



TAHOE SUBSTATION EXPANSION SP 07-38A

TAHOE SUBSTATION EXPANSION, SITE PLAN NUMBER 07-38A

Public Hearing of the request of Detroit Edison for Preliminary Site Plan and Special Land Use Permit approval. The subject property is located in Section 29, south of Ten Mile, between Wixom and Beck Roads, in the RA, Residential Acreage District. The subject property is approximately 13.49 acres and the applicant is proposing to construct a second Power Delivery Center and two capacitor banks to the existing Tahoe Substation.

Required Action

Approve/deny the Preliminary Site Plan and Special Land Use Permit

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	10/01/07	<ul style="list-style-type: none"> • Provide either a Noise Analysis prepared by a certified sound engineer, or seek a variance and provide documentation regarding the decibel level generated on the site • Minor items to be addressed on the Final Site Plan
Landscaping	Approval recommended	10/04/07	<ul style="list-style-type: none"> • Planning Commission Waiver for extension of the existing berm along the eastern lot line adjacent to residential, in order to preserve four 20' tall evergreens and provide a berm extension at a height that is lower than the standard specified in the Zoning Ordinance • Planning Commission Waiver for extension of the existing berm along the western lot line adjacent to residential, and provide 7 evergreens in substitution
Fire	Approval recommended	09/27/07	No outstanding issues
Engineering			N/A
Woodlands			N/A
Wetlands			N/A
Façade			N/A
Traffic			N/A

Motions

Approval - Special Land Use Permit

In the matter of Tahoe Substation Expansion, SP 07-38A, motion to **approve** the Special Land Use Permit, subject to the following:

- a. Provide either a Noise Analysis prepared by a certified sound engineer or seek a variance from the Zoning Board of Appeals from the full Noise Analysis standard and substitute it with documentation regarding the decibel level generated on the site;
- b. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- c. (additional conditions here if any)

for the following reasons...(because it is otherwise in compliance with Article 25, Section 3006 and all other applicable provisions of the Zoning Ordinance.)

Approval – Preliminary Site Plan

In the matter of Tahoe Substation Expansion, SP 07-38A, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Planning Commission waiver for extension of the existing berm along the eastern lot line adjacent to residential, in order to preserve four 20' tall evergreens and provide a berm extension at a height that is lower than the standard specified in the Zoning Ordinance;
- b. Planning Commission Waiver for extension of the existing berm along the western lot line adjacent to residential, and provide 7 evergreens in substitution;
- c. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- d. (additional conditions here if any)

for the following reasons...(because it is otherwise in compliance with Article 3, Section 2400, Article 25, and all other applicable provisions of the Zoning Ordinance.)

Denial - Special Land Use Permit

In the matter of Tahoe Substation Expansion, SP 07-38A, motion to **deny** the Special Land Use, for the following reasons...(because it is not in compliance with the Ordinance.)

Denial - Preliminary Site Plan

In the matter of Tahoe Substation Expansion, SP 07-38A, motion to **deny** the Preliminary Site Plan, for the following reasons...(because it is not in compliance with the Ordinance.)

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

October 1, 2007

Planning Review

Tahoe Substation Expansion

SP #07-38

Petitioner

Detroit Edison

Review Type

Preliminary Site Plan and Special Land Use

Property Characteristics

- Site Location: South side of 10 Mile, between Wixom Road and Beck Road, Section 29
- Site Zoning: RA (Residential Acreage)
- Adjoining Zoning: All surrounding parcels are zoned RA (Residential Acreage)
- Site Use(s): Existing unmanned electric distribution substation
- Adjoining Uses: North, West and East: Single-Family Residential
South: High-voltage electrical transmission corridor
- Site Size: 13.49 acres
- Building Size: Two capacitor banks (approximately 75 sf each) and a second Power Delivery Center (approximately 573 sf) are proposed
- Plan Date: August 31, 2007

Project Summary

Detroit Edison is proposing to construction a second Power Delivery Center and two capacitor banks to its existing Tahoe Substation. This substation provides electrical service for the west side of Novi, and is part of the ITC corridor. The site is unmanned and will be visited once per week for maintenance and data collection. The existing substation was approved by the Planning Commission on May 7, 1997. The original site included two transformers, electrical switch gear, the access drive, and extensive berms and landscaping. The proposed project involves other minor site modifications, including the following:

- Installation of an 8'-wide concrete pathway along 10 Mile Road
- Relocation of existing 4'-high chain-link fence and 36'-wide gate along 10 Mile to the 75' front setback line
- Addition of two employee parking spaces and a truck parking area

- Relocation of a portion of the fence surrounding the electrical equipment
- Extension of existing service drive to the proposed Power Delivery Center
- Additional landscaping is also proposed

Recommendation

The Planning Staff recommends approval of the Preliminary Site Plan and Special Land Use, subject to the following issues being addressed on the Final Site Plan:

- Submittal of elevations for the two proposed capacitor banks to 1). verify their 9' height, as stated by the applicant; and 2). the consistency of their proposed materials with the Power Delivery Center, which meets the façade standards of Section 2520 of the Zoning Ordinance
- Correct discrepancies regarding the number of proposed wall-mounted incandescent lights
- Provide details regarding the quantity, location and wattage of the high-pressure sodium lights for documentation purposes
- Modify General Note #6 to state "All lights shall remain off except during emergency switching or maintenance operations".
- Provide glare control to the extent possible to protect neighboring properties during emergency or maintenance operations
- Widen the proposed 10 Mile Road pathway adjacent to the driveway in order to provide a continuous 8' wide path
- Revise General Note #9 on the Details and Notes sheet to indicate the light gray exterior wall will be covered with 1/2" thick brick
- Clearly identify the subject parcel's lot line to differentiate it from the adjacent parcels
- Provide either 1). a Noise Analysis prepared by a certified sound engineer to verify the site does not exceed the standards of Table A in Section 2519.10.b.(3) of the Zoning Ordinance, or 2). Request a variance from submitting the full Noise Analysis prepared by a certified sound engineer, and substitute it with documentation regarding the decibel level generated on the site (including readings at the lot lines)

Ordinance Requirements

The submitted Preliminary Site Plan was reviewed per the standards of the Zoning Ordinance Article 3 (RA, Residential Acreage), Section 2400 (Schedule of Regulations), Article 2500 (General Provisions), and all other applicable sections of the Zoning Ordinance. The attached table provides a summary of the ordinance requirements.

- **Building Height:** Per the standard of Section 2400 of the Zoning Ordinance, the proposed Power Delivery Center (11' in height) and the capacitor banks (9' in height) do not exceed the maximum building height of 35 feet. We note elevations were not provided for the capacitor banks, however the applicant has verbally

indicated they are 9' in height. Elevations of the capacitor banks must be provided on the Final Site Plan to verify their height.

- **Building Setbacks:** Per Section 2400 of the Zoning Ordinance, the proposed structures exceed the minimum setback standards for all property lines.
- **Number of Parking Spaces:** The Zoning Ordinance does not have specific parking standards for an electric transmission station. Per Section 2505.10 of the Zoning Ordinance, the parking standards should be based upon a use that is similar in type. Two parking spaces are proposed for maintenance visits, and a truck parking area (20' wide) is proposed as well. Since the proposed parking areas will provide adequate space to address the maintenance needs of the site, staff does not have concerns regarding the proposed parking.
- **Dumpster Enclosure:** The Details and Notes page of the Preliminary Site Plan indicates trash will not be left on site, so a dumpster is not proposed nor necessary.
- **Lighting:** The following comments are related to the proposed site lighting and its conformance to Section 2511 of the Zoning Ordinance:
 - a. The proposed lighting consists of either 2 or 4 wall-mounted 100-watt incandescent fixtures next to the doors of the Power Delivery Center, and high-pressure sodium fixtures mounted on equipment support steel. The applicant must correct the discrepancy between General Note #6 on the Details and Notes page (4 incandescent lights proposed), with the building elevations that show 2 proposed lights. For documentation purposes, the quantity, wattage, and location of the high-pressure sodium fixtures should be noted on a revised plan.
 - b. The applicant indicates the proposed lighting will be used during maintenance or emergency operations, and not illuminated continuously. The phrase "are normally off" should be modified to "shall remain off" in General Note #6 to state "All lights shall remain off except during emergency switching or maintenance operations".
 - c. Photometric plans are typically required when a subject site abuts a residential district, the maximum height of lighting fixtures should not exceed 25' in the residential district, no direct light source shall be visible at the property line (adjacent to residential) at ground level, and the maximum illumination at the property line shall not exceed 1/2 footcandle. However, it is staff's opinion the maintenance/emergency lighting would meet the intent of Section 2511.5 of the Zoning Ordinance, and therefore is exempt from the lighting provisions of the Zoning Ordinance. Nevertheless, glare control should be provided to the extent

possible, in order to minimize the potential impact to adjacent properties while providing adequate lighting levels for maintenance workers.

- **Pathway:** The proposed 8' wide pathway along 10 Mile Road is shown as narrowing to 6' in width as it approaches the driveway. Per a comment from the city's engineer, the proposed pathway should be widened to 8' in width along its entire length.
- **Fences:** The existing 4' high chain-link fence along the front lot line will be relocated to the 75' front yard setback line. Per the standard of Section 2515.1.d of the Zoning Ordinance, fences on lots of record shall not contain barbed wire. The existing 6' high chain-link fence with barbed wire surrounding the existing equipment on the interior of the site will be relocated 130' further south to include the proposed Power Delivery Center. Thus, it is staff's opinion that the proposed relocation would not require a Zoning Board of Appeals variance.
- **Façade:** For consistency with the Power Delivery Center elevations, General Note #9 on the Details and Notes sheet should be revised to indicate the light gray exterior wall will be covered with 1/2" thick brick. Elevations of the capacitor banks must be provided and constructed of the same brick material as the Power Delivery Center (American Brick Company – Grey Sands per the material sample board). The applicant indicates per a telephone conversation that the capacitor banks will be enclosed with the same brick material as the Power Delivery Center. In addition, we recommend the structures include a pitched roof.
- The lot line of the subject parcel should be clearly defined on the Final Site Plan, in order to clearly identify the site from the adjacent parcels.
- **Noise Analysis:** Per Section 2519.10.c of the Zoning Ordinance, a Noise Analysis prepared by a certified sound engineer is necessary for all Special Land Uses to verify the site does not exceed the standards of Table A in Section 2519.10.b.(3) of the Zoning Ordinance. We note the May 7, 1997 Planning Commission minutes (from the Tahoe Substation's original approval) include a statement that the transformer is at a level of 64 decibels, decreasing to 34 decibels at the property line, approximately 180' away. In lieu of a Noise Analysis by a certified sound engineer, staff would support a ZBA variance if documentation is provided regarding the decibel level generated on the site, including readings at the lot lines, which would meet the applicable standards noted above.

Special Land Use Standards

Section 2516.2.c of the Zoning Ordinance outlines factors the Planning Commission shall consider in the review of any Special Land Use:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, 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.

Karen F. Reinowski

Planning Review by Karen F. Reinowski, AICP, PCP 248.347.0484 or
kreinowski@cityofnovi.org

PLANNING REVIEW SUMMARY CHART

Review Date: October 1, 2007
Project Name: Tahoe Substation Expansion
Project Number: Preliminary Site Plan
Plan Date: August 31, 2007

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission before approval of the Final Site Plan.

Item	Required	Proposed	Meets Requirements ?	Comments
Master Plan	Utilities	No change Proposed	Yes	
Zoning	RA, Residential Acreage	No change proposed	Yes	
Uses Permitted Subject to Special Conditions (Section 302.4)	Includes utility and public service buildings and uses	Public utility (electric substation)	Yes	Use is subject to Special Land Use and site plan approval (Section 2516.2.(c) and Section 3006)
Building Height (Section 2400)	35 feet	9' for capacitor banks; 11' (peak height) for Power Delivery Center	Yes	
Building Setback				
Front (2400 footnote b)	75 feet	187' to capacitor banks; 280' to Power Deliver Center	Yes	
Side - west interior (2400 footnote b)	75 feet	175' to capacitor banks; 170' to Power Delivery Center-SEE	Yes	
Side - east interior (2400 footnote b)	75 feet	173' to capacitor banks; 174' to Power Delivery Center	Yes	
Rear (2400 footnote b)	75 feet	Well over 400+ ft. from capacitor banks and Power Delivery Center	Yes	
Other Zoning Ordinance Standards				
Number of Parking Spaces & Dimensions (Sections 2505-10 & 2506)	9' x 19' parking spaces – number of spaces to be based on a similar use, as there is not a standard for this use	Two vehicle spaces and one truck, parking area provided, with maneuvering areas	Yes	Proposed parking will accommodate weekly maintenance visits

Item	Required	Proposed	Meets Requirements ?	Comments
Exterior lighting (Section 2511)	It is staff's opinion the applicant meets the standards of Section 2511.5, and is exempt from the standards for submittal of a photometric plan and exterior lighting that meets the standards for residential districts	2 or 4 100-watt wall-mounted incandescent lights; high-pressure sodium lights mounted on equipment support steel	Yes	Correct discrepancy regarding number of wall-mounted incandescent lights (2 per elevations, 4 per Notes); The quantity, location and wattage of the high-pressure sodium lights should be provided on the Final Site Plan.
Sidewalks (City Code Section 11-276(b))	An 8' wide pathway shall be constructed along 10 Mile Road to meet the standard of the City of Novi's Pedestrian and Bicycle Master Plan.	8' wide concrete pathway, narrowing to 6' wide at the driveway	No	Widen the path adjacent to the driveway so as to provide a continuous 8' wide pathway along Ten Mile Road.
Design and Construction Standards Manual	Land description, Sidwell number	Provided	Yes	
Fences (Sections 2515.1.a(2) and 2515.1.d)	Fences not permitted in front yard; Fences on lots of record shall not contain barbed wire	Existing fence to be relocated out of front yard; Existing barbed wire fence on interior of site to be relocated around the proposed Power Delivery Center	Yes	Existing fence at front lot line will be brought into compliance with ordinance standard. It is staff's opinion that a relocation of the existing barbed-wire fence would not require a ZBA variance.

Prepared by Karen F. Reinowski, AICP, PCP AICP (248) 347-0484 or kreinowski@cityofnovi.org

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

October 4, 2007

Preliminary Landscape Review 07-38 DTE Tahoe Substation Expansion

Review Type

Preliminary Landscape Review

Property Characteristics

- Site Location: Ten Mile Road
- Site Zoning: B-3
- Site Use(s): Utility Facility
- Plan Date: 8/31/07

Recommendation

Preliminary Site Plan for 07-38 DTE Tahoe Substation Expansion is recommended provided the Applicant receive the necessary Planning Commission Waivers.

Ordinance Considerations

Adjacent to Residential – Buffer (Sec. 2509.3.a.)

1. A 6' to 8' high landscape berm is required along adjacent residential properties. Adequate berms are currently in place and the Applicant has proposed to extend the berm along the east side of the property. Adjacent neighbors in the area have requested that the berm not be installed so as to preserve four 20' tall existing evergreens. The plants have become accustomed to the particular slopes at their locations and are too large to safely relocate. Staff recommends that the Applicant coordinate site work with the City's Landscape Architect in order to achieve an appropriate berm while preserving the evergreen. Staff is available to meet on site during construction. **Staff would support a Planning Commission waiver for the extension of the 6' to 8' high berm in order to preserve the existing evergreens.**
2. The lone neighbor to the west currently has an agreement with DTE and utilizes a portion of the utility corridor to pasture horses. Existing fences are in the location where the berm would be extended. The neighbor, Mr. George Pardonnet', has requested in writing that the adjacent berm not be installed as he feels it is not necessary. The Applicant has proposed seven new evergreens that will serve to buffer the adjacent property. **Staff would support a**

Planning Commission waiver for the berm extension on this westerly property boundary.

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. Berms are typically required along the Ten Mile right-of-way. Existing landscape berms currently exist on the site and the view of the facility from Ten Mile will not be altered and exceed Ordinance height requirements.
2. Right-of-way planting requirements have been met and clear vision is maintained.

Street Tree Requirements (Sec. 2509.3.b.)

1. The Applicant has proposed the appropriate ten trees along Ten Mile Road. Understory trees have been utilized as appropriate for that portion under overhead utilities.

Parking Landscape (Sec. 2509.3.c.)

1. The only areas for parked vehicles on the site are intended for temporary use by service vehicles. The Applicant will maintain existing site vegetation and has included four additional evergreens. The areas are properly landscaped.

Building Foundation Landscape (Sec. 2509.3.d.)

1. Due to the service nature of the proposed buildings, building foundation landscape would not be appropriate. Access is required from all sides and foundation landscape is not required.

Plant List (LDM)

1. The Plant List as provided meets the requirements of the Ordinance and the Landscape Design Manual.

Planting Details (LDM)

1. All details meet Ordinance and Landscape Design Manual requirements.

Landscape Notes (LDM)

1. Please provide all notations as required under Ordinance and Landscape Design Manual requirements. A copy of the City's Standard Details and Notations is attached.

Irrigation (Sec. 2509 3.f.(6)(b))

1. The site is not currently irrigated. Currently no water source exists on the site. Due to the nature of the site and use, the inclusion of water near the facility is not advisable due to safety issues related to the electricity. Existing plantings on the site are performing well, and the proposed plant materials will survive with rains alone.

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. Also see the Woodland and Wetland review comments.



Reviewed by: David R. Beschke, RLA

FIRE REVIEW



www.cityofnovi.org

Novi Fire Department

42975 Grand River Avenue
Novi, MI 48375

248.349.2162

fax 248.349.1724

September 27, 2007

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

RE: Tahoe Substation Expansion, SP07-38, Prem. Site Plan & Special Land Use
Ten Mile Rd. Between Beck & Wixom Rds.
Fire Department Review

Dear Ms. McBeth,

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

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

APPLICANT RESPONSE LETTER(S)



October 25, 2007

Ms. Karen F. Reinowski, AICP, PCP
Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: DTE Energy's Tahoe Substation Expansion
48685 Ten Mile Road
Novi, MI 48374
SP #07-18

3

Dear Ms. Reinowski:

DTE Energy proposes to address the outstanding issues raised during the Preliminary Site Plan and Special Land Use Review as follows:

- Capacitor Bank plans and elevations have been provided with the submittal drawings. The capacitor banks are strictly electrical equipment enclosures. Required access to the equipment does not permit the application of other façade materials.
- Exterior lighting plans and details have been provided with the submittal drawings showing the quantity, location and wattage of all fixtures. General Note #6 will be revised to state "All lights **shall remain off** except during emergency switching or maintenance operations." The purpose of the high pressure sodium lights is to illuminate the overhead high voltage electrical equipment. Shielding of the lights would compromise substation operator safety when operating high voltage equipment in darkness or adverse weather conditions. The existing earth berms and trees do minimize the impact to adjacent properties.
- The 10 Mile Road pathway will be widened to 8 feet at the driveway crossing.
- General Note #9 will be revised to indicate the application of ½" thick brick to all elevations.
- The line weight of the parcel property lines will be increased to differentiate it from adjacent parcels.

- A noise analysis of the existing substation prepared by a certified sound engineer will be submitted. The proposed substation expansion will not add any noise producing equipment at this time. The third transformer will be installed within 3 to 5 years when required by electrical load growth in the surrounding area.
- Landscaping: DTE Energy will work with the City's Landscape Architect to extend the east berm at a reduced height and preserve the four 20' tall evergreen trees. In addition, DTE has committed to the neighbors to replant trees on the east berm that have died since the original planting in 1998. All notations required under ordinance and the Landscape Design Manual will be provided on the plans.

If you have any questions or require additional information, please contact me by phone at 313-235-8799 or email at kellyd@dteenergy.com.

Respectfully,

Dennis M. Kelly
Principal Architect
DTE Energy
313-235-8799

dmk

cc: Mr. Mick Blunden, M. J. Blunden Consulting
Mr. Michael Palchesko, DTE Energy

**EXCERPT OF PLANNING COMMISSION MEETING MINUTES
TAHOE SUBSTATION PRELIMINARY SITE PLAN APPROVAL
AND SPECIAL AND USE APPROVAL**

MAY 7, 1997

REGULAR MEETING OF THE NOVI PLANNING COMMISSION

EXCERPTS

WEDNESDAY, MAY 07, 1997 AT 7:30 P.M.

COUNCIL CHAMBERS - NOVI CIVIC CENTER - 45175 W. TEN MILE ROAD

(810) 347-0475

Meeting called to order at 7:33 p.m. by Chairperson Lorenzo

PRESENT: Members Bononi, Csordas, Hoadley, Chairperson Lorenzo, Markham, Vrettas, Weddington

ABSENT: Capello, Churella

ALSO PRESENT: Planning Consultant Brandon Rogers, Engineering Consultant Victoria Weber, Assistant City Attorney Paul Weisberger, Director of Planning & Community Development Jim Wahl, and Staff Planner Steven Cohen

CORRESPONDENCE

Mr. Cohen reported he received two pieces of Correspondence. Louise Pargoff, 46480 West Ten Mile Road wrote in regard to the Detroit Edison project. In regard to the underground utility line being installed along the north side of Ten Mile Road by Detroit Edison, she requested the approval of the site plan for the Tahoe Substation be made conditional on the requirement that Edison be held directly responsible for damages incurred during construction. During previous Edison construction, her property was damaged by their subcontractors. Despite numerous requests, she was unable to obtain written confirmation concerning the restitution of the damage. She asked that her request be considered as a part of the site plan approval process.

Bruce Miller, past President of the Greenwood Oaks Homeowners Association. On behalf of the Greenwood Oaks Homeowners Association, he expressed approvals regarding the planned Detroit Edison/Tahoe Substation. Last fall, the Association met with Mick Blunden of Detroit Edison and several associates. He was told that it was to his benefit to have a new substation. He thanked the Commission in advance for their attention in the matter.

PUBLIC HEARINGS

1. DETROIT EDISON - TAHOE SUBSTATION, SP97-10 AND A

a) Property located south of Ten Mile Road, west of Beck Road for possible Special Land Use and Preliminary Site Plan approvals.

b) Property located north of Ten Mile Road, between Roma Ridge Road and Simmons Road for possible Woodland Permit approval.

Mike Palchesko, Regional Manger for Detroit Edison Corporate and Public Affairs introduced the Corporate Permit Coordinator Mick Blunden, Senior Architect Dennis Kelly, Senior Engineer Tom Misicko and Director of EMF Engineering Bruce Whitney.

Mick Blunden stated he was before the Commission in October regarding preliminary plans for two projects, one for the Tahoe Substation and the other was Quaker State. Mr. Blunden stated Detroit Edison was being impacted by the growth and new development of Novi, he stated it was most noticeable by the demand being put on the electrical system. The system is a part of the community's infrastructure and as the City grows, so must the system. He stated it has become necessary to construct a new substation to meet the new energy demands and at the same time, relieve two substations that are currently at 113% capacity. The proposed Tahoe Substation will solve the capacity and reliability problems for the area and meet the demands that future growth will bring.

Mr. Blunden stated during the design process, Detroit Edison has met with residents from the Echo Valley Subdivision, Mockingbird Subdivision, Greenwood Oaks, and Mr. and Mrs. Costelli who live directly across from the site on the north side of Ten Mile Road. He stated he worked with residents and made changes to the design by pushing the Substation further back off of Ten Mile Road, putting in a curbed access drive and adding more berming and landscaping.

Mr. Blunden stated the access drive off of Ten Mile Road was a 20' wide paved asphalt drive, the back of the substation sits back approximately 200' from the south side of Ten Mile Road. The footprint is 120' wide by 85' deep and it is enclosed with a six foot chain link fence with v-arms and three strands of barbed wire on each arm for security and safety. The Substation has two transformers and also some electrical switch gear which is a metal cabinet with electrical equipment inside of it. There is extensive landscaping and berming on the south and north side and significant landscaping has been added to the screen for Ten Mile Road.

Brandon Rogers, Planning Consultant stated it was a Special Land Use in an RA District. After reviewing the criteria, and meeting with the applicant for the need to provide expanded service to this part of the city, Mr. Rogers stated there is a need for it and recommended Special Land Use approval. He called out one of the criterias that the architecture of the building should be in keeping with the surrounding area. He stated where it was going to be a metal unified fabricated unit will now have a brick facade. Mr. Rogers stated the project meets the setback requirements and off street parking has been provided. In regard to the landscape plan, there were several items that needed to be completed at the time of final site plan approval, ie. details on the berm, the cross section, proposed planting dates, etc. In regard to the buffering along Ten Mile Road, there is a need for further screening, if possible, sub canopy trees and a 30" screen of berm/shrubs should be provided in the open area. It will be required to show the type of protective fencing to maintain the viability of the plant materials. There is a need for an 8' wide asphalt bikepath along Ten Mile Road. Mr. Rogers respectfully urged and requested an easement of access for the the bikepath be provided to give continuity for pedestrian accessway on the west side of Novi. Mr. Rogers recommended Preliminary Site Plan approval subject to Special Land Use being granted by the Planning Commission, addressing the landscape concerns at the time of final, consideration of an 8' asphalt safety path along Ten Mile Road and submittal of a Woodlands Permit for the proposed line extension along Ten Mile Road. Mr. Rogers stated he was in favor of the facility.

Victoria Weber, Engineering Consultant stated no water or sanitary service will be required at the site since it is an on-man station. Swales will be constructed on the property to direct any minor storm water drainage to the Ten Mile Road drainage ditch. An Oakland County Road Commission Permit will be required for work within the approach for Ten Mile Road. She also recommended that an 8' wide safety path be placed along the frontage of Ten Mile Road. There are a few minor items that can be adressed at the time of final site plan and Ms. Weber recommended approval.

Mr. Rogers reported on Traffic Consultant Rod Arroyo's letter dated March 23, 1997. Access to the site will be from the new utility driveway on Ten Mile Road. Ten Mile Road is presently carrying approximately 14,553 vehicles per day. In regard to trip generation, the electrical substation will not be staffed, an operator will visit the site once per week. Mr. Arroyo stated the site plan meets or exceeds the requirements for a utility driveway, he recommended approval of the Preliminary Site Plan.

Chris Pargoff, City Forester recommended conditional approval of the project. As part of the Tahoe Substation, there will be underground lines placed along Ten Mile Road. The lines will travel through a Regulated Woodland at 46470, 46400 and 46320 Ten Mile Road. Mr. Pargoff stated he has been working with Detroit Edison to miimize the impact on the mature Sugar Maples and Black Walnut trees that are planted in front of the properties. The latest revised plans show a directional boring in this location at a depth of approximately four feet. The boring is a tunneling process that will go underneath the root systems of the trees. In addition, the trees will be required bonding as well as protective fencing be placed at either end of the Regulated Woodland. Detroit

Edison and their subcontractors will be prohibited from storing any construction materials or equipment in the Regulated Woodlands.

Chairperson Lorenzo announced she has received a letter from Michael W. Evans, Fire Marshall for the City of Novi Fire Department which states that the requested information in the plan review letter dated March 7, 1997 has been received and reviewed and the above plan has been recommended for approval.

Chairperson Lorenzo announced it was a Public Hearing and opened the Matter to the Public. Seeing no one she closed the Public Hearing and turned the Matter over to the Commission for Discussion.

DISCUSSION

Member Hoadley asked the petitioner if he could put in a gabled roof to make the building a little more attractive?

Mr. Blunden stated he discussed it with Mr. Rogers and the electrical equipment is not a typical shed. This was the first time consideration was given to putting a facade on the equipment, and Mr. Rogers thought it would be enough. He stated he would have to have his architects look at the building to put a gabled roof on it.

Member Hoadley stated if the petitioner was going through the expense of putting up a nice brick facade why would he want to put a square roof on it?

Dennis Kelly, Senior Architect stated it was a prefabricated metal enclosure. The existing metal roof will not support another gable roof, additional walls around the perimeter would have to be built. The six foot berms are being screened with 7' evergreen trees. The building is approximately 11' 4" high and it will not be very visible.

Member Hoadley asked if it had to be a metal enclosed building?

Mr. Kelly stated it is electrical Switchgear in order to help keep the cost down and minimize construction time.

In regard to the berming on the south border of the property to Residentially zoned land, Member Hoadley stated he would like to see the potential homeowners protected.

Mr. Blunden stated it was a part of the Detroit Edison corridor.

Mr. Rogers stated one mile to the south is a wide corridor of Detroit Edison property.

Member Hoadley stated there were houses located at the end. He agreed there was enough distance, however, he thought some additional berming should be considered.

Mr. Blunden stated they would not be able to berm all of it because of the corridor.

Member Hoadley stated his primary concern was with the look of the building, he was not satisfied with the flat roof.

Member Bononi asked the applicant if the substation would generate any noise?

Mr. Blunden stated the transformer being used was at a level of 64 decibels. At the property line, which is approximately 180', the decibel level would be approximately 34 decibels.

Member Bononi asked if she could assume that the petitioner would meet the Ordinance requirements.

Mr. Blunden answered, yes.

Member Bononi referred to the wall mounted lighting fixtures. She asked if abutting property owners would be able to see the lights, and will they be lit every night?

Tom Misicko, Senior Engineer answered, no. He stated there were lights mounted on the equipment that are only used if there is a need to work at night.

Member Bononi asked about the cable poles that were referred to in the plans for Ten Mile improvements.

Mr. Misicko answered the poles were like a normal utility pole that make the overhead lines transition to underground at that point. He stated this was common for basically all subdivisions.

Member Bononi asked if the facility would meet any regulatory requirements for EMF?

Bruce Whitney, Director of EMF Engineering stated currently there are no regulatory or Federal limits for EMF in the State of Michigan that apply to the project.

Member Weddington asked Mr. Weisberger if there was a bonding requirement to protect residents from potential damages?

Paul Weisberger, Assistant City Attorney stated he spoke to Dennis Watson prior to the meeting and he stated the City could not make it a requirement.

Member Weddington asked the Detroit Edison representatives, what the position was, on providing restitution for damages?

Mr. Whitney stated Edison would replace anything that was damaged. He stated he was not aware of the letter that was written but he would certainly look into it. He stated

he spoke with Mr. Pargoff and he understood that it was a cable company who did the damage.

Member Weddington asked if Edison was responsible for the work of its' subcontractors?

Mr. Whitney answered, yes.

PM-97-05-141 SPECIAL LAND USE AND PRELIMINARY SITE PLAN APPROVAL FOR DETROIT EDISON TAHOE SUBSTATION, SP97-10 AND A SUBJECT TO ALL OF THE CONSULTANTS CONDITIONS AND RECOMMENDATIONS

Moved by Weddington, seconded by Vrettas, CARRIED UNANIMOUSLY: To approve the Special Land Use and Preliminary Site Plan for Detroit Edison Tahoe Substation, SP97-10 and A subject to all of the consultants conditions and recommendations.

DISCUSSION

Member Markham asked whether this would resolve the unusually high number of power outages on the west side of Novi?

Mr. Misicko stated the original intent of the substation was to provide local relief for the area and the overburdening of the system. In the design, provisions were included to improve overall reliability.

Member Markham asked if Mr. Rogers discussion of the bikepath was a part of the motion?

Chairperson Lorenzo answered, if it was one of his conditions or recommendations, yes.

Mr. Rogers stated he respectfully requested it.

Member Markham asked the petitioner if he would be willing to put in the 8' bikepath along Ten Mile Road as part of the site plan?

Mr. Kelly stated it was something that he has done in the past and he would consider it.

VOTE ON PM-97-05-141 CARRIED UNANIMOUSLY

Yes: Bononi, Csordas, Hoadley, Lorenzo, Markham, Vrettas, Weddington

No: None

PM-97-05-142 TO APPROVE WOODLAND PERMIT FOR DETROIT EDISON TAHOE SUBSTATION

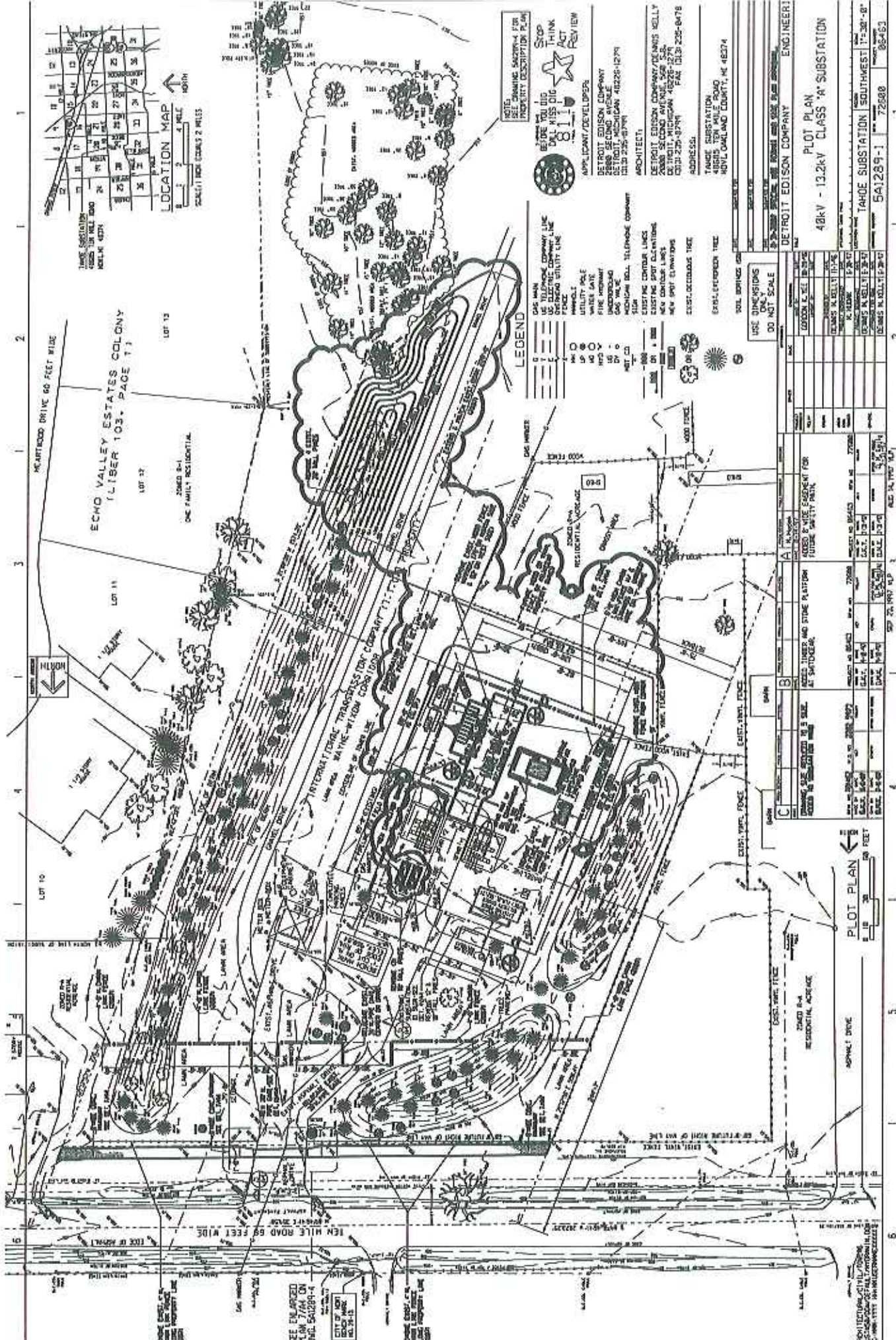
Moved by Weddington, seconded by Csordas, **CARRIED UNANIMOUSLY**: To approve the Woodland Permit for Detroit Edison Tahoe Substation.

VOTE ON PM-97-05-142 CARRIED UNANIMOUSLY

Yes: Csordas, Hoadley, Lorenzo, Markham, Vrettas, Weddington, Bononi

No: None

REDUCED SITE PLAN



NOTE: EXAMINE DRAWING FOR SET-BACKS AND PROPERTY DESCRIPTION PLAN

BEFORE YOU DIG STOP THINK ACT REVIEW

811

APPLICANT/DEVELOPER
DETROIT EDISON COMPANY
2880 SECOND AVENUE
DETROIT, MICHIGAN 48226-1274
(313) 229-8799

ARCHITECT
DETROIT EDISON COMPANY/STANIS KULLY
2880 SECOND AVENUE, SUITE 500
DETROIT, MICHIGAN 48226-1274
(313) 229-8799 FAX (313) 229-8478

ADDRESS
TAHOE SUBSTATION
48105 TEN MILE ROAD
HOWLAND COUNTY, MI 48374

USE DIMENSIONS ON DRAWING UNLESS OTHERWISE NOTED	
DO NOT SCALE	
DETROIT EDISON COMPANY ENGINEER	
PLOT PLAN	
48KV - 13.2KV CLASS "M" SUBSTATION	
PROJECT NO.	5A1289-1
DATE	7/11/07
SCALE	AS SHOWN
PROJECT LOCATION	TAHOE SUBSTATION, SOUTHWEST 17.381-87
PROJECT NO.	5A1289-1
DATE	7/11/07
SCALE	AS SHOWN
PROJECT LOCATION	TAHOE SUBSTATION, SOUTHWEST 17.381-87

A. N. WOOD	
REGISTERED PROFESSIONAL ENGINEER	
NO. 25,997-KP	
EXP. DATE 12/31/10	
PROJECT NO. 5A1289-1	
DATE 7/11/07	
SCALE AS SHOWN	
PROJECT LOCATION TAHOE SUBSTATION, SOUTHWEST 17.381-87	
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B. N. WOOD	
REGISTERED PROFESSIONAL ENGINEER	
NO. 25,997-KP	
EXP. DATE 12/31/10	
PROJECT NO. 5A1289-1	
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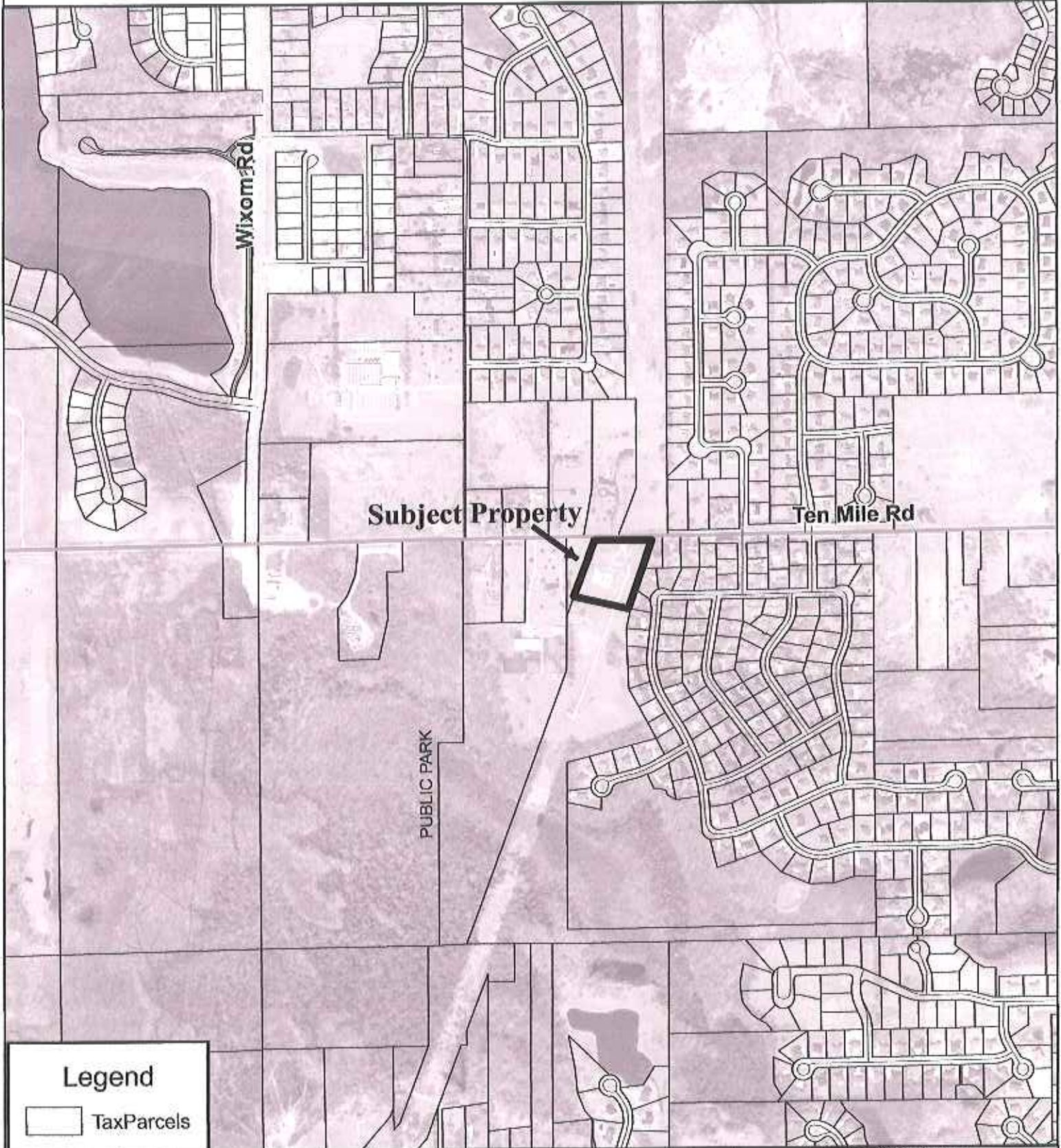
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Tahoe Substation Expansion SP07-38A

Location

November 19, 2007



Legend

 TaxParcels



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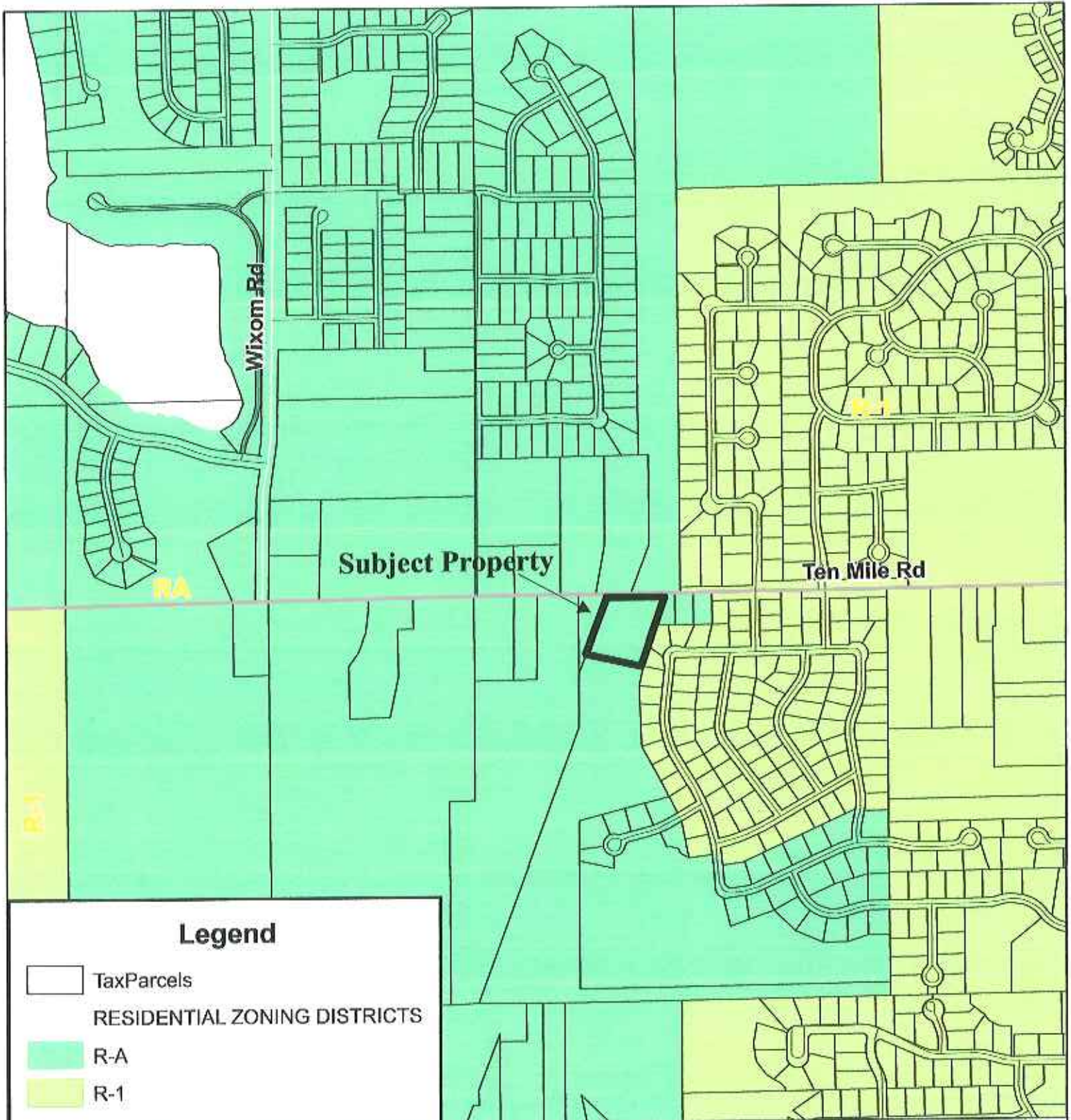
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Tahoe Substation Expansion SP07-38A

Zoning Districts

November 19, 2007



Legend

TaxParcels

RESIDENTIAL ZONING DISTRICTS

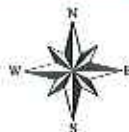
R-A

R-1



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0 210 420 840 1,260
FEET

/Tahoe Substation Location.mxd

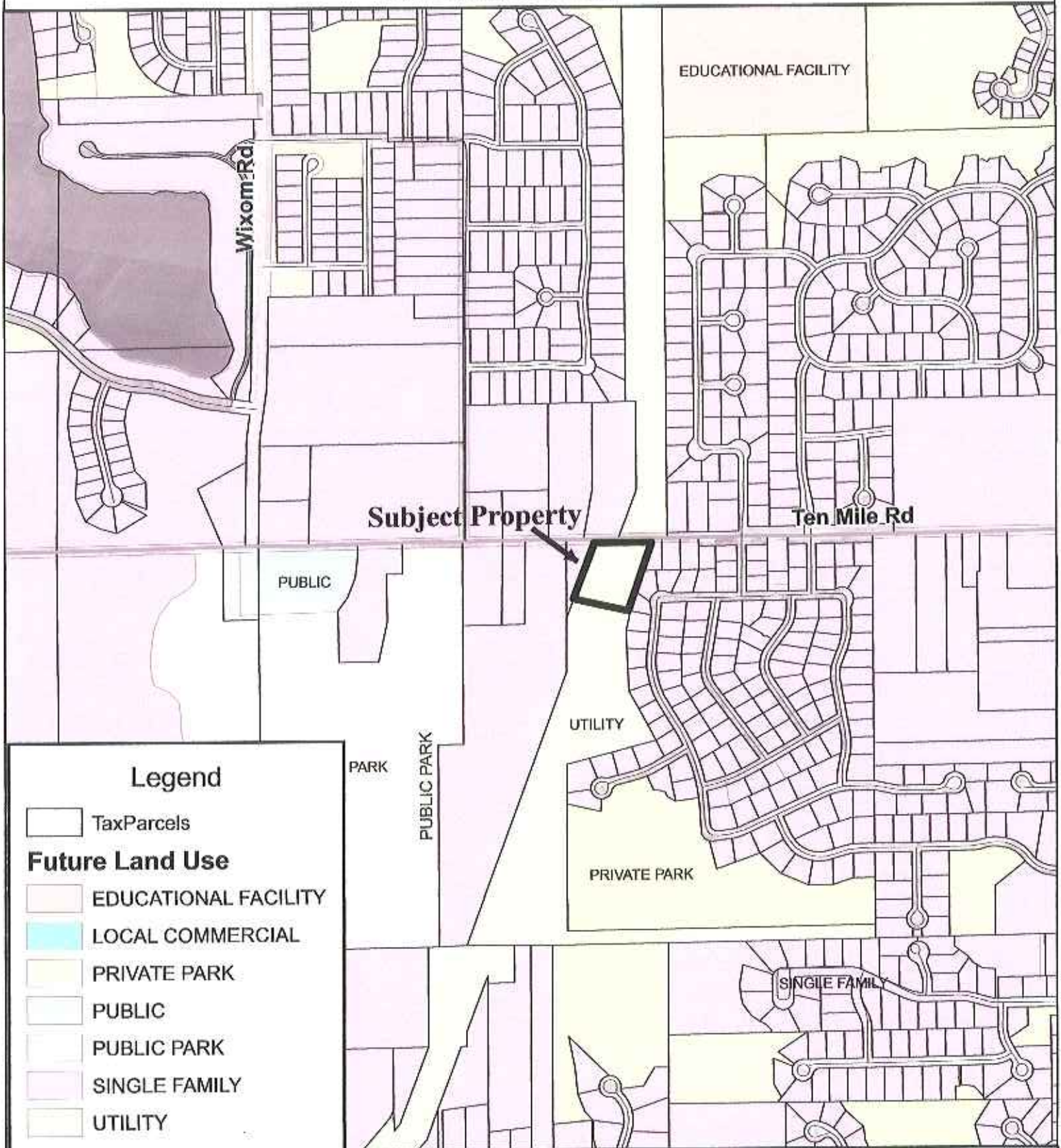
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Tahoe Substation Expansion SP07-38A

Future Land Use

November 19, 2007



Legend

-  TaxParcels
- Future Land Use**
-  EDUCATIONAL FACILITY
-  LOCAL COMMERCIAL
-  PRIVATE PARK
-  PUBLIC
-  PUBLIC PARK
-  SINGLE FAMILY
-  UTILITY



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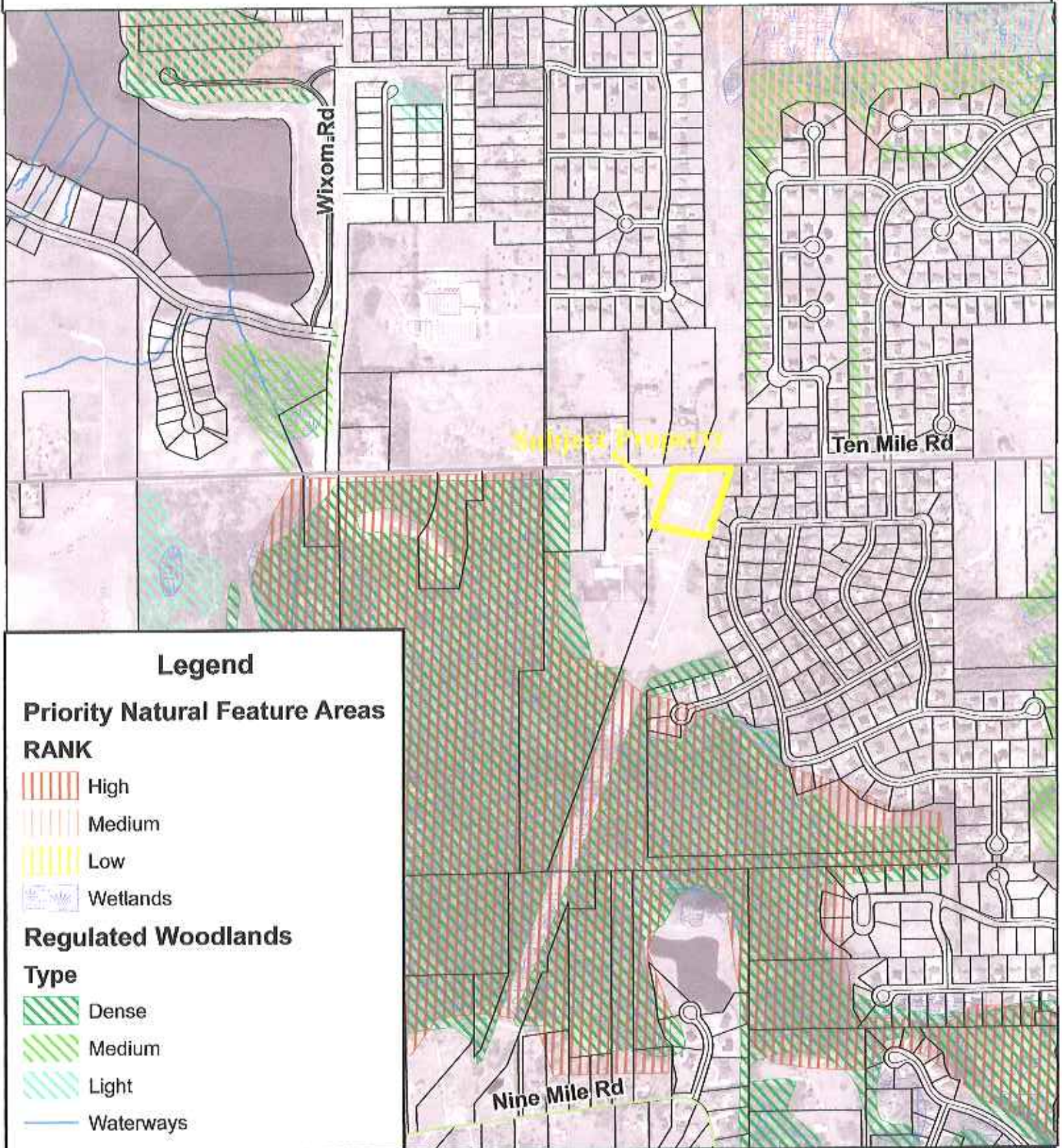


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Tahoe Substation Expansion SP07-38A
 Priority Natural Feature Areas, Wetlands, Regulated Woodlands, Watercourses
 November 19, 2007



Legend





Priority Natural Feature Areas

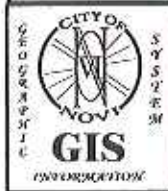
RANK

-  High
-  Medium
-  Low
-  Wetlands

Regulated Woodlands

Type

-  Dense
-  Medium
-  Light
-  Waterways



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