated construction on Phase 1 will begin as soon as all of the appropriate approvals are in place. The construction of Phase 2 should follow shortly thereafter. Phase 3 is delayed indefinitely as the needed financing is not available at this time.

Recommendation

Approval of the ***Phasing Plan is recommended*** at this time. Please see the following information with respect to items needed to finalize the approvals.

Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 17 (RC, Regional Center District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Please note site plans within the RC District require approval from the City Council after a recommendation from the Planning Commission.

Planning Commission and City Council

A change in a phasing plan constitutes a significant change in the approved site plan that must be reviewed by Staff and by the original approving body, in this case, the City Council after a recommendation from the Planning Commission. This matter will be brought before the Planning Commission at an upcoming meeting to be followed by a subsequent City Council meeting. Once the applicant has received City Council approval, he may move on to Stamping Set submittal.

Minor Items to be Addressed

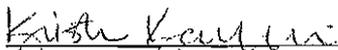
There are no major planning concerns relating to the plans at this time. Any changes required by the Final Site Plan review should be incorporated into the Phasing Plan Stamping Sets as needed.

Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff and the appropriate approvals from the City Council, the applicant should submit **8 copies of the most up-to-date phasing plan with original signature and seals**, to the Community Development Department for final Stamping Set approval.

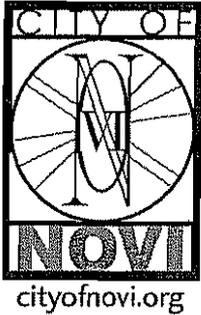
Response Letter

The applicant is asked to provide a response letter to the Community Development Department, responding to all issues raised in each review letter prior to being heard by the Planning Commission and at the time of Stamping Set submittal. Please contact the Community Development Department with any questions about this review or any of the other reviews for the project, or if you do not receive a complete package of review letters. (*Letters needed: Planning, Engineering, Traffic, Landscape, Fire*)



Planning Review by Kristen Kapelanski, AICP
248-347-0586 or kkapelanski@cityofnovi.org

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

January 21, 2010

Engineering Review

Hotel Baronette/Marriott Renaissance Renovation
SP09-08A

Petitioner

Hotel Baronette

Review Type

Phasing Plan

Property Characteristics

- Site Location: Twelve Oaks Ring Road
- Site Size: 6.29 acres
- Plan Date: January, 2010

Project Summary

- Construction of a building addition, patio/terrace, alterations to the parking lot and storm structure adjustments. The plan also proposes a median removal and left-turn lane addition to the Twelve Oaks Ring Road.
- The phasing plan would consist of building the outdoor seating in Phase 1, adding the left turn lane in Phase 2 and completing the building addition and related site improvements in Phase 3.

Recommendation

Approval of the Phasing Plan is recommended.

Please contact Lindon Ivezaj at (248) 735-5694 with any questions.

cc: Ben Croy, Engineering
Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department

TRAFFIC REVIEW

January 20, 2010

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



**SUBJECT: Hotel Baronette / Marriott Renaissance Renovation, SP#10-03,
Traffic Review of Phasing Plan**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval, subject to the referenced site plan being satisfactorily revised in response to our separate review letter of this date.

Discussion

What additional site plan revisions are needed?

For details, see our January 20, 2010 review letter for SP#09-08A, entitled "Hotel Baronette / Marriott Renaissance Renovation, Traffic Review of Final Site Plan."

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.

A handwritten signature in cursive script, appearing to read 'Rodney Arroyo'.

Rodney L. Arroyo, AICP
Vice President

A handwritten signature in cursive script, appearing to read 'William A. Stimpson'.

William A. Stimpson, P.E.
Director of Traffic Engineering

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

January 13, 2010

Landscape Review

Hotel Baronette – Phasing Plan

SP#10-03

Petitioner

Hotel Baronette

Review Type

Phasing Plan

Property Characteristics

- Site Location: 27790 Novi Road (East side of Novi Road and south of Twelve Mile Road)
- Site School District: Novi Community Schools
- Site Zoning: RC, Regional Center
- Adjoining Zoning: North, South, East and West: RC
- Site Use(s): Existing hotel
- Adjoining Uses: North: Gorman's Furniture; East: Retail (Twelve Oaks Mall); West: Retail (West Oaks); South: Office
- Site Size: 6.29 acres (entire site)
- Phasing Plan Date: 01/05/10

Project Summary

The applicant has contacted the City and asked for a review of a phasing plan for exterior building and road work. The project had been previously approved by the Planning Commission. The phases are as follows:

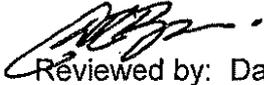
- Phase 1 includes the exterior landscape and pavement changes to the proposed restaurant area.
- Phase 2 includes the reconfiguration of the Twelve Oaks Mall entrance drive and the driveway to the site.
- Phase 3 includes the proposed addition.

It is assumed that the phases will be carried out in their numbered order. As each portion of the landscape affected by these improvements and phasing is isolated from the other two spaces, the proposed phasing does not appear to generate any undesirable consequences or safety issues.

Recommendation

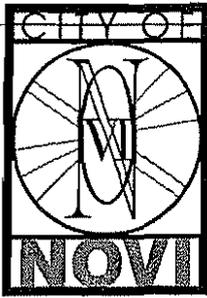
Approval of **SP#10-03 Phasing Plan for the Hotel Baronette Renovation** is **recommended**. Please see the following information with respect to items needed to finalize the approvals.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.



Reviewed by: David R. Beschke, RLA

FIRE REVIEW



CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Justin Fischer

City Manager
Clay J. Pearson

Assistant City Manager
Pam Antil

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

January 19, 2010

TO: Barbara McBeth, Deputy Director
Community Development, City of Novi

RE: Hotel Baronette / Marriott Renaissance Renovation, SP10-03
27790 Novi Rd.
Revised Phasing Plan

Dear Ms. McBeth,

The above plan has been reviewed and it is **Recommended for Approval.**

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

Novi Fire Department
42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cityofnovi.org

APPLICANT RESPONSE LETTER

Landscape Architecture Civil Engineering
300 East Cady St. Northville, MI 48167
www.gma-la.com
248.347.7010 FAX 248.347.7005

GRISSIM
METZ ASSOCIATES
ANDRIESE

MEMO

DATE: January 20, 2010
TO: Kristen Kapelanski
FROM: Scott R. Black
RE: Hotel Baronette – Phasing Plan review response

Kristen –

We have received the phasing plan review letters for the Hotel Baronette. We agree and acknowledge the next step in the process in going to the City of Novi Planning Commission.

Please let us know if you have any questions
Thank you

**PLANNING COMMISSION MINUTES
EXCERPT – May 20, 2009**



PLANNING COMMISSION

CITY OF NOVI

Regular Meeting

Wednesday, May 20, 2009 | 7 PM

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

CALL TO ORDER

The meeting was called to order at or about 7:00pm.

ROLL CALL

Present: Members David Baratta, Victor Cassis, David Greco, Andy Gutman, Brian Larson, Michael Lynch, Michael Meyer, Leland Prince

Absent: Member Mark Pehrson (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Lindon Ivezaj, City Engineer; Rod Arroyo, Traffic Consultant; Tom Schultz, City Attorney.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Greco

VOICE VOTE ON THE AGENDA APPROVAL MOTION:

Motion to approve the May 20, 2009 Agenda. Motion carried 8-0.

MATTERS FOR CONSIDERATION

1. **THE BARONETTE, A RENAISSANCE HOTEL BY MARRIOTT RENOVATION, SP09-08**

Consideration of the request of Hotel Baronette for a recommendation to City Council for Preliminary Site Plan and Storm Water Management Plan approval. The subject property is located in Section 14, south of Twelve Mile, east of Novi Road in the RC, Regional Center District. The subject property is approximately 6.29 acres and the applicant is proposing to add a three-story 5,688 square foot addition to the existing Hotel Baronette. And, is also proposing to extend the patio area of the existing restaurant and eliminate 26 parking spaces from the existing parking lot.

Planner Kristen Kapelanski said the applicant is proposing to add a three-story addition to the southwest corner of the existing Hotel Baronette. The addition will include a new banquet facility on the first floor, a fitness center for hotel guests on the second floor and a guest lounge on the third floor. The applicant is also proposing to extend the patio area of the on-site restaurant and to eliminate 26 parking spaces to accommodate the addition. The subject property is bordered by Gorman's Furniture to the north, Twelve Oaks Mall to the east, and West Oaks to the west and office uses here to the south. The subject property is currently zoned RC (Regional Center) and surrounded by RC in all directions. The Future Land Use Map indicates the property can utilize the PD-2 (Planned Development Option) along with the properties to the north and west. The properties to the southeast are Master Planned for community commercial uses.

Planner Kapelanski noted further requirements of Section 2505 of the Zoning Ordinance, that 438 parking spaces would be required to accommodate all the existing and proposed uses on the site. However, Section 2505.8 allows the City Council, after a recommendation from the Planning Commission, to reduce the parking requirements with the acceptance of a Shared Parking Study demonstrating how the parking can effectively function on-site. Ms. Kapelanski noted that the applicant has submitted the Shared Parking Study which indicates only 357 parking spaces are required for peak usage; 356 parking spaces have been provided.

Planner Kapelanski displayed the location of the new addition on the southwest corner of the existing building, and the location of the extension of the patio. The Planning, Engineering, Fire and Landscape reviews recommend approval and note a number of minor items to be addressed at the Final Site Plan submittal. The applicant has agreed to correct those items. The Façade Review notes that the proposed addition's façade is in compliance with the façade chart and a waiver is not required. However, the Façade Consultant also notes that the façade of the existing hotel is in need of maintenance, and the applicant should consider completing this regular maintenance as

part of the proposed hotel renovation. There are some photo's included in the Façade Consultants review letter to demonstrate that.

The original Traffic Review letter which was included in your packet did not recommend approval of the proposal because of issues regarding the Traffic Impact Study. However, the applicant has worked with the city's Traffic Consultant, and part of the updated review letter that was provided to the Commission this evening, shows that the city's Traffic Consultant now has no remaining issues with the Traffic Impact Study, Shared Parking Study and Preliminary Site Plan, and believes that all the issues noted the review letter can be resolved at the time of Final Site Plan submittal. The applicant is present and available for questions.

Chair Gutman asked the applicant to step forward and state his name for the record.

Mr. Scott Black, Grissim Metz Andriese Associates indicated he is the landscape architect for the project and will be speaking for the client/owner this evening.

Chair Gutman thanked Mr. Black and turned the matter over to the Commission.

Member Cassis stated that it is great to see an existing hotel getting enlarged and investing money and expecting more business. It's good and healthy, and, we welcome it in Novi. Mr. Cassis indicated he is not concerned about the Traffic Study because the city's Traffic Consultant Rod Arroyo has recommended approval. Mr. Cassis asked the applicant how many customers would be expected in the dining room, banquet facility and porch, if all of the facilities are full.

Mr. Black said he did not know the maximum occupancy of the hotel, restaurants and banquet facilities.

Member Cassis said he is more concerned about parking than the Traffic Study. Member Cassis said the Baronette is a beautiful place, but he stated that when attending events, the parking has not been convenient, especially in the winter. Member Cassis said he knows that there is shared parking, and Twelve Oaks is a rather big place. Mr. Cassis questioned if we are really pressing the situation, and making the hotel just a little bit bigger than it should be, for the sake of the customer.

Traffic Consultant Rod Arroyo stated that he had worked with the applicant's Traffic Engineer from Tetra Tech, who prepared a Shared Parking Study. The Shared Parking Study provided an analysis of parking spaces available when activities would be taking place at the Hotel Baronette in the hotel, restaurant and banquet areas.

Member Cassis asked, how many people you would have at the same time, if all of the campus is full of customers.

Mr. Ray, the applicant's traffic consultant from Tetra Tech, indicated that the Shared Parking Study doesn't really address the total number of people; it only addresses the number of vehicles. The Study is based on occupancy factors for vehicles and shows that the maximum demand of 357 parking spaces. This does not necessarily translate to the number of people at the facility.

Member Cassis asked how the calculations were done, whether it is how many people per car, how many people are coming in, and what is the capacity of the entire campus.

Mr. Ray stated that the Shared Parking analysis was performed by another individual from his office. The Study starts with the gross floor area based on the City of Novi standards. Then, based upon occupancy factors of typical facilities provided by the Urban Land Institute, the ULI, the study further estimates occupancy during various periods of the day, and during various months of the year. It takes into account when different facilities on the site would be peaking. The restaurant and the banquet facilities would not be necessarily be peaking at the same time.

Member Cassis asked Mr. Ray who prepared the study.

Mr. Ray answered that an individual in his office named Joseph Bellega prepared the study and signed the letter.

Member Cassis asked city Traffic Consultant, Rod Arroyo if he had input.

City Traffic Consultant Arroyo stated that he reviewed a couple of different things in the submitted Shared Parking Analysis. The analysis considered what would be required under the existing Ordinance. The analysis went on to consider shared parking among the different uses at the hotel. The Shared Parking Analysis looked at the site in terms of the time-sharing of the different uses having different peak times: the banquet facility, the restaurant and the hotel. A separate analysis was prepared for different activities on the property. For example, a certain percentage, approximately 25 percent, of the hotel patrons are dropped off in a cab instead of taking a vehicle, so that was factored in. Some people going to the banquet facility happen to be staying at the hotel. Particularly on the weekends, that is considered to be a fairly substantial number. People fly in for an event maybe and their staying at the hotel and their going to go to a banquet, might be a wedding, or whatever the case may be. The Study looked at those different factors. Following the ULI methodology, the conclusion is that there is ample parking on the site, even with the reduction of the 26 spaces that will be caused by changes to the Site Plan.

Member Cassis asked Mr. Arroyo if he was satisfied with this.

Mr. Arroyo stated that he was satisfied.

Member Meyer addressed Mr. Black and said he was curious in light of what Member Cassis said, and agreed it is wonderful that the hotel is expanding. Member Meyer explained how Novi has just had a new hotel built next to Providence Hospital. We have an economic situation going on right at the moment that would make at least someone wonder, if indeed, this is the best time to be doing this. Member Meyer asked the applicant to share the reasoning, the "raison d'être", whatever that has led the applicant to believe that this is the appropriate time, over and beyond the fact that Rock Financial may have the auto show in 2011.

Scott Black, Tetra Tech stated that he knows the owner is confident that by constructing this addition, they are going to be drawing more functions and be able to satisfy more of the cliental they have. Mr. Black stated that the Marriott Renaissance brand has high standards. They will be redoing the carpet inside and other upgrades. His client has done a lot of research and feels very comfortable with this move.

Member Meyer wanted to affirm what Member Cassis said, that we welcome the applicant's improvements, especially in light of the current economic challenges.

Chair Gutman thanked Mr. Arroyo for clarifying the parking situation, and found the explanation was very helpful to understand what the parking needs are. Mr. Gutman is pleased that the study shows that the parking supply is in line with those needs. Mr. Gutman thanked the applicant for investing and growing in a down economic climate. There was comment in the Planning Commission's packet about the façade and how nice it would be if we could see that maintained routinely and hope the applicant will take that to heart because it is a beautiful hotel and could be even better with some routine maintenance. Those are my comments. I will open it up to see if there is a motion.

Moved by Member Greco, seconded by Member Baratta:

ROLL CALL VOTE ON THE BARONETTE, A RENAISSANCE HOTEL BY MARRIOTT RENOVATION, SP09-08, RECOMMENDATION TO CITY COUNCIL FOR A PRELIMINARY SITE PLAN APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER BARATTA.

In the matter of the Baronette, a Renaissance Hotel by Marriott, SP09-08. a motion to recommend approval to City Council for the Preliminary Site Plan, subject to the following:

- 1. The submitted Shared Parking Study is acceptable and demonstrates that adequate parking will be provided on-site for the expected mix of uses.**
- 2. The Applicant shall demonstrate that the collected traffic counts accurately capture existing conditions, including use of the hotel banquet facilities to assure that the proposed left-turn entry drive from the Mall entry road will not experience spill-backs into the Mall entrance, drives, driveways and thru-lanes.**
- 3. The applicant shall provide documentation from Twelve Oaks Mall approving the proposed**

- changes to the Mall entrance drive.
4. The applicant shall consider routine maintenance on the existing stone-copings and window sills as part of the hotel renovations.
 5. The comments in the staff and consultants review letters being addressed on Final Site Plan;

for the reasons that the proposed site plan is otherwise in compliance with Article 25 and Article 17 of the Zoning Ordinance and all other applicable provisions of the Ordinance and the proposed Shared Parking Study illustrates that adequate parking will be on-site to support both the principle hotel use and all accessory uses. *Motion carried 8-0.*

Moved by Member Greco, seconded by Member Baratta:

ROLL CALL VOTE ON THE BARONETTE, A RENAISSANCE HOTEL BY MARRIOTT RENOVATION, SP09-08, RECOMMENDATION TO CITY COUNCIL FOR STORM WATER MANAGEMENT PLAN APPROVAL MADE BY MEMBER GRECO AND SECONDED BY MEMBER BARATTA:

In the matter of the Baronette, a Renaissance Hotel by Marriott, SP09-08. a motion to approve the Storm Water Management Plan subject to the conditions in items listed in the staff and consultant's review letters being addressed on the Final Site Plan and because it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

**CITY COUNCIL MINUTES
EXCERPT – JUNE 1, 2009**

**REGULAR MEETING OF THE COUNCIL OF THE CITY OF NOVI
MONDAY, JUNE 1, 2009 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

Mayor Landry called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Mayor Landry, Mayor Pro Tem Gatt, Council Members Burke, Crawford, Margolis, Mutch, Staudt

ALSO PRESENT: Clay Pearson, City Manager
Pamela Antil, Assistant City Manager
Tom Schultz, City Attorney
Beth Kudla, City Attorney
Randy Auler, Director of Parks, Recreation and Cultural Services

APPROVAL OF AGENDA

CM-09-06-075 Moved by Margolis, seconded by Gatt; **CARRIED UNANIMOUSLY:**
To approve the agenda as presented.

Voice vote

MATTERS FOR COUNCIL ACTION – PART I

1. **Consideration of the request of Hotel Baronette for SP09-08, Preliminary Site Plan and Shared Parking Study approval. The subject property is approximately 6.29 acres of land located in Section 14, on the east side of Novi Road, between I-96 and Twelve Mile Road in the RC, Regional Center District. The applicant is proposing to add a three-story 5,688 square foot addition to the existing Hotel Baronette, extend the patio area of the existing restaurant, and eliminate 26 parking spaces from the existing parking lot.**

Mr. Pearson said the Hotel Baronette had been an institution in Novi for business and travelers for years and was getting bigger and better and they were looking forward to joining Council in welcoming this investment. He said it had been through the process and had a positive recommendation from staff and the Planning Commission.

CM-09-06-077 Moved by Crawford, seconded by Burke; **CARRIED UNANIMOUSLY:**
To approve the request of Hotel Baronette for SP09-08, Preliminary Site Plan and Shared Parking Study approval. The subject property is approximately 6.29 acres of land located in Section 14, on the east side of Novi Road, between I-96 and Twelve Mile Road in the RC, Regional Center District. The applicant is proposing to add a three-story 5,688 square foot addition to the existing Hotel Baronette, extend the patio area of the existing restaurant, and eliminate 26 parking spaces from the existing parking lot. Also, subject to incorporation of the reasons stated in the recommended action sheet, items A through D with C being amended, which were:

- A. The proposed new left-turn pocket in the mall entrance drive shall provide a minimum of 100 feet of storage, rather than 75 feet of storage as shown on the submitted plan;**
- B. The applicant shall provide documentation from Twelve Oaks Mall approving the proposed changes to the mall entrance drive;**
- C. The applicant shall perform the routine maintenance on the existing stone copings and window sills as a part of the hotel renovations;**
- D. The comments in the staff and consultant review letters being addressed on the Final Site Plan;**

and that the applicant's in compliance with the ordinance.

Mayor Landry thought they needed some particular reasons on the motion and assumed they would be the reasons stated in the recommended action sheet. Member Crawford said yes, preliminary site plan, shared parking and study approval would be part of the motion. Mr. Schultz said if they incorporated items A through D of the recommended action sheet, it would be fine. Member Crawford and the seconder of the motion agreed.

Member Mutch said one of the items requested by the Administration was a letter from Twelve Oaks Mall signing off on the modifications to the entrance drive. He asked if they had received that letter, and was told the letter had not been received yet. Member Mutch said there was a contingency in the motion. He said there were concerns raised by a consultant during the façade review regarding the maintenance of the existing materials and the building. He said the language used and the language in the motion was a request and not a requirement. He asked if it could be required, or was that just because of the nature of the improvements they were making. Mr. Schultz thought Item C was politely worded and if Council wanted to change that to say that they shall perform the routine maintenance on the stone copings rather than consider it, he thought that would be appropriate to have the maker of the motion say that. Member Mutch requested an amendment and Member Crawford and the seconder agreed.

Member Margolis said, not knowing what was required there, she was concerned. Mr. Schultz thought the direction to staff was to make sure that they were in compliance with the ordinance with regard to those requirements.

Roll call vote on CM-09-06-077

**Yeas: Burke, Crawford, Margolis, Mutch, Staudt,
Landry, Gatt**

Nays: Nine

**EXCERPT FROM
PLANNING COMMISSION
ACTION SUMMARY**

**Excerpt from
PLANNING COMMISSION ACTION SUMMARY**

Draft

CITY OF NOVI

Regular Meeting

Wednesday, January 27, 2010 | 7 PM

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

ROLL CALL

Present: Member Baratta, Member Cassis, Member Gutman, Member Lynch, Member Meyer, Chair Pehrson, Member Prince

Absent: Member Greco (excused), Member Larson (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; Rod Arroyo, City Traffic Consultant; Tom Schultz, City Attorney

1. HOTEL BARONETTE PHASING PLAN, SP10-03

Consideration of the request of Hotel Baronette for a recommendation to City Council for Phasing Plan approval. The subject property is located in Section 14, east of Novi Road and south of Twelve Mile Road in the RC, Regional Center District. The subject property is approximately 6.3 acres and the applicant is proposing 3 phases of work to be done to the property. This first phase would include the improvements to the exterior of the proposed restaurant space. The second phase would include the improvements to the Twelve Oaks Mall entrance drive. The third phase would include the construction of the three story 5,688 square foot addition.

In the matter of the request of Hotel Baronette, SP 10-03, motion to recommend approval of the Phasing Plan, subject to the following: a) Compliance with all conditions and requirements listed in the staff and consultant review letters, for the reasons that the plan is otherwise in compliance with Article 17, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 7-0.