

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

February 24, 2016

Proceedings taken in the matter of the PLANNING  
COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi,  
Michigan, on Wednesday, February 24, 2016

BOARD MEMBERS

Mark Pehrson, Chairperson

Michael Lynch

David Greco

Tony Anthony

Robert Giacobetti

ALSO PRESENT: Barbara McBeth, Director of Community Development

TRANSCRIBED BY: Jennifer L. Wall, Certified Shorthand Reporter

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Novi, Michigan.

Wednesday, February 24, 2016

7:00 p.m.

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CHAIRPERSON PEHRSON: Call to  
order the February 24th Planning Commission  
Meeting.

I guess, Barb, you get to call  
the roll.

MS. MCBETH: Member Anthony?

MR. ANTHONY: Here.

MS. MCBETH: Member Barrata?

CHAIRPERSON PEHRSON: Absent,  
excused.

MS. MCBETH: Member Giacobetti?

MR. GIACOPETTI: Here.

MS. MCBETH: Member Greco?

MR. GRECO: Here.

MS. MCBETH: Member Lynch?

MR. LYNCH: Here.

MS. MCBETH: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.

MS. MCBETH: And Member  
Zuchlewski?

CHAIRPERSON PEHRSON: Absent,

1           excused.

2                                 With that if we could rise for  
3           the Pledge of Allegiance.

4                                 Member Lynch, could you please  
5           start us off.

6                                 (Pledge recited.)

7                                 CHAIRPERSON PEHRSON: Look for a  
8           motion to approve or modify the agenda.

9                                 MR. GRECO: Motion to approve.

10                                MR. LYNCH: Second.

11                                CHAIRPERSON PEHRSON: All those  
12           in favor?

13                                THE BOARD: Aye.

14                                CHAIRPERSON PEHRSON: Anyone  
15           opposed?

16                                (No audible responses.)

17                                CHAIRPERSON PEHRSON: We have an  
18           agenda.

19                                First audience participation?

20                                We will just wave at the  
21           audience participant member. We will close  
22           the first audience participation.

23                                Any correspondence?

24                                None.

25                                Community reports, probably

1 none.

2 Community development? Ms.  
3 McBeth?

4 MS. MCBETH: Thank you. I do not  
5 have anything to report this evening.

6 CHAIRPERSON PEHRSON: Awesome.  
7 Then we will come to our first public hearing  
8 and that's the 2016, 2022 Capital Improvement  
9 Program.

10 MR. CARDENAS: Chair Pehrson and  
11 the rest of the Planning Commission, I come  
12 before you again, to present the CIP this  
13 year for 2016 and 2022.

14 As always, this is all the  
15 projects that we have that are depreciable  
16 that is over \$25,0000. These are all the  
17 fun, big apparatuses that purchase or parks  
18 or sidewalks we are going to build or streets  
19 we are going to erect.

20 So I have a quick presentation  
21 for you all to enjoy, and this is to kind of  
22 give us an overview of what we have planned  
23 in the next six years, but most specifically  
24 for the next year's budget.

25 So this year we have 174

1 project -- or we have 174 projects for the  
2 next six years, totaling about 96 million  
3 dollars in just city funds. \$10 million of  
4 that is outside the leverage funds, those are  
5 grant funds or other federal or state funds  
6 we utilize for some of our projects.

7 This is how it's all broken  
8 down. Obviously the majority of them are for  
9 our street funds and the general fund.

10 But also we have the parks and  
11 rec, drain, and some other water and sewer  
12 especially.

13 The senior housing fund is in  
14 there with 8 percent because we have a  
15 significant project over at Meadowbrook  
16 Commons with the redo and the repaving of the  
17 parking lot, which will also entail some new  
18 carports over there.

19 As you hopefully know already  
20 and hopefully enjoy the new CIP, the digital  
21 CIP, that is this right here, so we have  
22 taken the six inch document that we used to  
23 prepare every year using six different kinds  
24 of programs and developed this labor of love  
25 from me.

1                   This is everything condensed  
2                   into one digital format where we have  
3                   everything in here, all the categories that  
4                   are in here, the different colors for the  
5                   respective logos for the categories that  
6                   represent the year they fall into.

7                   This map is completely active  
8                   and engaging, you highlight anything that  
9                   pops up and we can separate it by -- you can  
10                  sort it by year or by category. So we are  
11                  really happy with this, hopefully you are as  
12                  happy with it as well.

13                  Any comments, please let me  
14                  know. This is our first year at it, so happy  
15                  to make any adjustments or upgrades, when we  
16                  go forward for next year.

17                  So like I said, some big items  
18                  that we are after this year. One of them is  
19                  our fire apparatus, so Chair Pehrson, this  
20                  might be close to your heart, this is a new  
21                  truck that I believe is in Station One, I  
22                  believe. So this is one of our new  
23                  apparatuses, tanker truck, so we are looking  
24                  at replacing that this year. It's going to  
25                  be a big lead time, but these things are

1 never cheap, but are desperately needed in  
2 the community.

3 Another one is our public  
4 services garage, looking at expanding that  
5 and integrating that with the fire  
6 training -- firearm training center, which is  
7 on the north side of that map, and that  
8 little blue square rectangle is linking the  
9 two buildings together, this will really give  
10 us -- the motive for this is to be able to  
11 house all of our vehicles in one -- or under  
12 one or two roofs.

13 A lot of it right now, our  
14 vehicles cannot fit in the garage itself, and  
15 they sit out in the elements all throughout  
16 the year, so hoping to extend the life of our  
17 vehicles by putting them all under one roof  
18 and maybe also building a conference room  
19 onto the firearms training center will help  
20 increase the usability of that training  
21 center, which is currently used a lot by the  
22 Border Patrol Protection Agency for renting  
23 and training.

24 One big thing also we are  
25 looking at is relocation of a Fire Station

1 One.

2 One idea that we have is a  
3 kind of innovative idea that has been used in  
4 Washington DC, which is doing a private  
5 public partnership.

6 Which is having a fire station  
7 on the lower floor and maybe having some kind  
8 of private use on the second or third floors.  
9 So here Washington DC they use their station  
10 13 as a high place hotel on the upper floors,  
11 but the fire station on the bottom floor. So  
12 this is a plan they had in place, but they  
13 actually opened it this past November.

14 So, this is something we are  
15 looking at as well, of moving Fire Station  
16 One and hopefully revitalizing Main Street  
17 over there.

18 Last but not least, a big  
19 project is Lakeshore Park, looking at  
20 possibly redoing the entrance, moving that  
21 further to the east and then putting up a  
22 building that will be a rentable space and  
23 programmable space and redoing some  
24 volleyball courts, putting a new pavilion up  
25 and some new play structures and paving the



1 parking lot.

2 So, some pretty big projects  
3 we have coming up for the next six years,  
4 very expensive projects, but something that  
5 will definitely benefit the community as a  
6 whole.

7 So, with that, I entertain any  
8 questions or comments.

9 CHAIRPERSON PEHRSON: It's a  
10 public hearing, so see if there is anyone in  
11 the audience first of all.

12 Seeing no one in the audience,  
13 we will close the audience participation,  
14 turn to the Planning Commission for their  
15 comments to start.

16 Anyone?

17 CHAIRPERSON PEHRSON: Rob,  
18 please.

19 MR. GIACOPETTI: I don't know if  
20 this is a question for Victor or for Carl.

21 The fire Station One  
22 relocation concept, of a private public  
23 partnership, how would that work? Would the  
24 city finance the facility, or would you rely  
25 on a public -- or I should say a private

1 developer to build it, then they would lease  
2 the fire station component to the city, how  
3 would you -- what do you have in mind?

4 MR. CARDENAS: We are definitely  
5 in the infancy of planning that. So, how  
6 other of them have worked is that the city  
7 will, you know, buy the land, you know, go in  
8 partnership with the building itself, maybe  
9 build a whole building and lease out the  
10 other parts to the private entity or work in  
11 collaboration in terms of the first floor and  
12 the other floors are funded by the private  
13 entity.

14 But all offers are on the  
15 table, so we are really at the start of --  
16 the infancy of planning on this. We are gong  
17 to forming a committee in the near future  
18 with City Manager Auger at the helm, and be  
19 looking at all offers are on the table on how  
20 we will do this.

21 MR. GIACOPETTI: This would  
22 potentially be on the site of Fire Station  
23 One?

24 MR. CARDENAS: Our plan is to  
25 move it elsewhere in that area, so maybe sell

1 possibly the current Fire Station One, that  
2 land to a private developer and help develop  
3 that into a more useful space.

4 Right now you have a lot of  
5 space with that driveway, so we think we can  
6 get a development in there that would help  
7 revitalize and invigorate Main Street.

8 CHAIRPERSON PEHRSON: Carl,  
9 anything you can add to this?

10 Any other comments?

11 MR. LYNCH: Make a motion?

12 CHAIRPERSON PEHRSON: Go for it.

13 MR. LYNCH: Just a motion to  
14 approve the Capital Improvement Plan.

15 MR. CARDENAS: As in years past,  
16 per Ms. McBeth, the Planning Commission then  
17 recommends this to City Council for inclusion  
18 into the annual budget, but really this is a  
19 Planning Commission document per by state  
20 law, so we do seek a recommendation or  
21 approval from the Planning Commission.

22 MR. LYNCH: I'd like to make a  
23 motion to make a recommendation to the City  
24 Council.

25 MR. GIACOPETTI: It's not a

1 recommendation, it's an approval.

2 MR. LYNCH: I think we have to  
3 approve recommendations in City Council.

4 MR. GIACOPETTI: We approve --  
5 it's our document we approve it.

6 MS. MCBETH: I think the wording  
7 is that you approve the CIP for the City  
8 Council to consider including in the city's  
9 budget document.

10 MR. LYNCH: That's what my motion  
11 is.

12 MR. GRECO: Second.

13 CHAIRPERSON PEHRSON: We have a  
14 motion by Member Lynch, second by Member  
15 Greco.

16 Any other comments?

17 CHAIRPERSON PEHRSON: Just the  
18 format is wonderful, being able to walk  
19 through it, punch things, see different  
20 things, different years, different items,  
21 it's brilliant. Kudos whoever came up with  
22 the six inch binder removal tool. It's  
23 awesome. It's really cool.

24 MR. LYNCH: Came out of the tree  
25 fund.

1 CHAIRPERSON PEHRSON: With that,  
2 any other comments?

3 Barb, can you call the roll.

4 MS. MCBETH: Member Giacobetti?

5 MR. GIACOPETTI: Yes.

6 MS. MCBETH: Member Greco?

7 MR. GRECO: Yes.

8 MS. MCBETH: Member Lynch?

9 MR. LYNCH: Yes.

10 MS. MCBETH: Chair Pehrson?

11 CHAIRPERSON PEHRSON: Yes.

12 MS. MCBETH: And Member Anthony?

13 MR. ANTHONY: Yes.

14 CHAIRPERSON PEHRSON: Motion  
15 passes five to zero.

16 MR. CARDENAS: Thank you very  
17 much.

18 CHAIRPERSON PEHRSON: Thank you.  
19 Next is the agenda matter for consideration,  
20 approval of the January 27, 2015 Planning  
21 Commission minutes.

22 MS. MCBETH: Mr. Chair, may I  
23 just clarify that we meant to say the January  
24 27, 2016 Planning Commission minutes.

25 CHAIRPERSON PEHRSON: Dear Lord.

1                   2016, yes, indeed.

2                                   Any changes, modifications?

3                                   MR. GRECO: Motion to approve.

4                                   MR. LYNCH: Second.

5                                   CHAIRPERSON PEHRSON: Motion by  
6 Member Greco, second by Member Lynch. Any  
7 other comments?

8                                   (No audible responses.)

9                                   CHAIRPERSON PEHRSON: Barb, can  
10 you call the roll, please.

11                                   MS. MCBETH: Member Greco?

12                                   MR. GRECO: Yes.

13                                   MS. MCBETH: Member Lynch?

14                                   MR. LYNCH: Yes.

15                                   MS. MCBETH: Chair Pehrson?

16                                   CHAIRPERSON PEHRSON: Yes.

17                                   MS. MCBETH: Member Anthony?

18                                   MR. ANTHONY: Yes.

19                                   MS. MCBETH: Member Giacobetti?

20                                   MR. GIACOPETTI: Yes.

21                                   MS. MCBETH: Motion passes five  
22 to zero.

23                                   CHAIRPERSON PEHRSON: Thank you  
24 gentlemen.

25                                   Any other matters for

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discussion?

Any supplemental issues?

Last chance for our one audience member to participate, she is unwilling, but she is smiling, so that's a good sign.

Close the last audience participation, look for a motion to adjourn?

MR. GRECO: Motion to adjourn.

MR. LYNCH: Second.

CHAIRPERSON PEHRSON: All those in favor?

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Thank you.

(The meeting was adjourned at 7:15 p.m.)

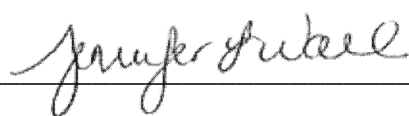
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1 STATE OF MICHIGAN )  
 2 ) ss.  
 3 COUNTY OF OAKLAND )

4 I, Jennifer L. Wall, Notary Public within and for the  
 5 County of Oakland, State of Michigan, do hereby certify that the  
 6 witness whose attached deposition was taken before me in the  
 7 above entitled matter was by me duly sworn at the aforementioned  
 8 time and place; that the testimony given by said witness was  
 9 stenographically recorded in the presence of said witness and  
 10 afterward transcribed by computer under my personal supervision,  
 11 and that the said deposition is a full, true and correct  
 12 transcript of the testimony given by the witness.

13 I further certify that I am not connected by blood or  
 14 marriage with any of the parties or their attorneys, and that I  
 15 am not an employee of either of them, nor financially interested  
 16 in the action.

17 IN WITNESS THEREOF, I have hereunto set my hand at the  
 18 City of Walled Lake, County of Oakland, State of Michigan, this  
 19 14th day of March 2016.

20  
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 22 



23 Jennifer L. Wall CSR-4183  
 24 Oakland County, Michigan  
 25 My Commission Expires 11/12/15