



# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**May 9, 2018 7:00 PM**

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

## CALL TO ORDER

The meeting was called to order at 7:00 PM.

## ROLL CALL

**Present:** Member Avdoulos, Member Greco, Member Maday, Chair Pehrson

**Absent:** Member Anthony (excused), Member Howard (excused), Member Lynch (excused)

**Also Present:** Barbara McBeth, City Planner; Sri Komaragiri, Planner; Rick Meader, Landscape Architect; Beth Saarela, City Attorney

## PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

## APPROVAL OF AGENDA

Moved by Member Avdoulos and seconded by Member Greco.

## VOICE VOTE TO APPROVE THE MAY 9, 2018 AGENDA MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GRECO.

**Motion to approve the May 9, 2018 Planning Commission Agenda. Motion carried 4-0.**

## AUDIENCE PARTICIPATION

Rachel Sines, 2209 Austin Dr, said I'm here to talk about Pavilion Shore Village. I know that you guys are tired of hearing about it just as much as we're tired of talking about it, but you're about to see the plan very, very soon. So I wanted to go through the Master Plan. We spend so much time up here talking about what we don't want, I wanted to talk about what we wouldn't mind seeing in the development.

So I wanted to go through the Master Plan. A reoccurring issue is about the aging population in Novi – page 8 talks about it, page 10 says diversity of housing types is important for a balanced community. Young professionals and empty nesters may seek a smaller home with lower maintenance. Page 34 says as much as one half of current Novi residents are likely to move in the next five years, more than a quarter of those households will likely move to seek smaller units than those that they currently occupy in Novi. And then this one I feel is important – 65 years of age or older active adults. Virtually all households in this group generally desire smaller units than are typically found in Novi at the present time, many of which would be single family units with small or zero lots.

Ms. Sines said and then page 37, Economic Opportunity and Policy Issues, there are four potential objectives that could be accomplished through pursuit of the economic opportunities for Novi. One being, hold current residents within Novi as they age. And to

achieve these objections, land use development patterns should provide active adult housing concentrations that are walkable and have a range of services composed of single-family structures.

Then page 55 says Neighborhood Preservation: the plan recognizes that the preservation of existing neighborhoods and the way of life they provide is key to preserving the character of Novi, in particular the neighborhoods of southeastern Novi and Walled Lake area and the City should seek to develop a framework under which these neighborhoods can continue to evolve in a changing residential market without the loss of basic atmosphere that makes them distinctive. The Walled Lake area features many of the smallest single-family lots in the City and is generally an eclectic neighborhood. Improving and expanding homes without sacrificing the shoreline community character that makes it attractive is the biggest challenge in this area and all development should be sensitive to adjoining residential neighborhoods.

Ms. Sines said so what I wanted to point out in the Master Plan, in the bottom, are cottages, one and one-and-a-half story cottages. And then I went to the website for that particular group and came up with a variety of smaller units. So this is kind of going to be killing two birds with one stone, you maintain the older population with the smaller housing that is desired. These lots are small, so there's the small maintenance for the area. And this would preserve the neighborhoods, it would mix in, it would look right, it would feel much better than something that is three stories and towering over every one, one-and-a-half story homes in the area. And that's everything.

Michel Duchesneau, 1191 South Lake Dr, said I'd like to talk a little bit today about the potential development south of Thirteen Mile along Old Novi Rd. And I'd like to ask this body to take a step back and to be open minded on what I am about to say.

We are all residents of Novi. We all chose to move here for similar reasons. Some residents, such as yourself, feel strongly about Novi and have volunteered their time to maintain Novi's path and direction. Eventually we tend to re-evaluate our situation and have to decide whether to stay in Novi or to move elsewhere. I moved to Novi over 40 years ago. When I came to that juncture, I decided to stay.

Mr. Duchesneau said one of the things I like about Novi is how the commercial district is largely concentrated near the freeway and the Grand River Avenue, away from the residential areas. We have some strip malls, but they tend to cluster along major arteries. We have more stringent zoning ordinances than most other communities. This has led to a better city and a more desirable location for businesses and developments, as well as residents.

Long ago we decided we would be a city without high-rise development and this has served us well. Subdivisions and community neighborhoods maintain their character. When you choose a location and lifestyle in Novi, you know what you are getting. So I say, thank you to the Planning Commissioners, to the City Council, to our neighbors for a long history of listening to the residents. Thank you.

Mike Atkinson, 200 Pleasant Cove Dr, said I, too, am here to talk about the proposed development. When you think about home, what do you think? Do you think brick and mortar, or do you think, this is where my children feel safe, this is what me and my significant other have built and spent years developing. Or do you think brick and mortar? Because home is a dynamic that fits together, and part of that is the environment in which you live. Which is why they say "location, location, location," right?

When I went to buy my house, this was the ad: "Up north in the city, beautiful ranch and a large lot surrounded by nice trees and a quiet neighborhood. Lake across the street and down the road." This development does not fit into that dynamic. Like I don't fit at a rap concert with a bunch of teenagers, neither does this building in our neighborhood, right?

And from what I understand from doing a little research on trulia and realestate.com, that when you take high density homes and you put them in this type of environment, you're going to lose 10-20 percent of your home value. So if you have to sell to go to Northville or Rochester, you're going to lose money. I suppose I could put the ad up as "crowded roads, noise pollution, beautiful lake view if you're sitting in your car waiting for traffic to move. Allergic to the sun? Well you can bathe in the shadow of a three-story building. And those childhood memories of playing in the street? No worries, when there's traffic jams they don't really run over children too much."

Mr. Atkinson said, and I'm just being flip here, because it doesn't fit. The infrastructure isn't going to support it, you're going to have about 100 cars there, and that is going to drive down the price, that is going to get rid of that ambiance that's why we live here. So, in planning, I'd just like you to take that into consideration.

Dorothy Duchesneau, 125 Henning, said I wasn't going to speak tonight except that after having a conversation with one of the Vice Presidents from Pulte Homes and from some of the other websites that I've been researching, I happened to find a couple of other little nuggets on the internet.

Now, that is considered a small, cottage-style home. It's three bedrooms, it's got the second floor up on top, it fits on narrow lots. It's down the road in Milford. Now, people say "Oh, I can't make any money on a cottage-style home," well if you put the right goodies in it, Grandma and Grandpa would love to live close to the kids without having to have a 4,000 square foot house and I don't call \$480,000 a beginners' starter home.

Ms. Duchesneau said I also don't call \$461,000 a beginners' starter home. Again, another house that would fit on a narrow-type lot, that would fit in perfectly along Old Novi Rd. You could put seven or eight of those in, they would fit in the neighborhood, they would be independently owned, they wouldn't turn into rentals, not at those prices I hope. And what's interesting, it's by the same Robertson Homes that is proposing these 57 attached, three-story, multi-family dwellings. And they say they can't build them and they don't want to build them. You guys are going to decide whether they build them or not, I'm just saying that there's something else that can be done with those lots. It's out there, it just has to be found. Thank you.

Robert Rutherford, 125 Austin Dr, said first of all, thank you for your time and service to our community. I live in a log house on Austin Drive. When I sit in my yard, I feel like I'm up north. That's why I built my log house there, because of the way the neighborhood is. And like he says, I guess the one thing that I would stress the most is I'm seeing the death of my neighborhood, because so many people have already told me that if this goes in, they're moving. They're leaving. We put all this time and money into our homes, into our community, to have something we feel shoved down our throat.

I know you have a job to do, and I guess basically we're doing our job trying to stop this. We just want our community to stay the way it is. And so many times in the Master Plan, it states that the neighborhood should stay the way the neighborhood is. That's all we want. That's all we ask for. Thank you.

Todd Keane, 2300 Austin Dr, said again I'm here because of the same Pavilion Shore issue.

I've been there for 25 years, put a lot of time and money into my house. I planned on living there the rest of my life actually, but I've actually used the word, maybe we should sell. I never thought I'd say that, my wife will attest to that. I also planned on putting in like \$30,000 worth of improvements this year and I'm thinking now maybe I shouldn't, so I haven't started that. We all think, even some of the houses they're talking about, the three stories, to us that's really not acceptable. 35 feet tall is really high. Well, I know you know where we stand so thank you for your time.

## **CORRESPONDENCE**

Member Greco said the Planning Commission received correspondence dated May 7, 2018 from Jerry and Christina Kotrych, 2245 Crown Drive, said we've lived in the Shawood Heights sub for 49 years. Robertson Brothers has proposed to develop 3.5 acres of land. This property is along Old Novi Rd between Thirteen Mile and Austin. Robertson Brothers is proposing 57 housing units on a property that is currently zoned for 7.3 attached condo type homes. My husband and I are against the proposed development by Robertson Brothers as the company has presented it. It is very dense and the area that surrounds it is single-family. I'm not against the development of this property but please not to that density. We would like to see the land be used as zoned, holding it to the 7.3 condo type housing per acre. Please keep this to be entered as an objection to this matter. Thank you.

## **COMMITTEE REPORTS**

There were no Committee Reports.

## **CITY PLANNER REPORT**

There was no City Planner Report.

## **MATTERS FOR CONSIDERATION**

### **1. ITC PARK STORAGE BUILDING JSP18-07**

Consideration at the request of City of Novi for approval of Preliminary Site Plan and Storm Water Management Plan for ITC Park storage building JSP18-07. The subject property is located in Section 31 at northeast corner of Eight Mile Road and Napier Road. The applicant is proposing to build a 2,087 square feet single story storage building with 1 restroom for public use. The applicant has indicated that solar panels will be provided on the roof of the building, but no ground-mounted equipment is needed.

Planner Komaragiri said the subject property is one of the City Parks located at the northeast corner of Ten Mile and Napier, popularly known as ITC Community Sports Park. It is currently zoned Residential Acreage and surrounded by the same on north and east. It is surrounded by Maybury State Park in Northville Township on the south side and single family residences in Lyon Township to the west. There are no regulated woodlands or wetlands on the property within the proposed limits of construction. The City is proposing to build a storage building to store maintenance equipment.

The proposed building is located near the existing parking lot on the east side of Sports Park Drive as indicated on the image on your screen. The proposed building is approximately 20 feet in height. The current site plan packet includes two options, one with a restroom and one without a restroom. Reviews are provided based on the option with the restroom. No additional changes to the site are proposed other than the corresponding landscape and access improvements around the building.

The applicant is proposing to install solar panels on the roof as part of the green building

initiative. All reviews are recommending approval with additional information to be submitted along with the final site plan submittal. Planning Commission is asked tonight to approve Preliminary Site Plan and Storm Water Management Plan. Brandon McCullough from the Facilities Department is here tonight if you have any questions about the project. We will be glad to answer any questions you have for us. Thank you for your time.

Brandon McCullough from the City Facilities Department said, we're looking at a storage facility for our parks maintenance operations to store gators, lawnmowers, that kind of general maintenance equipment that right now is being stored in connexes.

What's kind of cool is that we're leveraging the ITC Trail that was just put in, so that restroom is going to act almost as a trailhead. The solar panels will be functioning on the south side, you can see the outfields so we're hoping that no home runs hit the solar panels on the opposite side. We're looking at 28 solar panels, no battery storage, the power will be sold back to DTE in off-peak hours.

Mr. McCullough said we're looking at a new filtered well hooking into existing septic and we worked with Rick to provide us a landscaping plan that we would take offline with our Parks maintenance crew that includes three rain gardens. There's not really an impact to parking, and in theory I think we would capture almost 90% of the stormwater that currently would be going to the east. So it's a pretty cool project.

Chair Pehrson turned it over to Planning Commission for consideration.

Member Avdoulos said thank you for answering all of my questions before I asked them. I'm glad that we're going with the alternate with the additional restrooms. And the solar panels, I think that's forward thinking and whatever we can do to be environmentally-friendly and sustainable is great and it's good for the City to be a good steward of that and show initiative. With that, I'd like to make a motion.

Motion made by Member Avdoulos and seconded by Member Greco.

**ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN AND SECTION 9 WAIVER MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GRECO.**

**In the matter of ITC Park Storage Building JSP18-07, motion to approve the Preliminary Site Plan and a Section 9 Waiver, based on and subject to the findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed. 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. *Motion carried 4-0.***

**ROLL CALL VOTE TO APPROVE THE STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.**

**In the matter of ITC Park Storage Building JSP18-07, motion to approve the Stormwater Management Plan, based on and subject to The findings 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. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 4-0.***

**2. APPROVAL OF THE MARCH 28, 2018 PLANNING COMMISSION MINUTES**

Motion made by Member Avdoulos and seconded by Member Greco.

**ROLL CALL VOTE TO APPROVE THE MARCH 28, 2018 MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER GRECO.**

Motion to approve the March 28, 2018 Planning Commission Meeting Minutes.  
*Motion carried 4-0.*

**3. APPROVAL OF THE APRIL 11, 2018 PLANNING COMMISSION MINUTES**

Motion made by Member Avdoulos, seconded by Member Maday.

**ROLL CALL VOTE TO APPROVE THE APRIL 11, 2018 MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.**

Motion to approve the April 11, 2018 Planning Commission Meeting Minutes. *Motion carried 4-0.*

**SUPPLEMENTAL ISSUES**

There were no supplemental issues.

**AUDIENCE PARTICIPATION**

There was no audience participation.

**ADJOURNMENT**

Moved by member Avdoulos and seconded by Member Avdoulos.

**VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER AVDOULOS.**

Motion to adjourn the May 9, 2018 Planning Commission meeting. *Motion carried 4-0.*

The meeting was adjourned at 7:24 PM.