Proceedings had in the above-entitled matter were taken before me, Glenn G. Miller, Notary Public within and for the County of Oakland, State of Michigan, at 45175 W. Ten Mile Road, Novi, Michigan, on Wednesday, May 25, 2016.

PRESENT:

Mark Pehrson, Chairman
Michael Lynch, Commissioner
David Baratta, Commissioner
Ted Zuchlewski, Commissioner
David Greco, Commissioner
Robert Giacopetti, Commissioner

Barbara McBeth, Deputy Director of Community Development
David Gillam, Attorney
Sri Komaragiri, Planner
Kirsten Mellem, Planner
Adrianna Jordan, Planner
Rick Meader, Landscape Architect
Jeremy Miller, Staff Engineer
Novi, Michigan

Wednesday, May 25, 2016

At about 7:00 p.m.

MR. PEHRSON: Call to order the May 25th, 2016 Planning Commission meeting.

Sri, are you going to call the roll? Welcome back.

MS. KOMARAGIRI: Thank you. Good evening, members.

Member Anthony?

MR. PEHRSON: Absent. Excused.

MS. KOMARAGIRI: Member Baratta?

MR. BARATTA: Here.

MS. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Here.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Here.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MS. KOMARAGIRI: Chair Pehrson?

MR. PEHRSON: Here.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Here.

MR. PEHRSON: With that, if we could stand for the Pledge of Allegiance. Member Zuchlewski,
could you please lead us.

(The Pledge of Allegiance was lead
by Member Zuchlewski.)

MR. PEHRSON: Thank you, sir.

Look for a motion to approve the
agenda or any changes thereon?

MR. BARATTA: Motion to approve.

MR. ZUCHLEWSKI: Second.

MR. PEHRSON: We have a motion and a
second. Any other discussions? All those in favor?

THE COMMISSION: Aye.

MR. PEHRSON: Anyone opposed? We have an
agenda.

That brings us to our first
audience participation. If there's anyone in the
audience that wishes to address the Planning Commission
on something other than the one Public Hearing at this
point in time, please step forward.

Seeing no one, we'll close the
first audience participation.

Any correspondence?

MR. LYNCH: I think they're all for the
Public Hearing.

MR. PEHRSON: While you're day-dreaming,
MR. LYNCH: Wait a minute. I'm not sure this is for the Public Hearing. Yeah, I don't think this is for the Public Hearing. Do you want me to read it into the record, the Echo Valley one?

MR. PEHRSON: You can summarize all you want.

MR. LYNCH: It's a letter from the Echo Valley Homeowners Associations alleging we are hiding dramatic proposals. Went to a leadership breakfast and learned about some intense urban zoning. Apparently they have issues with planned development along Grand River, but I'll put this into the record.

MR. PEHRSON: Thank you, sir. Any committee reports?

City Planner Report, Ms. McBeth.

MS. McBETH: Thank you. Good evening. Just one item to report from the City Council meeting on Monday evening. The City Council did vote to tentatively approve the Beacon Hill project. That's at the northeast corner of Twelve Mile and Meadowbrook Road. If that goes back for final approval, the PRO Agreement, it will come back to the Planning Commission for site plan review, woodland and wetland permit review. Thank you, Mr. Chair.

MR. PEHRSON: Thank you. That brings us
to our first Public Hearing and the first item is the Grand River Soccer Park, JSP16-20. And it's a Public Hearing at the request of the City of Novi and Suburban Collection Showplace to gather input regarding the proposed Site Plan. The subject property is currently zoned I-1, Light Industrial and is located in Section 16 off of Taft Road, south of Grand River Avenue. The applicant is proposing two soccer fields and associated parking on site. Plans are available for review at the Community Development Department in the Civic Center.

Good evening.

MS. KOMARAGIRI: Thank you.

Like we discussed, the subject property is located south of Grand River Avenue near Suburban Collection Showplace between Taft Road and Beck Road.

It is zoned I-1, Light Industrial surrounded by R-1, One-Family residential on the south, Office Service Technology on the north and I-1, Light Industrial on all the other sides.

The Future Land Use map indicates Industrial Research development and technology for the subject property and the property to the west and north, industrial research development for the property on the east and single family for properties on...
There are few regulated woodlands and wetlands on the property. Suburban Showplace Collection, LLC currently owns the property. In 2015, City Council approved a resolution regarding a Cooperative Agreement between the City and the applicant. The applicant has offered to construct two regulation size athletic fields and the associated parking on the site for use by City of Novi Parks Department. This is a temporary arrangement between the Owner and the City with an intent to use it for no longer than five years.

The soccer fields are considered a primary use for the property and would be available during spring, summer and fall except during the Michigan State Fair period and a couple other events. During that time, the applicant is anticipating using the site for parking and staging of Exhibitor and Participant vehicles only as a secondary use.

The applicant and the staff are currently working on resolving some concerns with the site plan. Staff and the applicant agree that the plans need to be revised and reviewed again prior to Planning Commission's consideration and approval.

Since staff has already
adVERTISED FOR A PUBLIC HEARING FOR TODAY'S MEETING, THE
PLANNING COMMISSION IS ASKED TO HOLD THE PUBLIC HEARING
AS ADVERTISED BUT DEFER THE DECISION FOR A MEETING AT A
LATER DATE TO BE SCHEDULED.

OUR WETLANDS AND WOODLANDS
CONSULTANT, PETE HILL, IS HERE TONIGHT AND HE'LL GO OVER
BRIEFLY OVER THE EXISTING NATURAL FEATURES ON THE SITE
AND THE PROPOSED IMPACT. THE APPLICANT, MR. BLAIR
BOWMAN, IS ALSO HERE IF YOU HAVE ANY QUESTIONS FOR HIM.

AS ALWAYS, STAFF WILL BE GLAD TO
ANSWER ANY QUESTIONS YOU HAVE FOR US. THANK YOU.

MR. PEHRSON: SO NICE TO HAVE HER BACK,
ISN'T IT?

DOES THE APPLICANT WISH TO
ADDRESS THE PLANNING COMMISSION AT THIS TIME?

MR. BOWMAN: HI. MY NAME IS BLAIR
BOWMAN, JR. UNFORTUNATELY, MY DAD, BLAIR BOWMAN, SR.,
WASN'T ABLE TO MAKE IT. HE HAD A BOARD MEETING THAT HE
COULDN'T RESCHEDULE.

SO I JUST WANT TO REITERATE THAT
WE ARE REALLY EXCITED ABOUT THIS ARRANGEMENT WITH THE
CITY AND THE FLEXIBLE USE THAT IT PROVIDES THE CITY FOR
ITS RECREATIONAL FIELDS AND ALSO FOR US FOR THE STATE
FAIR AND A FEW OTHER OF THE EVENTS THAT WE CAN USE IT
FOR FLEXIBLE SPACE.
MR. PEHRSON: Very good. Thank you. If we have questions, we'll ask at that point.

This is a Public Hearing. If there's anyone in the audience that wishes to address the Planning Commission on this matter, please step forward at this time.

Seeing no one, we'll close the audience participation.

Any correspondence? Mr. Lynch.

MR. LYNCH: Yes, we have some correspondence. The first one is an objection from Rafael and Katrazina Barkus at 26258 Mandalay Circle, and there's a letter. The issue that they have is soccer fields are within a few hundred feet from their home, impacting their privacy, safety concerns due to increased traffic, noise pollution from the traffic, significant transformation of Asbury Parks Wetland Preserve, negative effect on home values. And some countermeasures, they also list some countermeasures that the City has not put in place.

The next one is an objection. This is a dark copy, a fax copy. Okay. It's from Howard and Jean Blywis (ph) 26255 Mandalay Circle. Summarize. Worried about the wetlands, security and safety caused by the parking. These will all go into
One more is an objection from James and Kiko Warden. They are at 26285 Mandalay Circle. They're opposed to this. Apparently there was some acts of vandalism linked to residents in the neighboring community. They mention some vehicles are already illegally parking on Asbury Park Community property and worried about the woodlands and wetlands.

MR. PEHRSON: Thank you, sir. With that we'll close the audience -- the Public Hearing on this matter and turn it over to the Planning Commission for their consideration. Who would like to start? Member Lynch.

MR. LYNCH: I thought we weren't going to have a discussion.

MR. PEHRSON: It's an open discussion to get your input.

MR. LYNCH: I'd like to hear more about this wetlands and woodlands. I see it on the property. It's not clear to me. It looks like the woodlands and the wetlands provide a natural buffer between the residential community and where the parks are going to be proposed. Is that a correct statement?

MR. HILL: Hi. I'm Pete Hill with ECT, representing the wetlands and woodlands consultants.
We're the wetlands and woodlands consultants.

Just briefly, I can tell you that the site does contain, as Sri said, the site contains some regulated woodland and five regulated -- I'm sorry -- five wetlands. I think on the figure up there, there's the dashed green line that shows the regulated woodland boundary. So we were asked to do a wetland and woodland evaluation of the site, which means we walked basically the entire site and looked at what it had to offer.

In terms of regulated trees, we looked inside the green boundary and then up at the north end of the site there is one tree that's a 36-inch diameter tree. So I'll remind you that the City basically regulates all trees that are eight inches in diameter or above within the regulated woodland boundaries. There are five of those that are being removed and we recommended that the applicant place a financial guarantee to replace those or replace them on site would be ideal.

MR. LYNCH: Okay. Well, I guess my question was a little broader than that. I'm trying to figure out where -- from a prior slide it looked like the wetlands were adjacent to the Asbury Park Subdivision, in between the soccer fields and the --
MR. HILL: I think I can add to that. So with north being left on the plan, Grand River being left on the plan, to the left. The current plan does not propose to impact Wetland E on the south end of the site, or the right side of the screen, or Wetland A on the top end of the screen, or the east side of the site. It does propose to impact Wetlands B, G and F. Of those three, only Wetland F is considered regulated by the City ordinance. B and G are actually basically scooped out of the ground, man-made holes that are very small and didn't meet the essentiality criteria in the ordinance. So a natural buffer will remain in Wetlands A and E to the south along Asbury.

MR. LYNCH: Okay. That's where I was primarily getting to is, is there going to be a natural buffer between -- it looks like there's three homes in this subdivision. There's three homes that are affected by this, according to the satellite map I'm looking at now.

MR. PEHRSON: Excuse us, sir. I'm just trying to get -- not right now, please.

MS. KOMARAGIRI: There were three houses abutting the property line but the subdivision has more than three but there were three abutting the property line.
MR. LYNCH: And that was the letters that we got. And what I'm trying to understand is, going back and forth between the drawing of the soccer field with respect to where the homes are.

MS. KOMARAGIRI: The homes are over here. If you can see the palm.

MR. LYNCH: Yes, I see that.

MS. KOMARAGIRI: That's where the houses are, the property lots are located. One is undeveloped currently; the other one has a house.

MR. LYNCH: Okay. Could you go back one, one more, one more. Okay. Okay. On this drawing the homes that appear on the satellite, are they on the right side, the left side?

MR. PEHRSON: Right where the --

MR. LYNCH: Okay. Okay. Good, good, good. Okay. So that's basically not going to change, right, we're not changing all that stuff. So there is a significant amount -- I mean, looking at the satellite shot, there is a significant amount of foliage, it looks like some wetlands, so there is a natural barrier, if you will, between where the soccer fields are, or being proposed, and where the homes are. Correct?

MS. KOMARAGIRI: Whatever the existing barrier is, it's going to be left as is.
MR. LYNCH: Okay. Now, this property right now is zoned industrial?

MS. KOMARAGIRI: Light Industrial, yes.

MR. LYNCH: Light Industrial. So the question -- so basically if somebody wanted to come in there and put in a Light Industrial manufacturing plant --

MS. KOMARAGIRI: That's currently a permitted use, yes.

MR. LYNCH: Okay. So I guess that's the only questions I have. I just want to know where this stuff was with respect to the homes.

MR. PEHRSON: Member Zuchlewski.

MR. ZUCHLEWSKI: What would the hours of operation for the soccer fields be?

MS. McBETH: So we were having a conversation with the Parks and Rec director today and the parks are typically operated between, you know, dawn and dusk. He anticipated with the use of soccer fields on the site, which would be the primary use, mostly in the evening hours, five o'clock to eight o'clock, something like that during the seasons when people would want to be outside.

MR. ZUCHLEWSKI: And the lighting of this, I'm sure it would be well-lit.
MS. McBETH: There would be no lights, no lights at all.

MR. ZUCHLEWSKI: All right. So lighting is not an issue. How about speaker systems of any kind, is that a concern? The soccer games, are they --

MS. McBETH: They're not anticipating speaker systems, from what I understand. These would primarily be practice fields and for the 13-year-old and younger players of soccer, so mostly small kids is what they're anticipating. That's the primary use. As Sri mentioned, there would be these other uses temporarily, you know, overflow for the State Fair and other events at the Suburban Collection Showplace. It would be a little bit different than this, but the primary use would be the soccer fields.

MR. PEHRSON: Member Baratta.

MR. BARATTA: Thank you. Barbara, parking, where would the parking field be for the soccer field? Are they near the houses or away from the houses?

MS. McBETH: Sri is showing -- she's showing where it is. Yeah, mostly on that -- there it is on the left side right there.

MR. BARATTA: And the houses are at the top of the page?
MR. PEHRSON: To the right.

MR. BARATTA: So you're not going to see the houses in essence. The parking will not be seen by the houses because there will be a buffer there for landscaping and things?

MS. McBETH: There's some foliage. Pete Hill might be able to better answer the type of foliage that's out there.

MR. HILL: Well, Wetland E is pretty thick scrub/shrub wetland throughout most of it except for the lower right-hand side is a little bit less shrubby and kind of more emerging wetland, but I think I'd only be speculating, but there's a fairly big distance. I don't have it in front of me. But there's a big vegetated to remain stretch, you know, between the parking and the back lot line of those lots. But I can't say whether or not you can see the parking lot or not when it's constructed from the home, but due to elevations, I'm not sure what the proposed elevation is of the parking lot versus the lot, but in terms of distance and existing scrub/shrub wetland, I think it would be hard to see through that. It's hard to walk through that.

MR. BARATTA: Would there be a barrier that's constructed that when the field closes that
people couldn't go into that area and park?

MS. McBETH: At this time that was not anticipated. It could be suggested to the Parks Department, but I think the idea was that it would be open.

MR. ZUCHLEWSKI: How many parks are we looking at, parking spaces?

MS. KOMARAGIRI: There are about 90 spaces currently being proposed.

MR. ZUCHLEWSKI: Can you tell me, Sri, the distance between the parking lot and the neighbors to the south?

MS. KOMARAGIRI: It is just over 300 feet from the edge of the parking lot to the property line.

MR. PEHRSON: Member Baratta, you still have the floor.

MR. BARATTA: Thank you. So really just to size this up, we're basically saying it's zoned light industrial, somebody could develop it, they could certainly put in parking area, they could certainly build a building here, and what you basically have here is probably a less intrusive use on a temporary basis, five years or so, where they're building two soccer fields. You're keeping basically the landscaping in place that's screening the houses, you're not adding
any. While I really don't like knocking down woodlands, it's certainly something that's pre-zoned and you're looking to preserve those trees that are there, is that a fair statement, at least the ones that are protected?

MR. HILL: Correct. There are six total trees being removed, one's up near Grand River, and none in the area we were referring to. There's five more right around the B and the G, actually near the B that you see on the plan there. So five there and one up front will be removed.

MR. BARATTA: Okay. And there's no lights on the field so with dusk they obviously can't play. I would think that if you had a barrier there you could prevent cars from parking there after hours, you could probably secure that field, and that would be a pretty good use, in my opinion, for that property.

MR. PEHRSON: Thank you, sir. Member Greco.

MR. GRECO: Yes. Thank you, Chair.

From my review of the plan and looking at this, I agree with Member Baratta. This seems to be a substantially lighter use than can be proposed there. I mean, two soccer fields. They can build a building there with lights, with parking, with active use. With dawn to dusk and no lights there, it
seems like a much lighter use than could be used for the property. And you said it was difficult to walk through the woodlands/wetlands area. I mean, there's no access from the site back to the south, to the subdivision, unless you walk through scrub and woods. Correct?

MR. HILL: I didn't see any. One thing I did notice is, there's an emergency access to the commercial development that is west of the site. There is a barricade just north of the Asbury Park Drive. I didn't walk down it so I don't know -- basically the answer is no. I don't think there are any pathways through the site.

MR. GRECO: All right. Thank you. I have nothing further.

MR. PEHRSON: Thank you.

Mr. Bowman, what would be the other uses for this during the State Fair times or those times when not used as a soccer field?

MR. BOWMAN: So the main uses would be for our midway operations. We have a midway operator that comes in with a lot of trailers and just things that take up space. So instead of parking those on site and taking up a lot of parking, we'd like to park those on this site, just a lot of like that staging stuff, a couple trailers, maybe some equipment.
MR. PEHRSON: So with inside the purview then of the ownership of that property you'd set up guidelines for those people that are going to park?

MR. BOWMAN: Yes.

MR. PEHRSON: As far as what expectations are for how they operate on that field during these times; is that correct?

MR. BOWMAN: Yes.

MR. PEHRSON: Is there consideration for upkeep and maintenance of the fields ongoing? Where does the burden fall for that?

MR. BOWMAN: It should be maintained by us, I believe. My dad and I both go on the lawnmower and ride around, so I'm sure it's not a problem.

MS. McBETH: Mr. Chair, as this goes through the Planning Commission for Site Plan Review, there would be an agreement at the City Council level that would talk about the terms of the maintenance.

MR. PEHRSON: Signage, Barb, any type of signage that would be allowed or permitted at this point?

MS. McBETH: I've not heard of any request for signage on the property.

MR. PEHRSON: When the agreement is
written, stipulations about parking along the
ingress/egress roadway so that that could not occur, I'm
sure that would be considered as well.

    MS. McBETH: Ideally, yes. There would
be no parking along that roadway for the best access for
emergency vehicles.

    MR. GRECO: I have an additional
question.

    MR. PEHRSON: Sure.

    MR. GRECO: Thank you, Chair.

                To the applicant and I guess to
the City staff, I mean, has there been a discussion
already regarding a lease or a term of years for at
least an initial time period when the City is going to
have these soccer fields?

    MR. BOWMAN: Yeah. From my understanding
it was a maximum of five years that the term was going
to be.

    MR. GRECO: A maximum of five years in
the initial lease or a minimum?

    MS. KOMARAGIRI: Maximum.

    MR. GRECO: A maximum of five years?

    MS. McBETH: Yeah, that's the intent, as
I understand it as well, a maximum of five years.

    MR. GRECO: A five-year lease and at the
conclusion of that the parties then decide what they want to do, the owner can decide if they want to do something else for the property.

MS. McBETH: That's correct. And this will help out with the City's efforts to rejuvenate and refresh the soccer fields that we have at other locations. It kind of takes a little bit of the pressure off of the interest in using soccer fields to have this as a temporary use.

MR. GRECO: Fair enough. All right. Thank you.

MR. PEHRSON: Member Lynch.

MR. LYNCH: Yeah, I do have one more question.

Mr. Bowman, you said there's going to be trailers and stuff, nondescript things stored there during certain events and stuff. There's not going to be like RVs and stuff where people are going to be living there during events?

MR. BOWMAN: I don't believe so. We have certain areas for like the Detroit Shriners who come in and kind of do a little bit of camping, but that would be in our camper and RV area with the Fair, which is kind of -- they need electricity and everything, so they are near the building.
MR. LYNCH: Okay. So this is going to be just basically nondescript trailers and things?

MR. BOWMAN: Yeah, yeah. It's mostly like kind of a marshaling area for all the random equipment that they haul in. It takes up about 200 yards of space.

MR. LYNCH: I understand, I understand. And I do agree with my fellow commissioners that this is, in my opinion, a better use of the land versus an industrial site. I just want to make sure that there's going to be some clear stipulations in the agreement on, you know, what's allowed to go on in that area. Granted, I know about the soccer games, and that's great, but in that area where you're going to use it for storing stuff. That was my only concern.

MR. PEHRSON: Member Baratta.

MR. BARATTA: So I guess my question would be today, if you wanted to go in and you wanted to level that property and make a parking lot of it --

MR. LYNCH: You could do that.

MR. BARATTA: You could do that. And if he's going to limit those vehicles to probably where the parking is today, that you would establish, I suspect that's where they would be, you would put those vehicles or whatever that staging is.
MR. BOWMAN: Yeah, it should be, and I believe there is --

MR. BARATTA: You're not going to put it on the soccer field, you're going to put it in your --

MR. BOWMAN: There was some anticipation for it, like Comicon, where we really are stretched for parking spots, we may park on the grass, it's going to be really tough, and then we would be responsible for repairing those to whatever condition it was in before.

MR. PEHRSON: So with that you got our input. We'll move forward with the City to look forward to future review.

MS. McBETH: Yes. We anticipate that we'll bring this back to an upcoming Planning Commission meeting for site plan review, woodland and wetland permits.

MR. PEHRSON: Thank you. Thank you, Mr. Bowman.

Next on the agenda is Matter For Consideration, Unlisted Use Determination. And it's a consideration of the request of Sue -- oh, boy, how do I say it, Nebe, Nebe? I knew I was going to get it wrong. Sorry -- for an Unlisted Use Determination under Section 4.87 of the Zoning Ordinance. The applicant is requesting a determination on the appropriateness of a
Group Retreat House in the I-2, General Industrial District.

Adrianna. Good evening.

MS. JORDAN: Good evening.

MR. PEHRSON: How are you?

MS. JORDAN: Doing well. How are you?

MR. PEHRSON: I'm doing well.

MS. JORDAN: So in April the applicant inquired whether she could open a scrapbooking and crafting retreat facility offering accommodations for crafting activities and provisions for meals and sleeping rooms in the historic Chapman Home located at 46689 West Road. Here's a photograph of that residence.

After reviewing the Zoning Ordinance, Planning Staff determined that the proposed scrapbooking retreat land use was dissimilar enough from the existing bed and breakfast land use to warrant review by the Planning Commission and City Council as an unlisted use. The proposed use has features which make it distinct from the bed and breakfast description, primarily that the owner does not intend to reside in the home, which is a requirement for a bed and breakfast.

One of the bedrooms would accommodate up to eight overnight guests and a maximum
of four guests per room is permitted in a bed and breakfast. And a microwave and sink would be provided to the guests in the home to prepare supplemental food.

After researching this issue and gathering case studies from other Michigan communities, Planning Staff recommends that the Planning Commission and City Council consider allowing this unlisted use as a special land use applicable when a building is significant in the history, architecture, archeology, engineering or culture of the city of Novi, the state of Michigan or the United States. We recommend that in all zoning districts and otherwise subject to most of the current ordinance standards for beds and breakfasts.

The Planning Commission is asked to review the attached documents -- sorry, I don't need to read that part -- and provide a recommendation to the City Council regarding whether or not the unlisted use would be appropriate as a special land use in all zoning districts. The matter would then be forwarded to the City Council for a final determination on the use and the districts in which it would be most appropriate.

Thank you.

MR. PEHRSON: Thank you. Appreciate that.

Would the applicant wish to
address the Planning Commission at this time?

MS. NEBE: I'm Sue Nebe. I have been doing crafting and scrapbooking and quilting and things like that for about 55 years and I would like to be able to use this beautiful historic home to be able to allow that teaching to other people that might be interested in learning those kind of things and spending their time learning some of those items and crafting things that have long gone by the wayside and continue the beauty of that historic home.

MR. PEHRSON: Very good. If we have any questions, we'll ask them.

MS. NEBE: Thank you.

MR. PEHRSON: I'll turn this over to the Planning Commission for their consideration. Who would like to start?

MR. GRECO: I'd like the applicant to come up again.

MR. PEHRSON: Might as well just sit in the front row. Save you a walk.

MR. GRECO: So we've read the materials. I mean, this is something that's trending, this type of situation?

MR. PEHRSON: What? You don't know about scrapbooking?
MR. GRECO: No, I know about scrapbooking, believe me, in my house, but a place to go stay, you know, like a retreat for the weekend or something?

MS. NEBE: Yes.

MR. GRECO: And is this a business that you own?

MS. NEBE: It would be a business. I've done this out of my home in Farmington Hills for about 15 years, not the overnight stays for the most part, and I have a small store in Farmington that is a scrapbook store. But the trend is that the existing retreat homes where groups of friends and ladies go and usually on a Thursday, go home on a Monday. They spend the entire time, they get pampered. You might have massage people there to give a massage after they've been sitting there scrapbooking or quilting all day. They get their meals served to them.

All that is taken care of by a small staff that would be available at the retreat house most of the time. And those folks in the retreats that are available within two hours of the city, right now there's up to a two year wait to get a weekend to be able to take up to eight or 12 of your friends and go spend a weekend like that.
MR. GRECO: So people, like, book it for a group of friends, like you get together with some or your friends and you actually book the house for the weekend or something?

MS. NEBE: Yes, sir.

MR. GRECO: Okay. Thank you.

MR. PEHRSON: Are you planning an excursion for the Planning Commission?

MR. GRECO: That's right.

MR. PEHRSON: Member Zuchlewski.

MR. ZUCHLEWSKI: I have just a couple questions. I haven't seen a floor plan so I'm not sure what the plan is to remodel certain areas or whatever. I understand you want to keep as it is pretty much. How about handicap access ramps in toilet rooms and grab bars and thing like that?

MS. NEBE: At this point, because of the historic nature of the home, we were planning on putting a ramp on the backside of the porch from the outside. Basically that would be more for folks that come in and they bring their suitcases full of supplies that they're going to use for the time they're there. Most of those are on wheels so it would be an easy way to get in and out.

The accessibility, because there
is -- three are three bedrooms on the main floor, which would be used for sleeping rooms, along with two on the second floor, which would be used for sleeping rooms. There is accommodation for handicapped folks on the first floor with that ramp, getting in and out of the house.

The existing bathroom on the main floor is a little tight for a wheelchair, but if that was, you know, there would be someone there to help if need be.

The only remodeling that we intended to do at this point, on the second floor there are two rooms that were at one time a bathroom and we would make those into two bathrooms that are large, but those were on the second floor.

MR. ZUCHLEWSKI: You had indicated serving of food. Do you have to get a permit from the health department to serve food in a facility like this?

MS. NEBE: At this point that's not required by the state. We would check into that further if there's anything from the City that would be required for that.

MR. ZUCHLEWSKI: All right. Were you planning on serving beer and wine to the guests?

MS. NEBE: At this point I don't have --
we would not have a beer and wine license. One of the
things that we are allowed to do in the city of
Farmington is that if people want to bring their own
wine or beer with them they could do that, but I would
-- I was not looking to get a beer and wine license
where I could serve it.

MR. ZUCHLEWSKI: Then the last thing.
Are you on a sewer there or are you on septic and well?

MS. NEBE: Right now it is septic and
well. We did also look at putting into our plan to
attach to city water and sewer.

MR. ZUCHLEWSKI: Thank you very much.

MR. PEHRSON: Barbara, is this building
sprinklered, does it have a sprinkler and does it
require it by a code?

MS. McBETH: I don't believe it's
sprinklered currently. We have -- from the very
beginning of the discussions we've suggested that the
applicant get in touch with an architect and talk over
some of the improvements that may be needed to the home.
That was one of the issues, along with this use question
as well. So I'm trusting that they're in contact with
their architect to find these things out.

MR. PEHRSON: I guess from my standpoint
I have no issue with the undetermined use, and the
appropriateness of this seems perfectly reasonable to have a historic gem like this be used in such a fashion. And after I heard the fact that there's going to be massages and food, I guess how can I say no. I'd have to be involved with scrapping.

Member Greco, please.

MR. GRECO: I'd like to make a motion. Motion to recommend for consideration of Special Land Use this particular unlisted use, this scrapbooking/crafting retreat for use in all districts for -- recommendation for consideration for Special Land Use to the City Council.

MR. GIACOPETTI: Second.

MR. PEHRSON: We have a motion by Member Greco, second by Member Giacopetti. Any other comments? Adrianna or Sri.

MS. KOMARAGIRI: I'm going to make up for all the roll calls I missed.

MR. PEHRSON: Got you. Call the roll, please.

MS. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MS. KOMARAGIRI: Member Giacopetti?

MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Member Greco?
MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chairperson?

MR. PEHRSON: Yes.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Motion passes 6 to 0.

MR. PEHRSON: Very good. Thank you.

Next on the agenda is a Matter for Consideration, Town Center Gardens JSP15-77, and it's consideration of the request of the Novi Town Center Plaza, LLC for approval of the Preliminary Site Plan, Stormwater Management Plan, and Section 9 Facade Waiver. The subject property is located in Section 14, north of Grand River and east of Novi Road, in the TC: Town Center District. The site is approximately 1.13 acres and the applicant is proposing a new single-story, multi-tenant facility to provide restaurant and retail activities with associated improvements.

Oh, Kirsten. We're going down the whole line, huh? Jeremy, are you next?

MS. MELLEM: Good evening, members.

Before you, the subject property is located east of Novi Road and north of Grand River in Section 14 on 1.13
acres. The zoning map, the current zoning is TC: Town Center District and it is surrounded by TC on all sides. The Future Land Use Map indicates Town Center Commercial for the subject property and surrounding property. The subject property has no woodlands or wetlands on site.

The applicant had submitted a Preliminary Site Plan in April with planning, landscape and traffic, not recommending approval. The applicant has made significant changes to the site plan to bring it closer to conformance with the zoning ordinance. The changes include aligning the driveway with the existing driveway, opposite of Crowe Drive, reintroducing the pedestrian plaza along Novi Road and moving a dumpster and loading zone further to the rear of the property.

All reviewers are now recommending approval contingent on Planning Commission and ZBA approvals for setback deficiencies, Planning Commission approval of landscape waivers and Section 9 facade waiver for overage of cement board siding that simulates natural wood, and all requested changes identified in the review letters being made on the final site plan.

The Planning Commission is asked tonight to consider the Preliminary Site Plan, Stormwater Management Plan and Section 9 Waiver.
The applicant and I are here to answer any questions you may have. Thank you.

MR. PEHRSON: Thank you, Kirsten.

Does the applicant wish to address the Planning Commission at this time?

MR. HALL: Hello. My name is Allen Hall with API, we're the architects located in Waterford, and we also have Tom with Alpine Engineering is here to answer questions also.

Just to recap on just the site plan, it is a tight site and we are putting in a new sidewalk along Crowe Drive that will be there and also along Ingersol Drive on the rear of the property. There will be a sidewalk there also. Right now there's a berm along Crowe that could use some work just for maintenance and in the back at Ingersol the parking is almost right to the road. So we're kind of improving those areas with some green areas. And then along Novi Road we've incorporated a pedestrian access area that has some nice interaction with the retaining wall to interact with the grade and the building itself.

So we're here for any questions you have.

MR. PEHRSON: Thank you, sir. Appreciate that.
I'll turn it over to the Planning Commission for their consideration. Who'd like to start? Member Giacopetti.

MR. GIACOPETTI: The pedestrian access area along Novi Road, does that area include an entrance to the retail location or is it just like a window facade?

MR. HALL: No, it does. If you see the rendering right behind you there, you can see there's an access point right from the public sidewalk that goes around the curbed area of the pedestrian area, so there's an access right from -- right where the hand is, yes, sort of a stair access there. And then at the corner intersection there, right where the arrow is there, that's at grade so then someone could go down the sidewalk or over through the sidewalk to the building. They both can access this, so there's no handicap issues.

MR. GIACOPETTI: While we're referencing this rendering, there was one item in the facade ordinance review, which is the cement board siding. Where is it?

MR. HALL: It is. Right where the arrow is, to the left a little more, right there. So that area is -- that's going to be a Panda Express is -- has
already signed an agreement for that space and that's part of their corporate identity. They wanted to have wood there but we put a cement board, a fiber cement board there, which has been used in the city before. I talked to the facade consultant and he likes the material, but it's not a material inside the ordinance directly so we need a Section 9 waiver to cover that material, and it's only on that portion of the building.

MR. GIACOPETTI: Great. Thank you.

MR. PEHRSON: Member Zuchlewski.

MR. ZUCHLEWSKI: That's hardy board siding. Right?

MR. HALL: It's like that. It's probably a higher grade than hardy board. It's a little thicker and it has a little better quality of wood grain. It will fake you out, but it is cement board.

MR. ZUCHLEWSKI: And in looking at this front elevation with the patios presented and what have you, I would assume that at least two of these tenant spaces would be restaurants.

MR. HALL: Right now it's just the one restaurant that's planned and the rest are retail. We'd like to keep the option open for retail, but that has a bearing on parking and what we can get on the site. We did put tables and canopies down there to encourage
pedestrian traffic. Just people off the street can come in and have places for interaction along the building without necessarily a purpose. They can go there and it was kind of spread out and that was part of one of our ideas along with planning.

MR. ZUCHLEWSKI: Okay.

MR. PEHRSON: Anyone else? Member Greco, might I ask of your indulgence?

MR. GRECO: Yes. I'd like to make a motion. In the matter of Town Center Gardens JSP15-77, motion to approve the Preliminary Site Plan based on, and subject to, the matters set forth in A through C of the motion sheet and the finding of compliance with Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters being addressed on the Final Site Plan, and because -- this motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the ordinance.

MR. LYNCH: Second.

MR. PEHRSON: We have a motion by Member Greco, second by Member Lynch. Any other comments? Sri, can you call the roll, please.

MS. KOMARAGIRI: Member Giacopetti?
MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

MR. PEHRSON: Yes.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.

MS. KOMARAGIRI: Motion passes 6 to 0.

MR. GRECO: I'd like to make another motion. In the matter of Town Center Gardens JSP15-77, motion to recommend approval of the Stormwater Management Plan to the City Council based on, and subject to, the following: The findings of compliance with Ordinance standards in the staffing/consultant review letters and the conditions and items listed in those letters being addressed on the Final Site Plan and because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the ordinance.

MR. LYNCH: Second.

MR. PEHRSON: Motion by Member Greco,
second by Member Lynch.

Any other comments?

MS. McBETH: Mr. Chair.

MR. PEHRSON: Yes.

MS. McBETH: I'm sorry. If I could make a suggestion for a correction to that motion.

MR. PEHRSON: Sure.

MS. McBETH: It would not be a motion to recommend approval to the City Council. In this case it is the Planning Commission's authority to approve the Stormwater Management Plan.

MR. GRECO: I will amend the motion to approve the Stormwater Management Plan.

MR. PEHRSON: Does the seconder agree?

MR. LYNCH: Yes.

MR. PEHRSON: Thank you. Sri, can you call the roll?

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

MR. PEHRSON: Yes.

MS. KOMARAGIRI: Member Zuchlewski?

MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Baratta?

MR. BARATTA: Yes.
MS. KOMARAGIRI: Member Giacopetti?
MR. GIACOPETTI: Yes.
MS. KOMARAGIRI: Member Greco?
MR. GRECO: Yes.
MS. KOMARAGIRI: Motion passes 6 to 0.
MR. GRECO: I'd like to make another motion. In the matter of Town Center Gardens JSP15-77, motion to approve the Section 9 Facade Waiver based on, and subject to, the following: To allow the overage of cement board siding as proposed because it's similar in color and texture and similar to the natural wood and is contingent on the completion of the crescent-shape outdoor seating area, which is hereby granted, and the findings of compliance with the Ordinance standards in the staff review letters and the conditions and items listed in that letter being addressed, and this motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

MR. LYNCH: Second.

MR. PEHRSON: We have a motion by Member Greco, second by Member Lynch. It just rolls off your tongue. It's an amazing thing. Sri, can you call the roll, please.
MS. KOMARAGIRI: Sure. Chair Pehrson?
MR. PEHRSON: Yes.

MS. KOMARAGIRI: Member Zuchlewski?
MR. ZUCHLEWSKI: Yes.

MS. KOMARAGIRI: Member Baratta?
MR. BARATTA: Yes.

MS. KOMARAGIRI: Member Giacopetti?
MR. GIACOPETTI: Yes.

MS. KOMARAGIRI: Member Greco?
MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?
MR. LYNCH: Yes.

MS. KOMARAGIRI: Motion passes 6 to 0.

MR. PEHRSON: All set. Thank you. Have a nice night again.

MR. HALL: Thank you very much.

Next on the agenda is the 2016 Master Plan Update Status Report. Ms. McBeth.

MS. McBETH: Thank you, Mr. Chair.

As you recall, at the last Planning Commission meeting that there was a study session that followed the regular meeting and the Master Plan for Land Use was discussed in some detail. There was a lot of information to take in and the request was made to have paper copies delivered to everybody's
houses.

MR. PEHRSON: Thank you, by the way.

MS. McBETH: You're welcome, you're welcome. And we did get a couple of comments from commissioners so far, which we included on the table in the packet that looks a little be like this. We also thought you might find it helpful to see the memo that we prepared to just kind of provide an update on the status of the plan, you know, it's the starting of the plan last summer, 2015, like getting started in July and August 2015, and the various activities and public input opportunities that have taken place so far, the Master Plan and Zoning Committee meeting several times since that time.

The survey was placed on the City's web page for the residents to respond and let us know their thoughts. In October we had a business survey that was opened on the City's web page. We got some local business perspective from those thoughts as well. There were several meetings of the Master Plan and Zoning Committee and there was an open house that was held in the fall of last year, as well Spring into Novi this year we had a table set up out in the atrium where we shared the draft plan with anybody who was interested in stopping by to take a look at that.
We had a couple of highlights in the memo, too, just so they wouldn't get lost. The Grand River Avenue Corridor Study is a big part of the plan this year and there are lots of details included in that, as well as redevelopment strategies that are included in the plan as well.

We wanted to let you know that the next steps would be that the Planning Commission would have another opportunity to comment on the plan this evening, if you choose, or after this meeting there will be one more opportunity at a Planning Commission meeting to review the plan and if you find that it's in a form that's acceptable to distribute to the surrounding communities make a recommendation to Council to distribute the plan, then we would take it to City Council for approval to distribute the plan.

And then after that time frame it would come back to the Planning Commission for a Public Hearing and possible adoption of the plan.

MR. PEHRSON: Is your time frame at the next meeting for us provide that input?

MS. McBETH: That was the thought at the next meeting. If you have a lot of changes or suggestions or questions, we may delay it a little bit, but we've been working with the consultant since two
weeks ago when we last talked about this and we have a couple of suggestions. One of those was included also in this packet that's on the table here. There's an e-mail from Jill Bahm from Clear Zoning and she's highlighted that table that takes a look at the density question and the residential build-out.

So this table is actually an excerpt from the plan and it talks about the number of units that are expected to be built. It's sort of a build-out analysis. And she's noting that the only area that's changing here is really that city west area, the area where we thought that mixed-use might be appropriate, and possibly 18 acres that's vacant developing in a mixed-use fashion might accommodate 440 units.

These are estimates. These aren't going to be precisely the number, no doubt, but we thought one way to help clarify the density map would be to include not only this but on the map at a certain location we would say, have a provision that you'd say something along the lines of the number of residential units in mixed-use areas is based on a number of factors including the City's existing infrastructure capacity and it's limited to the following: City west 440, TC Gateway 270, TC Commercial 199, Pavilion Shore Village.
22 and PD2 166. Any proposed increased in the residential units in those areas would require a policy decision and evaluation of the infrastructure capacity by the City. That was the suggestion from the consultants based on some comments from the last meeting. We think it's a good idea.

MR. PEHRSON: Thank you. Appreciate it. Any comments directed at Ms. McBeth or staff at this point? Otherwise we think we'll look at it at the next meeting's agenda.

MS. McBETH: Sounds good.

MR. BARATTA: One question.

MR. PEHRSON: Member Baratta.

MR. BARATTA: Yes. Ms. McBeth, could you put down what usable acres are? I know there was one that had a pond on it. I don't remember how many acres it was but it wasn't usable. I mean all of it. It might have been eight usable but a 12 acre site, just so we can have an understanding what can be built there.

MS. McBETH: And you're talking about on this chart that's in front of you?

MR. BARATTA: So if it's 18 acres, but usable, let's pick a number, six, it's really relevant to six acres, at least in my mind.

MS. McBETH: Okay. Yes.
MR. PEHRSON: I agree. Thank you.

Supplemental issues. Anything else?

This is our last audience participation. If there's anyone in the audience that wishes to address the Planning Commission at this time please step forward.

MR. STOWITTS: My name is Scott Stowitts. I'm at 26180 Mandalay Circle. I'm part of the board of directors for the Asbury Park Homeowners Association. I had one question with regards to access to Suburban Collection Showplace. We do currently have traffic and parking that occurs in the back of our sub and they do use that adjacent property in order to walk through and get to the Suburban Collection Showplace, the one that currently has the building. This would also provide access for them to get to the soccer fields. So I would hope that there would be consideration for signage that may be required in order to prevent that type of parking within the Asbury Park Subdivision and only permit parking for residents that live within the subdivision and that it would be able to be enforced by the Novi Police Department so we wouldn't have this issue continuing.

MR. PEHRSON: Thank you, sir. Appreciate it. Anyone else?
MR. WARDEN: My name is James Warden. I'm also a homeowner at 26285 Mandalay Circle. My letter of objection was read, summarized for the record today. I heard this evening mentioned about the number of trees that are to be removed from the property. I believe that's understated. I heard today about some at Grand River side and in the eastern side of the property where the woodlands are, but I personally have witnessed large trees, which certainly exceed the eight inch diameter, which have been felled today on the western, southwestern area of the property. I know where it is because the surveyor has marked the property at the edge, which I can see from my front doorstep. So I can see roughly where the trees are falling and I would ask that this be looked into regarding the number of trees. And as well, I understand there's currently no plan for replacing trees or any other landscaping for the property and we would request that at a minimum additional barriers and trees be placed back in the area that separates especially the parking area and the soccer park from the Asbury Park community.

MR. PEHRSON: Thank you. Appreciate it. Anyone else? Come up to the podium, please.

MS. MURTHA: Hi. My name is Cara Murtha. I live at 26223 Mandalay Circle, and my question was
kind of on the hours of use. I think you said dawn to
dusk for the soccer fields. We bought into this
community for the nature preserve and to hear the birds
and to be quiet and peaceful, and I think I'm just a
little concerned that it's going to become rowdy and a
little raucous early in the morning and into evening
hours, which are really the only hours we're there to
enjoy it because we all have to work to afford these
homes that we live in and to pay taxes. So can someone
answer kind of the hours?

MR. PEHRSON: It's been asked and
answered, and we'll pass your recommendations. It's
dawn to dusk right now.

MS. MURTHA: So dawn is like 7:00 a.m.,
8:00 a.m.?

MR. PEHRSON: That will be addressed when
the City goes through and actually writes an agreement,
if this goes forward, with the Suburban Showcase.

MS. MURTHA: Okay.

MR. PEHRSON: Thanks. Yes, ma'am.

MS. WORDEN: Hi. My name is Akika
Warden. I live on 26285 Mandalay Circle. And on last
Friday, it was just last Friday, we received the flier
about this thing so it was less than a week notice and
we came to talk to Ms. Sri. She explained about the
soccer field and it's for children and it's being used
morning to dusk, we already know, but still I was object
to this plan because of the wetland being destructed.
But today I just heard the parking somehow was going to
be built right side of the wetland would be used
overnight by the people, maybe exhibitors staying there
with champion car. And I just can't believe because
during the winter when trees lose leaves we can see
through quite far. That means we going to see all those
cars parked and God knows, I mean, during the night
somebody is basically living there. How do you think
the people with the backyard and for us from the front
yard we have a chance to see this champion type car
sitting and people are living there. And when I heard
that, sorry, but I'm now 200 percent object to this
project unless some consideration be made and some big
change will be made so that parking is not closer to our
property. Why can't it be on the side of the Grand
River? And the green path of the children soccer field
we are fine with it closer to us, by why parking is all
the way in the back? And even maybe not used by those
exhibitors, if anybody can come in during the night when
it's dark, meaning anybody can come in and park and do
something in the parking lot which backing up to us. So
I really hope that you all give some consideration to
our situation.

MR. PEHRSON: Thank you. Anyone else?

Barb, for the record, if you take the input, and I think Mr. Bowman heard that as well, as we go forward with considerations and discussions for those kinds of items that again were approved by the Planning Commission?

MS. McBETH: Yes, we will.

MR. PEHRSON: Thank you. Appreciate that. Close the audience participation and look for a motion to adjourn.

MR. LYNCH: Motion to adjourn.

MR. BARATTA: I second.

MR. PEHRSON: All those in favor?

PLANNING COMMISSION: Aye.

MR. PEHRSON: Anyone opposed? Thank you.

(The Meeting was concluded at 8:00 p.m.)
CERTIFICATE

I, Glenn Miller, do hereby certify that I have recorded stenographically the proceedings had and in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of fifty-one (51) typewritten pages, is a true and correct transcript of my said stenograph notes.

Glenn Miller
Certified Shorthand Reporter

(Date)