



cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item 5
July 2, 2012

SUBJECT: Approval to schedule a Special Council Meeting for Monday, July 9, 2012 at 7 p.m. to discuss the request of TCF Bank for Final Site Plan approval.

SUBMITTING DEPARTMENT: City Clerk

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

This item relates to the proposed termination of the condominiums in the main Street area, east of Novi Road and west of Market Street. TCF bank has submitted the necessary application and site plan, which have been reviewed by the City staff and recommended by the Planning Commission subject to the entry of the parties involved into various shared access and parking arrangements, among other things. Council approved the **Preliminary** Site Plan materials on May 21, 2012 subject to the following:

1. Consideration for Final Site Plan approval must return to the City Council and is subject to the following documents being approved by the City and signed by all relevant parties at the time of Final Site Plan approval:
 - Main Street Area Reciprocal Parking, Access, and Public/Private Utilities Agreement;
 - First Amendment to Exchange Agreement (Main Street Area);
 - Termination of Condominium Project and Master Deed- Main Market Condominium;
 - Termination of Condominium Project and Master Deed- Novi Main Street Condominium
 - Any other easements or documents required in connection with Final Site Plan approval, including any agreements or consents required from third parties, if any.
2. Compliance with all conditions and requirements listed by the Planning Commission in their motion of April 25, 2012, including:
 - Applicant to include locations of all applicable cross-access easements on a Revised Final Site Plan;
 - Applicant to submit Application for Site Plan and Land Use Approval that includes the notarized signatures of all applicable parties;
 - Applicant to provide a Revised Final Site Plan signed and sealed by an architect or engineer registered in the State of Michigan;
 - Applicant to adjust of parcel lines for proposed Parcel 1 to eliminate existing building encroachment; and
 - Applicant to remove former condominium unit boundaries on the Revised Final Site Plan
3. Compliance with all conditions and requirements listed in the staff and consultant review letters.
4. City Assessor's review and approval of the proposed land division.

This motion is made because the plan is otherwise in compliance with Article 16, Article 24, and Article 25, and all other applicable provisions of the Zoning Ordinance.

The parties have been working toward incorporating the City's comments into the **Final** site plan and the required agreements. They have not yet completed that process and will not be ready for the July 2, 2012 meeting. City Council's next regularly scheduled meeting is in three weeks, To further expedite the process, staff is suggesting a special meeting to address just this item, on July 9, 2012.

RECOMMENDED ACTION: Approval to schedule a Special Council Meeting for Monday, July 9, 2012 at 7 p.m. to discuss the request of TCF Bank for Final Site Plan approval.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

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