

REGULAR MEETING - PLANNING COMMISSION

CITY OF NOVI

October 11, 2017

Proceedings taken in the matter of the PLANNING COMMISSION, at City of Novi, 45175 West Ten Mile Road, Novi, Michigan, on Wednesday, October 11, 2017.

BOARD MEMBERS

Mark Pehrson, Chairperson

David Greco

Tony Anthony

John Avdoulos

Michael Lynch

ALSO PRESENT:

Barbara, McBeth, City Planner

Thomas Schultz, City Attorney

Rick Meader, Landscape Architect

Sri Komaragiri, Planner

Darcy Rechtien, Plan Review Engineer

Certified Shorthand Reporter, Diane Szach

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Novi, Michigan.  
Wednesday, October 11, 2017  
7:00 p.m.

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CHAIRPERSON PEHRSON: Call to order  
the regular meeting of October 11th, 2017 Planning  
Commission.

Sri, can you call the roll, please.

MS. KOMARAGIRI: Good evening.

Member Anthony?

MR. ANTHONY: Here.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Here.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Here.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Here.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Here.

MS. KOMARAGIRI: Member Giacobetti?

CHAIRPERSON PEHRSON: Absent,  
excused.

With that if we could rise for the  
Pledge of Allegiance. Member Anthony, can you lead  
us, please.

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(Pledge recited.)

CHAIRPERSON PEHRSON: Thank you,  
sir.

I'll look for a motion to approve  
the agenda or any modifications thereof.

MR. LYNCH: Motion to approve.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: There's a  
motion and a second. All those in favor?

THE BOARD. Aye.

CHAIRPERSON PEHRSON: Any opposed?  
We have an agenda.

Our first item on the agenda is  
audience participation. If there's anyone in the  
audience that wishes to address the Planning  
Commission on something other than the three public  
hearings that we have, please step forward at this  
time.

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

Any correspondence?

MR. LYNCH: Just on the public  
hearings.

CHAIRPERSON PEHRSON: Committee  
reports?

1 City Planner report. Ms. McBeth.

2 MS. McBETH: Thank you. Nothing to  
3 report this evening.

4 CHAIRPERSON PEHRSON: That was  
5 quick. Okay.

6 We come to our first public hearing  
7 tonight. Number 1 is the Novi Veterinary Clinic  
8 Expansion JSP 17-42. It's a public hearing at the  
9 request of Novi Veterinary Clinic, JSP 17-64 for  
10 Special Land Use approval to allow for the expansion  
11 of the existing Veterinary Clinic within the same  
12 building. The subject property is located in Section  
13 23 at the southeast corner of Grand River Avenue and  
14 Novi Road in the TC-1, Town Center District. The  
15 applicant is proposing to expand the existing use from  
16 approximately 2000 square feet to approximately 3488  
17 square feet. No exterior or site changes are proposed  
18 at this time.

19 MS. McBETH: Thank you,  
20 Mr. Chairman. Just a brief presentation.

21 The applicant is proposing to  
22 expand the existing Novi Veterinary Clinic into the  
23 adjacent tenant space increasing the floor area from  
24 about 2,000 square feet to approximately 3500 square  
25 feet. The property is an existing retail building

1 located at the southeast corner of Novi Road and Grand  
2 River Avenue. The property is zoned TC-1, Town  
3 Center, with TC-1 zoning to the east, west and south.  
4 To the north across Grand River Avenue the property is  
5 zoned TC, Town Center. The applicant intends to  
6 incorporate the existing vacant tenant space at the  
7 west end of the retail building as an expansion to  
8 their existing veterinary clinic. The letter from the  
9 applicant indicates that the intent is to move the  
10 exam rooms into the new space. The zoning ordinance  
11 treats veterinary clinics as special land uses in TC-1  
12 zoning districts. No exterior site work is proposed.

13 The applicant has generally met the  
14 conditions of the district as outlined in the planning  
15 review letter, and staff is recommending approval of  
16 the special land use permit. The applicant is  
17 requesting and the staff is recommending a waiver of  
18 the noise analysis as no noise-generating equipment is  
19 added to the site. Additionally the use is existing  
20 on the property and the expansion is at the end of the  
21 building and not adjacent to any of the other tenant  
22 spaces.

23 The planning commission should  
24 consider the factors listed in Section 6.2.C of the  
25 zoning ordinance regarding Special Land Use requests.

1 Present this evening is Dr. Ronald  
2 Mehler of the Novi Veterinary Clinic, the landlord,  
3 Mr. Pakray, and Mr. Bob Futrell, the applicant's  
4 representative and builder for this project.

5 Thank you, Mr. Chairman.

6 CHAIRPERSON PEHRSON: Thank you.

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

9 MR. FUTRELL: Sure.

10 Hello, I'm Bob Futrell of Futrell &  
11 Futrell Builders. And anyway, I have worked on this  
12 building moving him into the second unit. So now he  
13 wishes to move his exams and to finally have some room  
14 to keep patients or the patients separated from where  
15 he's doing the clinical work. And I feel that it's a  
16 good move. He doesn't need as much real estate as  
17 he's taking there, but it's hard to divide it up. So  
18 we -- as you can see we have some irregular shapes,  
19 but we're trying to play into the building and not do  
20 anything to diminish the historic aspects of it. The  
21 beautiful thing about what we're doing there is he  
22 will only be available to clients from his primary  
23 suite right now. So you don't have to worry about  
24 kids and dogs and leashes walking down Novi Road on  
25 the exterior, it's all internal. So we hope that you

1 grant us this. That's all.

2 CHAIRPERSON PEHRSON: Thank you.

3 MR. FUTRELL: This is Dr. Mehler if  
4 he wants to say anything.

5 MR. MEHLER: I think you've pretty  
6 much said it all. It's really -- we're just hoping to  
7 be able to, you know, kind of change the work flow so  
8 it works better for us.

9 CHAIRPERSON PEHRSON: Very good.  
10 Have a seat, and if we have some questions we'll come  
11 back to you.

12 This is a public hearing. If  
13 there's anyone in the audience that wishes to address  
14 the Planning Commission at this time, please step  
15 forward.

16 Seeing no one, any correspondence?

17 MR. LYNCH: None.

18 CHAIRPERSON PEHRSON: We'll close  
19 the audience participation and turn it over to the  
20 Planning Commission for your consideration.

21 Member Anthony.

22 MR. ANTHONY: That particular  
23 corner has always grabbed my interest. To tell you  
24 how long I've been in Novi, that's the area where  
25 Irwin Farms when they had their orchard used to sell

1 their cider and donuts. I would pick them up before  
2 going to work, and raising my kid and going to the  
3 comic book shop that used to occupy that building.

4 The veterinary clinic has been  
5 established, it's a staple in Novi, and though I've  
6 seen the corner building, many tenants go in and out,  
7 this I think is a really good use. I'm glad to see it  
8 grow. The improvements even though it's an old  
9 building that have been made to the facade over the  
10 years have been very positive to that corner and that  
11 intersection. I'm very positive on this, and would be  
12 prepared to make a motion.

13 CHAIRPERSON PEHRSON: Go for it.

14 Carry on.

15 MR. ANTHONY: In the matter of the  
16 Novi Veterinary Clinic JSP 17-64, motion to approve  
17 the Special Land Use permit based on the following  
18 findings relative to other feasible uses of the site.  
19 The items are listed A through H.

20 This motion is made because the  
21 plan is otherwise in compliance with Article 3.1.5,  
22 Article 4, Article 5, and Article 6 of the Zoning  
23 Ordinance, and all other applicable provisions of the  
24 Ordinance.

25 MR. AVDOULOS: Second.



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CHAIRPERSON PEHRSON: There's a motion by Member Anthony, second by Member Avdoulos.

Any other comments?

Sri, can you call the roll, please.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Motion passes 5 to 0.

CHAIRPERSON PEHRSON: All set.

MR. FUTRELL: Thank you.

CHAIRPERSON PEHRSON: The next item is Beck North Unit 54 JSP 16-36. It's a public hearing at the request of Dembs Development, Inc. for Special Land Use, Preliminary Site Plan, Woodland Permit, and Storm Water Management Plan approval. The subject parcel is located in Section 4 east of Nadlan Drive and north of West Road. It is approximately

1 5.02 acres and zoned I-1 (Light Industrial). The  
2 applicant is proposing to build a 67,000 square foot  
3 speculative building in the Beck North Corporate Park  
4 with associated site improvements.

5 Sri.

6 MS. KOMARAGIRI: Thank you.

7 Planning Commission held a public hearing for the  
8 proposed development back on May 24, 2017. At the  
9 time a motion was made to postpone to give time for  
10 the applicant and city staff to work together to  
11 resolve the issue of a screening barrier, in terms of  
12 whether it is going to be a wall, berm, vegetation,  
13 trees, or some combination thereof between the closest  
14 point of the industrial property and the residential  
15 homes, as well as other issues that were mentioned at  
16 that time.

17 The applicant has since made some  
18 changes. He is still proposing to construct a 67,000  
19 square foot speculative building along with associated  
20 site improvements. The site is estimated to be 5.02  
21 acres and located in Section 4 east of Nadlan Drive  
22 and north of West Road.

23 It is currently zoned I-1, Light  
24 Industrial. The properties to the north, west, and  
25 south are also zoned I-1. The property to the east is

1 a 50 foot buffer owned by the City of Novi that is  
2 zoned I-1. The parcels to the east of this buffer are  
3 zoned R-2, One-Family Residential.

4 The future land use map indicates  
5 Industrial, Research, Development, and Technology for  
6 the subject property and for the properties to the  
7 north, west and south. The properties to the east are  
8 proposed as private park and single-family  
9 residential. For purpose of review, the property is  
10 considered residential.

11 The site contains woodlands along  
12 the east and south parcel lot lines. Of the total 66  
13 trees surveyed on site, the proposed site plan  
14 indicates that 8 regulated trees are to be removed.  
15 This would require a total of 22 replacement credits.  
16 The plan is currently proposing to plant 7 of them on  
17 site and to pay into the City tree fund for the  
18 remaining.

19 The subject property has an  
20 existing conservation easement abutting the proposed  
21 50 foot buffer along the eastern property boundary.  
22 It is part of a conservation easement that extends on  
23 this and other properties to the north and was  
24 approved by Council on January 28, 2010. The  
25 agreement requires planting of two rows of evergreen

1 trees within the easement. Staff has not identified  
2 the trees having been planted at that time based on  
3 the conditions that they would be planted at the time  
4 of development of this site. Staff intends to work  
5 with the applicant at the time of final site plan to  
6 identify the number of trees that need to be planted  
7 on the subject property and accordingly determine the  
8 replacement plantings that are required for the  
9 current proposed development.

10 The motion sheet has been  
11 accordingly update to include this as a condition.

12 The proposed property is within the  
13 Beck North Corporate Park. The loading/unloading  
14 docks are located northwest corner of the building to  
15 limit truck traffic on the east side of the building,  
16 moving the activity away from the residential area.

17 The applicant is currently seeking  
18 five waivers from the Planning Commission:

19 For lack of 10 to 15 landscaped  
20 berm between industrial and residential, which is not  
21 provided due to preservation of 50 feet woodland  
22 buffer along east property line and screening with  
23 masonry wall and additional evergreens.

24 Waiver for use of evergreen species  
25 for greater than 25 percent of perimeter parking lot

1 trees.

2 Reduction of required subcanopy  
3 trees for industrial subdivision frontage due to lack  
4 of space.

5 And another waiver for driveway  
6 spacing between proposed drives and the west driveway  
7 and Unit 53 driveway. Staff determined that two  
8 driveways were necessary for emergency access around  
9 the whole building and also the site has limited  
10 frontage on the cul-de-sac and low traffic at the end  
11 of the cul-de-sac.

12 In addition to the Planning  
13 Commission waiver, the applicant is also requesting a  
14 ZBA variance for height that exceeds 25 feet when  
15 abutting residential, which was approved yesterday at  
16 the ZBA meeting. Since last Planning Commission  
17 meeting, the applicant has provided a traffic impact  
18 assessment. Traffic agrees with the findings and  
19 requested an update at the time of final site plan  
20 submittal.

21 As discussed at the last meeting,  
22 Landscape and Woodland reviewers are in agreement that  
23 the 50 foot buffer is of high quality woodlands that  
24 would be destroyed if replaced by the required berm.  
25 In order to maintain the woodlands and to provide

1 additional screening for the existing residents, the  
2 applicant has removed five parking spaces along the  
3 east side of the development from the site plan in  
4 order to provide additional landscaping and to screen  
5 headlights shining east. The screening also includes  
6 a 6 foot tall screen wall across the parking lot, and  
7 a heavily screened landscape buffer with evergreen  
8 plantings at southeast corner of the site. A 50 foot  
9 conservation easement is proposed along east property  
10 line of the parcel as well.

11 The combined percentage of Concrete  
12 Masonry Units exceeds the maximum amount allowed by  
13 the Ordinance on the east and north facades. A  
14 Section 9 waiver is required and is requested for  
15 deviation.

16 All reviewers are recommending  
17 approval with additional items to be addressed with  
18 final site plan submittal. The Planning Commission is  
19 asked tonight to hold a public hearing for the Special  
20 Land Use Permit, and to approve the Special Land Use  
21 Permit, Preliminary Site Plan, Woodland Permit, and  
22 the Stormwater Management Plan. The applicant Glenn  
23 Jones from Dembs Development is here tonight with his  
24 Engineer here tonight if you have any questions, and  
25 staff and consultants are here as always.

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CHAIRPERSON PEHRSON: Thank you.

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

MR. LANDRY: Good evening, Mr. Chairman and the rest of the Planning Commission. I'm Dave Landry, and I represent Dembs Development, who is the applicant with respect to this project. We are before you this evening requesting Special land Use approval, Preliminary Site Plan and Stormwater Management.

I'm here tonight to address the adjacency issues. We first of all want to highlight the fact that with respect to the planning reviews, every single consultant recommends approval of this, every single one of them. The applicant was before you in May, and at that time there was some questions, the audience raised some questions about adjacency, and this commission tasked us to get with the city staff, work together to address the screening concerns at the southeast corner, which is the closest portion of where this development abuts residential. We have met with staff, with have added screening, and we have obtained the staff's approval.

Adjacency arises because this is an I-1 next to an R-2 immediately to the east. And first of

1 all, I think where we should start is with the  
2 Ordinance. Whenever you deal with adjacency issues,  
3 often times residents will come in and they will  
4 implore you, please uphold your Ordinance. I agree.  
5 We have to decide what does the Ordinance say.

6 When we look at the Ordinance in  
7 this case, we see that first of all with respect to  
8 intent, Section 5.5 says the intent with respect to  
9 berms is to preserve and enhance existing woodlands.  
10 There are no less than four sections of your Ordinance  
11 that allow for waivers of a landscape berm. 5.5.3 (a)  
12 or 3.14 (e) says that the Planning Commission may  
13 waive or modify the requirements for an earth berm or  
14 obscuring wall when adjacent to a woodland area.  
15 Another section says that the Planning Commission may  
16 reduce the height of the berm or eliminate berm and  
17 may approve an alternate plan provided it provides  
18 adequate noise attenuation and screening. Another  
19 section indicates that where an existing or proposed  
20 parking or vehicular use area abuts an existing berm  
21 wall or durable landscape buffer on the abutting  
22 property, the existing landscape may be used to  
23 satisfy the requirement. Finally, waiver of landscape  
24 berm or wall for preservation of a woodland area.

25 So there are four particular



1 sections of the Ordinance that allow for waiver of a  
2 berm to protect a woodland. That is exactly what is  
3 before you tonight. Between the I-1 and the R-2 is a  
4 dense, mature, good quality woodland. I'd just like  
5 to show you a couple of photographs here. This is  
6 from the Planning Department's review. This shows  
7 exactly what is at issue here this evening. We have  
8 the site, which is in red, the residential area which  
9 is closest to the single cul-de-sac to the southeast,  
10 and you can see the mature woodlands in between. I  
11 took some photographs from this cul-de-sac right here  
12 looking at the woodlands. This is the woodlands, from  
13 the cul-de-sac. You can see this is mature, dense  
14 woodlands.

15 One of the residents -- well, if we  
16 look at some of the residential areas at issue, we see  
17 there is a single cul-de-sac here, and this house up  
18 here, it's kind of dark, along Bristol Circle is 484  
19 feet away. The closest house, which I believe is  
20 owned by a Ms. Halloran, ran from her house to the  
21 closest point in the woods is 263 feet. From  
22 Mrs. Halloran's backyard to the closest point of the  
23 woods is 204 feet. So we are between 200 and 500 feet  
24 of dense woodlands.

25 And when you address the adjacency

1 issues, especially when we come to preserving  
2 woodlands, I suggest that any municipality should look  
3 for reasonableness. That's what the Ordinance says.  
4 If the woodland provides the necessary screening, both  
5 sides should be reasonable. So in this situation I  
6 think it's important because this is a corporate park,  
7 I would suggest you can't look at this just by looking  
8 at Unit 54, because Unit 54 comes in a continuum of  
9 developing this park.

10 First of all, I think we should  
11 recognize this area was all originally zoned  
12 industrial. This is the corporate park, this is the  
13 residential park. It was rezoned residential, but the  
14 industrial was there first. So when we talk about  
15 expectations, anybody who purchased lots knew this was  
16 an industrial area. They knew they were purchasing  
17 next to an industrial area. They could see the woods,  
18 they could read the Ordinance, they could see the  
19 waiver provisions.

20 When Beck North began developing  
21 this property, what we did originally was they deeded  
22 a 50 foot strip to the city, but Beck North agreed we  
23 would maintain it. It's a wildlife habitat corridor,  
24 we agreed to maintain that area.

25 Second, we took this 50 feet to the

1 west and made it a tree preservation easement. Also  
2 we agreed to a woodland conservation easement. So in  
3 addition to the woods which exist to the east, there  
4 is 125 feet which we agreed to maintain in  
5 conservation easements.

6 In addition to that, Nadlan Drive  
7 was originally designed to come all the way to the  
8 back. We agreed to pull Nadlan Drive 150 feet to the  
9 west. That was when the development was going in  
10 before anybody did anything with any particular lots.

11 With respect to this particular  
12 site plan, there were several aspects of it  
13 specifically designed to deal with the adjacency  
14 issues. First of all as you can see, the loading dock  
15 is in the northwest corner, it's away from any of the  
16 residential. The other thing I'd like to point out is  
17 there are only two loading dock spaces. This is an  
18 I-1 district. Uses include warehouses, wholesale  
19 establishments, manufacturing. This is not being  
20 designed as a warehouse or a manufacturing facility.  
21 It would have many more loading docks. There would be  
22 many more semis coming in and out of this. We are  
23 targeting hi-tech research and development, low  
24 intensity industrial uses. We put the dumpster as far  
25 away as humanly possible from the residential in the

1 extreme northwest corner. The building entry is on  
2 the west corner. You can see the circular road which  
3 the fire department requires. We have specifically  
4 included notes, you can't read it, but it specifically  
5 says that it's not to be used by any of the semis for  
6 loading. There is only a man door here, not a loading  
7 door. It is prohibited for use by trucks. All  
8 lighting requirements in the Ordinance are met.

9 And we specifically took to heart  
10 what the Planning Commission said in May, we met with  
11 the city, and we came up with additional measures to  
12 the southeast corner. The first thing we are going to  
13 do is build a 6 foot masonry wall at the extreme  
14 southeast corner. This blocks all headlights coming  
15 in from Nadlan Court, it blocks the headlights from  
16 the traffic around here, and it attenuates sound from  
17 the parking lot. We've also agreed to a solid wall of  
18 33 evergreen trees. Naturally when we talk about the  
19 mature woodlands, the question is going to arise are  
20 they deciduous, what happens in the winter. That's  
21 exactly why we proposed a solid wall of evergreen  
22 trees. So actually with respect to the southeast  
23 corner there is two walls, there is a masonry wall,  
24 and also this evergreen tree wall. All of that in  
25 addition to the mature woodlands.

1                   So when we look at what has the  
2 applicant done to address adjacency, we created a  
3 125 foot buffer with easements, we moved Nadlan Drive  
4 back 150 feet, we designed the site so all the  
5 activity is on the west side, we limited use of the  
6 east side, we created a solid wall of evergreens, and  
7 we're constructing a 6 foot masonry wall, all in  
8 addition to the mature woodlands.

9                   Now, the woodland consultant with  
10 respect to the woodlands said in his report, this  
11 wooded area does appear to provide a significant level  
12 of environmental benefits. In terms of a scenic  
13 asset, wind block, noise buffer or other environment  
14 asset, the woodland areas proposed for impact are  
15 considered to be of good quality. That's the woodland  
16 consultant comments.

17                   The use of the building, there was  
18 some questions about use, hi-tech research and  
19 development. Last night we were before the ZBA. We  
20 obtained a height variance to go to 30 feet. And  
21 again, the design of this building is the key to  
22 ensuring that it would be a low intensity industrial  
23 use. They want research and development, laboratories  
24 on the first floor, office on the second floor, but  
25 the office is only one-third of the entire square

1 footage.

2 The size of the building, that was  
3 also addressed at the last Planning Commission  
4 meeting. 67,000 square feet. When we built Mando, it  
5 was 80,000 square feet. When we built Unit 56 to the  
6 north, which also abuts residential, and which also  
7 obtained from the Planning Commission Special Land Use  
8 and Preliminary site Plan, it was 75,000 square feet.  
9 We've already reduced the size of this building. We  
10 didn't come before you with 80,000 or 75,000 square  
11 foot building. We've already reduced the size.

12 All consultants recommend approval.  
13 It's low impact. The applicant has taken cumulative  
14 and consistent measures to address adjacency, and I'd  
15 ask the Planning Commission to grant the Special Land  
16 Use and Preliminary site Plan approval.

17 I'm happy to stand by for any  
18 questions. I would like to reserve the ability to  
19 rebut if there are any comments from the public. With  
20 that, I'll close my presentation.

21 CHAIRPERSON PEHRSON: Thank you,  
22 Mr. Landry.

23 This is a public hearing. If  
24 there's anyone in the audience this wishes to address  
25 the Planning Commission in this particular matter,

1 step forward. Start a line over on that side. You'll  
2 have three minutes to present your arguments or  
3 discussion points.

4 MS. ROBERTS: We have signatures.  
5 Should we turn those in first? It was from our  
6 neighbors.

7 CHAIRPERSON PEHRSON: Just go ahead  
8 with your comments, please.

9 MS. ROBERTS: So we have 38  
10 signatures from our neighbors.

11 CHAIRPERSON PEHRSON: Can you  
12 please state your name and address, please.

13 MS. ROBERTS: Linda Roberts, and  
14 I'm at 30377 Balfour Drive. Tell me when to start.

15 CHAIRPERSON PEHRSON: Go.

16 MS. ROBERTS: Okay. Number one,  
17 the large building that was approved by you was 700  
18 feet away, and Kelly is more like 150 feet away, so I  
19 think it's a big difference. We're worried about not  
20 only the wall, but the height of the building because  
21 of the lighting issues. We already have lights coming  
22 in our windows at night, and this one is going to be  
23 so much closer than all the others. A 10 foot berm is  
24 required for the 25 maximum height, which of course  
25 it's going to be 30 feet with 6 feet additional on top

1 of the air conditioners, but that's done. So we're  
2 hoping that you're not going to think a 6 foot wall is  
3 adequate when a 10 foot berm is required with trees on  
4 top.

5 The building obviously is too large  
6 for that lot because they can't put the berm without  
7 taking out the trees. So they're inching out every  
8 square inch, which I understand, but we have to live  
9 there. We, you know, pay taxes, and although the  
10 industrial park was there first, was it really?  
11 Because when they ripped out all the trees that were  
12 on this lot and the lot next to it, they said they  
13 were farming, put down winter wheat, took out the  
14 trees, and the City Council really didn't do anything  
15 at that time. So we're begging and hoping that you're  
16 going to protect us this time.

17 Since, let's see, the forest only  
18 provides a buffer because we're in Michigan, and it's  
19 like one season of full buffer, and the rest of the  
20 time the leaves are either coming in or falling off or  
21 they're gone entirely. So most of time we see right  
22 through to those buildings. All winter I see all the  
23 buildings that are there already and at night we see  
24 all the lights.

25 As I collected signatures from my



1 neighbors, everyone complained about the noise coming  
2 from the industrial park. We hear it all hours of the  
3 day and night. It starts at 5:30 in the morning and  
4 sometimes it's into the night time, too. It wakes up  
5 people who are close by. So we definitely need  
6 whatever the equivalent is of that 10 foot berm that  
7 is required, we need that. A 6 foot wall is not going  
8 to do it. And so I don't know how that is going to be  
9 addressed, but I don't think it can be addressed  
10 tonight, and I'm hoping that you table it and require  
11 that they meet that ordinance.

12 When you make your decision, please  
13 remember that our homes were here first, and the  
14 residents deserve to be protected by the Planning  
15 Commission, and we hope that you uphold the Ordinance.  
16 And also last but not least -- I think I'm already  
17 over, right? All I'm begging for is, you know, this  
18 is going to be completely hidden from view every  
19 direction behind the building, in between forest but  
20 next to us. If there is some way to have a gate or  
21 something after hours so that all the kids can't park  
22 their cars in there and drink and do whatever, that  
23 would be awesome. Okay. Thank you very much.

24 CHAIRPERSON PEHRSON: Thank you.

25 Anyone else?

1 MR. DAMAN: Hello. My name is  
2 Laith Daman. I live at 30369 Balfour Drive. I'm  
3 directly southeast of -- my property is directly  
4 southeast of the building. Again, you know, I just  
5 want to say, you know, I've talking to many residents.  
6 They already complain about the noise, and they're  
7 much further south, you know, west, southeast and  
8 northeast of the properties, and they're always  
9 complaining about the noise and the lights, and I've  
10 collected -- we have collected about 38 signatures  
11 from all the residents, and it didn't take more than  
12 two sentences telling them this is what is going on,  
13 they grab pen, and they start signing. So that's one.

14 Second of all, you know, there is  
15 already a problem right now that is not being  
16 addressed. You know, as you can see it seems like  
17 there is wild parties out there, and as my neighbor  
18 Linda mentioned, you know, I mean, I took these  
19 pictures after hearing tires screeching on a Sunday,  
20 and I went and drove in there and I saw all these tire  
21 marks, and this happens often, it's not an isolated  
22 incident.

23 You know, having more activity will  
24 only increase the noise level. In addition to if you  
25 notice from the picture that you are showing, even

1 from the picture that Dembs showing, this area is  
2 sitting at a higher elevation. Having a 30 foot  
3 building on a higher elevation, and most buildings  
4 have the air conditioner on the top, that will even  
5 generate even more noise. And now you're sitting at  
6 the top level where the noise can travel. There is no  
7 tall trees enough to block that noise. Nothing is  
8 going to block that noise.

9 So what I'm asking, what I'm asking  
10 is basically what I wrote here, you know, we rely on  
11 the city, you know, to uphold the Ordinance. It  
12 doesn't matter what it was 20 years ago or 100 years  
13 ago, it is what it is today. We have ordinances in  
14 the books based on today's decisions that was made at  
15 sometime. It is what it is today, and the berm is  
16 important. We need the berm to protect us.

17 Two things, once we have run off,  
18 how we -- the water is not going to guarantee the run  
19 off that is coming from the parking lot. Those trees  
20 are not going to block, and eventually all the trees  
21 in that area will die off, then we'll be, well, there  
22 is nothing else to do about it.

23 CHAIRPERSON PEHRSON: If you can  
24 summarize, sir, please.

25 MR. DAMAN: I would like to

1 conclude with a final note. I know it's not -- before  
2 I make this, this is the picture from my driveway, and  
3 you can see the lights already. Here I am at my  
4 height, and you can see the lights already, and it's  
5 not even -- the leaves have not even fallen from the  
6 trees.

7 And I would like to conclude with  
8 this. I know it's not October 31st yet, but we the  
9 residents, the 38 residents are scared, are scared  
10 when we see these approvals being given as if it was  
11 Halloween candy, with all due respect, you know, and  
12 not a single ordinance that you requested for has been  
13 upheld. We're not asking for anything more than what  
14 is written in the books, you know, what is fair.  
15 Thank you.

16 CHAIRPERSON PEHRSON: Thank you.

17 Anyone else?

18 MS. HALLORAN: Yes. Hi, I'm Kelly  
19 Halloran, 30361 Balfour Drive, and I do have another  
20 question. Since my Mr. Landry asked if he can rebut,  
21 are we allowed to also --

22 CHAIRPERSON PEHRSON: No one said  
23 that he's going to be rebutting, ma'am.

24 MS. HALLORAN: Or making another  
25 reply. Okay. Sounds great.

1                   So let me start off with a picture  
2                   from today. This is from today. This is on Nadlan  
3                   Court. It's not exactly the right angle -- someone  
4                   took that picture for me -- but instead of it being at  
5                   the tip of the cul-de-sac, it's looking out to the  
6                   north portion. So right there those nice woodlands  
7                   are already different. Maybe it's because the leaves  
8                   are gone. I don't know when the picture was taken  
9                   that Mr. Landry showed, but that is today.

10                   This is from my yard or my front  
11                   yard, and in between my front yard and my neighbor  
12                   Laith, who just spoke, this is looking through -- we  
13                   are at the tip of the cul-de-sac. This is on the  
14                   other side of Nadlan Court. That is a couple of days  
15                   ago.

16                   There is another one from the front  
17                   yard again, so that we can see that much visibility  
18                   now.

19                   This is Laith's where it is  
20                   abutting the industrial. You can see how much light  
21                   is coming through.

22                   This I happened to find, a little  
23                   deer in there for your entertainment. This is from  
24                   this last winter, and that is looking through my  
25                   kitchen window, which is up -- my deck is high is as

1 6 feet. That is how much we can see. There are no  
2 lights there right now because it's daytime.

3 And another one from the same day.  
4 You can see all of that. That's our visibility.

5 Those are my pine trees I planted  
6 when this happened in 2003 that are now 40 feet high.  
7 A couple of them have died. If those were not there,  
8 you can totally see straight through, just to give you  
9 an idea of the actual visibility that is going on  
10 there.

11 I was glad that Laith brought this  
12 up, because I was going to, too. And my main point is  
13 I would like to not be here today, and I'm sure no one  
14 else would either in the subdivision. The reason I am  
15 is because there are ordinances that are there to  
16 protect us. I would not be here if the ordinances  
17 were being upheld. The ordinances are to be upheld  
18 for a reason, which is to protect the residential  
19 lands next to light industrial. So had there been no  
20 ordinances, I'm certain that myself and none of our  
21 neighbors would have chosen to purchase that property.

22 So we're simply asking that the  
23 ordinances that were there when we purchased, and we  
24 were residential at that point with that protection,  
25 and they were even refined in 2003 after all of that

1 happened initially, that those be upheld because they  
2 are to be upheld. If they were going to be upheld, if  
3 none of this showed up this way, I would not be here  
4 tonight. So I'm really putting on a statement that  
5 can you please as a Planning Commission really  
6 investigate why all of a sudden all ordinances that  
7 were asked to be waived are just allowed to be waived  
8 and what are the reasons.

9 Some of my specific concerns --

10 CHAIRPERSON PEHRSON: If you can  
11 wrap up, please, ma'am.

12 MS. HALLORAN: Our berm is one of  
13 the Ordinances. We need the berm 10 to 15 feet  
14 minimum with the evergreens on top. The brick wall is  
15 fine, but it's not enough. So if you want to do the  
16 brick wall, that sounds great, but we need the berm  
17 for that coverage.

18 And also I'm concerned about the  
19 stormwater plan, which I was before in 2003, because  
20 we've had so many trees die from being flooded or  
21 whatever is going on with the water. Has that really  
22 been looked at? Has the woodlands really been looked  
23 at? When the woodland consultants and all these  
24 consultants say approved, why are you approving  
25 something that was set up by the city a long time ago

1 that they needed.

2 So, please, I'm asking you to look  
3 at the facts versus what other people want. We're  
4 asking for the minimum, we're not asking for something  
5 beyond. We're not asking for things to be changed for  
6 us. We're asking for the basics. Thank you.

7 CHAIRPERSON PEHRSON: Thank you.

8 Anyone else?

9 MS. ROBERTS: Should I drop these  
10 off now? Is that okay?

11 CHAIRPERSON PEHRSON: With that I  
12 see no one else.

13 Do we have some correspondence?

14 MR. LYNCH: Yes, we do. I'm going  
15 to summarize them. Okay. The first one is Jeffrey  
16 Pitt, I support, 29855 Hudson Drive.

17 Another Jeffrey Pitt, 46629 Ryan  
18 Court, supports.

19 Ryan Dembs, 46850 Cartier Drive,  
20 supports.

21 And this looks like the -- okay,  
22 another one, Ryan Dembs, 30275 Hudson Drive, supports.

23 The objections, Edward Gerhardt,  
24 45691 Marlborough Place, object.

25 And I'm going to -- this is all



1 going to be a matter of public record. You can read  
2 the comments when you go into the record.

3 Next one is an objection, David  
4 Johnson, 30256 Sterling Drive.

5 Another objection, Patricia Grant,  
6 30232 Pennington Court.

7 Another objection, Mark Byrne,  
8 45649 Bristol Circle.

9 An objection, James Snow,  
10 30328 Pennington Lane.

11 And I was just handed some more.  
12 Kelly Halloran, 30361 Balfour Drive object.

13 And another objection, Scott Kamen,  
14 45613 South Lake Drive.

15 This doesn't have a box checked,  
16 but I'm assuming it's an objection, Lisa (?),  
17 45756 Bristol Circle.

18 Another objection, there is no  
19 name. There is an address 30512 Bristol Circle.

20 Objection from Richard Ganas,  
21 30303 Pennington Lane.

22 An objection from Denise Brandt,  
23 30433 Norwich Drive.

24 Objection from Craig Kellogg,  
25 45612 Bristol Circle. I believe I already said that

1 one.

2 Another objection, Frank Murphy,  
3 45694 Balfour Court.

4 Objection from Laura Barron and Tim  
5 Barron 45776 Bristol Circle.

6 Objection from Dan Rabish,  
7 45724 Bristol Circle.

8 Objection from Greg, can't read the  
9 last name, Langhorne, 30450 Bristol Lane.

10 Objection from Kendall Halloran,  
11 30361 Balfour Drive.

12 Objection from Patricia Grant,  
13 30323 Pennington Court.

14 Objection -- okay, this has got  
15 several signatures on it, Jason Roger, 30377 Balfour  
16 Drive.

17 45701 Balfour Court, Rosenberg.  
18 45799 Bristol Circle.

19 Macy, I can't read that, Spielman  
20 (?) 45907 Bristol Court.

21 Kevin Piotrowski, 45716 Bristol  
22 Circle. Another -- yes, two Piotrowskis.

23 Janice Roble, 45686 Marlborough.

24 Rick Roehn (ph), 45686 Marlborough.

25 Brenda Lonowski, 45557 Bristol

1 Circle.

2 Mark Pachla, 45788 Bristol Circle.

3 Joe Gluck, 30385 Balfour Drive.

4 Rachel Gluck, 30385 Balfour Drive.

5 Linda Roberts, 30377 Balfour Drive.

6 I think I read this one because it  
7 looks like the same printing. First name is Greg,  
8 30450 Bristol Drive.

9 Michael Solomon, 45652 Bristol  
10 Circle.

11 Craig Kellogg, I read him twice.

12 Denise Brandt, 30433 Norwich. I  
13 think I read that one.

14 Jeffrey Rust, 30409 Norwich.

15 Laith Daman, 30369 Balfour.

16 And we've got several others.

17 These are all objections by the way. Casey -- I can't  
18 read the last name, 45007 Bristol Circle.

19 Amanda Craig, 30378 Balfour Drive.

20 Leo Pertnick (ph), 45768 Bristol

21 Circle.

22 Carrie Pachla, 45788 Bristol

23 Circle.

24 Robert Hill, 45796 Bristol Circle.

25 Steve Klein, 30402 Balfour Drive.

1 And Michael Barry, 45815 Bristol  
2 Circle.

3 Sorry if I butchered some of the  
4 names. And that's I believe the entirety.

5 CHAIRPERSON PEHRSON: Thank you,  
6 sir. With that we'll close the public hearing on this  
7 matter.

8 Mr. Schultz.

9 MR. SCHULTZ: Just a comment. I  
10 understood you to say earlier that there would be no  
11 rebuttal. I just want to make sure, the proponent  
12 under your rules typically gets a rebuttal if they  
13 request it, and I think you don't want to deviate from  
14 that.

15 CHAIRPERSON PEHRSON: Thank you.

16 MS. McBETH: And Mr. Chair, too, I  
17 believe that Mr. Lynch has the only copies of those,  
18 so if you don't mind hanging onto those.

19 MR. LYNCH: I'm not going to throw  
20 them in the trash. I've got them right here and I'm  
21 going to put a paperclip on them so they can go into  
22 the public record.

23 CHAIRPERSON PEHRSON: Thank you.  
24 With that we'll close the public hearing and turn it  
25 over to the Planning Commission for your

1 consideration.

2 Member Anthony.

3 MR. ANTHONY: Thank you.

4 MR. SCHULTZ: Mr. Chair, if  
5 Mr. Landry waives his right to rebuttal, that would be  
6 fine, but I think you need to give him that  
7 opportunity.

8 CHAIRPERSON PEHRSON: Mr. Landry.

9 MR. LANDRY: I just have a -- very  
10 quick, I'm not going to be very long. I just want to  
11 address the so-called petitioner or whatever that was.  
12 The adjacency issue is between this unit and the folks  
13 on Balfour. There's eight houses on Balfour. The  
14 majority of these people are on Bristol Circle or  
15 other places which are thousands of feet if not more  
16 away from this. In my mind that's not an adjacency  
17 issue. That's all I have to say.

18 MS. ROBERTS: Can we rebut a  
19 rebuttal?

20 CHAIRPERSON PEHRSON: Member  
21 Anthony.

22 MR. ANTHONY: So this is -- I think  
23 what makes this difficult is that, you know, it's one  
24 of those rare locations where we end up going from  
25 industrial right to single-family residential. So I

1 think we all look at this a little bit more closely.  
2 And, you know, I agree with one of the commenters, the  
3 ordinances, master plan, future land use plans are all  
4 intended to guide our development, protect the  
5 citizens, and the landowners as well. And I also  
6 agree we do have rules where we can modify, and I look  
7 at those rules of modifying from the ordinances are  
8 when the intent is in order to create as good or a  
9 better scenario for this transition from an industrial  
10 site into a residential site. Which brings me to our  
11 ordinance being a 10 foot berm, and where the area is  
12 of greatest concern is in the southeast corner. I  
13 think we've all looked and saw that as being closest  
14 to the residential property. When we sent this back  
15 before, that was the area we were concerned about. We  
16 were looking at how do we -- what can the city, what  
17 can the developer do to best help in that transition.  
18 Is there something that we can do that is even better  
19 than the 10 foot berm. I think the city early on in  
20 creating the 50 foot easement, that 50 foot easement  
21 came from property that was owned. So before the  
22 easement there could have been the ability to develop  
23 that. So we have the 50 foot easement that is in  
24 there as well. And I look at the --

25 CHAIRPERSON PEHRSON: Are you

1 dinging?

2 MR. ANTHONY: It is. And I don't  
3 know how to turn the dinging off yet. I need the  
4 picture for my argument. So I apologize for that.

5 CHAIRPERSON PEHRSON: We'll teach  
6 you next time.

7 MR. ANTHONY: Yes. So as soon as  
8 I'm done, I'll just shut the whole thing off.

9 So when I look at this, you know,  
10 we sent everybody back, we said, hey, let's look at  
11 what we can do. There were concerns that the 10 foot  
12 berm could put strain on the woodland. There was talk  
13 about the topography. The topography is rising, and  
14 in some areas it declines to where moisture gathers,  
15 so we have to rely on our woodlands expert on what is  
16 the best way to always preserve that woodland and best  
17 protect it. And then we rely on our landscape  
18 architect working with the city in order to create the  
19 best type of barrier that we can have. And we were  
20 concerned -- we had talked about the seasons. We are  
21 concerned about in the winter when the leaves drop.  
22 So one of the things that we had mentioned in going  
23 back and looking at were could we have evergreens that  
24 come in there and that fill that. A 10 foot berm  
25 against a 30 feet building, the berm even at 10 foot

1 still doesn't get it. So we're looking -- what we  
2 have now is we have the proposal of a concrete barrier  
3 in that corner, and I look at that as being able to  
4 deflect ground sound that comes from the roadway, and  
5 then with the wall of evergreens.

6 So the one thing, and Rick this is for you,  
7 and when I looked at the wall of evergreens in that  
8 plan, we had one of our commenters that had talked  
9 about evergreens that she had planted on her own that  
10 were able to grow to 40 feet in height. So when I  
11 looked at the plan -- and frankly that's the kind of  
12 thing I was envisioning when we sent this back before,  
13 I wanted there to be this four season visual barrier.  
14 To try to deflect sound from 30 feet up is -- you  
15 can't really do it, but to be able to deflect sound  
16 from the ground surface you could. So when I'm  
17 looking at what has come back and I'm looking at the  
18 plan, it's L1 on the plan that shows the vegetation  
19 and landscaping, and I was trying to read the key so I  
20 could look at what type of trees, what type of  
21 vegetation was going on. So now I'm looking at the  
22 southwest corner, and I'm looking at the vegetation  
23 that is just outside of the concrete barrier or the  
24 corner fence. Is that area intended to be just  
25 shrubbery, or is that area also an area that would



1 have that continuous wall of evergreen trees that  
2 would have the opportunity to grow in height?

3 MR. MEADER: Those right there are  
4 white spruces. So they're evergreen trees that will  
5 get to probably 30, 40 feet high, not right away.  
6 They're projected to be planted 8 to 10 feet tall, so  
7 they'll be about four feet above the wall when they're  
8 planted, and then they'll grow and fill in as they get  
9 taller.

10 MR. ANTHONY: Sure, right. And the  
11 best way to get height in a barrier is really through  
12 natural vegetation. There's really not anything that  
13 we've constructed in the past for that. And so that's  
14 where I look at the long term, the protection of the  
15 visual aesthetics from the residential area, because  
16 when the leaves fall, you can see through that. I  
17 look for the visual aesthetics. I look for that extra  
18 so that we can have a transition, and this is what I  
19 envisioned that we could do there.

20 And so there is a lot of work that  
21 is put in here and it is not -- it truly is not an  
22 easy corner or transition to work with, but there has  
23 been some good work here in order to both create a  
24 visual barrier over time that would extend up even the  
25 height of the building as well as a sound barrier at

1 road level, in addition to the fact that they're not  
2 going to allow trucks on that side of the building and  
3 they've moved loading to the other side as well for  
4 sound.

5 I guess my next and final question  
6 is for the developer.

7 MR. LANDRY: Yes, sir.

8 MR. ANTHONY: So the sound that  
9 we -- that could come from the interior of the  
10 building itself, when you say hi-tech, so hi-tech,  
11 that does not include a stamping operation?

12 MR. LANDRY: It does not.

13 MR. ANTHONY: It doesn't include  
14 heat treating?

15 MR. LANDRY: No.

16 MR. ANTHONY: It doesn't include  
17 heavy --

18 CHAIRPERSON PEHRSON: Extrusion?

19 MR. ANTHONY: Well, it may be  
20 extrusion, but it's not going to involve that heavy  
21 manufacturing where sound is projected, and you  
22 generally get this from stamping and operations and  
23 heat treating, those are the worst with sounds in  
24 those all the time.

25 MR. LANDRY: It's not

1 manufacturing.

2 MR. ANTHONY: So we're looking at  
3 things that are hi-tech that are research and  
4 development and tend to be quieter than development?

5 MR. LANDRY: Exactly.

6 MR. ANTHONY: Okay. That's my last  
7 question there.

8 As far as all the traffic and the  
9 nuisance, and this is just probably a general comment,  
10 that's up for the city and our enforcement in order to  
11 really to enforce our city ordinances and law, and  
12 perhaps just like they park a car in my neighborhood  
13 to slow down the people driving down the street too  
14 fast, it might be an area that they're alerted to so  
15 that they can patrol that more and deter that.

16 CHAIRPERSON PEHRSON: Thank you  
17 Member Anthony.

18 Member Greco.

19 MR. GRECO: Yes, thank you, Chair  
20 Pehrson.

21 A question for the staff also. If  
22 we were to require the berm on the property line, that  
23 would push it into the trees and into the tree line,  
24 right?

25 MR. MEADER: Yes.

1 MR. GRECO: So it would be removing  
2 the trees to put in the 10 foot berm without really  
3 necessarily any other requirements that the applicant  
4 is putting in, you know, as an option, correct, with  
5 regard to when they're working with the city?

6 MR. MEADER: Yes.

7 MR. GRECO: My comments with regard  
8 to that is or this, concerning our zoning ordinance,  
9 what we are tasked to do when looking at these  
10 projects, this is a project that actually fits within  
11 the zoning ordinance, this is a building that is going  
12 into an area that is zoned for this. The building  
13 clearly meets the setback requirements, there is no  
14 issue there. The ZBA has already granted the height  
15 variance, that's not for our consideration tonight.  
16 And the issue for us tonight is berm versus the plan  
17 that is in front of us, which is maintaining the trees  
18 and some other things aesthetically there with the  
19 evergreens. And looking at this from when we  
20 discussed it before, I mean, this clearly seems like a  
21 far superior plan.

22 From the pictures that have been  
23 sent to us, or a lot of the residents that have sent  
24 those pictures, that 10 foot berm is not going to do  
25 anything about the site line that is going through

1 there, and this area is zoned for this type of  
2 building. It's not, you know, optimal to be having  
3 any kind of construction whether it's industrial or  
4 residential near your residential house, but as far as  
5 the ordinances that we have here, we don't have really  
6 much of a deviation at all other than dealing with the  
7 berm issue, which is for us to decide whether or not  
8 what is being proposed tonight versus the berm is the  
9 best for the site. And in my view it looks like  
10 maintaining the trees, some additional screening, and  
11 the additional wall is the better option because I  
12 don't think the berm would do anything to assuage the  
13 situation that is there given it's zoned and it fits  
14 within the setback requirements.

15 CHAIRPERSON PEHRSON: Thank you,  
16 Member Greco.

17 Member Lynch.

18 MR. LYNCH: He kind of beat me to  
19 it. That was my only question. And the only outlier  
20 is the berm. And you have a 15-foot berm, right?  
21 Then you have the -- you're probably talking about  
22 wiping out 30 or 40 feet, maybe 50 feet of woodlands  
23 to put a 10 feet berm up. I think that would be  
24 detrimental to not only the wildlife, but also by the  
25 time the trees would grow, it just doesn't make sense

1 to me to take 30, 40, 50 feet of that densely wooded  
2 area just to meet the I guess the terms of whatever  
3 you call the specific requirement. It just don't make  
4 sense in this particular case to wipe out 40 or 50  
5 feet of densely populated woodland with mature trees,  
6 and these are high quality trees I understand. Is  
7 that your -- I think that car -- one of those cars in  
8 that picture may have been mine if it was taken today,  
9 but --

10 MR. MEADER: I felt it was a very  
11 nice, healthy woodland that it would be a shame to  
12 lose.

13 MR. LYNCH: It looked good to me.  
14 I was thinking, yeah, okay, 10 feet, 15 feet doesn't  
15 sound like much, but then you figure, well, it can't  
16 go straight up, it has to have --

17 MR. MEADER: One to three slope.

18 MR. LYNCH: A one to three slope.  
19 So we're looking at wiping out a good portion of that  
20 woodland that took decades to grow. I guess my  
21 opinion if that's the only issue we're concerned with,  
22 my opinion is I really don't think it would be a good  
23 idea to wipe out that mature growth of trees. I think  
24 that the long-term negative effect it would have on  
25 that area would just be foolish to do something like

1 that.

2 I do sympathize, you know, with the  
3 adjacent homeowners. As my colleagues stated, this is  
4 within the Ordinance. It's better than -- I was  
5 thinking of Continental Aluminum over there in South  
6 Lyon extruding aluminum things which is really loud,  
7 and this isn't anything like that. This is more of an  
8 office, R and D as far the noise goes.

9 As far as I did take note of the  
10 donut pictures of people speeding and whatever they're  
11 doing in the parking lot. That really is a police  
12 matter. I certainly where I live experience the same  
13 thing, and police have been fast to respond. Usually  
14 a couple of responses and they don't come back.

15 But if the berm is the primary  
16 issue that we're debating, my vote would be to not  
17 wipe out those trees and not put in that berm, leaving  
18 the densely wooded area and just put the evergreens  
19 and the wall along that south border. Thank you.

20 CHAIRPERSON PEHRSON: Member  
21 Avdoulos.

22 MR. AVDOULOS: Thank you, Chair  
23 Pehrson. I echo the concerns of the other planning  
24 commissioners, and I, you know, feel for the residents  
25 and their concerns. This being an I-1 district, the

1 noise levels are being met per your Ordinance, and I  
2 believe our photometrics are indicating that the light  
3 levels are being met per Ordinance. The berm I think  
4 is the one that we've been talking about and we  
5 discussed at the last meeting, and the applicant has  
6 gone back and addressed that southeastern corner. A  
7 10 foot berm would take away a 60 foot wide swath. A  
8 15 foot berm would take away a 90 foot swath. You're  
9 also looking at drainage that has to be managed. So  
10 it is kind of difficult to take a look, and I did the  
11 same thing as Member Meijer --

12 MR. LYNCH: Lynch. That's okay.  
13 I've been called worse.

14 MR. AVDOULOS: And visited that  
15 site and looked at it and agree with our landscape  
16 consultant that it is a mature piece of woodland that  
17 unfortunately we have deciduous trees, so we have to  
18 go through their process, but I think that the best  
19 thing to do is to look at what has been proposed with  
20 the brick wall or the block wall and the evergreens,  
21 and that the applicant has worked with the staff, and  
22 the staff supports what has been presented. So I  
23 think I'm in line with the rest of the Planning  
24 Commissioners.

25 CHAIRPERSON PEHRSON: Thank you,



1 sir.

2 Member Greco.

3 MR. GRECO: Yes. With that I would  
4 like to make a motion in the matter of Beck North Unit  
5 54 JSP 16-36, motion to approve the Special Land Use  
6 Permit based on and subject to the following set forth  
7 in A through J on the motion sheet, and because the  
8 plan is otherwise in compliance with Article 3,  
9 Article 4, Article 5 and Article 6 of the Zoning  
10 Ordinance and all other applicable provisions of the  
11 ordinance.

12 MR. ANTHONY: Second.

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

15 Any other comments?

16 Sri, can you call the roll?

17 MS. KOMARAGIRI: Member Avdoulos?

18 MR. AVDOULOS: Yes.

19 MS. KOMARAGIRI: Member Greco?

20 MR. GRECO: Yes.

21 MS. KOMARAGIRI: Member Lynch?

22 MR. LYNCH: Yes.

23 MS. KOMARAGIRI: Chair Pehrson?

24 CHAIRPERSON PEHRSON: Yes.

25 MS. KOMARAGIRI: Member Anthony?

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MR. ANTHONY: Yes.

MS. KOMARAGIRI: Motion passes 5 to 0.

MR. GRECO: I would like to make another motion in the matter of Beck North Unit 54 JSP 16-36. Motion to approve the preliminary site plan based on and subject to the following Items A through F on the motion sheet, and 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. ANTHONY: Second.

CHAIRPERSON PEHRSON: Motion by Member Greco, second by Member Anthony.

Any other discussions?

Sri, please.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member Greco?

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MR. GRECO: Yes.

MS. KOMARAGIRI: Motion passes 5 to 0.

MR. GRECO: All right. In the matter of Beck North 54 JSP 16-36, motion to approve the Woodland Permit 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, and because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: Motion by Member Greco, second by Member Anthony.

Any other discussions?

Sri, please call roll.

MS. KOMARAGIRI: Member Avdoulos?

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

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CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Motion passes 5 to 0.

MR. GRECO: The final motion is in the matter of Beck North Unit 54 JSP 16-36, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with the 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 the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: Motion by Member Greco, second by Member Anthony.

Any other discussions?

Sri, please?

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Avdoulos?

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MR. AVDOULOS: Yes.  
MS. KOMARAGIRI: Member Greco?  
MR. GRECO: Yes.  
MS. KOMARAGIRI: Member Lynch?  
MR. LYNCH: Yes.  
MS. KOMARAGIRI: Motion passes 5 to  
0.

CHAIRPERSON PEHRSON: Thank you.

Next on the agenda is Item  
Number 3, the Armenian Church and Cultural Center JSP  
17-37. It's a public hearing at the request of the  
Armenian Cultural Center for Special Land Use,  
Preliminary Site Plan with Land Bank Parking, Phasing  
Plan, Shared Parking Agreement, Wetland Permit,  
Woodland Permit, and Stormwater Management plan  
approval. The subject property is located in Section  
12 on the north side of Twelve Mile Road and east of  
Meadowbrook Road, in residential acreage RA zoning  
district. The applicant is proposing a church and a  
cultural center with accessory uses such as daycare  
center, multipurpose hall, cafe, religious educational  
rooms, Armenian genocide memorial and recreational  
facility. The applicant is proposing to construct in  
three phases. The project are comprising of four  
parcels is approximately 19.30 ares. A Special Land

1 Use Permit is required to permit Places of Worship and  
2 a daycare in residential districts.

3 Sri.

4 MS. KOMARAGIRI: Thank you. As  
5 mentioned, the applicant is proposing to develop the  
6 subject property to build a church and a cultural  
7 center. The property is located on the north side of  
8 Twelve Mile Road and east of Meadowbrook. The site is  
9 zoned Residential Acreage and is surrounded by an  
10 existing single-family development on east and north  
11 sides. It is zoned R-4 on the west and a  
12 single-family development is currently under  
13 construction in that location. Part of the property  
14 adjoining west is zoned B-3, General Business.  
15 Properties on the south are zoned Office Service and  
16 Technology and are currently vacant. All properties  
17 are indicated as similar uses as currently zoned on  
18 future land use map as well. The property has  
19 considerable regulated woodlands and wetlands on site.

20 The applicant is currently  
21 proposing to build the church and cultural center and  
22 some other accessory uses in three phases. The first  
23 phase includes a temporary church with 350 seats and  
24 some accessory uses such as kitchen, cafe,  
25 multipurpose halls and a daycare to serve a maximum of

1 50 kids. An Armenian genocide memorial is also  
2 proposed to be built with the first phase. All  
3 parking will be built in Phase 1. A permanent church  
4 will be built in Phase 2 with 400 seats and some  
5 additional meeting rooms. Phase 3 proposes a  
6 recreational facility with 272 seats and some  
7 administrative office space.

8 The applicant has worked closely  
9 with staff and our traffic consultants in determining  
10 the minimum required parking for the proposed uses.  
11 Given the nature of uses, staff agreed with the  
12 applicant's findings for shared parking. Staff  
13 determined that a total of 262 spaces would be  
14 required at minimum. The applicant proposes to land  
15 bank 45 spaces of the required 262. There was an  
16 error in the parking layout for land banking that was  
17 submitted initially. The applicant has since then  
18 provided a revised layout via email which addresses  
19 the discrepancy satisfactorily. Staff also  
20 recommended that the applicant revise the pedestrian  
21 connectivity from the site to property on south and to  
22 the public sidewalk along Twelve Mile Road. The  
23 applicant has agreed to provide the required access in  
24 areas along secondary emergency access to the south.

25 The applicant has been very proactive in

1 gathering public input from neighbors regarding this  
2 project. They've held three community open houses to  
3 address neighbors concerns. In response to the  
4 comments received from those meetings, the applicant  
5 has submitted a traffic impact statement. Traffic is  
6 in agreement with the findings. Planning Commission's  
7 approval is required for the proposed Special Land Use  
8 request for the proposed church which is a Place of  
9 Worship, and the daycare in a residential district.  
10 And it's also required to approve the phasing plan  
11 proposed, the shared parking agreement, and the land  
12 bank parking. The applicant is also seeking a minor  
13 waiver to allow all required 10 bike racks in one  
14 location instead of multiple locations.

15 The landscape plan mostly conforms  
16 to the code and requires a couple of landscape waivers  
17 as listed in the motion sheet. Landscape review  
18 supports all the waivers provided the applicant makes  
19 an attempt to reduce the extent of deviations as  
20 suggested in the review letter.

21 Site access would be provided by a  
22 new driveway entrance off of Twelve Mile Road with  
23 secondary emergency only access off of Twelve Mile  
24 Road towards the south. Stormwater would be collected  
25 by a single storm sewer collection and detained in a



1 new on-site detention pond. The plans may require a  
2 City Council variance for undetained run-off directed  
3 to Twelve Mile if determined by staff at the time of  
4 the final site plan review.

5 A total of 980 trees are surveyed  
6 on site, of which a total of 461 trees, about 47  
7 percent, are proposed to be removed. The Woodland  
8 Impact Plan notes that 146 credits are to be provided  
9 on site and 382 credits would be paid to the City  
10 fund.

11 The Townline Drain is located along  
12 the southern section of the project site and flows  
13 from west to east. There are surveyed wetlands along  
14 either side of the existing drain totaling  
15 approximately 0.66 acres in size. The current  
16 proposed wetland total impact is .09 acres. In  
17 addition to the wetland impacts, the Plan proposes  
18 disturbance to .35 acres of on-site 25-foot buffer  
19 area.

20 The applicant is proposing a right  
21 turn taper at the driveway on Twelve Mile. Based on  
22 the trip generation estimate provided, traffic  
23 determined that the trip generation estimates do not  
24 exceed the City's threshold.

25 The applicant was initially

1 requesting three deviations from Zoning Board of  
2 Appeals, one for the height of the church, which is to  
3 be constructed in Phase 2, one for the height of the  
4 genocide memorial which is supposed to be constructed  
5 in Phase 1, and one for proposing an upright for the  
6 memorial, and another one for proposing dumpster in  
7 the side yard. Our facade consultant reviewed the  
8 detailed elevation provided for Phase 1 and conceptual  
9 for Phase 2. Staff was in full support for the  
10 deviations requested for the memorial height and had  
11 some minor concerns about lighting. However, upon  
12 internal discussion, the applicant has deferred the  
13 height variance requested for church at the time of  
14 Phase 2 approval process, and decided not to pursue  
15 the deviations related to the memorial at this time.  
16 Revised elevations that conform to the code will be  
17 submitted at the time of final site plan review for  
18 the genocide memorial. The applicant is currently not  
19 seeking any Section 9 waivers for Phase 1 building  
20 construction.

21 The applicant has submitted the  
22 required community impact statement and noise impact  
23 statement. The noise impact statement states that  
24 there will be six picnics with an estimated attendance  
25 of 200 to 400 people that will be held between 1:00

1 p.m. to 7:00 p.m., and a three-day festival every year  
2 with an estimated attendance of 1,000 to 1,500 people  
3 per day that will be held from noon to 11:00 p.m.

4 There will be music played at all events. The  
5 applicant has submitted a tentative event location and  
6 noted that the noise levels shall not exceed maximum  
7 decibel levels allowed.

8 All reviews are recommending  
9 approval with additional comments to be addressed with  
10 final site plan.

11 The Planning Commission is asked  
12 tonight to approve the Special Land Use, Preliminary  
13 Site Plan with Land Bank Parking, Phasing Plan, Shared  
14 Parking Agreement, Wetland Permit, Woodland permit,  
15 and Stormwater Management Plan. It's also asked to  
16 review the site plan based on the Special Land Use  
17 considerations and make a finding with regard to the  
18 noise impact statement provided.

19 The applicant Rafii Ourlian is here  
20 tonight with his architects Constantine Gus Pappas and  
21 Evans Caruso, and Engineer Julian Wargo and Landscape  
22 Architect Steve Deak.

23 We have our consultants Sterling  
24 Fraser from Traffic and Doug Necci for Facade, along  
25 with the staff to answer any questions you have for

1 us. Thank you.

2 CHAIRPERSON PEHRSON: Thank you,  
3 Sri.

4 Does the applicant wish to address  
5 the Commission?

6 MR. PAPPAS: Thank you,  
7 Mr. Chairman. My name is Constantine Pappas,  
8 Architect for the Armenian Community Center. Sri,  
9 thank you very much for the wonderful presentation.

10 Again, I'd just like to introduce  
11 our design team. Evans Caruso from our office and  
12 Andy Wozniak from Zeimet Wozniak Civil Engineers,  
13 Steve Deak from Deak Planning and Landscape  
14 Consultants. As mentioned, Mr. Rafii Ourlian is here.  
15 He is the chairman of the Armenian Community Center,  
16 and treasurer of the Armenian Apostolic Church of  
17 America in New York City. And Hayg Oshagan is here,  
18 and he's the chairman of the Armenian Cultural  
19 Association of America, the eastern region, and is  
20 also co-chair of this entire project. They are here  
21 and they can answer any question that you have.

22 So we wanted to also mention we do  
23 have members of our community here as well. We wanted  
24 to indicate that we have at last count at least 90  
25 families that live in the City of Novi. We didn't ask

1           them to all be out here today. We said let's maybe  
2           limit who is out here, but many of them are here.

3                         Let me just go through a few little  
4           of the items Sri had mentioned that I did want to  
5           mention. We tried to limit the amount of access along  
6           Twelve Mile Road as you can see. One way in. The  
7           second drive, which is on the southern area is  
8           primarily for fire as you see.

9                         We wanted to maintain that  
10          landscape area that was to our parcel to the immediate  
11          west, we'll call it the Shapiro parcel. And we wanted  
12          to extend what was being planned in the Shapiro parcel  
13          all along our front. So therefore the drain would  
14          stay in its position. We don't want to disrupt that.  
15          There is a small little wetland area. We didn't want  
16          to disrupt that. We wanted to enhance anything along  
17          Twelve Mile Road.

18                        A stormwater detention area is  
19          located just a little bit north of the drain, which is  
20          in that area, and will be used as a little bit of a --  
21          well, not a little bit, but a reflecting pond that  
22          reflects the whole complex as you're looking at it.

23                        The whole complex is considerably placed far  
24          away from Twelve Mile Road. If I remember it's close  
25          to 400 some feet away. So therefore when you're

1 driving I think along Twelve Mile Road, you'll get the  
2 impact of what was created in the Shapiro parcel all  
3 along that whole front area.

4 The building and the parking area  
5 have been placed as close to the middle of the site as  
6 possible. That's that one big open area that is  
7 there. There is quite a few wetlands and tremendous  
8 amount of topography on the site. In order to get  
9 everything to fit in, there is going to be some small  
10 topography changes, but I think Andy's office has done  
11 a great job trying to get everything to level itself  
12 out per se. But we tried to place the complex in the  
13 middle to be -- to minimize the impact along the  
14 residents who are located on the east and the west of  
15 the parcel. The ones that are located to the north of  
16 the parcel are quite a bit away. All that area in the  
17 back is quite solid dense woodland areas, and the  
18 topography is such that they are considerably higher,  
19 and the high point of the site is on the west end --  
20 excuse me, on the north end, and it slopes itself all  
21 the way down essentially to the drain. So by trying  
22 to minimize the impacts of where the buildings are at,  
23 the idea is try to minimize the amount of impact on  
24 the woodlands as well as the natural features.

25 I did want to mention that even

1 before we submitted for site plan approval, we  
2 conducted three meetings with the residents. So the  
3 first meeting was on the 26th of July, and the  
4 secondary meeting on August the 3rd. Then we also had  
5 a third meeting on September 13th. That meeting was  
6 used to explain to the residents everything that was  
7 submitted. So when we came into this project, it was  
8 extremely important for us to open up our arms and to  
9 explain to everybody who this building is going to  
10 impact. Let me tell you a few of the concerns that  
11 the residents had, and we listened I think pretty  
12 well. We tried as much as possible to try to attempt  
13 every one of these issues.

14 Traffic was of a major concern, and  
15 I have to tell you, at all these meetings we probably  
16 had less impacts about what we were going to do, but  
17 major impacts on what was approved at the corner of  
18 Meadowbrook and Twelve Mile Road. And in fact, just  
19 about all the residents who were there turned around  
20 and said, well, listen, we really don't have that much  
21 problem with yours, but we have a lot of problems with  
22 what was approved at Twelve Mile and Meadowbrook Road.  
23 Again, not our issue, but we're here to listen.

24 So traffic was a problem. Although  
25 the city had their own traffic study done, we went and

1 hired another traffic consultant, HRC. HRC has done  
2 quite a few traffic studies in Novi. They also did  
3 the traffic study for the Shapiro property right next  
4 door. They basically came up with the same findings  
5 that the city traffic engineer came up with. So  
6 therefore we wanted to make sure to tell the residents  
7 that we're not just going to take what the city says,  
8 we're more than willing to go out and spend that extra  
9 money to have an independent consultant come in and to  
10 verify or to make sure that whatever the traffic  
11 engineer said from Novi, they're basically saying the  
12 same thing.

13 Screening. Another thing was both  
14 screening of the parking and the entry drives. And  
15 because of the existing wetland and the actual  
16 existing topography, we provided extensive additional  
17 landscape screening primarily along the main entry  
18 drives, all along parking areas, all along the  
19 northern area, whatever is there, there is a  
20 tremendous amount of landscaping on this site. And  
21 even though our landscape architects tell us that we  
22 actually could put more, we've put a lot. And from  
23 what I can see, I think it's well, well screened, and  
24 I think it serves very, very well for the adjoining  
25 residents.



1                   The height of the building as was  
2                   discussed or presented by Sri, we are not seeking any  
3                   variances right now in Phase 1 with the exception of  
4                   one item, and that item is moving the dumpster  
5                   location from the rear yard into the eastern setback.  
6                   Again, it's quite screened extensively all along that  
7                   eastern side with not only a screen wall, but also at  
8                   the same time landscaping. We are on the agenda in  
9                   November for the ZBA relative to that item.

10                   Lastly, the question from the  
11                   residents, they had a concern about people who would  
12                   be on this particular property actually walking onto  
13                   their particular property, and one resident had asked,  
14                   well, why don't we just put a screen or a fence  
15                   completely around the property. But then again when  
16                   you do that, because of the grades you're probably  
17                   tearing out an incredible amount of trees, not only on  
18                   the north, also on the east side in order to put in  
19                   the fence. So we had mentioned to the residents that  
20                   that really isn't really in our ability to do, but  
21                   rather than the Planning Commission to hear out if you  
22                   want to do that. We would recommend against it, but  
23                   that's something that we thought we would bring to  
24                   you.

25                   The phasing, Sri had done a great

1 job talking about it. I wanted everybody to realize  
2 that the concept of having Phase 1, which is we call  
3 it the fellowship hall or community room, that will be  
4 used as our temporary church until we have the ability  
5 to sell the church which they're currently located in  
6 Dearborn right now. The area is changing tremendously  
7 in Dearborn. Many of our people live in Novi, and  
8 what happens is less and less people are coming down  
9 into Dearborn. And once that gets sold, the church  
10 would be built in the second phase accordingly.

11 We are asking for a child care  
12 center of 50 people. That again is not just for our  
13 people, that's for the whole community, and that would  
14 be located as is shown in that little yellow area  
15 which is pointed on the drawings.

16 The last phase is the recreation  
17 center which would be in the right-hand corner right  
18 there. That's in blue. That would be in our third  
19 area.

20 And then one important feature is  
21 the Armenian Genocide Memorial right at this  
22 particular point. We're looking at possibly  
23 redesigning it, because of the height variance. It's  
24 extremely important for this cultural community to  
25 understand the atrocities that happened over 100 years

1 ago. So while everybody can understand the Nazi and  
2 the Holocaust tragedy that took place, everyone has to  
3 understand in 1914 to 1924 there were 1.5 million  
4 Armenians killed during that time, 250,000 Greeks  
5 killed at that time. So this is something that we're  
6 not hiding, we want everybody to know about it, and  
7 it's being placed in the middle of courtyard so it's  
8 the first thing that you see as you come in, and  
9 literally walk around one side, which is the  
10 educational recreational area, and then the  
11 educational areas and the church on the left-hand  
12 side.

13 I don't have anything else at this  
14 particular point. I'm here to answer any questions  
15 along with our design team. Thank you very much.

16 CHAIRPERSON PEHRSON: Thank you,  
17 sir.

18 This is a public hearing. If  
19 there's anyone in the audience that wishes to address  
20 the Planning Commission at this time, please step  
21 forward.

22 MS. BODA: Martina Boda,  
23 28375 Summit Drive. My three primary concerns are the  
24 height of the church roof, the height of the memorial.  
25 My position is that those would be more aesthetic than

1 necessary for memorializing or worshipping, so I would  
2 like it to be kept to ordinance heights. The traffic  
3 continues to be a concern. We recognize we have all  
4 the specialists in looking at it, but that continues  
5 to be something that is very worrisome coming off of  
6 Summit Drive. It's busy now, it's busy during the  
7 holidays. With everything else, the other activities  
8 that are being built at Meadowbrook and Twelve Mile  
9 aren't going to be helping, and then to have a large  
10 congregation that we'll be seeing next door,  
11 especially during events again becomes worrisome for  
12 those of us who come and go with one way in, one way  
13 out off of Summit Drive.

14 And the third is a ground water  
15 concern. We are -- on Summit Court and Summit Drive  
16 we are on well water. We have lost about 20 acres of  
17 ground water seepage from the Meadowbrook and Twelve  
18 Mile. We'll be losing about 20 acres of ground water  
19 seepage with the new one. And so this again, not that  
20 it's the church's concern, but the city's concern  
21 around what is the impact potentially around that  
22 ground water. We recognize that there will be  
23 ground -- their ground water will go into drainage  
24 which will not make it into the ground water that ends  
25 up in our wells. So that would be a concern as well.

1 Thank you.

2 CHAIRPERSON PEHRSON: Thank you.

3 Anyone else?

4 Seeing no one, we'll close that  
5 part of the public hearing. I understand we have some  
6 other correspondence?

7 MR. LYNCH: Yes, we do. The first  
8 one was an objection. I believe you just listened to  
9 Martina. I'm not going to detail it, you did a much  
10 better job, although it is a well-written letter.

11 And then there's probably about  
12 30 supporters, and I'm just going to read the names  
13 and the addresses, and if you want to go into the  
14 record, you can read the detail.

15 The first support was Madhavi  
16 Gandham, 44995 Lightsway Drive, Novi.

17 Gary Vartanian, 22196 Antler Drive.

18 Sylvia, I can't read the last name,  
19 40952 Kingsley Lane, Novi.

20 I'm not even going to attempt to  
21 read the next name. It's 29307 Douglas Drive, Novi.

22 I can't read this one either,  
23 32665 Summit Lane, Novi. These are all in support by  
24 the way.

25 Richa Pandy, 44567 Guinnett Loop,

1 Novi. Thank you.  
2 Susan Mardoyan, 22665 Summer Lane.  
3 Sabina Ahmed, 22689 Summer Lane.  
4 Adriana Mardigian, 22665 Summer  
5 Lane. I apologize for butchering these names.  
6 Sousa Palandjian, 23340 Mystic  
7 Forest.  
8 Steve Thallman, 25337 Mystic  
9 Forest.  
10 Sandra, I can't read the last name,  
11 22520 Summer.  
12 I can't read this name, 45568 and  
13 it's Novi, it starts with an I. I can't read it.  
14 23340 Mystic Forest, Novi.  
15 I think I already read this one.  
16 Rudolph Spain, 23364 Mystic Forest.  
17 23340 Mystic Forest.  
18 Wei, 22641 Summer Lane.  
19 Timothy Singel, 45559 Irvine Drive.  
20 Konstantina Phillips, 45455 Irvine  
21 Court.  
22 Carla Thomas, 22774 Summer Lane.  
23 Fran Guttman, 28765 Summit Drive.  
24 Nayiri Misirliyan, 22385 Worcester  
25 Drive.

1                   This is too light, Roy Misirliyan,  
2                   22355 -- oh, it's the same. It must be the spouse.

3                   Ani Kasparian, 24180 Wintergreen.  
4                   Same thing, duplicate.

5                   Edward Guttman, 28765 Summit Drive.

6                   Fran Guttman, 28765 Summit Drive.

7                   That's it.

8                   CHAIRPERSON PEHRSON: Thank you.

9                   With that we'll close the public hearing on this  
10                  matter and turn it over to the Planning Commission for  
11                  their consideration. Who would like to start?

12                  Member Avdoulos.

13                  MR. AVDOULOS: Thank you, Chair  
14                  Pehrson.

15                  Well, this is an exciting project.  
16                  It's exciting to be able to have the Armenian  
17                  community reside in the City of Novi, create an access  
18                  to compliment all the diverse demographics that exist  
19                  in Novi. These religious and social community  
20                  centers, they typically undergo the special land use  
21                  process and are typically located in residential  
22                  areas, so that's why when we look at our package, we  
23                  have waivers that are requested, but that's because  
24                  it's set up that way so that we can work with the  
25                  community and with the neighborhood and with the city

1 to make sure that all the processes are followed.

2 This site is a high-profile area,  
3 and therefore there needs to be some exercise to  
4 design the facility correctly, and to also take into  
5 account concerns as Ms. Boda has presented to us,  
6 traffic and water concerns and other things that  
7 everybody takes into account when they live in and  
8 around a facility that may be a little bit more active  
9 than a typical residential facility is. The scale of  
10 the facility will also need to compliment the  
11 surrounding area in the neighborhood.

12 I think the applicant Gus Pappas  
13 and his team and also the community have done a nice  
14 job in that they engaged the neighbors to look at  
15 their concerns and assure that questions are answered  
16 and things are looked at with a little bit more  
17 sensitivity. So that's very much appreciated.

18 The architect, Gus Pappas, that the  
19 Armenian community has selected is actually a perfect  
20 fit for this type of project. I know Gus and Evans  
21 and the work that they do, and they are very sensitive  
22 not only to what the building is going to look like  
23 but how it's going to work, how it's going to fit in,  
24 where it's going to sit on the site. We can see that  
25 it's pulled off of Twelve Mile so that it's not



1 fronting the street and not creating a billboard per  
2 se. It's set back nicely. I think the scale of the  
3 project and the way it's broken up is done  
4 appropriately.

5 Many ethnic communities deal with  
6 these type of projects in phases, and particularly as  
7 Gus indicated the first phase is usually a fellowship  
8 hall. This one will have a kitchen. And it's no  
9 different than I think some of the Greek communities  
10 that I know where you have a fellowship hall, and  
11 maybe when you are ready to build the church and get  
12 the funding and realize the actual size of your  
13 community, then you proceed with Phase 2. So I  
14 personally don't have an issue with the phasing part  
15 of it. I think that's something that is appropriate,  
16 and I think it was a question that was asked here by  
17 the city.

18 The other question that was brought  
19 up was related to the festivals and the type of events  
20 that would go on there. I appreciate having a layout  
21 that showed how it may be set up, so that's helpful.  
22 The big thing with that is, and I don't know if the  
23 community has thought about it, and that will be when  
24 the time comes, is the big thing for that is the  
25 three-day event typically and where parking is going

1 to be an issue or if the community is going to work  
2 with somebody close by that has an area where people  
3 can park and then you shuttle people back and forth so  
4 you can mitigate some of the potential problems along  
5 Twelve Mile, and especially where it's located it  
6 might be a little bit congested for that. But that's  
7 something that can be ironed out, but at least it's  
8 being addressed right now so that the city has an  
9 understanding of what is going to be going on.

10 The one question I had, and I think  
11 Gus had indicated that the memorial is going to be  
12 looked at again. So Gus or Evans, just if you could  
13 explain, you know, what is going to be looked at. I  
14 don't know if it's a redesign or just --

15 MR. PAPPAS: It's the main tower.  
16 It's the main tower, and you have some like  
17 amazingly -- you have an amazingly stringent  
18 ordinance, and you have an equally stringent Zoning  
19 Board of Appeals. So we were looking at it do we  
20 think that the tower is appropriate for the complex?  
21 Absolutely. Do we think, you know, does it need to be  
22 60, well maybe it's not 60, it's 55. Does it need the  
23 lighting? The only thing we had, I think we had  
24 something in our packet that had very, you know, small  
25 little lights that go through the middle. If

1 everybody can remember when 911 happened, you remember  
2 there were two lights that kind of went up. It's  
3 something that is subtle. We would love to see it in  
4 there. But now that we look and we say to ourselves,  
5 well, what is the exact reason from a Zoning Board of  
6 Appeals standpoint. And that's pretty tough for us to  
7 come up with other than saying it's part of what the  
8 memorial is. We think it's important, but we need  
9 time to come up with the reasons.

10 So I think at this point we just  
11 wanted to yank it off the table at this point. We may  
12 go back to relook at the whole thing, do something  
13 different. Or if we think that we can come up with  
14 some appropriate reasons. I know we've talked to  
15 planning. We know how planning feels about it and we  
16 know your -- how Doug feels about it. It's a really  
17 cool item relative to the whole thing. We wish it  
18 could go in, but I think we just need a little time to  
19 see how it's going to get in there.

20 MR. AVDOULOS: And again I have no  
21 issue with a memorial and what it is. I think you  
22 could work with the city and the community to decide  
23 what that is going to be.

24 MR. PAPPAS: Exactly.

25 MR. AVDOULOS: And then also have

1 sensitivity to the neighbors.

2 MR. PAPPAS: Exactly.

3 MR. AVDOULOS: And its location and  
4 figuring out what is appropriate. But I thought the  
5 concept I like. It's just, yes, how it fits in.

6 MR. PAPPAS: Exactly.

7 MR. AVDOULOS: Okay. Again, I  
8 appreciate the work that you and the community have  
9 done with the city and working with the residents.

10 MR. PAPPAS: Thank you.

11 MR. AVDOULOS: And bringing in a  
12 community in an area that I think is going to benefit  
13 from a center like this. It's not just going to be  
14 one building, it's going to be a community. And then  
15 also having the daycare center there and available for  
16 everybody to use, that's another positive asset for  
17 the city. So those are my comments.

18 CHAIRPERSON PEHRSON: Thank you,  
19 sir.

20 Member Anthony.

21 MR. ANTHONY: I also think -- I  
22 look forward to the community coming in and the  
23 development. I wanted to just address a couple of the  
24 concerns that were expressed. When I look at the  
25 structure height, I'm very glad to hear that you're

1 open to it. I believe there's another church that we  
2 recently were able to accommodate when they came for a  
3 variance on their height.

4 MR. PAPPAS: We worked on that one,  
5 too.

6 MR. ANTHONY: The traffic flow. We  
7 have a study. What I liked about this is the entrance  
8 onto Summit is closest to Twelve Mile Road. This  
9 seems like a very appropriate location from what  
10 you're proposing. The concern about ground water for  
11 the ground water wells, I just did a quick look at the  
12 surface water drainage of the area, and your site for  
13 shallow aquifers would be considered hydraulically  
14 down gradient, so it wouldn't have an effect on  
15 shallow wells. And if the wells are deeper, then  
16 definitely there would be no hydraulic communication.  
17 So this particular site is not one that would threaten  
18 or cause any harm to that ground water concern. It  
19 happens to be my professional expertise. So that one  
20 is fine.

21 And what I really love about this  
22 is here is an example of how Novi as we build out and  
23 we follow the plans that we put together work, because  
24 I can see myself who lives in the neighborhood where  
25 the majority of the residents celebrate Diwali I think

1 is the right word, that when you have your three-day  
2 festival, that my wife and I will be walking along our  
3 nonmotorized path up to the church to partake in the  
4 festival. That's what we're trying to create in Novi,  
5 and I think this is a nice piece that fits that  
6 feeling.

7 MR. PAPPAS: Thank you.

8 CHAIRPERSON PEHRSON: Thank you.

9 Member Lynch or Member Greco.

10 MR. GRECO: With that --

11 MR. SCHULTZ: Mr. Chair. So just a  
12 couple of things that I want to sort of ask you to  
13 take into consideration. One is a request. The other  
14 is just sort of a suggestion. Both have to do with  
15 the fact that the first motion you're looking to make  
16 is the Special Land Use approval, which is your  
17 greatest time to exercise discretion and make any  
18 conditions.

19 So the first one is pretty easy.

20 Mr. Greco, if you see Item A under site plan, the  
21 second motion, where it says primary use of church  
22 will be established prior to any other accessory use.  
23 That really should be, the more that I think about it  
24 now, in your first motion, your Special Land Use  
25 motion, because it's a condition. And just to

1 explain, the cultural center, the memorial and all  
2 that stuff, those are accessory to the main issue or,  
3 you know, the main use of the church or the place of  
4 worship. So, Mr. Greco, if you could add after church  
5 or place of worship. So that's the first one, just to  
6 make sure we're getting a church as the primary use  
7 and the rest is accessory.

8 And the second thing is just really  
9 I guess just occurring to me listening to the  
10 proponent comments that they may want to come back --  
11 you know, right now they're proposing buildings that  
12 meet height and a memorial that meets height  
13 requirements. If they come back to the city, you  
14 know, if you move on from this and you grant a Special  
15 Land Use and Site Plan approval, the board they're  
16 going to be in front of may just be the Zoning Board  
17 of Appeals, maybe you for site plan. Again, focusing  
18 back on Special Land Use, your ability to say, okay,  
19 we want to look at this, you might want to consider a  
20 condition in the Special Land Use approval that says  
21 the memorial and the building heights will be as shown  
22 on the plans, which means if they want to come back,  
23 they would come back to you for a Special Land Use  
24 amendment and to the Zoning Board of Appeals for  
25 height variance or whatever. It's a consideration,

1 it's not something you have to do. I'm just throwing  
2 it out there. If it's a 100 foot memorial you might  
3 think, wow, why did we do a Special Land Use approval.  
4 Just a thought, not a requirement.

5 MR. GRECO: Okay. Thank you,  
6 Counselor. Just a little discussion of that before I  
7 make a motion. My understanding -- I understand the  
8 point made by our attorney as far as putting the  
9 primary use as a church or place of worship into our  
10 Special Land Use permit, but I would like to present  
11 for discussion the idea that counsel has presented  
12 with respect to putting the memorial and building  
13 heights as a condition in the Special Land Use permit  
14 motion. Just to reclarify, what he indicated is he  
15 indicated if we approve it as is without any condition  
16 there, it may very well be that it just goes to the  
17 ZBA and we don't see it again, right?

18 MR. SCHULTZ: Yes.

19 MR. GRECO: So if the height that  
20 is going to be revisited by the applicant is something  
21 that we want to look at as well, it is something that  
22 we can put as a condition in the motion. I just want  
23 to see what everyone thinks.

24 MR. AVDOULOS: I would like to see  
25 that. I would like to see it come back to the



1 Planning Commission. I think having these projects  
2 start the way they're starting and then being able to  
3 see them through whatever phase, I think it's  
4 important that it comes in here and maintains, you  
5 know, it's history. And then if something has to go  
6 to ZBA, that's fine, but I would like that.

7 MR. GRECO: And I think I tend to  
8 agree given that we are the ones that are the board  
9 that specifically look at the Special Land Use with  
10 respect to places of worship in residential areas, so  
11 I think it makes sense.

12 CHAIRPERSON PEHRSON: I would  
13 agree, I concur. And Mr. Schultz, the idea of what is  
14 on the plan right now --

15 MR. SCHULTZ: That the buildings  
16 and memorial be as shown on the plans currently, and  
17 amendments come back to the Planning Commission.

18 CHAIRPERSON PEHRSON: Does the  
19 memorial right now and the church dome height, does it  
20 meet our standard?

21 MS. KOMARAGIRI: The plan as  
22 submitted right now, the memorial is indicated as 65,  
23 and the church is shown as 55 feet, but they have  
24 requested after submittal that they would like to  
25 defer the height variance for the church to Phase 2

1 review and not seek the variance for the memorial at  
2 this time.

3 MR. SCHULTZ: So based on that, so at a  
4 minimum you want to say the memorial will meet  
5 ordinance requirements.

6 MR. GRECO: Exactly, that's what I  
7 was driving to, right.

8 MR. SCHULTZ: As to the building  
9 height, the church height, I guess you can do the same  
10 thing, and then that would come back as well.

11 MR. GRECO: Okay. All right. Fair  
12 enough.

13 CHAIRPERSON PEHRSON: That would be  
14 my preference.

15 MR. GRECO: That makes sense.

16 MR. ANTHONY: I feel that way to  
17 the tower, I just -- and I guess we could pick it up  
18 when it comes back, but there are cultural traditions  
19 and reasons why the church has a particular shape or  
20 architect.

21 CHAIRPERSON PEHRSON: But if it's  
22 coming back to us in the second phase, then we have  
23 the ability to discuss it at that time.

24 MR. GRECO: Right. Because I think  
25 that is what the applicant is saying that he wants to

1 pull it back and they want to come up with or discuss  
2 with us a little more fully why they're doing it. We  
3 welcome that of course.

4 MR. PAPPAS: We need time to fully  
5 design it and when we discuss it, it may be less than  
6 what it is. We're okay with all of those.

7 CHAIRPERSON PEHRSON: So we'll  
8 watch our words as we go forward.

9 MR. GRECO: I'm ready. I'd like to  
10 make a motion in the matter of Armenian Church and  
11 Cultural Center, JSP 17-37. Motion to approve the  
12 Special Land Use permit to allow a place of worship  
13 and daycare based on and subject to the items listed  
14 in A through G on the motion sheet with the addition  
15 of the site or the project being -- the primary use  
16 being a church or place of worship be established  
17 prior to any other accessories proposed, and adding  
18 the condition that the memorial and building heights  
19 either meet ordinance standards or be constructed as  
20 shown in the plans.

21 MR. SCHULTZ: Not as shown, just  
22 meet.

23 MR. GRECO: Meet the ordinance  
24 standards, and because the plan is otherwise in  
25 compliance with Article 3, Article 3, Article 5 and

1 Article 6 of the Zoning Ordinance and all other  
2 applicable provisions of the Ordinance.

3 MR. AVDOULOS: Second.

4 CHAIRPERSON PEHRSON: Motion by  
5 Member Greco, second by Member Avdoulos.

6 Sri, please.

7 MS. KOMARAGIRI: Chair Pehrson?

8 CHAIRPERSON PEHRSON: Yes.

9 MS. KOMARAGIRI: Member Anthony?

10 MR. ANTHONY: Yes.

11 MS. KOMARAGIRI: Member Avdoulos?

12 MR. AVDOULOS: Yes.

13 MS. KOMARAGIRI: Member Greco?

14 MR. GRECO: Yes.

15 MS. KOMARAGIRI: Member Lynch?

16 MR. LYNCH: Yes.

17 MS. KOMARAGIRI: Motion passes 5 to  
18 0.

19 MR. GRECO: I would like to make  
20 another motion in the matter of Armenian Church and  
21 Cultural Center JSP 17-37, motion to approve the  
22 Preliminary SITE Plan based on and subject to the  
23 items listed in the motion sheet B through L, and  
24 because the plan is otherwise in compliance with  
25 Article 3, Article 4, and Article 5 of the Zoning

1 Ordinance and all other applicable provisions of the  
2 Ordinance.

3 MR. AVDOULOS: Second.

4 CHAIRPERSON PEHRSON: Motion by  
5 Member Greco, second by Member Avdoulos.

6 Any other comments?

7 Sri, please.

8 MS. KOMARAGIRI: Member Anthony?

9 MR. ANTHONY: Yes.

10 MS. KOMARAGIRI: Member Avdoulos?

11 MR. AVDOULOS: Yes.

12 MS. KOMARAGIRI: Member Greco?

13 MR. GRECO: Yes.

14 MS. KOMARAGIRI: Member Lynch?

15 MR. LYNCH: Yes.

16 MS. KOMARAGIRI: Chair Pehrson?

17 CHAIRPERSON PEHRSON: Yes.

18 MS. KOMARAGIRI: Motion passes 5 to  
19 0.

20 MR. GRECO: Next, in the matter of  
21 Armenian Church and Cultural Center JSP 17-37, motion  
22 to approve the phasing plan based on and subject to  
23 the findings of compliance with Ordinance standards in  
24 the staff and consultant review letters, and the  
25 conditions and items listed in those letters being

1 addressed on the final site plan, and because the plan  
2 is otherwise in compliance with Article 3, Article 4,  
3 and Article 5 of the Zoning Ordinance and all other  
4 applicable provisions of the Ordinance.

5 MR. AVDOULOS: Second.

6 CHAIRPERSON PEHRSON: Motion by  
7 Member Greco, second by Member Avdoulos.

8 Any other comments?

9 Sri, please.

10 MS. KOMARAGIRI: Member Lynch?

11 MR. LYNCH: Yes.

12 MS. KOMARAGIRI: Chair Pehrson?

13 CHAIRPERSON PEHRSON: Yes.

14 MS. KOMARAGIRI: Member Anthony?

15 MR. ANTHONY: Yes.

16 MS. KOMARAGIRI: Member Avdoulos?

17 MR. AVDOULOS: Yes.

18 MS. KOMARAGIRI: Member Greco?

19 MR. GRECO: Yes.

20 MS. KOMARAGIRI: Motion passes 5 to  
21 0.

22 MR. GRECO: Next motion, in the  
23 matter of Armenian Church and Cultural Center JSP  
24 17-37, motion to approve the wetland permit based on  
25 and subject to the finding of compliance with

1 ordinance standards in the staff and consultant review  
2 letters, and the conditions and items listed in those  
3 letters being addressed on the final site plan, and  
4 because the plan is otherwise in compliance with  
5 Chapter 12, Article V of the Code of Ordinances and  
6 all other applicable provisions of the Ordinance.

7 MR. AVDOULOS: Second.

8 CHAIRPERSON PEHRSON: Motion by  
9 Member Greco, second by Mr. Avdoulos.

10 Any other comments?

11 Sri, please.

12 MS. KOMARAGIRI: Member Anthony?

13 MR. ANTHONY: Yes.

14 MS. KOMARAGIRI: Member Avdoulos?

15 MR. AVDOULOS: Yes.

16 MS. KOMARAGIRI: Member Greco?

17 MR. GRECO: Yes.

18 MS. KOMARAGIRI: Member Lynch?

19 MR. LYNCH: Yes.

20 MS. KOMARAGIRI: Chair Pehrson?

21 CHAIRPERSON PEHRSON: Yes.

22 MS. KOMARAGIRI: Motion passes 5 to  
23 0.

24 MR. GRECO: For the next motion, in  
25 the matter of Armenian Church and Cultural Center JSP

1 17-37, motion to approve the woodland permit based on  
2 and subject to the findings of compliance with  
3 Ordinance standards in the staff and consultant review  
4 letters, and the conditions and items listed in those  
5 letters being addressed on the final site plan, and  
6 because the plan is otherwise in compliance with  
7 Chapter 37 of the Code of Ordinances and all other  
8 applicable provisions of the Ordinance.

9 MR. AVDOULOS: Second.

10 CHAIRPERSON PEHRSON: Motion by  
11 Member Greco, second by Mr. Avdoulos.

12 Any other comments?

13 Sri, please.

14 MS. KOMARAGIRI: Chair Pehrson?

15 CHAIRPERSON PEHRSON: Yes.

16 MS. KOMARAGIRI: Member Anthony?

17 MR. ANTHONY: Yes.

18 MS. KOMARAGIRI: Member Avdoulos.

19 MR. AVDOULOS: Yes.

20 MS. KOMARAGIRI: Member Greco?

21 MR. GRECO: Yes.

22 MS. KOMARAGIRI: Member Lynch?

23 MR. LYNCH: Yes.

24 MS. KOMARAGIRI: Motion passes 5 to  
25 0.



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MR. GRECO: Finally, in the matter of Armenian Church and Cultural Center JSP 17-37, 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, 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. AVDOULOS: Second.

CHAIRPERSON PEHRSON: Motion by Member Greco, second by Mr. Avdoulos.

Any other comments?

Sri, please.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

MR. LYNCH: Yes, yes.

1 MS. KOMARAGIRI: Member Avdoulos?

2 MR. AVDOULOS: Yes.

3 MS. KOMARAGIRI: Motion passes 5 to  
4 0.

5 CHAIRPERSON PEHRSON: You're all  
6 set. Thank you.

7 MR. PAPPAS: Mr. Chairman, just  
8 quickly. I just wanted to let everybody know, this is  
9 a great day for the Armenian Community especially  
10 coming to your city. First and foremost we want to  
11 thank very much the residents. I know there is a  
12 number of them here. Had we not had them, we know  
13 this project would have been difficult. They helped  
14 out tremendously. We will still be in contact with  
15 them all the time and they are our members. We want  
16 to make sure everybody knows that.

17 Lastly, your whole department from  
18 Barbara to Sri to Rick and Darcy to Doug, they're  
19 incredible. We would never have been able to get  
20 through your Ordinance without them, I can tell you  
21 that for a fact. So thank you very, very much. We  
22 really appreciate it.

23 CHAIRPERSON PEHRSON: Welcome to  
24 the Community. Thank you.

25 Next is matters for consideration.

1 Planning Commission Committee vacancies.

2 MS. MCBETH: As you recall, one of  
3 our members of the Planning Commission, Rob  
4 Giacometti, recently resigned, and there are two  
5 committees that he served on that we will probably  
6 need assistance on in the coming months, the  
7 Environmental/Walkable Novi Committee, and the Master  
8 Plan and Zoning Committee, and also potentially the  
9 CIP and Budget Committee as the alternate member.

10 So I've given the spread sheet  
11 again, and if you'd like to reassign or assign  
12 yourselves to those three positions, that would be  
13 helpful to the staff.

14 MR. ANTHONY: I'll take the  
15 Walkable Community.

16 CHAIRPERSON PEHRSON: I'll take  
17 Master Plan.

18 MR. AVDOULOS: Does anyone want  
19 CIP?

20 MR. GRECO: I can do it.

21 CHAIRPERSON PEHRSON: Greco CIP?

22 MR. GRECO: Yes.

23 MS. MCBETH: So Member Greco on  
24 CIP, Member Pehrson on Master Plan and Zoning, and  
25 Member Anthony on Environmental. Thank you.

1 CHAIRPERSON PEHRSON: Do we need to  
2 vote on that or just --

3 MS. MCBETH: No, I think that's  
4 fine.

5 CHAIRPERSON PEHRSON: Thumbs up.

6 MS. MCBETH: I'll send you a new  
7 spread sheet tomorrow, and if I make any mistakes, let  
8 me know.

9 CHAIRPERSON PEHRSON: Next is the  
10 approval of the August 23, 2017 Planning Commission  
11 Minutes. Any modifications, changes or approval?

12 MS. MCBETH: Mr. Chair, we did get  
13 an email this evening from somebody who read the  
14 minutes and requested one minor change to the  
15 August 23rd meeting, Page 25, Line 9, changing the  
16 reference that was made in the commentary from  
17 Mr. Adams to Mr. Bell.

18 CHAIRPERSON PEHRSON: That's the  
19 one I picked up on, too. So with that, we can make  
20 the motion to approve.

21 MR. AVDOULOS: Motion to approve.

22 MR. ANTHONY: Second.

23 CHAIRPERSON PEHRSON: Sri, can you  
24 call roll, please.

25 MS. KOMARAGIRI: Chair Pehrson?

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CHAIRPERSON PEHRSON: Yes.  
MS. KOMARAGIRI: Member Anthony?  
MR. ANTHONY: Yes.  
MS. KOMARAGIRI: Member Avdoulos?  
MR. AVDOULOS: Yes.  
MS. KOMARAGIRI: Member Greco?  
MR. GRECO: Yes.  
MS. KOMARAGIRI: Member Lynch?  
MR. LYNCH: Yes.  
MS. KOMARAGIRI: Motion passes 5 to  
0.

CHAIRPERSON PEHRSON: Third is the approval of the September 13, 2017 Planning Commission Minutes. Motion to approve or modify?

MR. LYNCH: Motion to approve.

CHAIRPERSON PEHRSON: We have a motion.

MR. ANTHONY: Second.

CHAIRPERSON PEHRSON: Sri, can you call the roll, please.

MS. KOMARAGIRI: Member Avdoulos.

MR. AVDOULOS: Yes.

MS. KOMARAGIRI: Member Greco?

MR. GRECO: Yes.

MS. KOMARAGIRI: Member Lynch?

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MR. LYNCH: Yes.

MS. KOMARAGIRI: Chair Pehrson?

CHAIRPERSON PEHRSON: Yes.

MS. KOMARAGIRI: Member Anthony?

MR. ANTHONY: Yes.

MS. KOMARAGIRI: Motion passes 5 to  
0.

CHAIRPERSON PEHRSON: Any matters  
for discussion?

Supplemental issues?

Last chance for audience  
participation. If there's anyone in the audience who  
wishes to address the Planning Commission, please step  
forward now.

MR. AVDOULOS: Quick question. On  
the meeting dates, is there a Planning Commission  
meeting 10/26?

MS. McBETH: There is one on the  
calendar, and we will be in touch shortly to let you  
know whether that meeting will be scheduled or not.

MR. AVDOULOS: If it is, I have a  
conflict.

MR. ANTHONY: Did you say  
October 26th which is a Thursday?

MR. AVDOULOS: 10/25 Is Tuesday,

1 10/26 would be a Wednesday.

2 MR. ANTHONY: Why is my calendar  
3 off.

4 MR. AVDOULOS: I'm just going by  
5 the dates here so.

6 MR. GRECO: 10/25 is a Wednesday.

7 MS. KOMARAGIRI: That must be a  
8 typo.

9 MR. GRECO: Because I saw the  
10 Zoning Board of Appeals on the 25th.

11 MS. McBETH: So, yes, we do have  
12 one for that Wednesday. I apologize it didn't make it  
13 on this calendar, but we'll be in touch shortly.

14 CHAIRPERSON PEHRSON: So we'll  
15 close the audience participation -- I didn't see  
16 anybody, so we'll close the last audience  
17 participation.

18 MR. LYNCH: Motion to adjourn?

19 CHAIRPERSON PEHRSON: Sure, go  
20 right ahead.

21 MR. LYNCH: Thank you.

22 CHAIRPERSON PEHRSON: Do we have a  
23 second?

24 MR. AVDOULOS: Second.

25 CHAIRPERSON PEHRSON: All those in

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favor.

THE BOARD: Aye.

CHAIRPERSON PEHRSON: Anyone

opposed?

Thanks everyone.

(The meeting was adjourned at 8:56 p.m.)



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C E R T I F I C A T E

I, Diane L. Szach, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the above-entitled matter at the time and place hereinbefore set forth, and I do further certify that the foregoing transcript, consisting of (97) pages, is a true and correct transcript of my said stenograph notes.

*Diane L. Szach*

Diane L. Szach, CSR-3170  
Oakland County, Michigan  
My Commission Expires: 3/9/18

November 9, 2017.